



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 19-2001

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 22 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 FAMILY D - SECTION 1088 (R1D - SECTION 1088), RESIDENTIAL SINGLE FAMILY D - SECTION 1089 (R1D - SECTION 1089), RESIDENTIAL SINGLE FAMILY C - SECTION 1091 (R1C - SECTION 1091), RESIDENTIAL TWO FAMILY A - SECTION 1092 (R2A - SECTION 1092), RESIDENTIAL STREET TOWNHOUSE B - SECTION 1093 (R3B - SECTION 1093), AGRICULTURAL - SECTION 1094 (A - SECTION 1094), FLOODPLAIN (F) and OPEN SPACE (OS);
 - (2) by adding thereto, the following sections:

"1088 The lands designated R1D - SECTION 1088 on Sheet 22 of Schedule A to this by-law:

1088.1 shall only be used for the purposes permitted in a R1D zone.

1088.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 264.0 square metres;
 - (2) Minimum Lot Width:
Interior Lot: 11.0 metres;
Corner Lot: 12.8 metres;
 - (3) Minimum Lot Depth: 24.0 metres;
 - (4) Minimum Front Yard Depth:
4.5 metres to the front wall of a dwelling;
 - (5) 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;
 - (6) Minimum Exterior Side Yard Width:
3.0 metres to the side wall of a dwelling;

- (7) 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;
- (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) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
 - (b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) 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 a flankage lot line;
 - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

1088.3 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 1088.2.

1089 The lands designated R1D - SECTION 1089 on Sheet 22 of Schedule A to this by-law:

1089.1 shall only be used for the purposes permitted in a R1D zone.

1089.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330.0 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 11.0 metres;
 - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth:

4.5 metres to the front wall of a dwelling;
- (5) 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;
- (6) Minimum Exterior Side Yard Width:

3.0 metres to the side wall of a dwelling;
- (7) 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;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) 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;
- (10) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
 - (b) 5.5 metres on the non-sidewalk side of a street having a road right of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) 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 a flankage lot line;
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1089.3 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 1089.2.

1091 The lands designated R1C - SECTION 1091 on Sheet 22 of Schedule A to this by-law:

1091.1 shall only be used for the purposes permitted in a R1C zone.

1091.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366.0 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 12.2 metres;
 - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a dwelling;
- (5) 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;
- (6) Minimum Exterior Side Yard Width:
 - 3.0 metres to the side wall of a dwelling;
- (7) 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;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) 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;

- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) 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 a flankage lot line;
 - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1091.3 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 1091.2.

1092 The lands designated R2A - SECTION 1092 on Sheet 22 of Schedule A to this by-law:

1092.1 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.

1092.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.0 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: 15.5 metres per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 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 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 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 0.0 metres;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) 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;
- (10) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 2.5 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 a flankage lot line;
 - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1092.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1092.2.

1093 The lands designated R3B - SECTION 1093 on Sheet 22 of Schedule A to this by-law:

1093.1 shall only be used for the purposes permitted in a R3B zone.

1093.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
 - Interior Lot: 18.0 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: 24.0 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 Interior Side Yard Width:
1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (7) 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;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) 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;
- (10) 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;
- (11) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater;
- (12) Maximum Lot Coverage: none;
- (13) the following provisions shall apply to garages:
 - (a) the maximum garage door width per dwelling unit shall be 2.5 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 a flankage lot line;
 - (d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

1093.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in section 1093.2.

1094 The lands designated A - SECTION 1094 on Sheet 22 of Schedule A to this by-law:

1094.1 shall only be used for agricultural purposes.

1094.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.5 hectares
- (2) except at approved access locations, landscaped open space areas shall be provided as follows:
 - a minimum 4.5 metre wide strip abutting Chinguacousy Road and a minimum 3.0 metre wide strip abutting all other roads;
- (3) no buildings or structures shall be permitted;

1094.3 shall also be subject to the requirements and restrictions relating to the A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1094.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 29th day of January, 2001.

