



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 20-2004

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing, on Sheet 5 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 DETACHED C (R1C), RESIDENTIAL SINGLE DETACHED D – SECTION 818 (R1D – SECTION 818), RESIDENTIAL SINGLE DETACHED C – SECTION 819 (R1C – SECTION 819), RESIDENTIAL SINGLE DETACHED C – SECTION 822 (R1C – SECTION 822), FLOODPLAIN (F) and OPEN SPACE (OS).
 - (2) by adding thereto, the following sections:

"818 The lands designated R1D- Section 818 of Schedule A to this by-law:

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

818.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 366 square metres;
 - (2) Minimum Lot Width:

 Interior Lot: 12.2 metres;
 Corner Lot: 14.0 metres;
 - (3) Minimum Lot Depth:- 30 metres;
 - (4) Minimum Front Yard Depth:

 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
 - (5) Minimum Rear Yard Depth: 7.5 metres

- (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 a garage shall be 6.0 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:
 - (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) 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 0.9 metres over the maximum garage door width permitted on the lot.
- (10) No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.

818.3 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 those in section 818.2.

819 The lands designated RIC- Section 819 of Schedule A to this by-law:

819.1 shall only be used for the purposes permitted in an RIC zone.

819.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 291 square metres;
- (2) Minimum Lot Width:
Interior Lot: 9.7 metres;
Corner Lot: 11.5 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 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;
- (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) Maximum Garage Width:
 - (a) the maximum garage door width shall be:
 - (i) 3.1 metres if the lot width for a particular unit is less than 10 metres
 - (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
 - (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres

(iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 more than the maximum garage door width permitted on the lot.

(10) Garage Projection:

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

819.3 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 819.2.

822 The lands designated R1C- Section 822 of Schedule A to this by law:

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

822.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 291 square metres;

(2) Minimum Lot Width:

Interior Lot: 9.7 metres;
Corner Lot: 11.5 metres;

(3) Minimum Lot Depth: 30 metres;

(4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 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;

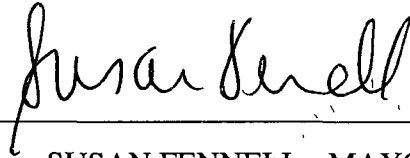
- (6) Minimum Rear Yard Depth:
- 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an 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:
- (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) Maximum Garage Width:
- (a) the maximum garage door width shall be:
- (i) 3.1 metres if the lot width for a particular unit is less than 10 metres
- (ii) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
- (iii) 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
- (iv) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 more than the maximum garage door width permitted on the lot.

(10) Garage Projection:

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

822.3 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 the ones set out in section 822.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 26th day of January 2004.

