



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 49-2006

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 adding to PART II of the TABLE OF CONTENTS “Section 13.4 Residential Single Detached E-x – R1E-x Zone”, “Section 13.5 Residential Single Detached F-x – R1F-x Zone”, “Section 15.7 Residential Semi-Detached D-x – R2D-x Zone”, Section 15.8 Residential Semi-Detached E-x – R2E-x Zone”, “Section 16.9 Residential Street Townhouse D-x – R3D-x Zone”, and “Section 16.10 Residential Street Townhouse E-x – R3E-x Zone”
 - (2) by adding to Section 3.1.1 after Residential Single Detached D R1D, the following:

“Residential Single Detached E-x R1E-x
Residential Single Detached F-x R1F-x”
 - (3) by adding to Section 3.1.1 after Residential Semi-Detached C R2C, the following:

“Residential Semi-Detached D-x R2D-x
Residential Semi-Detached E-x R2E-x”
 - (4) by adding to Section 3.1.1 after Residential Street Townhouse C R3C, the following:

“Residential Street Townhouse D-x R3D-x
Residential Street Townhouse E-x R3E-x”
 - (5) by deleting Section 10.4.1(c) and substituting therefore the following:

“10.4.1. c) it shall be no closer than 0.6 metres to an interior side lot line or rear yard lot line.”
 - (6) by adding thereto, sections “13.4”, “13.5”, “15.7”, “15.8”, “16.9” and “16.10” as follows:

SECTION 13.4 RESIDENTIAL SINGLE DETACHED E-x – R1E-x ZONE
(x is a numerical number, for example, 9, 9.1, and 10.5 shown on Schedule A as R1E-9, R1E-9.1, and R1E-10.5 respectively)

The lands designated R1E-x (where x is a numerical number) on Schedule A to this by-law:

13.4.1 shall only be used for the following purposes:

(a)	Residential
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

13.4.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R1E-" on Schedule A shall be the minimum interior lot width in metres Corner Lot: 3.3 metres wider than the minimum Interior Lot Width
b) Minimum Lot Area	Shall be the value of 30 times the minimum lot width in square metres
c) Minimum Lot Depth	30 metres
d) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
e) Minimum Exterior Side Yard Width	4.5 metres
f) Minimum Interior Side Yard Width	1) where the minimum interior lot width in 13.4.2 a) is less than 12.5metres: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres 2) where the minimum interior lot width in 13.4.2 a) is greater than and equal to 12.5 metres but less than 15.8 metres: (i) 1.2 metres and 1.2 metres for an interior lot (ii) 0.6 metres for a corner lot abutting an interior lot 3) where the minimum interior lot width for a corner lot in 13.4.2 a) is 15.8 metres or greater: 1.2 metres
g) Minimum Rear Yard Depth	7.5 metres
h) Maximum Building Height	10.6 metres
i) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.

*Table continued on next page

j) Garage Control	<p>1) Where the minimum interior lot width in 13.4.2 a) is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling but where the minimum interior lot width in 13.4.2 a) is 15 metres or more, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the ground floor of a dwelling.</p> <p>2) no garage shall face the flankage lot line.</p> <p>3) the maximum cumulative garage door width shall be:</p> <ul style="list-style-type: none"> (i) 3.7 metres if the minimum interior lot width in 13.4.2 a) is less than 10.4 metres (ii) 4.6 metres if the minimum interior lot width in 13.4.2 a) is less than 11.6 metres but greater than or equal to 10.4 metres (iii) 4.9 metres if the minimum interior lot width in 13.4.2 a) is less than 12.5 metres but greater than or equal to 11.6 metres (iv) 5.5 metres if the minimum interior lot width in 13.4.2 a) is less than 14 metres but greater than or equal to 12.5 metres <p>4) the maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width, unless the interior lot width in 13.4.2 a) is greater than 14 metres, then the maximum interior garage width shall be 50% of the dwelling unit width.</p>
k) Driveway Width	The driveway width shall not exceed the width of the garage
l) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 10 metres
m) Encroachment	A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.
n) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

