



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 42 - 2006

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 shown outlined on Schedule 'A' to this by-law:

From	To
AGRICULTURAL (A)	Residential Single Detached A – Section 1913 (R1A – Section 1913)
	Residential Single Detached A – Section 1879 (R1A – Section 1879)
	Residential Single Detached A – Section 1880 (R1A – Section 1880)
	Open Space (OS)
	Floodplain (F)

(2.) by adding thereto the following sections:

“ 1913 The lands designated R1A – SECTION 1913 on Schedule 'A' to this by-law:

1913.1 shall only be used for the purposes permitted in an R1A zone.

1913.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Interior Lot Width: 18.3 metres
- (c) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (d) Minimum Lot Depth: 0 metres.
- (e) Minimum Rear Yard Depth: 10 metres
- (f) Minimum Interior Side Yard Width: 0.6 metres provided the combined total of the interior side yards on an

interior lot is not less than 1.8 metres;

- (g) Minimum Landscaped Open Space: 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (h) Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (i) No permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.

1913.3 shall be subject to the following requirements and restrictions relating to the R1A zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1913.2.

1879. The lands designated R1A - SECTION 1879 on Schedule 'A' to this by-law:

1879.1 shall only be used for those purposes permitted in a R1A zone.

1879.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 485 square metres
- (b) Minimum Lot Width:
- Interior Lot: 18.0 metres
- Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 27 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 door.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width: 1.2 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 Gross Floor Area of a detached garage: 60 square metres

- (i) The maximum driveway width shall be no larger than the exterior width of the garage.
- (j) Maximum interior garage width: 50% of the minimum lot width.
- (k) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling.
- (l) 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 extended beyond the front lot line is greater than 25 degrees.
- (m) No permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.
- (n) No permanent structure, inground swimming pool nor shed shall be located closer than 8 metres to an Open Space Zone, except where that Open Space Zone abuts to a TransCanada Pipeline Easement, section 1879.2 (m) applies.
- (o) No permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to a rear lot line, where that lot abuts an Open Space Zone along both the rear lot line and side lot line.

1879.3 shall be subject to the following requirements and restrictions relating to the R1A zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1879.2.

1880. The lands designated R1A - SECTION 1880 on Schedule 'A' to this by-law:

1880.1 shall only be used for those purposes permitted in a R1A zone.

1880.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 650 square metres
- (b) Minimum Interior Lot Width: 21.0 metres
- (c) Minimum Lot Depth: 31 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 door.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.3 metres for each

additional storey or part thereof.

- (g) Maximum Gross Floor Area of a detached garage: 60 square metres
- (i) The maximum driveway width shall be no larger than the exterior width of the garage.
- (i) Maximum interior garage width: 50% of the minimum lot width.
- (j) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.8 metres beyond a porch or front wall of a dwelling.
- (k) 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 extended beyond the front lot line is greater than 25 degrees.
- (l) No permanent structures and excavations shall be located closer than 7.0 metres to a TransCanada Pipeline Easement. No accessory structures or lots with side yards abutting TransCanada Pipeline Easement shall be located closer than 3.0 metres to a TransCanada Pipeline Easement.
- (m) No permanent structure, inground swimming pool nor shed shall be located closer than 7.5 metres to an Open Space Zone, except where that Open Space Zone corresponds to a TransCanada Pipeline Easement, section 1880.2 (l) applies. ”

1880.3 shall be subject to the following requirements and restrictions relating to the R1A zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1880.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **13** day of **February** 2006.

APPROVED AS TO FORM LAW DEPT BRAMPTON	
CG	
DATE	08/02/06

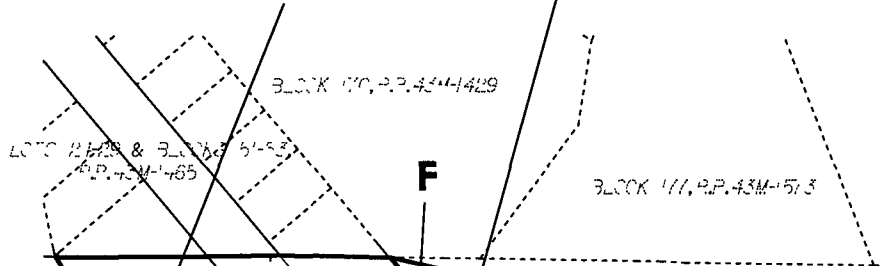

SUSAN FENNEL - MAYOR


K. JAMMIT - ACTING CLERK


Approved as to Content
Adrian J. Smith, MCIP, RPP
Director of Planning & Land Development Services
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R1A-SECTION 1913

OS



R1A-SECTION 1880

OS (2.5 Metre Buffer Block)

R1A-SECTION 1879

OS (2.0 Metre Buffer Block)

OS (2.0 Metre Buffer Block)

OS (2.5 Metre Buffer Block)

OS

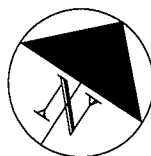
LEGEND



ZONE BOUNDARY



PART LOT 12, CONCESSION 7 N.D.



CITY OF BRAMPTON
Planning, Design and Development

By-Law 42-2006

Schedule A

Date: 2005 08 03

Drawn by: CJK

File no. C7E12.8zbla

Map no 31-28

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

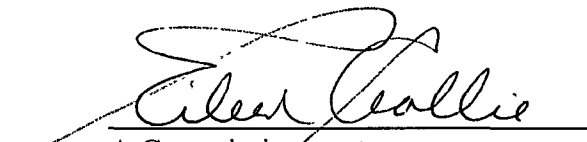
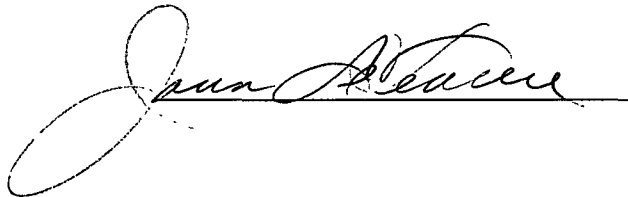
AND IN THE MATTER OF the City of Brampton By-law 42-2006 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended,
Castlevale Holdings Inc. File C7E12.8

DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 42-2006 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 13th day of February, 2006.
3. Written notice of By-law 42-2006 as required by section 34(18) of the *Planning Act*
was given on the 28th day of February, 2006, 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(19) of the *Planning Act* on or before
the final date for filing objections.
5. Zoning By-law 42-2006 is deemed to have come into effect on the 13th day of
February, 2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990,
as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
21st day of March, 2006)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.