



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 233-2001

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 30 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY B – SECTION 1078 (R1B – SECTION 1078), RESIDENTIAL SINGLE FAMILY C – SECTION 1079 (R1C – SECTION 1079), RESIDENTIAL SINGLE FAMILY D – SECTION 1080 (R1D – SECTION 1080), RESIDENTIAL TWO FAMILY A – SECTION 1081 (R2A – SECTION 1081), RESIDENTIAL STREET TOWNHOUSE B – SECTION 1082 (R3B – SECTION 1082), OPEN SPACE – SECTION 1084 (OS – SECTION 1084), FLOODPLAIN (F) and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"1078	The lands designated R1B – SECTION 1078 on Sheet 30 of Schedule A to this by-law:
1078.1	shall only be used for the purposes permitted in a R1B zone.
1078.2	shall be subject to the following requirements and restrictions: <ol style="list-style-type: none"><li>(1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way</li><li>(2) No dwelling unit shall be located closer than 10 metres to a Floodplain zone</li><li>(3) Minimum Lot Area: 397.8 square metres</li><li>(4) Minimum Lot Width:</li></ol>

Interior Lot: 15.3 metres  
Corner Lot: 17.1 metres

- (5) Minimum Lot Depth: 26 metres
- (6) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) 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;
- (8) 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;
- (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;
  - 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.
- (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 the flankage lot line;
  - d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- 1078.3 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 1078.2.
- 1079 The lands designated R1C – SECTION 1079 on Sheet 30 of Schedule A to this by-law;
- 1079.1 shall only be used for the purposes permitted in a R1C zone.
- 1079.2 shall be subject to the following requirements and restrictions:
- (1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
  - (2) No dwelling unit shall be located closer than 10 metres to a Floodplain zone.
  - (3) Minimum Lot Area: 356.2 square metres;
  - (4) Minimum Lot Width:  
Interior Lot: 13.7 metres  
Corner Lot: 15.5 metres
  - (5) Minimum Lot Depth: 26 metres
  - (6) Minimum Front Yard Depth:  
  
6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
  - (7) 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;
  - (8) 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;
  - (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;
    - 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.
- (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 the flankage lot line;
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

1079.3 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 1079.2.

1080 The lands designated R1D – SECTION 1080 on Sheet 30 of Schedule A to this by-law:

1080.1 shall only be used for the purposes permitted in a R1D zone.

1080.2 shall be subject to the following requirements and restrictions:

- (1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 280.8 square metres
- (3) Minimum Lot Width:
 

Interior Lot:	10.8 metres
Corner Lot:	12.6 metres
- (4) Minimum Lot Depth: 26 metres
- (5) Minimum Front Yard Depth:

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

(6) 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;

(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) 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;
- b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone

(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 4.12 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.

1080.3

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 1080.2

- 1081 The lands designated R2A – Section 1081 on Sheet 30 of Schedule A to this by-law:
- 1081.1 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.
- 1081.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:  
191.1 square metres per dwelling unit;
  - (2) Minimum Lot Width:  
Interior Lot: 14.7 metres per lot and 7.35 metres per dwelling unit;  
Corner Lot: 16.5 metres per lot and 9.15 metres for the dwelling unit closest to the flankage lot line;
  - (3) Minimum Lot Depth: 26 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 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) The following provisions shall apply to garages:

- a) the maximum garage door width per dwelling unit shall be 3.1 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.

1081.3 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 1081.2.

1082 The lands designated R3B – Section 1082 on Sheet 30 of Schedule A to this by-law:

1082.1 shall only be used for the purposes permitted in a R3B zone.

1082.2 shall be subject to the following requirements and restrictions:

(1) No dwelling unit shall be located closer than 10 metres to a Floodplain zone.

(2) Minimum Lot Area: 180 square metres per dwelling unit;

(3) Minimum Lot Width:

Interior Lot: 18 metres per lot and 6 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;

(4) Minimum Lot Depth: 30 metres

(5) Minimum Front Yard Depth:

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

- (6) 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 of the particular unit.
- (7) 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;
- (8) Minimum Interior Side Yard Width:
- 1.2 metres, except along the common wall lot line where the setback may be zero metres;
- (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 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.



1082.3 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 the ones set out in section 1082.2.”

“1084 The lands designated OS – Section 1084 on Sheet 30 of Schedule A to this by-law:

1084.1 shall only be used for the following purposes:

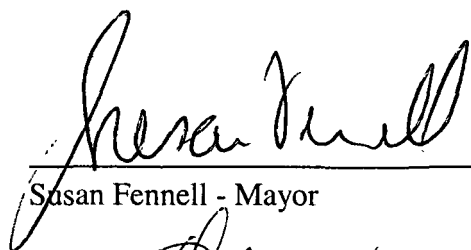
- (1) Flood and erosion control;
- (2) Conservation area or purpose; and,
- (3) Purposes accessory to the other permitted purposes.