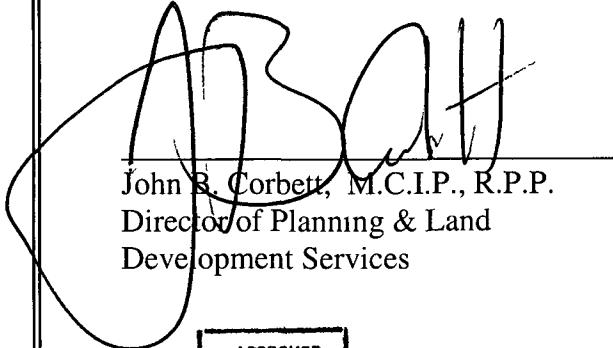


SUSAN FENNELL - MAYOR

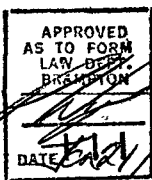


LEONARD J. MIKULICH - CITY CLERK

Approved as to Content

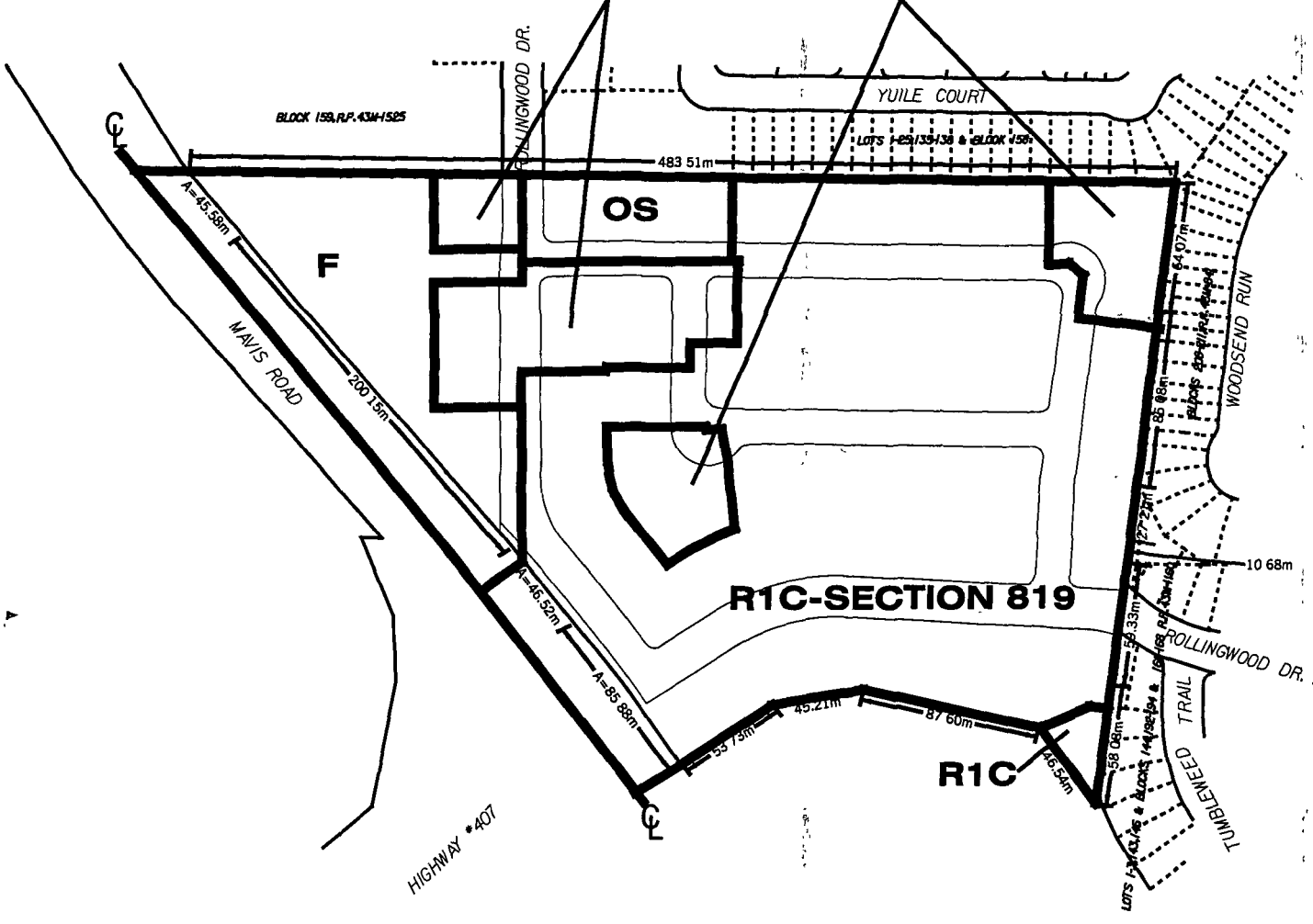


John B. Corbett, M.C.I.P., R.P.P.
Director of Planning & Land
Development Services



R1D-SECTION 818

R1C-SECTION 822



END



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



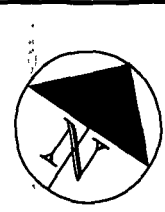
**PART OF LOTS 13 & 14, CONCESSION 2
W.H.S**

