



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 361-2001

To amend By-law 56-83 as amended.

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing on Sheet 15 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A), RESIDENTIAL ESTATE TWO (RE2) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY C – SECTION 689 (R1C – SECTION 689), RESIDENTIAL SINGLE FAMILY C – SECTION 687 (R1C – SECTION 687), RESIDENTIAL SINGLE FAMILY C – SECTION 691 (R1C – SECTION 691), RESIDENTIAL SINGLE FAMILY C – SECTION 692 (R1C – SECTION 692), RESIDENTIAL TWO FAMILY A – SECTION 686 (R2A – SECTION 686), RESIDENTIAL TOWNHOUSE B – SECTION 688 (R3B – SECTION 688), OPEN SPACE – SECTION 685 (OS – SECTION 685) and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“687 The lands designated R1C-SECTION 687 on Schedule A to this by-law:

687.1 shall only be used for those purposes permitted in a R1C zone;

687.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 264 square metres

(b) Minimum Lot Width:

Interior Lot: 11 metres

Corner Lot: 12.8 metres

- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth:
4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) 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 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
 - 1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
 - 2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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
- (h) Minimum Setback From F Zone:
No dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
 - 1) 40 percent of the minimum front yard area;
 - 2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
 - 1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres;
 - 2) 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;

- 3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres;
- 4) 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.

(k) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

687.3 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 those set out in Section 687.2.”

“686 The lands designated R2A-Section 686 on Sheet 15 of Schedule “A” to this by-law:

686.1 shall only be used for the following purposes:

- a) a semi-detached dwelling;
- b) an auxiliary group home; and
- c) purposes accessory to other permitted purposes.

686.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

195 square metres per dwelling unit

(b) Minimum Lot Width:

Interior Lot - 13 metres and 6.5 metres per dwelling unit

Corner Lot - 14.8 metres and 8.3 metres for the dwelling unit closest to the flankage lot line

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

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

(e) 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 percent of the minimum required lot area

(f) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

(g) 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

(h) Minimum Setback From F Zone:

No dwelling shall be located within 10.0 metres of an F Zone

(i) Minimum Landscaped Open Space:

- 1) 40 percent of the minimum front yard area
- 2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

(j) Maximum Garage Door Width:

- 1) the maximum garage door width shall be:
 - i. 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
 - ii. 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;
 - iii. 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
- 2) 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
- 3) the garage door width restriction does not apply to the garage door facing a flankage lot line
- 4) 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

(k) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

686.3 shall also be subject to the requirements and restrictions of the R2A zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 686.2.”

“688 The lands designated R3B-Section 688 on Sheet 15 of Schedule “A” to this by-law:

688.1 shall only be used for the purposes permitted in an R3B zone.

688.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 144 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 18.0 metres, and 6.0 metres per dwelling unit
 - Corner Lot: 19.8 metres, and 7.8 metres for the dwelling unit closest to the flankage lot line
- (c) Minimum Lot Depth: 24.0 metres
- (d) Minimum Front Yard Depth:
 - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (e) 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 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:
 - 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (g) 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.
- (h) Maximum Garage Door Width:
 - 1) the maximum garage door width shall be:
 - i. 2.5 metres on a lot having a lot width per dwelling unit of less than 7 metres;
 - ii. 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7 metres but less than 8 metres;

- iii. 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8 metres.
 - 2) 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
 - 3) the garage door width restriction does not apply to the garage door facing a flankage lot line
 - 4) 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
- (i) Garage Projection:
- 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;
- (j) Minimum Landscaped Open Space:
- (1) 40% of the minimum front yard area; and
 - (2) 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.
- (k) Front to Rear Access:
- Each townhouse 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 passing through a habitable room.
- (l) Townhouse Width:
- No more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.
- (m) Maximum Lot Coverage: none.

688.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law which are not in conflict with those in 688.2.”

