

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 34-2011 being  
a by-law to amend Zoning By-law 270-2004, as amended,  
Glen Schnarr & Associates Inc. - Fieldgate Homes (File C03W05.013)

DECLARATION

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

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 34-2011 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 9<sup>th</sup> day of February, 2011.
3. Written notice of By-law 34-2011 as required by section 34 of the *Planning Act* was given on the 23<sup>rd</sup> day of February, 2011 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 notice of appeal was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
5. By-law 34-2011 is deemed to have come into effect on the 9<sup>th</sup> day of February, 2011 in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

**DECLARED before me at the** )  
City of Brampton in the )  
Region of Peel this )  
14<sup>th</sup> day of April, 2011 )

  
A Commissioner, etc.



Earl Evans

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 34-2011

To amend 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 SINGLE DETACHED E-18.3 – 2095 (R1E-18.3 – 2095); RESIDENTIAL SINGLE DETACHED E-18.3 – 2096 (R1E-18.3 – 2096); RESIDENTIAL SINGLE DETACHED E-18.3 – 2097 (R1E-18.3 – 2097); RESIDENTIAL SINGLE DETACHED E-18.3 – 2098 (R1E-18.3 – 2098); RESIDENTIAL SINGLE DETACHED E-18.3 – 2099 (R1E-18.3 – 2099); RESIDENTIAL SINGLE DETACHED E-18.3 – 2100 (R1E-18.3 – 2100); RESIDENTIAL SINGLE DETACHED F-15.2 - 2104 (R1F-15.4 –2104); RESIDENTIAL SINGLE DETACHED F-12.4 – 2101 (R1F-12.4 – 2101); RESIDENTIAL SINGLE DETACHED F-11.6 – 2102 (R1F-11.6 –2102); RESIDENTIAL TOWNHOUSE E-7.6 (R3E-7.6); RESIDENTIAL TOWNHOUSE E-7.6 – 2103 (R3E-7.6-2103 ); RESIDENTIAL SINGLE DETACHED F-11.6 – 2106 (R1F-11.6 – 2106); RESIDENTIAL SEMI DETACHED E-7.3 - 2107 (R2E-7.3 – 2107); RESIDENTIAL SEMI DETACHED E-8.1 - 2108 (R2E-8.1 – 2108); RESIDENTIAL APARTMENT A

	(1) (R4A(1)); INSTITUTIONAL ONE (I1); INSTITUTIONAL ONE – 2105 (I1-2105); OPEN SPACE (OS); and FLOODPLAIN (F).
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(2) by adding thereto, the following sections:

“2095 The lands designated R1E-18.3 - 2095 on Schedule A to this by-law:

2095.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2095.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 3) Minimum Rear Yard Depth: 7.0 metres.
- 4) Minimum Front Yard Depth: 8.2 metres.

2096 The lands designated R1E-18.3 - 2096 on Schedule A to this by-law:

2096.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2096.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 3) Minimum Rear Yard Depth: 7.0 metres.
- 4) Minimum Front Yard Depth: 7.8 metres.

2097 The lands designated R1E-18.3 - 2097 on Schedule A to this by-law:

2097.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2097.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 3) Minimum Rear Yard Depth: 7.0 metres.
- 4) Minimum Front Yard Depth: 8.8 metres.

2098 The lands designated R1E-18.3 - 2098 on Schedule A to this by-law:

2098.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2098.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Minimum building setback to a daylight triangle – 1.2m
- 3) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 4) Minimum Rear Yard Depth: 7.0 metres.
- 5) Minimum Front Yard Depth: 9.3 metres.

2099 The lands designated R1E-18.3 - 2099 on Schedule A to this by-law:

2099.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2099.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 3) Minimum Rear Yard Depth: 7.0 metres.
- 4) Minimum Front Yard Depth: 11.8 metres.

2100 The lands designated R1E-18.3 - 2100 on Schedule A to this by-law:

2100.1 shall only be used for the purposes permitted in the R1E-18.3 zone.

2100.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2104 The lands designated R1F-15.2 - 2104 on Schedule A to this by-law:

2104.1 shall only be used for the purposes permitted in the R1F-15.2 zone.

