



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 3-2013

To amend Zoning By-law 270-2004, as amended

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

1) By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL A (1) TOWNHOUSE - 2361 (R3A(1) - 2361); RESIDENTIAL A (1) TOWNHOUSE - 2362 (R3A(1) - 2362); and RESIDENTIAL A (1) TOWNHOUSE - 2363 (R3A(1) - 2363).

(2) by adding thereto the following section:

"2361 The lands designated R3A(1) -2361 on Schedule A to this by-law:

2361.1 Shall only be used for the following purposes:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Townhouse dwelling;
- d) Purposes accessory to the other permitted purposes.

2361.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- b) Maximum number of bedrooms in any dwelling unit - 2;
- c) Maximum floor area per dwelling unit above established grade:
 - i. Single Detached and Semi-Detached Dwellings - 225 square metres
 - ii. Townhouse Dwelling Unit - 195 square metres
- d) Minimum Lot Area - 195 square metres per dwelling unit;
- e) Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- f) The minimum front yard setback from a private road shall be 4.5 metres;
- g) A porch may project into the minimum front yard by a maximum of 1.5 metres;
- h) A garage door shall have a minimum setback of 6.0 metres to a private road;
- i) Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- j) Notwithstanding Section 6.10(a), all electric power facilities and structures shall be permitted in any zone and in any required yard;
- k) The minimum distance between two detached dwellings shall be 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is 1.2 metres;
- l) Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- m) Maximum Lot Coverage - 65%
- n) Minimum Landscape Open Space:
 - i. 30% of the front yard of an interior lot;
 - ii. 40% of the front yard of a corner lot;
 - iii. 20% of the front yard where the side lot; lines converge towards the front lot line.
- o) Minimum of 2.0 parking spaces per dwelling unit;

- p) No visitor parking spaces are required;
- q) Minimum rear yard setback for a dwelling unit - 9 metres.

2361.3 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

2362 The lands designated R3A(1) -2362 on Schedule A to this by-law:

2362.1 Shall be used for the following purposes:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Townhouse dwelling;
- d) Purposes accessory to the other permitted purposes.

2362.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- b) Maximum number of bedrooms - 2;
- c) Maximum floor area per dwelling unit above established grade:
 - i. Single Detached and Semi-Detached Dwellings - 225 square metres;
 - ii. Townhouse Dwelling Unit - 195 square metres.
- d) Minimum Lot Area - 195 square metres per dwelling unit;
- e) Maximum Building Height - 10.6 metres or two storeys, whichever is less;
- f) The minimum front yard setback from a private road shall be 4.5 metres;
- g) A porch may project into the minimum front yard by a maximum of 1.5 metre;
- h) A garage shall have a minimum setback of 6.0 to the private road;
- i) Minimum Outdoor Living Area: 30 square metres per dwelling unit;
- j) Notwithstanding Section 6.10(a), all electric power facilities and structures shall be permitted in any zone and in any required yard;

- k) The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings; and provided that the minimum distance between the detached dwellings is not less than 1.2 metres;
- l) Where the distance between two dwellings is less than 1.8 metres in the interior side yards, no door or window above or below grade will be permitted facing the interior side yard;
- m) Maximum Lot Coverage – 65%
- n) Minimum Landscape Open Space:
 - i. 30% of the front yard of an interior lot;
 - ii. 40% of the front yard of a corner lot;
 - iii. 20% of the front yard where the side lot lines converge towards the front lot line.
- o) A minimum of 2.0 parking spaces per dwelling unit;
- p) No visitor parking spaces are required.

2362.3 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk.

2363 The lands designated R3A(1) - 2363 on Schedule A to this by-law:

2363.1 Shall be used for the following purposes:

- a) Townhouse dwelling ;
- b) Purposes accessory to the other permitted purposes.

