



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 342-2001

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 1121 (R1D - SECTION 1121), RESIDENTIAL SINGLE FAMILY C - SECTION 1122 (R1C - SECTION 1122), RESIDENTIAL SINGLE FAMILY C - SECTION 1123 (R1C - SECTION 1123), RESIDENTIAL TWO FAMILY A - SECTION 1124 (R2A - SECTION 1124), FLOODPLAIN - SECTION 1125 (F - SECTION 1125), FLOODPLAIN (F), OPEN SPACE - SECTION 1126 (OS - SECTION 1126), and OPEN SPACE (OS);
 - (2) by adding thereto, the following sections:

"1121 The lands designated R1D - SECTION 1121 on Sheet 22 of Schedule A to this by-law:

1121.1 shall only be used for the purposes permitted in a R1D zone.

1121.2 shall be subject to the following requirements and restrictions:

 - (1) No dwelling unit or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;
 - (2) Minimum Lot Area: 264.0 square metres;
 - (3) Minimum Lot Width:

Interior Lot:	11.0 metres;
Corner Lot:	12.8 metres;
 - (4) Minimum Lot Depth: 24.0 metres;
 - (5) Minimum Front Yard Depth:

4.5 metres to the front wall of a dwelling;
 - (6) Minimum Rear Yard Depth:

- (a) 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; and,
 - (b) 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Sandalwood Parkway West;
- (7) Minimum Exterior Side Yard Width:
3.0 metres to the side wall of a dwelling;
- (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; and,
 - (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) Minimum Setback to a Garage Door:
- (a) for an 11.0 metre wide lot:
 - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (iii) 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;
 - (iv) 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,
 - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
 - (b) for a lot having a lot width greater than 11.0 metres: 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:
 - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:

- (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
 - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
 - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 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;
- 1121.3 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 1121.2.
- 1122 The lands designated R1C - SECTION 1122 on Sheet 22 of Schedule A to this by-law:
- 1122.1 shall only be used for the purposes permitted in a R1C zone.
- 1122.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 300.0 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: 12.5 metres;
 - Corner Lot: 14.3 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: 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;
- (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;

1122.3 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 1122.2.

1123 The lands designated R1C - SECTION 1123 on Sheet 22 of Schedule A to this by-law:

1123.1 shall only be used for the purposes permitted in a R1C zone.

1123.2 shall be subject to the following requirements and restrictions:

- (1) No dwelling unit or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline right-of-way;
- (2) Minimum Lot Area: 328.8 square metres;
- (3) Minimum Lot Width:
 - Interior Lot: 13.7 metres;
 - Corner Lot: 15.5 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) Minimum Front Yard Depth:
 - 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 to the side wall of a dwelling;

(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; and,

(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) 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;

1123.3 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 1123.2.

1124 The lands designated R2A - SECTION 1124 on Sheet 22 of Schedule A to this by-law:

1124.1 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.

1124.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 208.8 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;

Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line;

- (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:
 - (a) 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; and,
 - (b) 11.4 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;
- (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) 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) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (b) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres; and,
 - (c) 6.0 metres on a street having a 17.0 metres 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 for the particular unit;
- (11) the following provisions shall apply to garages:
 - (a) the maximum garage door width per dwelling unit shall be 3.7 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) Interior Garage Width:

- (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, 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;
- (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, 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;

1124.3 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 1124.2.

1125 The lands designated F - SECTION 1125 on Sheet 22 of Schedule A to this by-law:

1125.1 shall only be used for the purposes permitted in an F zone.

1125.2 shall be subject to the following requirements and restrictions:

- (1) notwithstanding any other provision in this by-law, an unenclosed pedestrian amenity structure, including a pedestrian bridge, may be erected, provided that the footprint of any such structure does not exceed 200 square metres;

1125.3 shall also be subject to the requirements and restrictions relating to the F zone and all the general provisions of this by-law which are not in conflict with those set out in section 1125.2.

1126 The lands designated OS - SECTION 1126 on Sheet 22 of Schedule A to this by-law:

1126.1 shall only be used for the following purposes:

- (1) a public park;
- (2) any conservation area or purpose; and,
- (3) purposes accessory to the other permitted purposes.

1126.2 shall be subject to the following requirements and restrictions:

- (1) minimum yard setback: none, save and except to a lot line abutting a residential zone, in which case a minimum yard setback of 1.6 metres shall apply;
- (2) no person shall erect any building or structure for any purpose except that of an outdoor playground and/or an unenclosed pedestrian amenity structure for public recreational use.

1126.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1126.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this
26th day of November 2001.

