



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 370-2002

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:
  - (1) by changing, on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL- SECTION 520 (A- SECTION 520) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY A- SECTION 785 (RIA-SECTION 785), RESIDENTIAL SINGLE FAMILY B- SECTION 786 (R1B-SECTION 786), RESIDENTIAL SINGLE FAMILY A- SECTION 787 (R1A-SECTION 787), RESIDENTIAL SINGLE FAMILY A- SECTION 788 (R1A-SECTION 788) , RESIDENTIAL SINGLE FAMILY A- SECTION 789 (R1A-SECTION 789), INSITUTIONAL ONE (I1) and FLOODPLAIN (F).
  - (2) By adding thereto, the following sections:

“785 The lands designated R1A-Section 785 on Sheet 7 of Schedule A to this by-law:

785.1 shall only be used for the purposes permitted in an R1A zone.

785.2 shall be subject to the following requirements and restrictions:

    - (a) Minimum Lot Area: 540 square metres.
    - (b) Minimum Lot Width:

Interior Lot: 24 metres

Exterior Lot: 25.8 metres
    - (c) Minimum Lot Depth: 0 metres.
    - (d) Minimum Front Yard : 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

(e) 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.

(f) Minimum Rear Yard Depth: 4.5 metres.

(g) Minimum Interior Side Yard Width: 1.5 metres.

(h) Minimum Landscaped Open Space:

- 40% of the minimum front yard area; and,

- 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;

(i) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

(j) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

785.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 785.2.

786 The lands designated R1B- Section 786 on Sheet 7 of Schedule A to this by-law:

786.1 shall only be used for the purposes permitted in an R1B zone.

786.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 456 square metres

(b) Minimum Lot Width:

Interior Lot: 15.2 metres.

Corner Lot: 17 metres.

(c) Minimum Lot Depth: 30 metres.

(d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.

- (e) 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.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) Minimum Interior Side Yard Width: 1.2 metres.
- (h) Minimum Landscaped Open Space:
- 40% of the minimum front yard area; and,
  - 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;
- (i) Maximum Garage Door Width:
1. the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
  2. the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling unit;
  3. the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;
  4. the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (j) Maximum Garage Projection:
- No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (k) Maximum Porch Projection:
- Where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

- 786.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 786.2.
- 787 The lands designated R1A- Section 787 on Sheet 7 of Schedule A to this by-law:
- 787.1 shall only be used for the purposes permitted in an R1A zone.
- 787.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: 549 square metres
  - (b) Minimum Lot Width:
    - Interior Lot: 18.3 metres.
    - Corner Lot: 20.1 metres.
  - (c) Minimum Lot Depth: 30 metres.
  - (d) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
  - (e) 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.
  - (f) Minimum Rear Yard Depth: 7.5 metres.
  - (g) Minimum Interior Side Yard Width: 1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
  - (h) Minimum Landscaped Open Space:
    - 40% of the minimum front yard area; and,
    - 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;
  - (i) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

## (j) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

- 787.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 787.2.
- 788 The lands designated R1A- Section 788 on Sheet 7 of Schedule A to this by-law:
- 788.1 shall only be used for the purposes permitted in an R1A zone.
- 788.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: 639 square metres
  - (b) Minimum Lot Width:
    - Interior Lot: 21.3 metres.
    - Corner Lot: 23.1 metres.
  - (c) Minimum Lot Depth: 30 metres.
  - (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
  - (e) 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.
  - (f) Minimum Rear Yard Depth: 7.5 metres.
  - (g) Minimum Interior Side Yard Width: 1.5 metres for the first storey, and an additional 0.3 metres for each additional storey.
  - (h) Minimum Landscaped Open Space:
    - 40% of the minimum front yard area; and,
    - 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.

## (i) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

## (j) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

788.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 788.2.

789 The lands designated R1A- Section 789 on Sheet 7 of Schedule A to this by-law:

789.1 shall only be used for the purposes permitted in an R1A zone.

789.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 732 square metres

(b) Minimum Lot Width:

Interior Lot: 24.4 metres.

Corner Lot: 26.2 metres.

(c) Minimum Lot Depth: 30 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

(e) 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.

(f) Minimum Rear Yard Depth: 7.5 metres.

(g) Minimum Interior Side Yard Width: 2 metres.

(h) Minimum Landscaped Open Space:

- 40% of the minimum front yard area; and,
- 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.

(i) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

(j) Maximum Porch Projection:

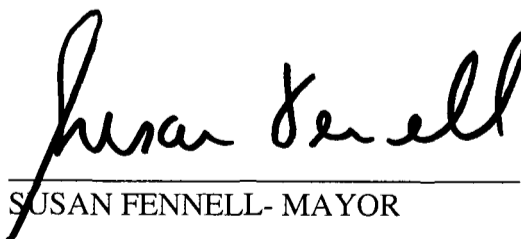
Where a lot has a width equal to or greater than 15.2 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

789.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 789.2.


789.4 For the purposes of sections 786, 787, 788, 789


“For the purposes of determining the maximum garage projection, the front wall of a dwelling unit shall be defined as the portion of the wall that is closest to the front lot line on the ground level of the dwelling. The projection from the front wall on the second level of the dwelling will not be considered.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 18<sup>th</sup> day of December 2002.