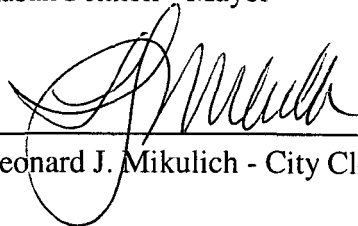
1084.2 shall be subject to the following requirements and restrictions:

- (1) No person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control.

1084.3 shall also be subject to the requirements and restrictions of the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1084.2.

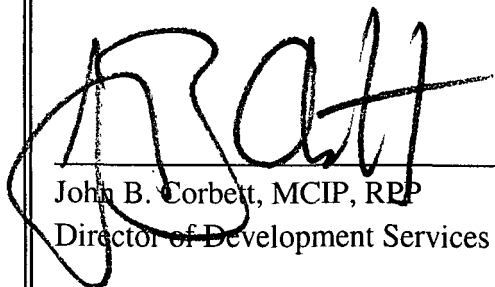
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 15th day of August 2001.

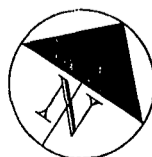
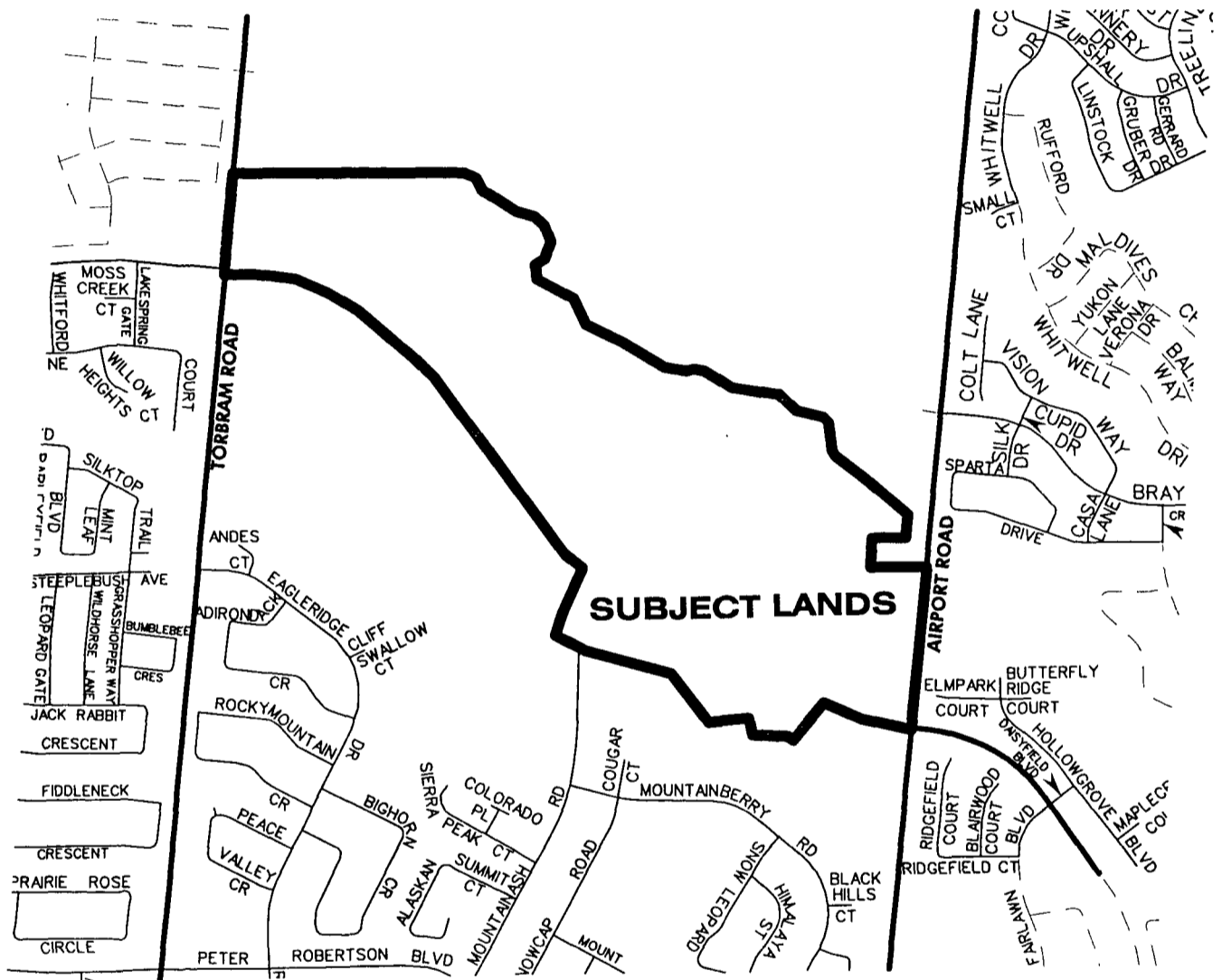
  
