



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 236-2001

To amend By-law 151-88, as amended.

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

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 FAMILY C- SECTION 1101 (R1C-SECTION 1101), RESIDENTIAL SINGLE FAMILY C- SECTION 1102 (R1C-SECTION 1102), RESIDENTIAL SINGLE FAMILY D-SECTION 1103 (RID-SECTION 1103), RESIDENTIAL SINGLE FAMILY D- SECTION 1104 (RID- SECTION 1104), RESIDENTIAL SINGLE FAMILY D- SECTION 1105 (RID-SECTION 1105), RESIDENTIAL SINGLE FAMILY D-SECTION 1106 (RID- SECTION 1106), COMMERCIAL ONE-SECTION 1107 (C1-SECTION 1107), OPEN SPACE (OS), FLOODPLAIN (F) and RESIDENTIAL STREET TOWNHOUSE B- SECTION 1011 (R3B-SECTION 1011),
 - (2) by adding thereto, the following sections:

"1101 The lands designated R1C- Section 1101 on Sheet 23 of Schedule A to this by-law:

1101.1 shall only be used for the purposes permitted in an R1C zone.

1101.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area:- 438 square metres;
 - (2) Minimum Lot Width:

Interior Lot: - 14.6 metres;
Corner Lot: - 16.4 metres;
 - (3) Minimum Lot Depth:- 30 metres;
 - (4) Minimum Front Yard Depth:

- 4.5 metres to the front wall of a 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 a garage shall be 6.0 metres;
- (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 lot area;
- (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;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door: - 5.4 metres;
- (10) 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; and,
- (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;

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- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres more than the maximum garage door width permitted on the lot.
- 1101.3 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 1101.2.
- 1102 The lands designated R1C- Section 1102 on Sheet 23 of Schedule A to this by-law:
- 1102.1 shall only be used for the purposes permitted in an R1C zone.
- 1102.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 375 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 12.5 metres;
 - Corner Lot: - 14.3 metres;
 - (3) Minimum Lot Depth:- 30 metres;
 - (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a 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 a garage shall be 6.0;
 - (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 lot area;
 - (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;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (8) 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;
- (9) Minimum Setback to a Garage Door: - 5.4 metres;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

1102.3 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 1102.2.

1103 The lands designated R1D- Section 1103 on Sheet 23 of Schedule A to this by-law:

1103.1 shall only be used for the purposes permitted in an R1D zone.

1103.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:- 264 square metres;

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- (2) Minimum Lot Width:
Interior Lot: - 11.0 metres;
Corner Lot: - 12.8 metres;
- (3) Minimum Lot Depth:- 24 metres;
- (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a 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 a garage shall be 6.0 metres;
- (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 lot area;
- (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;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

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- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

1103.3 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 1103.2.

1104 The lands designated R1D- Section 1104 on Sheet 23 of Schedule A to this by-law:

1104.1 shall only be used for the purposes permitted in an R1D zone.

1104.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 297 square metres;

(2) Minimum Lot Width:

Interior Lot: - 11.0 metres;
Corner Lot: - 12.8 metres;

(3) Minimum Lot Depth:- 27 metres;

(4) Minimum Front Yard Depth:

- 4.5 metres to the front wall of a dwelling;

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- (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 a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres;
- (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;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 5.5 metres;

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- (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 maximum garage door width permitted on the lot.
- 1104.3 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 1104.2.
- 1105 The lands designated R1D- Section 1105 on Sheet 23 of Schedule A to this by-law:
- 1105.1 shall only be used for the purposes permitted in an R1D zone.
- 1105.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 218 square metres;
 - (2) Minimum Lot Width:
Interior Lot: - 9.1 metres;
Corner Lot: - 10.9 metres;
 - (3) Minimum Lot Depth:- 24 metres;
 - (4) Minimum Front Yard Depth:
- 4.5 metres to the front wall of a 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 a garage shall be 6.0 metres;
 - (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 lot area;

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- (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 ;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door:
- (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
and,
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 3.10 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;

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- (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.

(12) Maximum Building Height- 2 storeys

1105.3 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 1105.2.