“689 The lands designated R1C-SECTION 689 on Schedule A to this by-law:

689.1 shall only be used for those purposes permitted in a R1C zone;

689.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 315 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 10.5 metres
 - Corner Lot: 12.3 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) 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 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
 - 1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
 - 2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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
- (h) Minimum Setback From F Zone:
 - No dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
 - 1) 40 percent of the minimum front yard area
 - 2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

(j) Maximum Garage Door Width:

- 1) the maximum garage door width shall be:
 - i) 4.12 metres on a lot having a lot width less than 11 metres but greater than or equal to 10.5 metres;
 - ii) 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 11 metres.
- 2) 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.
- 3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
- 4) 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

(k) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

689.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 689.2.”

“691 The lands designated R1C-SECTION 691 on Schedule A to this by-law:

691.1 shall only be used for those purposes permitted in a R1C zone.

691.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 324 square metres;

(b) Minimum Lot Width:

Interior Lot: 13.5 metres;

Corner Lot: 15.3 metres;

(c) Minimum Lot Depth: 24 metres;

(d) Minimum Front Yard Depth:

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

- (e) 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;

- (f) Minimum Interior Side Yard Width:

 - 1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - 2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

- (g) 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;

- (h) Minimum Landscaped Open Space:

 - 1) 40 percent of the minimum front yard area;
 - 2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (i) The following provisions shall apply to garages:

 - 1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 13.5 metres.
 - 2) 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.
 - 3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
 - 4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more the garage door width.

691.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 691.2.”

“692 The lands designated R1C-SECTION 692 on Schedule A to this by-law:

692.1 shall only be used for those purposes permitted in a R1C zone;

692.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 360 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 12 metres
 - Corner Lot: 13.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage
- (e) 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 percent of the minimum required lot area
- (f) Minimum Interior Side Yard Width:
 - 1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
 - 2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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
- (i) Minimum Setback From F Zone:
 - No dwelling shall be located within 10.0 metres of an F Zone
- (i) Minimum Landscaped Open Space:
 - 1) 40 percent of the minimum front yard area
 - 2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees

(j) Maximum Garage Door Width:

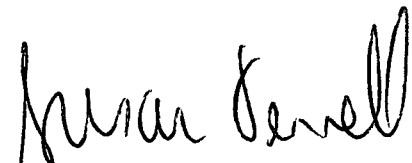
- 1) the maximum garage door width shall be 5.5 metres metres on a lot having a lot width less than or equal to 16 metres but greater than or equal to 12metres.
- 2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
- 3) the garage door width restriction does not apply to the garage door facing a flankage lot line and on a lot having a lot width greater than or equal to 16 metres.
- 4) 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

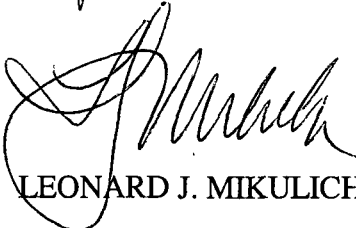
(l) Maximum Garage Projection:

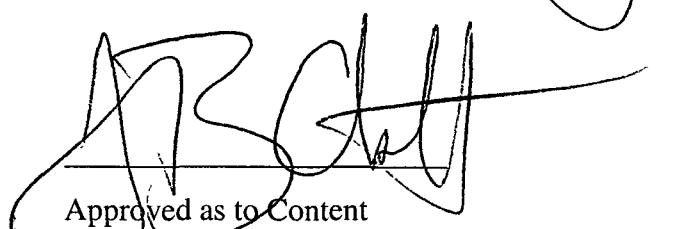
No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