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 Susan Fennell - Mayor

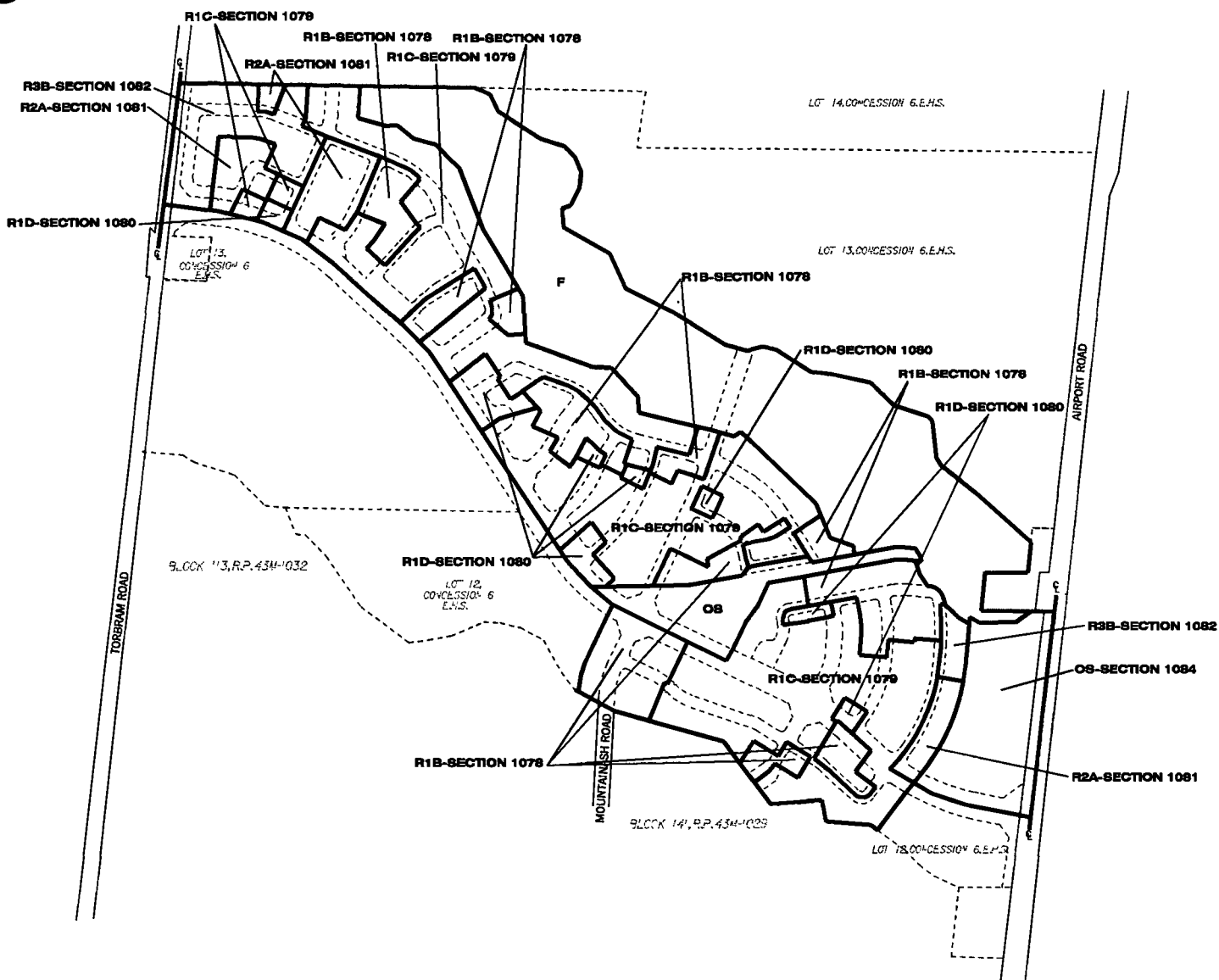
  
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 Leonard J. Mikulich - City Clerk

APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
 \_\_\_\_\_  
 DATE 08/14/01




Approved as to Content:

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





**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



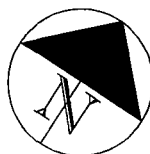
**PART OF LOTS 12 & 13, CONCESSION 6 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 233-2001**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2001 08 02

Drawn by: CJK

File no. C6E12.6b

Map no. 30-25V