2104.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

2101 The lands designated R1F-12.4 - 2101 on Schedule A to this by-law:

2101.1 shall only be used for the purposes permitted in the R1F-12.4 zone.

2101.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

2102 The lands designated R1F-11.6 - 2102 on Schedule A to this by-law:

2102.1 shall only be used for the purposes permitted in the R1F-11.6 zone.

2102.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Minimum building setback to a daylight triangle – 1.2m.

2103 The lands designated R3E-7.6 - 2103 on Schedule A to this by-law:

2103.1 shall be used for the purposes permitted in the R3E-7.6 zone and a 'Live-Work Townhouse Dwelling' which shall permit the following uses restricted only to the ground floor/first floor of the live-work townhouse dwelling:

- a) an office;
- b) a retail establishment having no outdoor storage;
- c) a convenience store;
- d) a bank, trust company or financial institution;
- e) an art gallery;
- f) a service shop;
- g) a personal service shop;
- h) a dry-cleaning and laundry distribution station;
- i) a laundromat;
- j) a printing or copying establishment;
- k) a commercial, technical or recreation school;
- l) a place of commercial recreation;
- m) a take-out restaurant;
- n) a health or fitness centre;
- o) a custom workshop;
- p) a visual and performing arts studio;
- q) purposes accessory to the other permitted uses.

2103.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Depth: 30.0 metres
- 2) Minimum Exterior Side Yard Width: 1.8m
- 3) Minimum Rear Yard Depth: 1.5m
- 4) Maximum Building Height: 12.0m
- 5) Minimum Landscaped Open Space: The entire front yard area shall be landscaped open space, other than a driveway, an encroachment or an accessory building permitted by this by-law.
- 6) A minimum amenity area of 10.0 square metres shall be provided for each residential dwelling unit. The minimum amenity area may include patios, porches, decks, balconies and roof terraces.
- 7) Minimum Parking Spaces: A minimum of 2 parking spaces per residential unit. There are no minimum parking spaces required for non-residential uses.
- 8) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 9) Each live-work townhouse dwelling unit is not required to have direct pedestrian access from the front yard to the rear yard.
- 10) No drive-through facilities are permitted.

2103.3 for the purposes of 2103:

Live-Work Townhouse Dwelling shall mean a townhouse dwelling unit, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor with access from the rear yard and residential uses are only permitted on the ground floor/first floor with access from the front yard and where only residential uses are permitted on the second and third floors.

2105 The lands designated I1- 2105 on Schedule A to this by-law:

2105.1 shall only be used for the purposes permitted in the I1 zone.

2105.2 shall be subject to the following requirements and restrictions:

(a) Minimum Landscaped Open Space:

3.0 metres along all lot lines, except at approved access locations.

2106 The lands designated R1F-11.6 - 2106 on Schedule A to this by-law:

2106.1 shall only be used for the purposes permitted in the R1F-11.6 zone.

2106.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Minimum lot depth: 22.5 metres
- 3) Minimum interior side yard abutting the easterly property boundary – 7.5 metres

4) Minimum rear yard setback - 0.6m.

2107 The lands designated R2E-7.3 - 2107 on Schedule A to this by-law:

2107.1 shall only be used for the purposes permitted in the R2E-7.3 zone.

2107.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

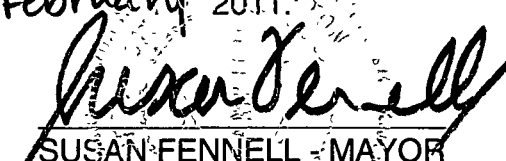
2108 The lands designated R2E-8.1 - 2108 on Schedule A to this by-law:


2108.1 shall only be used for the purposes permitted in the R2E-8.1 zone.

2108.2 shall be subject to the following requirements and restrictions:

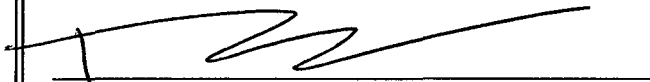
- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 9<sup>th</sup> day of February, 2011.

