



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 319-2003

To amend By-law 151-88, as amended and 200-82, as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 151-88, as amended, is hereby further amended as follows:

- (1) by changing, on Sheet 41 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from:
RESIDENTIAL SINGLE-DETACHED D –SECTION 831 (R1D-SECTION 831), RESIDENTIAL STREET TOWNHOUSE B – SECTION 834 (R3B-SECTION 834) and OPEN SPACE (OS) to RESIDENTIAL SINGLE-DETACHED D –SECTION 831 (R1D-SECTION 831), RESIDENTIAL SEMI-DETACHED SECTION 1222 (R2A-SECTION 1222), RESIDENTIAL STREET TOWNHOUSE B – SECTION 834 (R3B-SECTION 834), RESIDENTIAL STREET TOWNHOUSE B – SECTION 1223 (R3B-SECTION 1223), OPEN SPACE (OS) and INDUSTRIAL TWO (M2).
- (2) by adding thereto, the following sections:
“1222 The lands designated R2A – SECTION 1222 on Sheet 41 of Schedule A to this by-law:

1222.1 shall only be used for the following purposes:
 - (1) a semi-detached dwelling
 - (2) an auxiliary group home; and,
 - (3) purposes accessory to the other permitted purposes.
1222.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205 square metres per dwelling unit;
- (2) Minimum Lot Width:
Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
Corner Lot: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Front Yard Depth:
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (4) Minimum Rear Yard Depth:
 - a) 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit; and
 - b) where the rear lot line abuts a OS zone, the minimum setback shall be 14.0 metres;
- (5) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Interior Side Yard Width:
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (7) Minimum Landscaped Open Space:
 - a) 40% of the minimum front yard area; and,
 - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

- (8) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
 - i) 2.5 metres if the lot width for a particular unit is less than 7 metres
 - ii) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
 - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (10) no dwelling unit shall be located within 30.0 metres of a rail right-of-way.

- 1222.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law, which are not in conflict with those in Section 1222.2.
- 1223 The lands designated R3B – SECTION 1223 on Sheet 41 of Schedule A to this by-law:
- 1223.1 shall only be used for the purposes permitted in a R3B zone.

1223.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit;
- (2) Minimum Lot Width:
Interior Lot: 18 metres per lot and 6.0 metres per dwelling unit
Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth:
15.0 metres
- (6) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Landscaped Open Space:
 - a) 40% of the minimum front yard area; and,
 - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (8) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room
- (9) no more than 8 dwelling units shall be attached
- (10) Maximum Lot Coverage: none

- (11) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
 - i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres
 - ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
 - iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - c) the garage door width restriction does not apply to the garage door facing a flankage lot line
 - d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
- (12) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.
- (13) no dwelling unit shall be located within 30.0 metres of a rail right-of-way.

1223.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law which are not in conflict with those in section 1223.2.”

2. By-law 200-82, as amended, is hereby further amended as follows:

- (1) by changing, on Sheet 2 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule B to this by-law from INDUSTRIAL TWO (M2) to RESIDENTIAL SEMI-DETACHED A - SECTION 428 (R2A-SECTION 428), and OPEN SPACE (OS).

(2) by adding thereto, the following section:

"428 The lands designated R2A – SECTION 428 on Sheet 41 of Schedule A to this by-law:

428.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling
- (2) an auxiliary group home; and,
- (3) purposes accessory to the other permitted purposes.

428.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205 square metres per dwelling unit;
- (2) Minimum Lot Width:
Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
Corner Lot: 16.7 metres per lot and 9.85 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Front Yard Depth:
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (4) Minimum Rear Yard Depth:
14.0 metres
- (5) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Interior Side Yard Width:
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (7) Minimum Landscaped Open Space:
 - a) 40% of the minimum front yard area; and,
 - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot


lines extended beyond the front lot line is greater than 25 degrees.

- (8) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
 - i) 2.5 metres if the lot width for a particular unit is less than 7 metres
 - ii) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - iii) 3.7 metres if the lot width for a particular unit is greater than 8 metres
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
 - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

428.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law, which are not in conflict with those in Section 428.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 15th day of October 2003.


