



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 296-2001

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 29 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 1114 (R1C – SECTION 1114), RESIDENTIAL SINGLE FAMILY D – SECTION 1115 (R1D – SECTION 1115), RESIDENTIAL TWO FAMILY C – SECTION 1116 (R2C – SECTION 1116), and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"1114	The lands designated R1C – SECTION 1114 on Sheet 29 of Schedule A to this by-law:				
1114.1	shall only be used for the purposes permitted in a R1C zone.				
1114.2	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) Minimum Lot Area: 366 square metres</li><li>(3) Minimum Lot Width:<table border="0" style="margin-left: 20px;"><tr><td>Interior Lot:</td><td>12.2 metres</td></tr><tr><td>Corner Lot:</td><td>14 metres</td></tr></table></li><li>(4) Minimum Lot Depth: 30 metres</li><li>(5) Minimum Front Yard Depth:</li></ol>	Interior Lot:	12.2 metres	Corner Lot:	14 metres
Interior Lot:	12.2 metres				
Corner Lot:	14 metres				

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 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.

(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 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.

1114.3 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 1114.2.

1115 The lands designated R1D – SECTION 1115 on Sheet 29 of Schedule A to this by-law;

1115.1 shall only be used for the purposes permitted in a R1D zone.

1115.2 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: 312 square metres;
- (3) Minimum Lot Width:  
Interior Lot: 10.4 metres  
Corner Lot: 12.2 metres
- (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 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.
  
- (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 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.

1115.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1115.2.

1116 The lands designated R2C – SECTION 1116 on Sheet 29 of Schedule A to this by-law:

1116.1 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..

1116.2 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:  
204 square metres per dwelling unit
- (3) Minimum Lot Width:  
Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit  
Corner Lot: 15.4 metres per lot and 8.6 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 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 for the particular unit;
- (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:  
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) 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 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.
- (11) 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.
- (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.

1116.3 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 1116.2.”

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

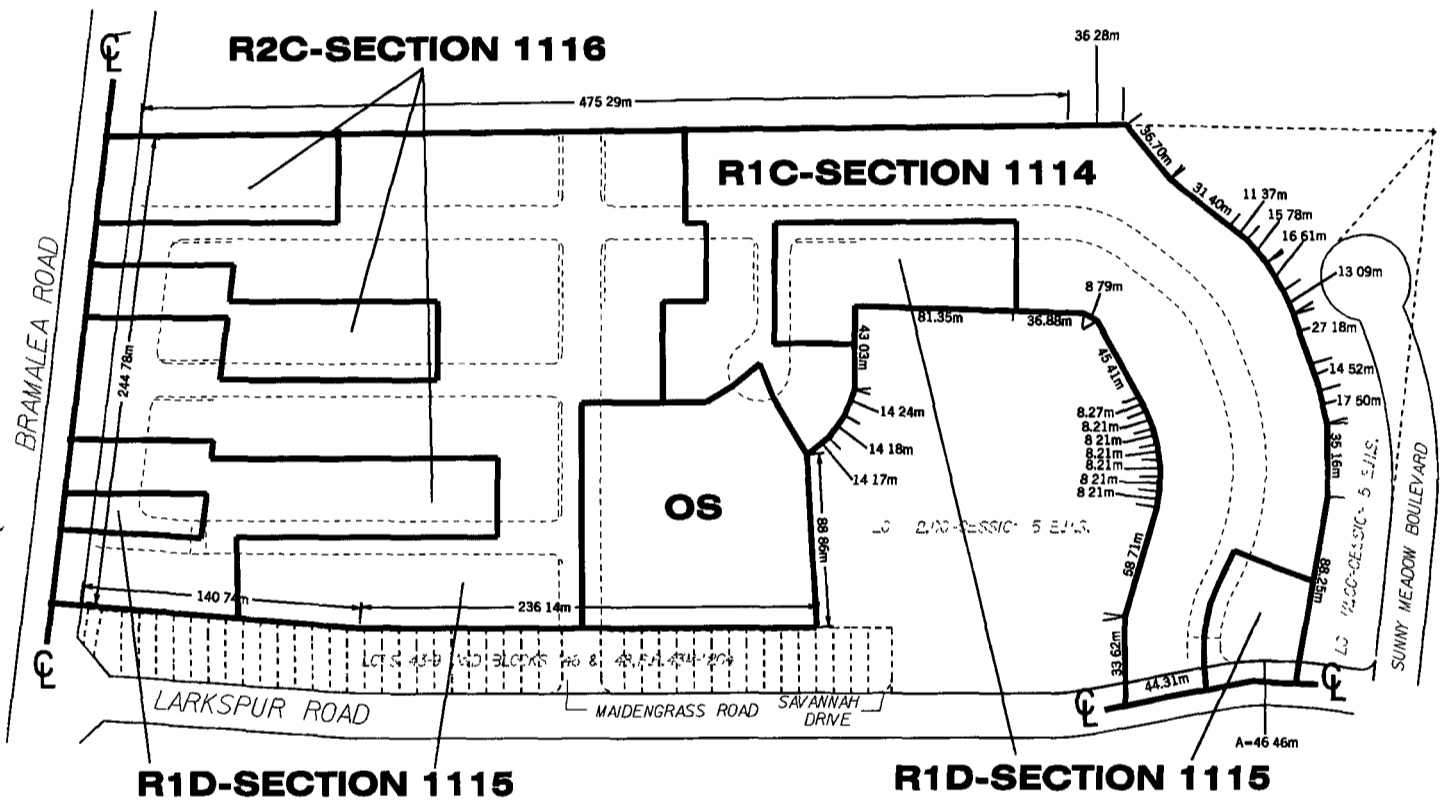
APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE: <i>[Signature]</i>