1106 The lands designated R1D- Section 1106 on Sheet 23 of Schedule A to this by-law:

1106.1 shall only be used for the purposes permitted in an R1D zone.

1106.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:- 245 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: - 9.1 metres;
 - Corner Lot: - 10.9 metres;
- (3) Minimum Lot Depth:- 27 metres;
- (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a 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 a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres ;
- (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;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

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- (8) 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;
- (9) Minimum Setback to a Garage Door:
- (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be 3.1 metres;
 - (c) 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;
 - (e) 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.
- (12) Maximum Building Height- 2 storeys

1106.3 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 1106.2.

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- 1107 The lands designated C1-Section 1107 on Sheet 23 of Schedule A of this by-law:
- 1107.1 shall only be used for the following purposes:
- (a) a fast food restaurant;
 - (b) the purposes permitted in Section 31.1.1
- 1107.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Front Yard Depth: 9.0 metres;
 - (b) Minimum Interior Side Yard Width: 6.0 metres;
 - (c) Minimum Exterior Side Yard Width: 6.0 metres;
 - (d) Minimum Rear Yard Depth: 3.0 metres;
 - (e) Minimum Lot Width: 36 metres;
 - (f) Landscaped Open Space- except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;
 - (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
 - (h) waste disposal shall be located in a main building;
 - (i) waste disposal and loading facilities shall not be located within 20 metres from an R1D- Section 1105 and an R1D-Section 1106 zone.
 - (j) the following purposes shall not be permitted: (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a motor vehicle repair shop; (vii) a motor vehicle body shop; (viii) no storage of goods and materials outside a building; and, (ix) a restaurant drive-through facility.
 - (k) a restaurant shall not be permitted within 20 metres from an R1D-Section 1105 and an R1D-Section 1106 zone.
 - (l) Maximum Gross Leasable Floor Area- 1,400 square metres.

1107.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1107.2.

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

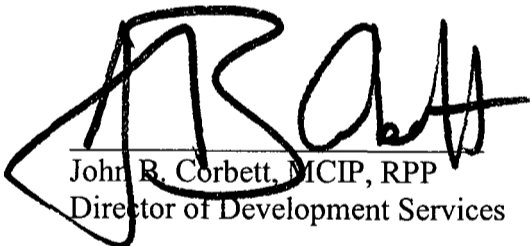


SUSAN FENNELL- MAYOR



LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:



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

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APPROVED
AS TO FORM
LAW DEPT
BRAMPTON
DATE: 8/15/01

R1C-SECTION 1101

R1D-SECTION 1103

R1C-SECTION 1102

R1D-SECTION 1106

R1D-SECTION 1104

WANLESS DRIVE

LOT 15, CONCESSION 2 W.H.S.

R1D-SECTION 1103

CHINGJACOUSY ROAD

F

F

R1C-SECTION 1102

OS

R1D-SECTION 1105

LOT 15, CONCESSION 2 W.H.S.

F

LOT 14, CONCESSION 2 W.H.S.

LOT 14, CONCESSION 2 W.H.S.