SUSAN FENNEL - MAYOR


~~LEONARD J. MIKULICH - CITY CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

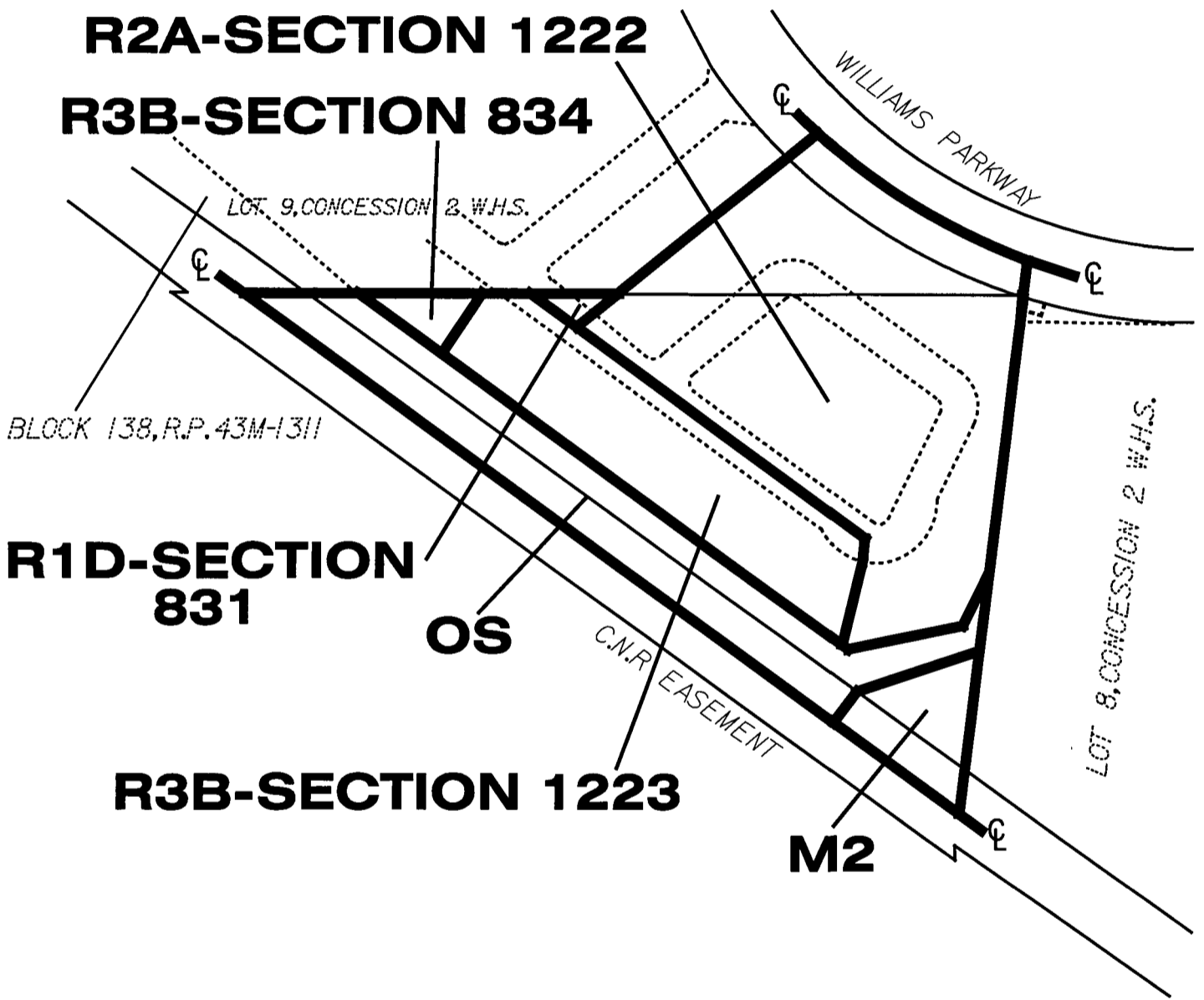
DATE 10/23

APPROVED AS TO CONTENT:


JOHN B. CORBETT, M.C.I.P., R.P.P.
DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES

25/09/03

R2A-SECTION 1222
R3B-SECTION 834



R1D-SECTION 831

R3B-SECTION 1223

OS

M2

LOT 9, CONCESSION 2 W.H.S.




BLOCK 138, R.P. 43M-1311

LOT 8, CONCESSION 2 W.H.S.

