



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 331-2003

To amend By-law 151-88, 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:
 - (1) by changing on Sheet 23 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE DETACHED C – SECTION 1229 (R1C – SECTION 1229), RESIDENTIAL SINGLE DETACHED C – SECTION 1230 (R1C – SECTION 1230), RESIDENTIAL SINGLE DETACHED C – SECTION 1231 (R1C – SECTION 1231), RESIDENTIAL SINGLE DETACHED D – SECTION 1232 (R1D- SECTION 1232), RESIDENTIAL SEMI-DETACHED C – SECTION 1233 (R2C – SECTION 1233), RESIDENTIAL STREET TOWNHOUSE B – SECTION 1234 (R3B – SECTION 1234), INSTITUTIONAL ONE – SECTION 1235 (I1 – SECTION 1235), RESIDENTIAL SINGLE DETACHED D – SECTION 1202 (R1D – SECTION 1202), OPEN SPACE (OS) and FLOODPLAIN (F).
 - (2) by adding thereto, the following sections:

“1229 The lands designated R1C – SECTION 1229 on Sheet 23 of Schedule A to this by-law:

1229.1 shall only be used for the purposes permitted in a R1C zone.

1229.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 342 square metres
 - (2) Minimum Lot Width:
 - Interior Lot: 13.7 metres
 - Corner Lot: 15.5 metres

- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (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) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
- a) the maximum garage door width shall be 5.5 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 the flankage lot line;
 - d) the interior garage width as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- 8) Minimum Rear Yard Depth:
7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:
- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) 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.

- 1229.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1229.2.
- 1230 The lands designated R1C – SECTION 1230 on Sheet 23 of Schedule A to this by-law;
- 1230.1 shall only be used for the purposes permitted in a R1C zone.
- 1230.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 312 square metres;
 - (2) Minimum Lot Width:
Interior Lot: 12.5 metres
Corner Lot: 14.3 metres
 - (3) Minimum Lot Depth: 25 metres
 - (4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
 - (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) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
 - (7) the following provisions shall apply to garages:
 - a) the maximum garage door width shall be 5.5 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 the flankage lot line;

- d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

(8) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

(9) Minimum Interior Side Yard Width:

- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(10) 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.

1230.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1230.2.

1231 The lands designated RIC – SECTION 1231 on Sheet 23 of Schedule A to this by-law;

1231.1 shall only be used for the purposes permitted in a RIC zone.

1231.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 275 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 11.0 metres
 - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling

- (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) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (7) the following provisions shall apply to garages:
- a) the maximum garage door width shall be 5.5 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 the flankage lot line;
 - d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth:
- 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (9) Minimum Interior Side Yard Width:
- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (10) 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.

1231.3

shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1231.2.

- 1232 The lands designated R1D – SECTION 1232 on Sheet 23 of Schedule A to this by-law;
- 1232.1 shall only be used for the purposes permitted in a R1D zone.
- 1232.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 225 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: 9.0 metres
 - Corner Lot: 10.8 metres
 - (3) Minimum Lot Depth: 25 metres
 - (4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
 - (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) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
 - (7) the following provisions shall apply to garages:
 - a) the maximum garage door width shall be:
 - i) 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
 - iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
 - iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 the flankage lot line;
- d) the interior garage width, as calculated 3 metres from the garage opening shall not be more than 0.9 metres greater than the maximum garage door width permitted on the lot.

(8) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

(9) Minimum Interior Side Yard Width:

- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(10) 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.

1232.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1232.2.

1233 The lands designated R2C – SECTION 1233 on Sheet 23 of Schedule A to this by-law:

1233.1 shall only be used for the following purposes:

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

1233.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
187 square metres per dwelling unit;
- (2) Minimum Lot Width:

Interior Lot: 15.0 metres per lot and 7.5
per dwelling unit
Corner Lot: 16.8 metres per lot and 9.3
metres for the dwelling unit
closest to the flankage lot line

- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres
to the front wall of the dwelling
- (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) No garage shall project into the front yard more than
1.5 metres beyond a porch or front wall of a
dwelling
- (7) the following provisions shall apply to garages:
- a) the maximum garage door width 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 the flankage
lot line;
 - d) the interior garage width as calculated 3
metres from the garage opening shall not be
more than 0.6 metres greater than the
maximum garage door width permitted on
the lot.
- (8) Minimum Rear Yard Depth:
7.5 metres which may be reduced to a minimum of
6.0 metres provided that the area of the rear yard is
at least 25% of the minimum required lot area.

(9) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be zero metres.

(10) 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.

1233.3 shall also be subject to the requirements and restrictions relating to the R2C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1233.2.

1234 The lands designated R3B- Section 1234 on Sheet 23 of Schedule A to this By-law:

1234.1 shall only be used for the purposes permitted in a R3B zone.

1234.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

187 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot:

22.5 metres per lot and 7.5 metres per dwelling unit;

Corner Lot:

24.3 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 25.0 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:

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.

- (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 Interior Side Yard Width:
- 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) 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.
- (9) 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.
- (10) no more than 8 dwelling units shall be attached.
- (11) Maximum Lot Coverage: none
- (12) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
 - i) 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
 - ii) 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.
- (13) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling fore the particular unit.

1234.3 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 the ones set out in section 1234.2.