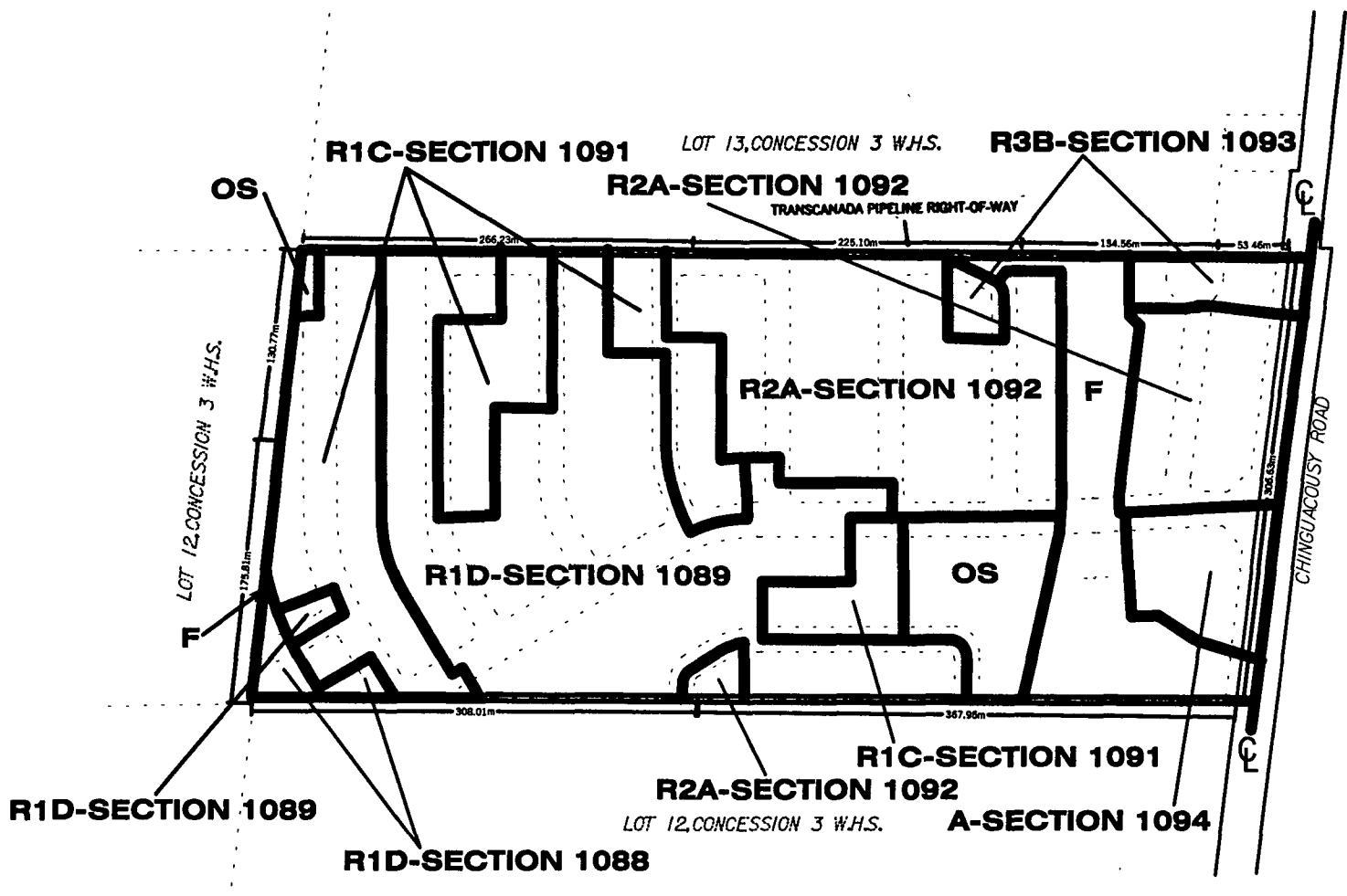


Susan Fennell
SUSAN FENNELL - MAYOR



Leonard J. Mikulich
LEONARD J. MIKULICH - CITY CLERK

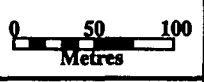
Approved as to content

John B. Corbett
John B. Corbett, MCIP, RPP
Director of Development Services



LEGEND

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



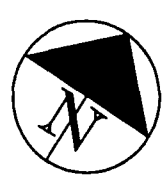
PART LOT 12, CONCESSION 3 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 19-2001

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 12 14

Drawn by: CJK

File no. C3W12.5

Map no. 22-10H

(no appeal)

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

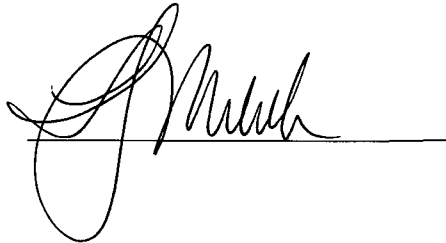
AND IN THE MATTER OF the City of Brampton
By-law 19-2001 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(COOKFIELD DEVELOPMENTS INC. – File:
C3W12.5)

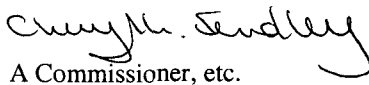
DECLARATION

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 19-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 29th day of January, 2001.
3. Written notice of By-law 19-2001 as required by section 34(18) of the *Planning Act* was given on the 1st day of February, 2001, 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 February, 2001)




A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of The City of Brampton
Expires October 18, 2002.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,
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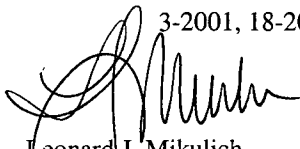
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3-2001, 18-2001, 19-2001



Leonard J. Mikulich
City Clerk,
February 27, 2001