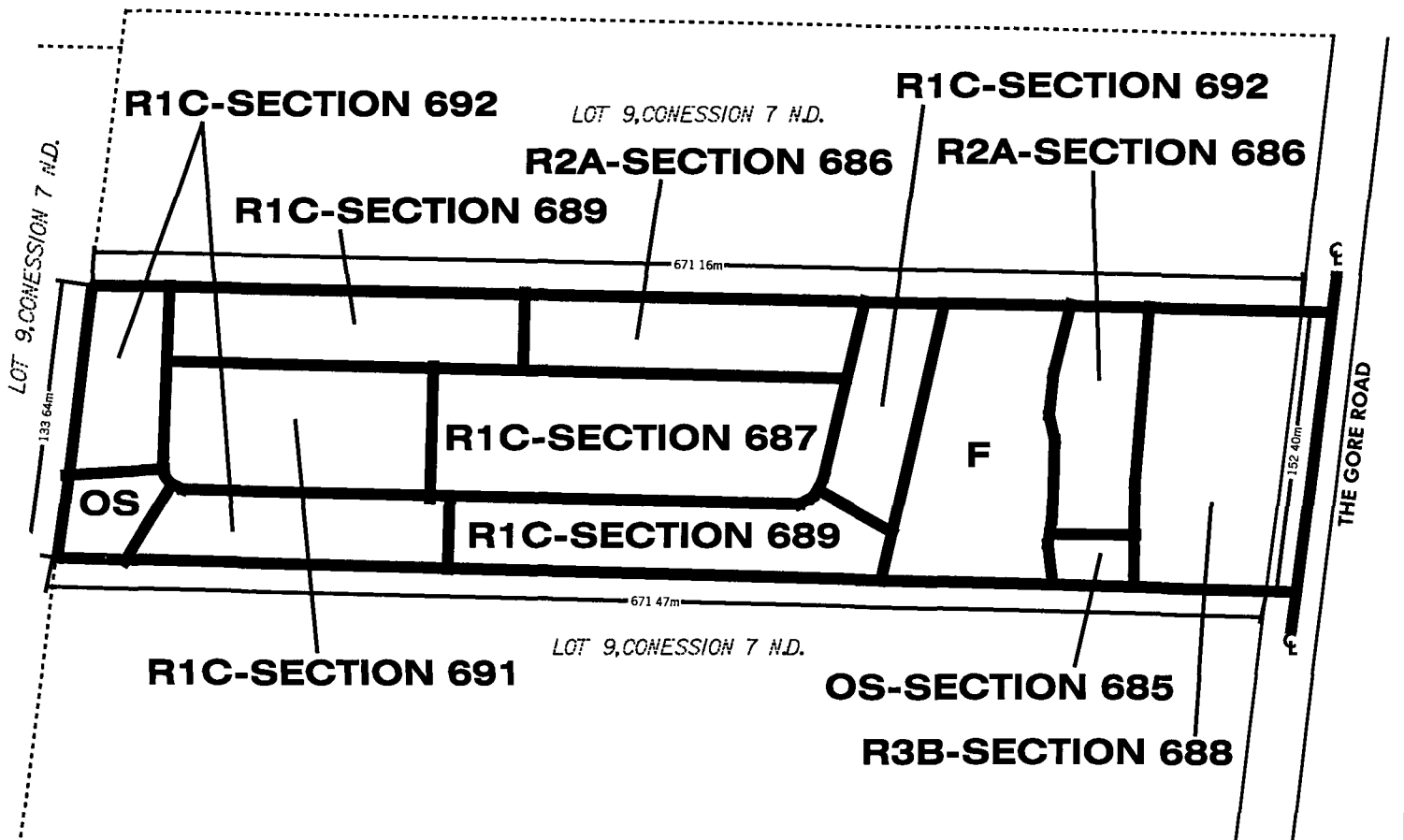
692.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 692.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 12th day of December 2001.


 SUSAN FENNELL - MAYOR


 LEONARD J. MIKULICH - CITY CLERK


 Approved as to Content
 John B. Corbett, M.C.I.P., R.P.P.
 Director of Planning and Development Services



LEGEND

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



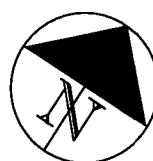
PART LOT 7, CONCESSION 9 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 361-2001

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2001 11 05

Drawn by: CJK

File no. C9E7.5

Map no 51-16J

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

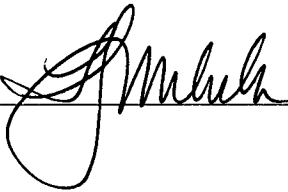
AND IN THE MATTER OF the City of Brampton
By-law 361-2001 being a by-law to amend
comprehensive zoning By-law 56-83 as amended
(TUMBRIDGE ESTATES INC. – File No. C9E7.5)


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 361-2001 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 12th day of December, 2001.
3. Written notice of By-law 361-2001 as required by section 34(18) of the *Planning Act* was given on the 19th 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)
11th 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.