1235 The lands designated I1 – SECTION 1235 on Sheet 23 of Schedule A to this by-law:

1235.1 shall only be used for the purposes permitted by section 1235.1 (1) or the purposes permitted by section 1235.1(2), but not both sections or not any combination of both sections:

either:

- (1) a) a public or private school;
- b) a day nursery;
- c) a park, playground or recreation facility operated by a public authority; and,
- d) purposes accessory to the other permitted purposes.

or:

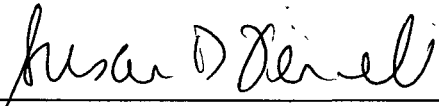
- (2) a) those purposes permitted in a R1C – SECTION 1231 zone; and,
- b) a park, playground or recreation facility operated by a public authority.

1235.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 1231 zone, the requirements and restrictions as set out in a R1C – SECTION 1231 zone.

1235.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1235.2”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,
this 27th day of October 2003.



Susan Fennell - Mayor

[Handwritten Signature]

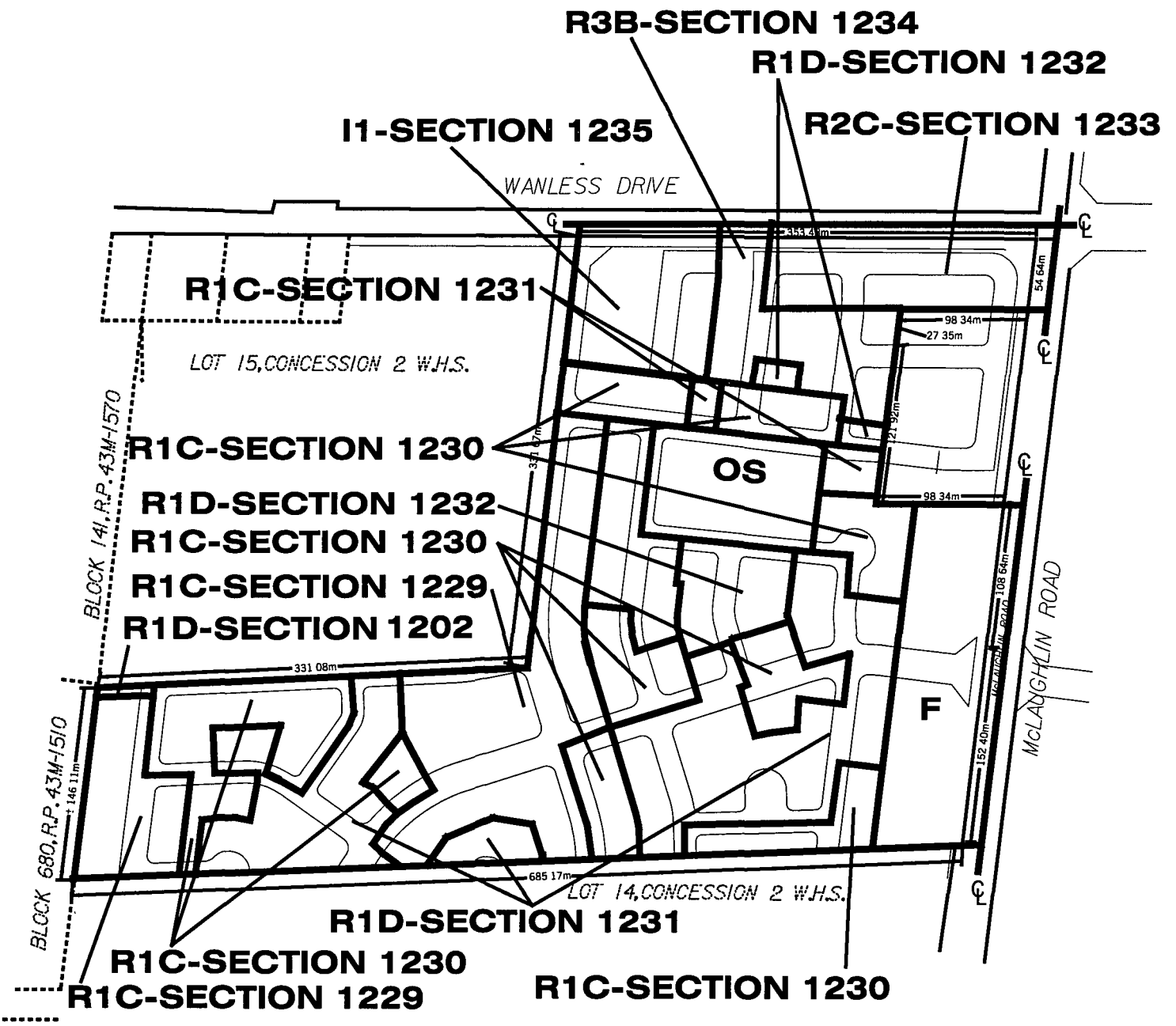
Leonard J. Mikulich - City Clerk



Approved as to Content:

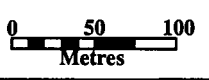
APPROVED
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BRAMPTON
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DATE: *[Signature]*

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John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services



- LEGEND**
-  ZONE BOUNDARY
 -  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
 - m METRES



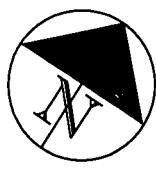
PART LOT 15, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 331-2003

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 09 24

Drawn by: CJK

File no C2W15 3

Map no 23-13H

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

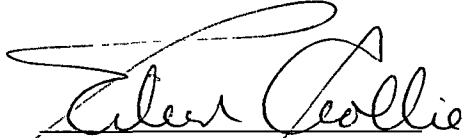
AND IN THE MATTER OF the City of Brampton By-law 331-2003
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
(ROSEBAY ESTATES) File C2W15.3

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 331-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27th day of October, 2003.
3. Written notice of By-law 331-2003 as required by section 34(18) of the *Planning Act* was given on the 6th day of November, 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)
27th 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.