SECTION 13.5 RESIDENTIAL SINGLE DETACHED F-x – R1F-x ZONE
(x is a numerical number, for example, 9, 9.1, and 10.5 shown on Schedule A as R1F-9, R1F-9.1, and R1F-10.5 respectively)

The lands designated R1F-x (where x is a numerical number) on Schedule A to this by-law:

13.5.1 shall only be used for the following purposes:

(a)	Residential
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

13.5.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R1F-" on Schedule A shall be the minimum interior lot width in metres Corner Lot: 3.3 metres wider than the minimum Interior Lot Width
b) Minimum Lot Area	Shall be the value of 25 times the minimum lot width in square metres
c) Minimum Lot Depth	25 metres
d) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
e) Minimum Exterior Side Yard Width	4.5 metres
f) Minimum Interior Side Yard Width	1) where the minimum interior lot width in 13.5.2 a) is less than 12.5 metres: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres 2) where the minimum interior lot width in 13.5.2 a) is greater than and equal to 12.5 metres but less than 15.8 metres: (i) 1.2 metres and 1.2 metres for an interior lot (ii) 0.6 metres for a corner lot abutting an interior lot 3) where the minimum interior lot width for a corner lot in 13.5.2 a) is 15.8 metres or greater: 1.2 metres
g) Minimum Rear Yard Depth	7.5 metres
h) Maximum Building Height	10.6 metres
i) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.

*Table continued on next page

j) Garage Control	<p>1) Where the minimum interior lot width in 13.5.2 a) is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling but where the minimum interior lot width in 13.5.2 a) is 15 metres or more, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the ground floor of a dwelling.</p> <p>2) no garage shall face the flankage lot line.</p> <p>3) the maximum cumulative garage door width shall be:</p> <ul style="list-style-type: none"> (i) 3.7 metres if the minimum interior lot width in 13.5.2 a) is less than 10.4 metres (ii) 4.6 metres if the minimum interior lot width in 13.5.2 a) is less than 11.6 metres but greater than or equal to 10.4 metres (iii) 4.9 metres if the minimum interior lot width in 13.5.2 a) is less than 12.5 metres but greater than or equal to 11.6 metres (iv) 5.5 metres if the minimum interior lot width in 13.5.2 a) is less than 14 metres but greater than or equal to 12.5 metres <p>4) the maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width, unless the interior lot width in 13.5.2 a) is greater than 14 metres, then the maximum interior garage width shall be 50% of the dwelling unit width.</p>
k) Driveway Width	The driveway width shall not exceed the width of the garage
l) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 10 metres
m) Encroachment	A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.
n) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

SECTION 15.7 RESIDENTIAL SEMI-DETACHED D-x – R2D-x ZONE

(x is a numerical number, for example 7.2, 7.5, and 8.5 shown on Schedule A as R2D-7.2, R2D-7.5, and R2D-8.5 respectively)

The lands designated R2D-x (where x is a numerical number) on Schedule A to this by-law:

15.7.1 shall only be used for the following purposes:

(a)	Residential
	(1) a semi-detached dwelling
	(2) an auxiliary group home
	(3) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