C.N.R. EASEMENT

WILLIAMS PARKWAY

LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOT 8, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 319-2003

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

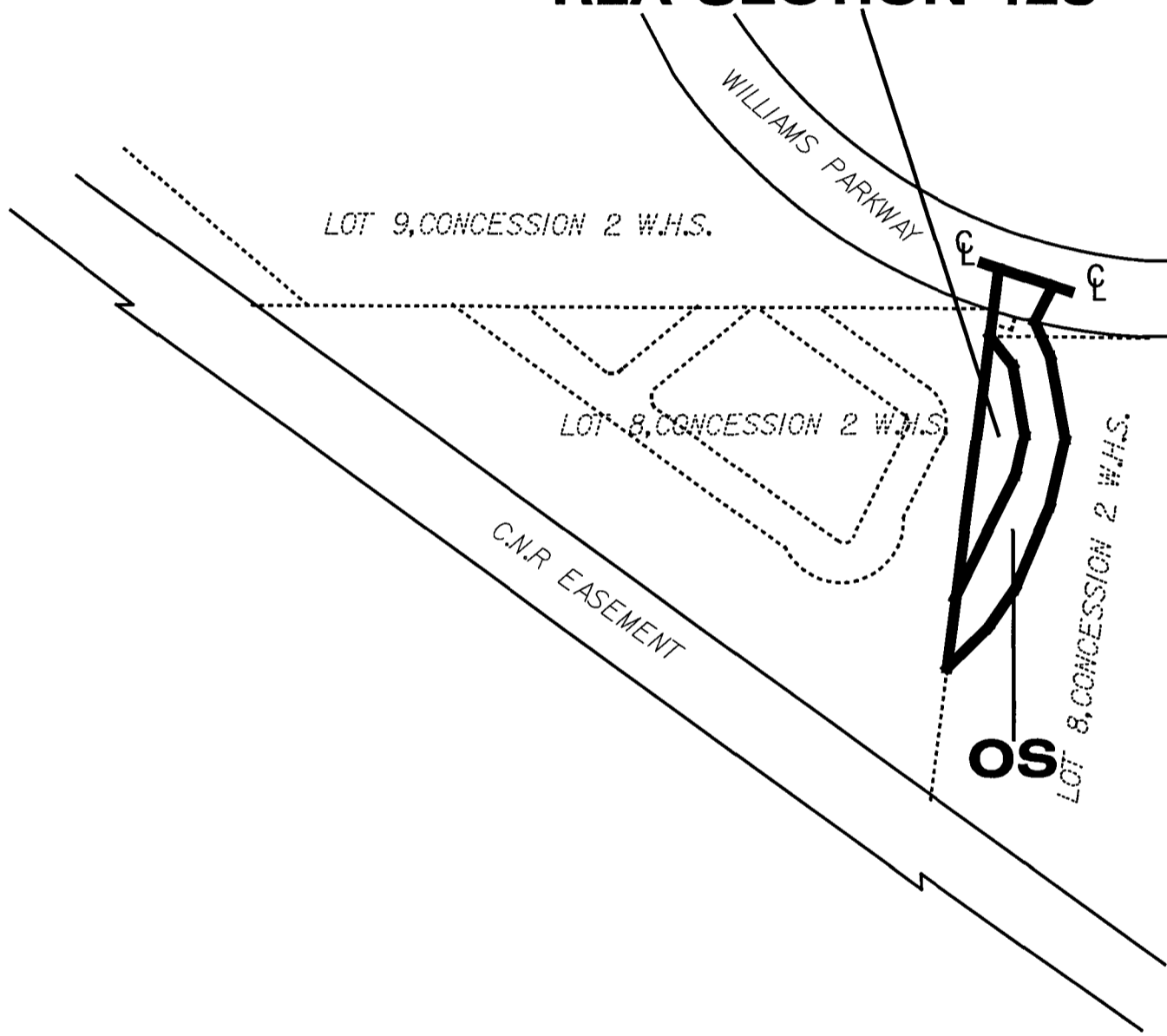
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File no. C2W8.8

Map no. 41-38H

R2A-SECTION 428



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



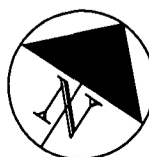
PART LOT 8, CONCESSION 2 W.H.S.

BY-LAW 200-82

SCHEDULE A

By-Law 319-2003

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 09 25

Drawn by: CJK

File no C2W8 8

Map no. 41-38J

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 319-2003
being a by-law to amend Comprehensive Zoning By-laws
200-82 as amended and 151-88 as amended
(KORSIAK AND COMPANY) File C2W8.8

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the Town of Shelburne, in the County of Dufferin, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 319-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15th day of October, 2003.
3. Written notice of By-law 319-2003 as required by section 34(18) of the *Planning Act* was given on the 24th day of October, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
19th day of November, 2003)





A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc. Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.