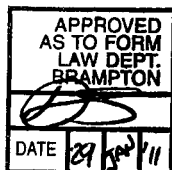
  
SUSAN FENNELL - MAYOR

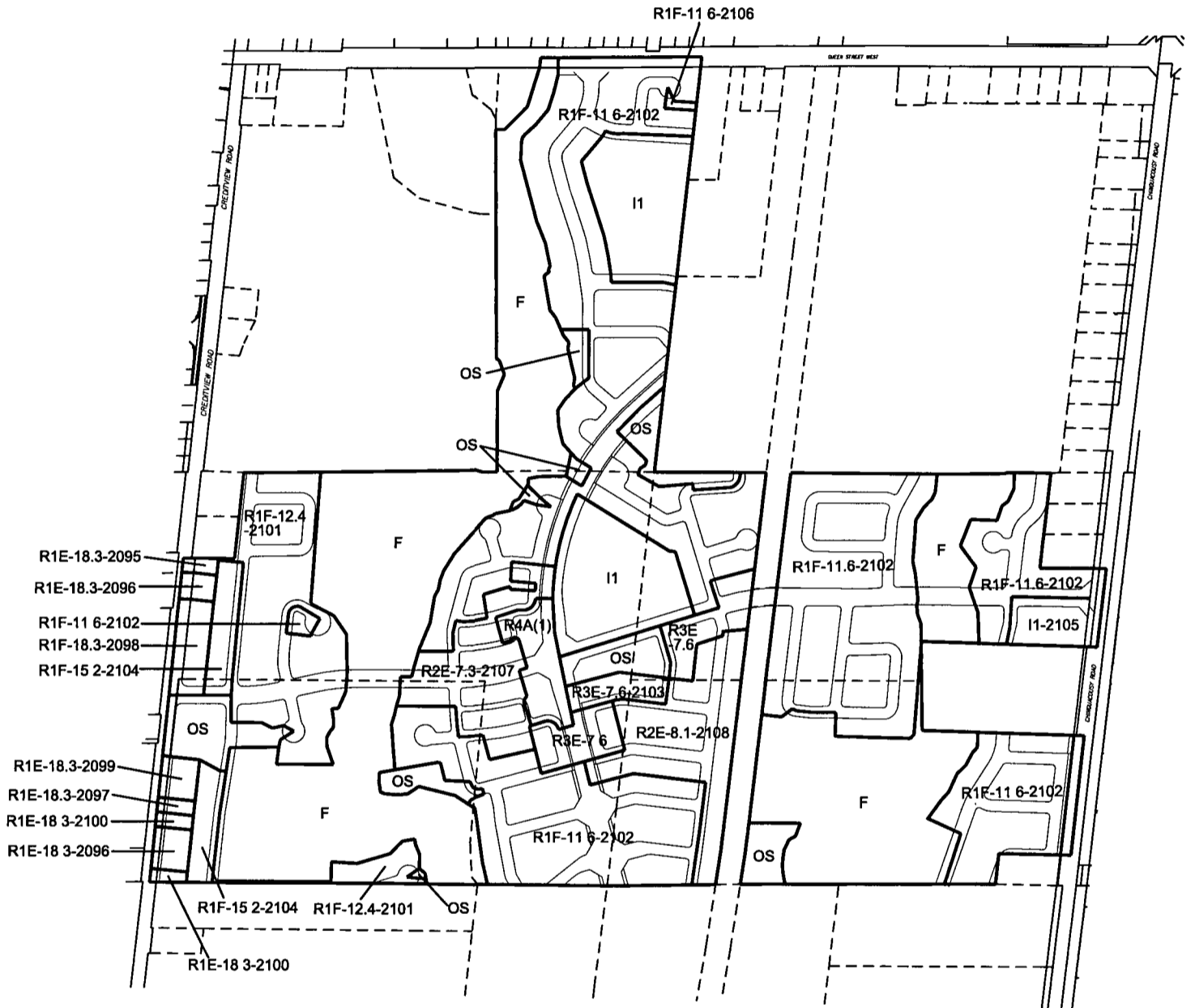
  
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP, RPP  
Director, Development Services





**LEGEND**

—— ZONE BOUNDARY

**PART LOT 4 & 5, CONCESSION 3 W.H.S.**

**By-Law 34-2011**

**Schedule A**



**CITY OF BRAMPTON**

Planning, Design and Development

Date: 2011 01 19

Drawn by: CJK

File no C03W05.013zbla