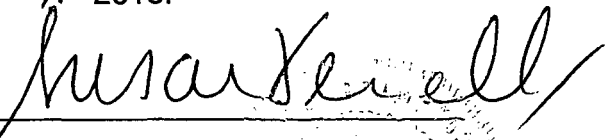
2363.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width for Townhouse Dwelling Unit - 7.6 metres
- b) Maximum number of bedrooms - 2;
- c) Minimum Lot Area - 195 square metres per dwelling unit;
- d) Maximum floor area per dwelling unit above established grade -195 square metres;
- e) The minimum front yard setback from a private road shall be of 4.5 metres;;
- f) A porch may project into the minimum front yard by a maximum of 1.5 metres;

- g) A garage shall have a minimum setback of 6.0 metres from the front face of a garage to the limits of the private road;
- h) Minimum Outdoor Living Area: 17 square metres per dwelling unit;
- i) Minimum Exterior Side Yard Width - 2.5 metres;
- j) Minimum Rear Yard Depth - 1.2 metres;
- k) Maximum Lot Coverage - 65%;
- l) Minimum Landscape Open Space:
 - i. 30% of the front yard of an interior lot;
 - ii. 40% of the front yard of a corner lot;
 - iii. 20% of the front yard where the side lot lines converge towards the front lot line.
- m) A minimum of 2.0 parking spaces per dwelling unit;
- n) No visitor parking spaces are required.

2363.3 For the purpose of this by-law a Private Road shall mean a road, which is not a Street, and shall consist of the paved surface of the roadway, including any associated curb or sidewalk."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 30TH day of January, 2013.