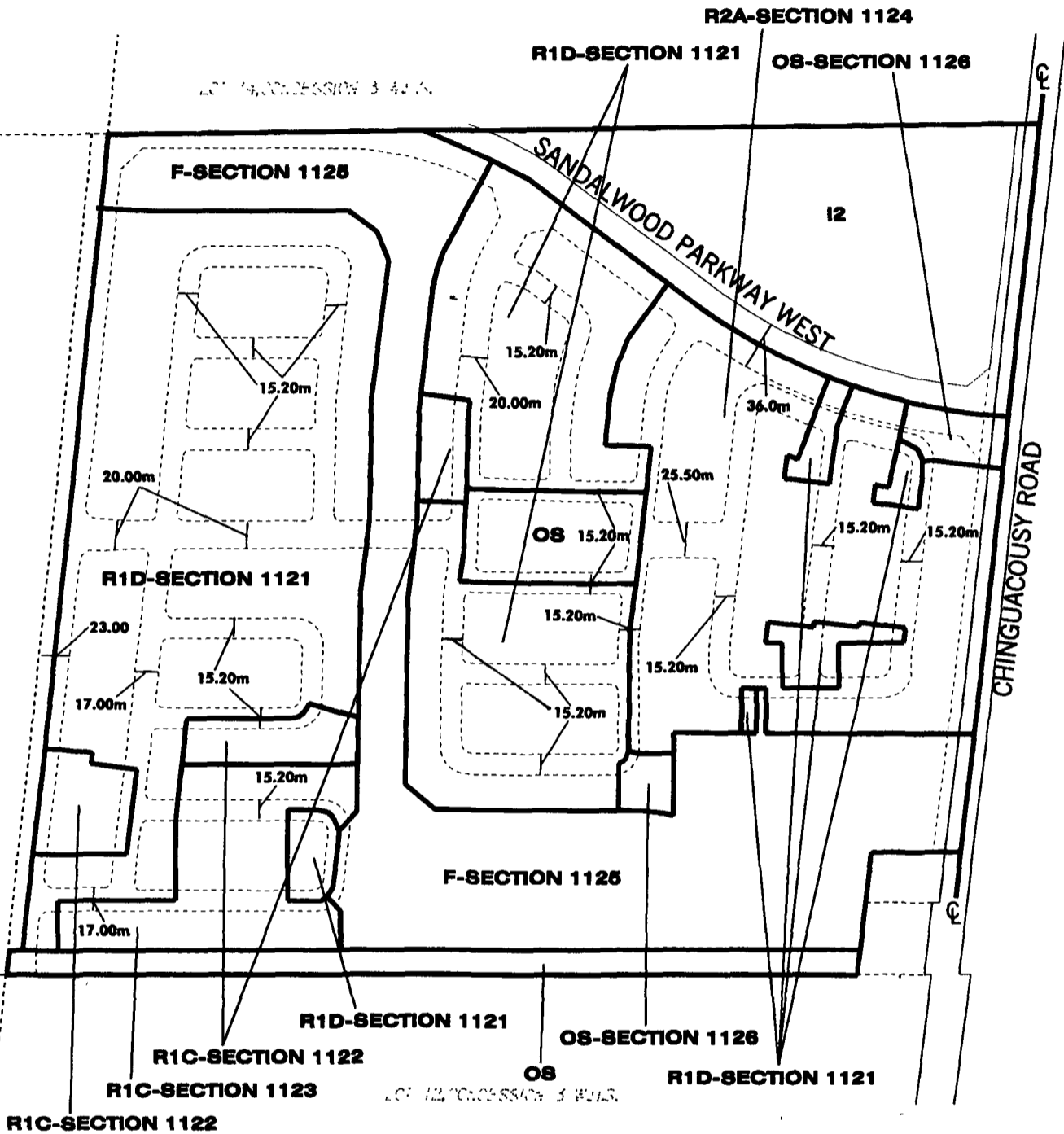
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
[Signature]
DATE: *11/27*

[Signature: Susan Fennell]
SUSAN FENNELL - MAYOR




[Signature: Leonard J. Mikulich]
LEONARD J. MIKULICH - CITY CLERK

Approved as to content:

[Signature: John B. Corbett]
John B. Corbett, MCIP, RPP
Director of Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



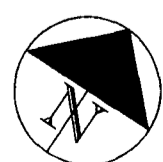
PART LOT 13, CONCESSION 3 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 342-2001

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 11 08

Drawn by: CJK

File no. C3W13.1

Map no. 22-11H

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

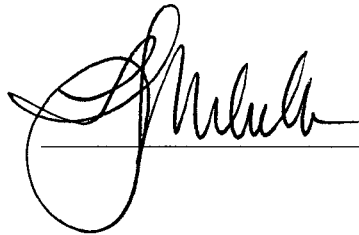
AND IN THE MATTER OF the City of Brampton By-law 342-2001 being a by-law to amend comprehensive zoning By-law 56-83 as amended (Hulme Developments Ltd. (Mattamy Homes) File: C3W13.1)

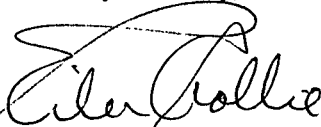
DECLARATION

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 342-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26th day of November, 2001.
3. Written notice of By-law 342-2001 as required by section 34(18) of the *Planning Act* was given on the 10th day of December, 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)
7th day of January, 2002)





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.