BY-LAW 139-84

By-Law 20-2004

SCHEDULE A

Schedule A



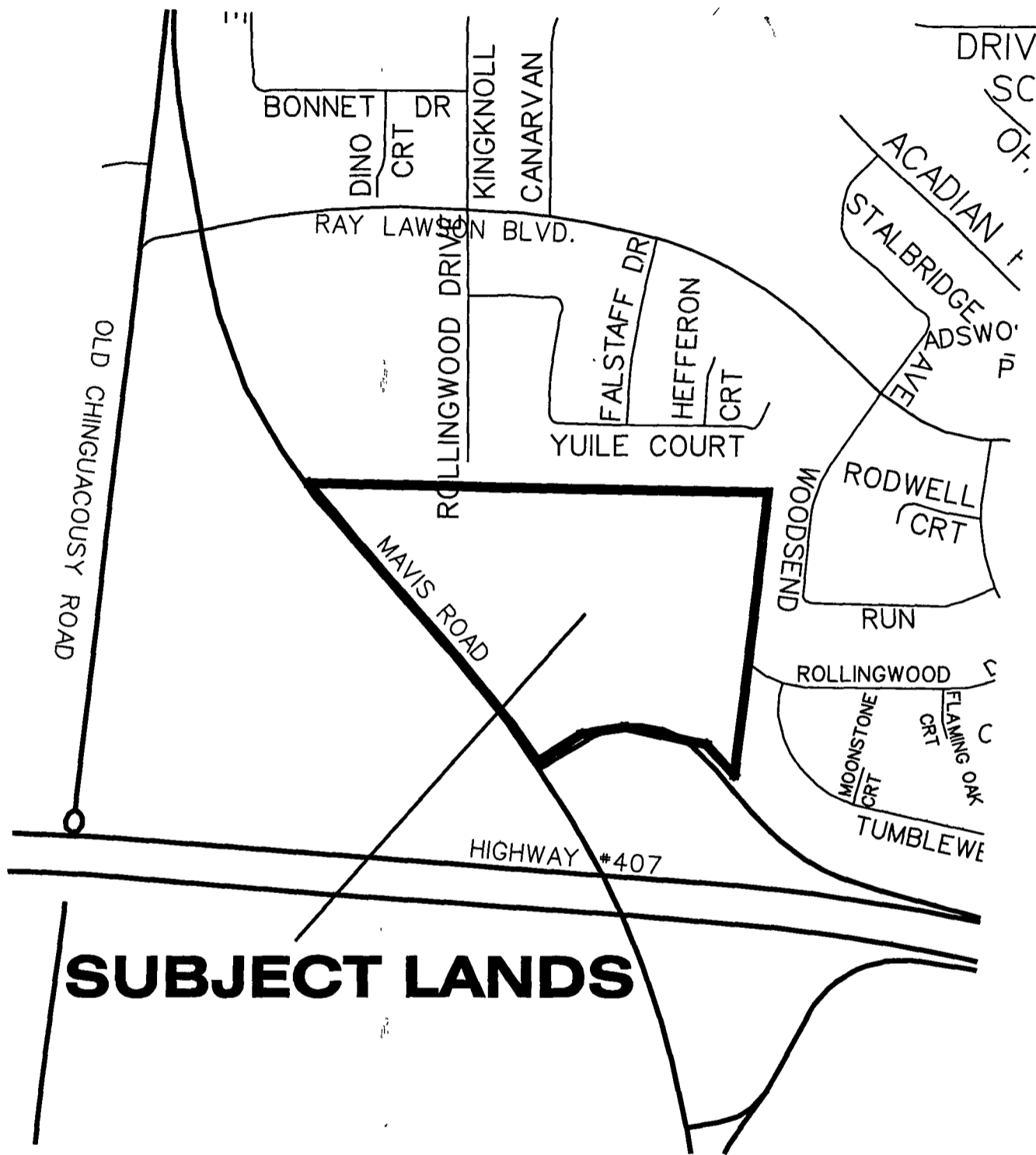
CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 07 23

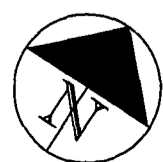
File no. T2W13.3

Drawn by: CJK

Map no. 74-23H



SUBJECT LANDS



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 20-2004
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended
(728184 Ontario Ltd., Deacon Investments and Michael Jeremy Investments Ltd.) File T2W13.3

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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 20-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26th day of January, 2004.
3. Written notice of By-law 20-2004 as required by section 34(18) of the *Planning Act* was given on the 10th day of February, 2004, 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)
4th day of March, 2004)




A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**