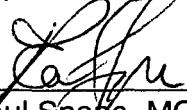


 SUSAN FENNELL - MAYOR



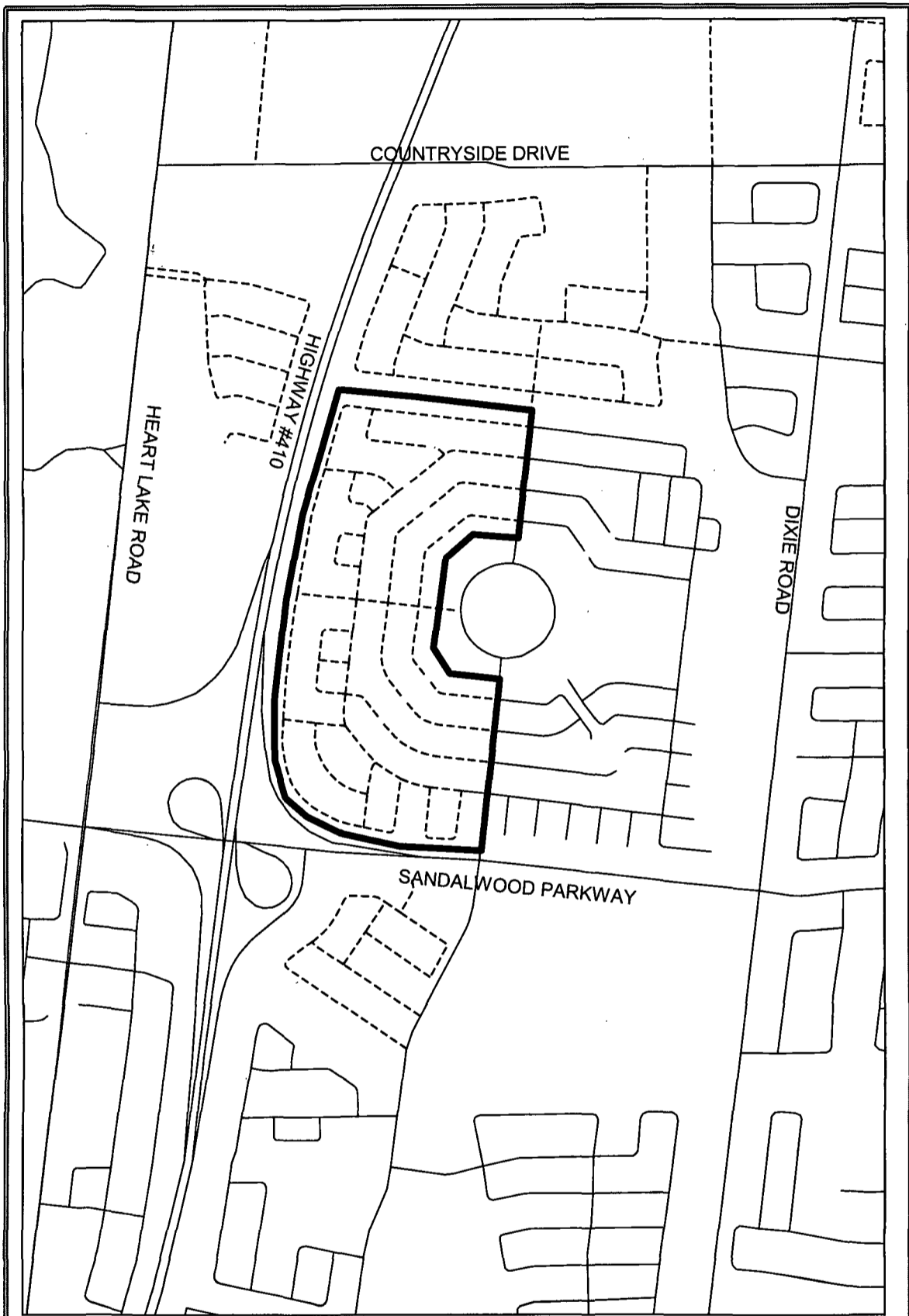
 PETER FAY - CITY CLERK

Approved as to Content



 Paul Snape, MCIP, RPP
 Acting Director, Land Development Services.

APPROVED AS TO FORM
BY: <u>J.Z.</u>
LEGAL SERVICES
DATE: <u>22/01/13</u>



SUBJECT LANDS
 - - - - - PROPOSED STREETS
 ——— BUILT STREETS



Date: 2012 12 10 Drawn By: CJK
 File: C03E15.011zkm

Key Map By-Law 3-2013

R3A(1)-2363

R3A(1)-2361

SUSSEXVALE DRIVE

VIA ROSEDALE

HIGHWAY #410

R3A(1)-2362

VIA ROSEDALE

SANDALWOOD PARKWAY

LEGEND

—— ZONE BOUNDARY

PART LOT 14 & 15, CONCESSION 3 E.H.S.

CITY OF BRAMPTON

Planning, Design and Development



Date: 2012 12 10

Drawn by: CJK

By-Law 3-2013

Schedule A

File no. C03E15.011zbla

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

AND IN THE MATTER OF the City of Brampton By-law 362-2012 being a by-law to adopt Official Plan Amendment OP2006-078 and By-law 3-2013 to amend Zoning By-law 270-2004 as amended, KLM Planning Partners Inc. – Sandringham Place Inc. (File C03E15.011)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

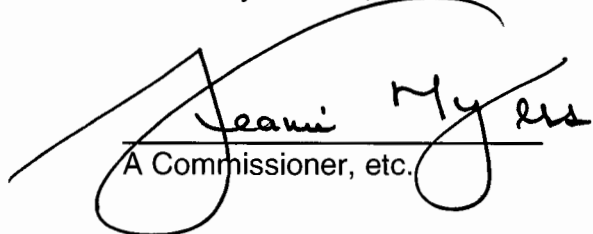
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 362-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 14th day of December, 2012, to adopt Amendment Number OP2006-078 to the 2006 Official Plan;
3. By-law 3-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 30th day of January, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 362-2012 as required by section 17(23) of the *Planning Act* was given on the 19th day of December, 2012, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. Written notice of By-law 3-2012 as required by section 34(18) of the *Planning Act* was given on the 13th day of February, 2013, 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 section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-078 is deemed to have come into effect on the 9th day of January, 2013, 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)
28th day of June, 2013)



Earl Evans



A Commissioner, etc.

**Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2016.**