15.7.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R2D" on Schedule A shall be the minimum interior lot width per unit in metres Corner Lot: the dwelling unit closest to the flankage lot line shall have a minimum lot width 1.8 metres more than that of the minimum interior lot width
b) Minimum Lot Area per Dwelling Unit	Shall be the value of 30 times the minimum lot width in square metres
c) Minimum Lot Depth	30 metres
d) Minimum Dwelling Unit Width	6 metres
e) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
f) Minimum Exterior Side Yard Width	3 metres
g) Minimum Interior Side Yard Width	1.2 metres
h) Minimum Rear Yard Depth	7.5 metres
i) Maximum Building Height	10.6 metres
j) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
k) Garage Control	<ol style="list-style-type: none"> 1) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling 2) No garage shall face the flankage lot line. 3) The maximum cumulative garage door width shall be: <ol style="list-style-type: none"> (i) 2.5 metres if the minimum lot width for an interior dwelling unit in 15.7.2 a) is less than 8.2 metres (ii) 3.1 metres if the minimum lot width for an interior dwelling unit in 15.7.2 a) is less than 9.2 metres but greater than or equal to 8.2 metres (iii) 3.7 metres if the minimum lot width for an interior dwelling unit in 15.7.2 a) is greater than or equal to 9.2 metres 4) The maximum interior garage width shall be 0.6 metres wider than the permitted the maximum cumulative garage door width
l) Driveway Width	The driveway width shall not exceed the width of the garage.
m) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way the minimum building setback shall be 10 metres
n) Encroachment	A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices.
o) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

SECTION 15.8 RESIDENTIAL SEMI-DETACHED E-x – R2E-x ZONE

(x is a numerical number, for example 7.2, 7.5, and 8.5 shown on Schedule A as R2E-7.2, R2E-7.5, and R2E-8.5 respectively)

The lands designated R2E-x (where x is a numerical number) on Schedule A to this by-law:

15.8.1 shall only be used for the following purposes:

(a)	Residential
	(1) a semi-detached dwelling
	(2) an auxiliary group home
	(3) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

15.8.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R2E" on Schedule A shall be the minimum interior lot width per unit in metres Corner Lot: the dwelling unit closet to the flankage lot line shall have a minimum lot width 1.8 metres more than that of the minimum interior lot width
b) Minimum Lot Area per Dwelling Unit	Shall be the value of 25 times the minimum lot width in square metres
c) Minimum Lot Depth	25 metres
d) Minimum Dwelling Unit Width	6 metres
e) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
f) Minimum Exterior Side Yard Width	3 metres
g) Minimum Interior Side Yard Width	1.2 metres
h) Minimum Rear Yard Depth	7.5 metres
i) Maximum Building Height	10.6 metres
j) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
k) Garage Control	1) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling 2) No garage shall face the flankage lot line. 3) The maximum cumulative garage door width shall be: (i) 2.5 metres if the minimum lot width for an interior dwelling unit in 15.8.2 a) is less than 8.2 metres (ii) 3.1 metres if the minimum lot width for an interior dwelling unit in 15.8.2 a) is less than 9.2 metres but greater than or equal to 8.2 metres (iii) 3.7 metres if the minimum lot width for an interior dwelling unit in 15.8.2 a) is greater than or equal to 9.2 metres 4) The maximum interior garage width shall be 0.6 metres wider than the permitted the maximum cumulative garage door width
l) Driveway Width	The driveway width shall not exceed the width of the garage
m) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way the minimum building setback shall be 10 metres
n) Encroachment	A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices.
o) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

SECTION 16.9 RESIDENTIAL TOWNHOUSE D-x – R3D-x ZONE

(x is a numerical number, for example 6, 6.1 and 7.5 shown on Schedule A as R3D-6, R3D-6.1, and R3D-7.5 respectively)

The lands designated R3D-x (where x is a numerical number) on Schedule A to this by-law:

16.9.1 shall only be used for the following purposes:

(a)	Residential
	(1) a semi-detached dwelling
	(2) an auxiliary group home
	(3) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