R1D-SECTION 1106

C1-SECTION 1107

R1C-SECTION 1101

R3B-SECTION 1011

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



PART LOTS 14 & 15, CONCESSION 2 W.H.S

BY-LAW 151-88

SCHEDULE A

By-Law 236-2001

Schedule A



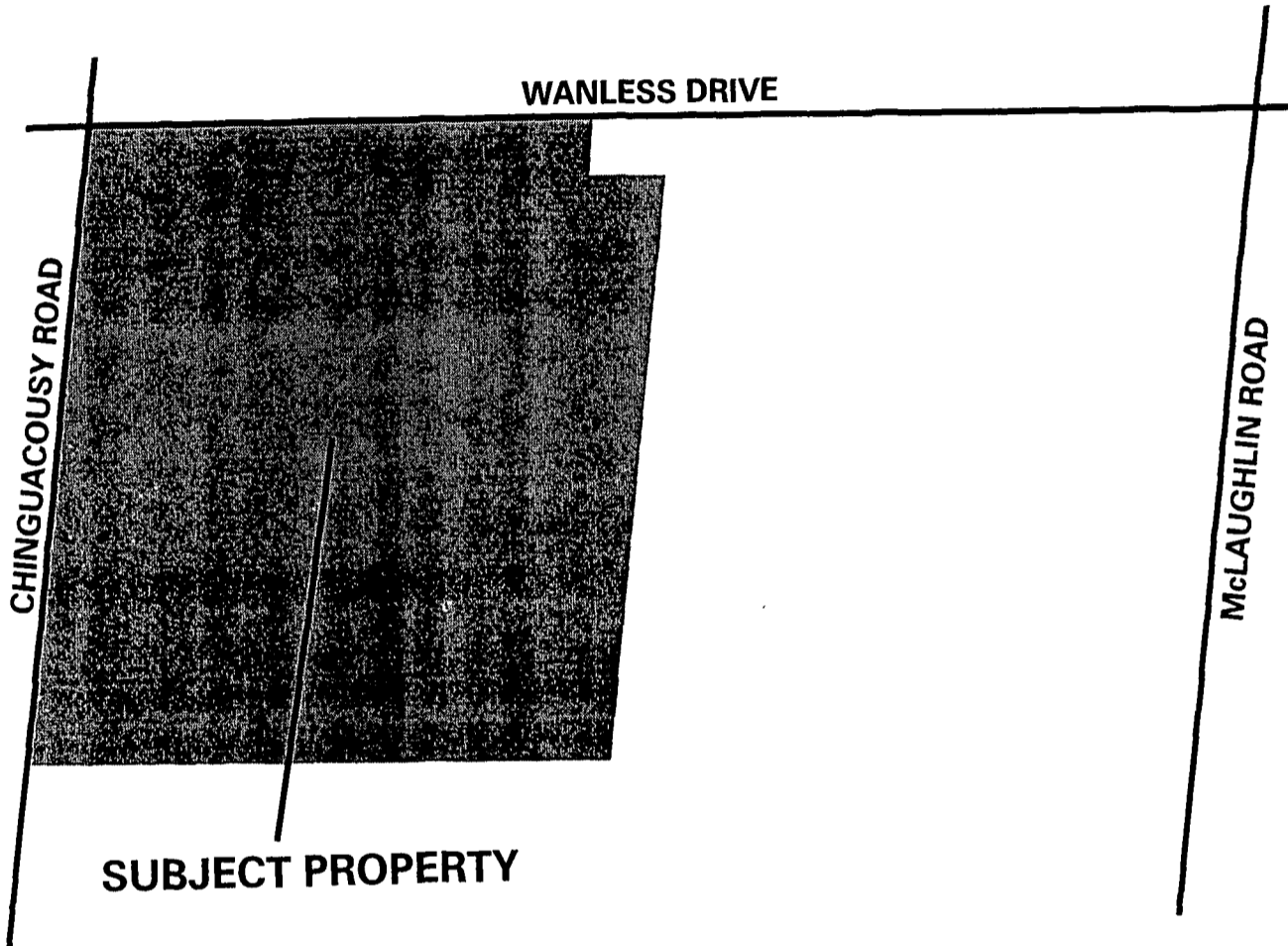
CITY OF BRAMPTON
Planning and Building

Date: 2001 07 26

Drawn by: CJK

File no. C2W15.2

Map no. 23-8H



(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 17 and 34:

AND IN THE MATTER OF the City of Brampton
By-law 236-2001 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(FANSHORE INVESTMENTS INC – File:
C2W15.2)

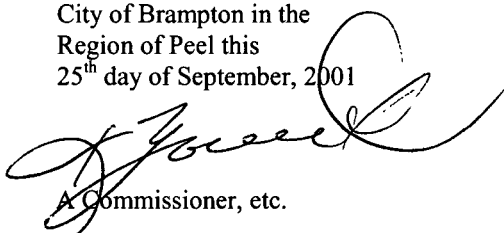
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY
DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 235-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of August, 2001 to adopt Amendment Number OP93-164 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 15th day of August, 2001.
4. By-law 236-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15th day of August, 2001).
5. Written notice of By-law 236-2001 as required by section 34(18) of the *Planning Act* was given on the 24th day of August, 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.
6. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-164 is deemed to have come into effect on the 15th day of August, 2001, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
25th day of September, 2001


A Commissioner, etc.