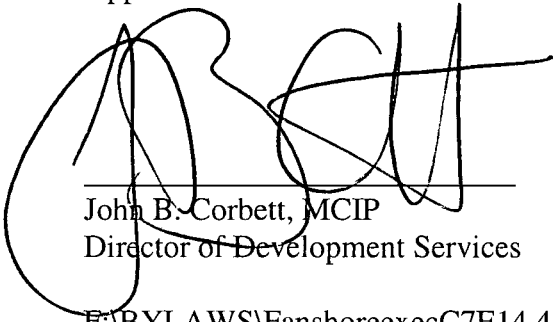


SUSAN FENNELL- MAYOR

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

APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
  
 DATE: NOV 2002

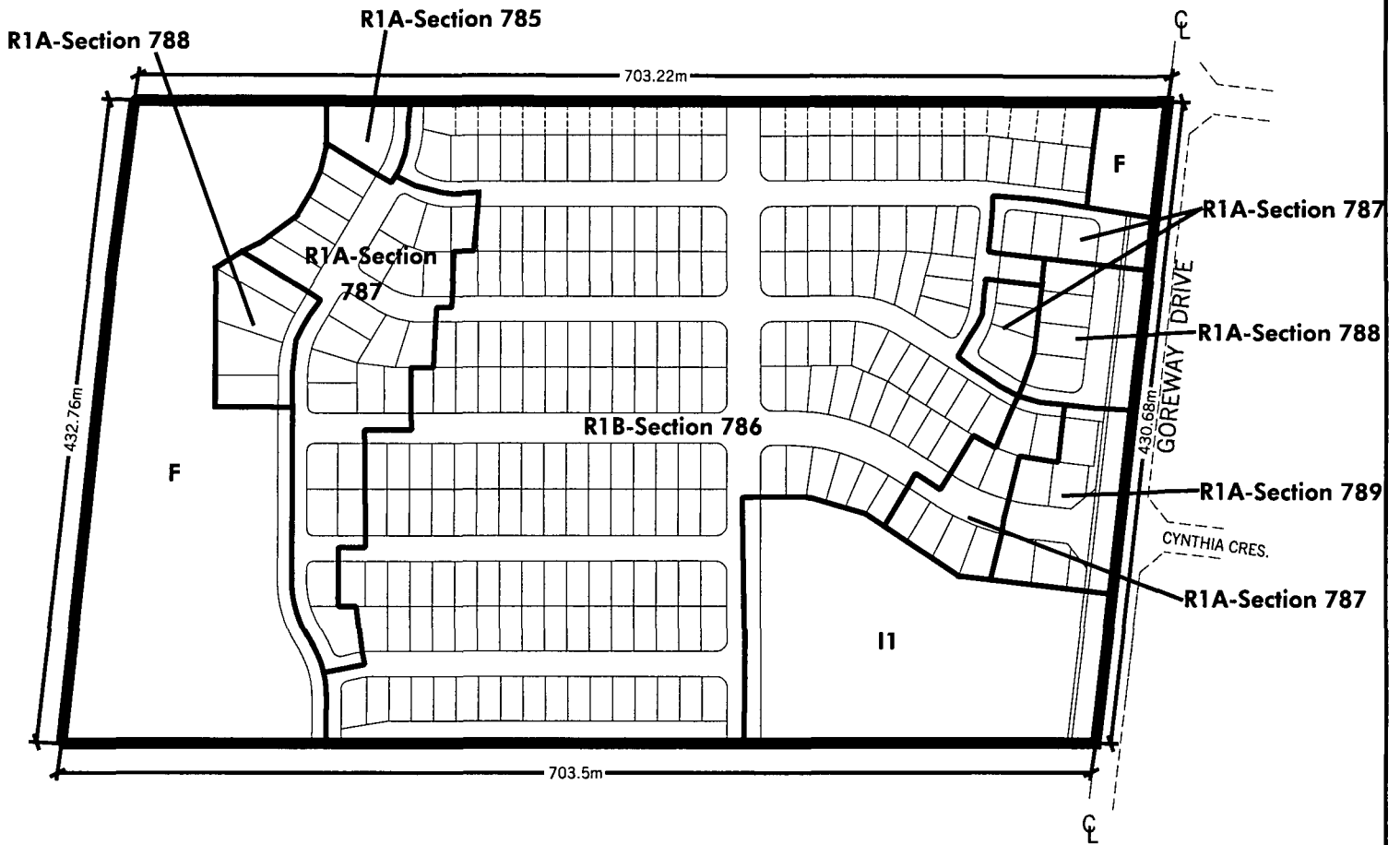
Approved as to Content:

A large, stylized handwritten signature in black ink, appearing to read 'J. Corbett', is written over a horizontal line.



John B. Corbett, MCIP  
Director of Development Services

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**LEGEND**

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

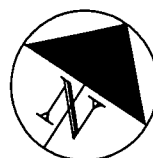
**PART LOT**

**BY-LAW** 56-83

**By-Law** 370-2002

**SCHEDULE A**

**Schedule A**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2002 11 20

Drawn by: A.D.M.

File no. C7E14.4

Map no. 31-14

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

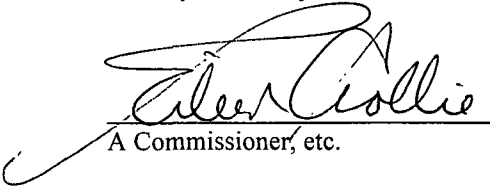

AND IN THE MATTER OF the City of Brampton By-law 370-2002 being a by-law to amend Comprehensive Zoning By-law 56-83, as amended (FANSHORE INVESTMENTS INC {GORE}) (File: C7E14.4)

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, 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 370-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 18<sup>th</sup> day of December, 2002.
3. Written notice of By-law 370-2002 as required by section 34(18) of the *Planning Act* was given on the 2<sup>nd</sup> day of January 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 )  
24<sup>th</sup> day of January, 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.**