*[Signature: Susan Fennell]*  
 \_\_\_\_\_  
 Susan Fennell - Mayor



*[Signature: Leonard J. Mikulich]*  
 \_\_\_\_\_  
 Leonard J. Mikulich - City Clerk

Approved as to Content:

*[Signature: John B. Corbett]*  
 \_\_\_\_\_  
 for John B. Corbett, MCIP, RPP  
 Director of Development Services



**LEGEND**

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



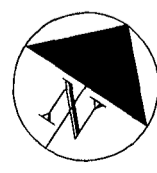
**PART LOT 12, CONCESSION 5 E.H.S**

**BY-LAW** 296-2001

**SCHEDULE A**

**By-Law** \_\_\_\_\_

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2001 08 07

Drawn by: CJK

File no. C5E12.9

Map no. 29-35H

# SUBJECT LANDS

**BRAMALEA RD**

**TORBRAM RD**

SANDALWOOD PKWY. E.

DESERT DUNE DR

DESERT SAND DR

SHADY PINE CI

STREAM

WHEATSTEAD CRT

BRISBANE CRT

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

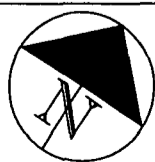
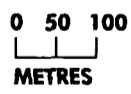
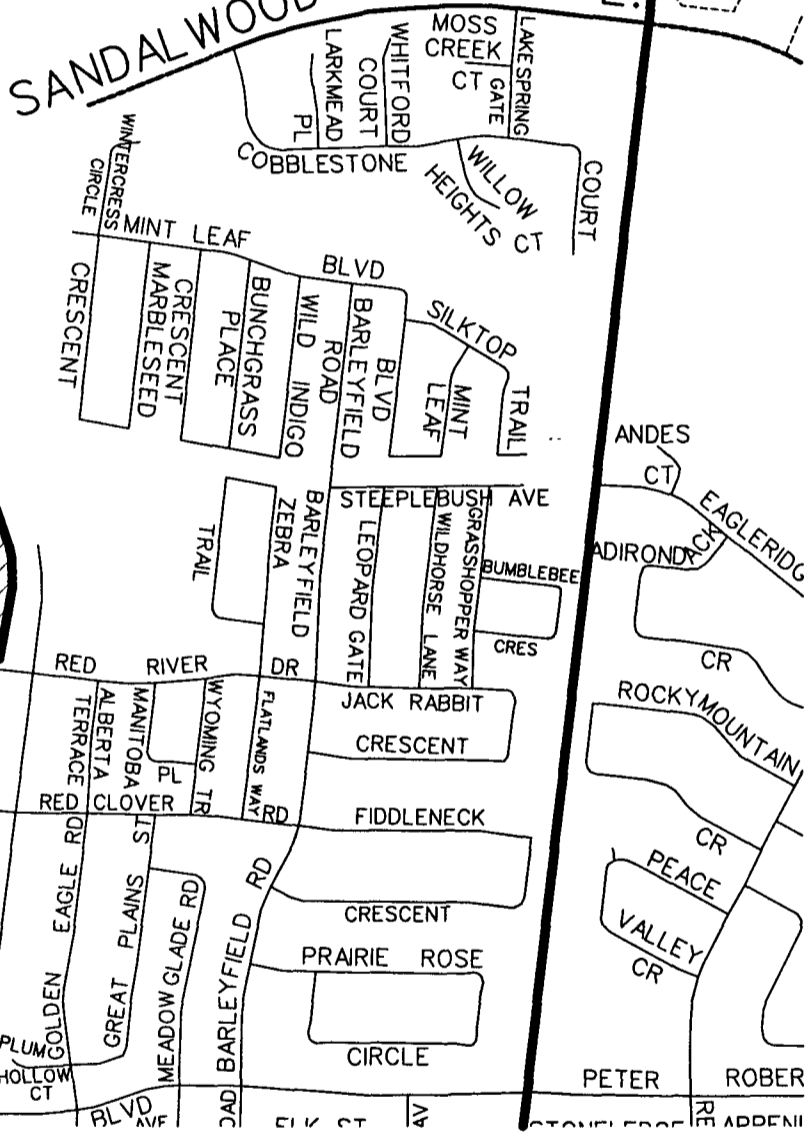
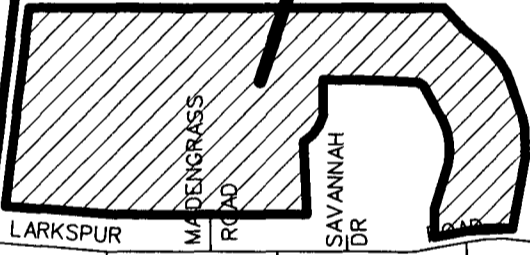
WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD

WILLOW PARK RD





(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 296-2001 being a by-law to amend comprehensive zoning By-law 151-88 as amended (WHISPERING WILLOW LAND DEVELOPMENT INC. (NORTH) – (File: C5E12.9 & 21T-00021B)

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 296-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of October, 2001.
3. Written notice of By-law 296-2001 as required by section 34(18) of the *Planning Act* was given on the 30<sup>th</sup> day of October, 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 )  
22<sup>nd</sup> day of November, 2001 )

  
\_\_\_\_\_ )

  
A Commissioner, etc.

**Eileen Margaret Collie** a Commissioner etc  
Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2002.