16.9.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R3D" on Schedule A shall be the minimum interior lot width per unit in metres Corner Lot: the dwelling unit closest to the flankage lot line shall have a minimum lot width 1.8 metres more than that of the minimum interior lot width
b) Minimum Lot Area per Dwelling Unit	Shall be the value of 30 times the minimum lot width in square metres
c) Minimum Lot Depth	30 metres
d) Minimum Dwelling Unit Width	6 metres
e) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
f) Minimum Exterior Side Yard Width	3 metres
g) Minimum Interior Side Yard Width	1.2 metres
h) Minimum Rear Yard Depth	7.5 metres
i) Maximum Building Height	10.6 metres
j) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
k) Garage Control	1) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling 2) No garage shall face the flankage lot line. 3) The maximum cumulative garage door width shall be: (i) 2.5 metres if the minimum lot width for an interior dwelling unit in 16.9.2 a) is less than 8.2 metres (ii) 3.1 metres if the minimum lot width for an interior dwelling unit in 16.9.2 a) is less than 9.2 metres but greater than or equal to 8.2 metres (iii) 3.7 metres if the minimum lot width for an interior dwelling unit in 16.9.2 a) is greater than or equal to 9.2 metres 4) The maximum interior garage width shall be 0.6 metres wider than the permitted the maximum cumulative garage door width
l) Driveway Width	The driveway width shall not exceed the width of the garage.
m) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way the minimum building setback shall be 10 metres
n) Encroachment	A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.5 metres including eaves and cornices.
o) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

SECTION 16.10 RESIDENTIAL TOWNHOUSE E-x – R3E-x ZONE
(x is a numerical number, for example 6, 6.1 and 7.5 shown on Schedule A as R3E-6, R3E-6.1, and R3E-7.5 respectively)

The lands designated R3D-x (where x is a numerical number) on Schedule A to this by-law:

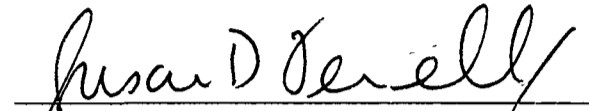
16.10.1 shall only be used for the following purposes:

(a)	Residential
	(1) a semi-detached dwelling
	(2) an auxiliary group home
	(3) a supportive lodging house
(b)	Non-Residential
	(1) purposes accessory to the other permitted purposes

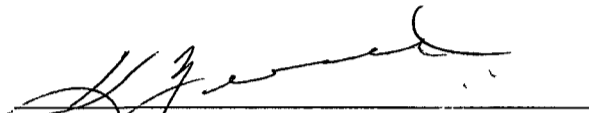
16.10.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of "R3E" on Schedule A shall be the minimum interior lot width per unit in metres Corner Lot: the dwelling unit closet to the flankage lot line shall have a minimum lot width 1.8 metres more than that of the minimum interior lot width
b) Minimum Lot Area per Dwelling Unit	Shall be the value of 25 times the minimum lot width in square metres
c) Minimum Lot Depth	25 metres
d) Minimum Dwelling Unit Width	6 metres
e) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage
f) Minimum Exterior Side Yard Width	3 metres
g) Minimum Interior Side Yard Width	1.2 metres
h) Minimum Rear Yard Depth	7.5 metres
i) Maximum Building Height	10.6 metres
j) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
k) Garage Control	1) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling 2) No garage shall face the flankage lot line. 3) The maximum cumulative garage door width shall be: (i) 2.5 metres if the minimum lot width for an interior dwelling unit in 16.10.2 a) is less than 8.2 metres (ii) 3.1 metres if the minimum lot width for an interior dwelling unit in 16.10.2 a) is less than 9.2 metres but greater than or equal to 8.2 metres (iii) 3.7 metres if the minimum lot width for an interior dwelling unit in 16.10.2 a) is greater than or equal to 9.2 metres 4) The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width
l) Driveway Width	The driveway width shall not exceed the width of the garage
m) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way the minimum building setback shall be 10 metres
n) Encroachment	A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.5 metres including eaves and cornices.
o) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an interior side yard lot line.

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

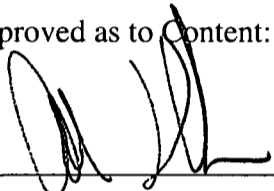


Susan Fennell - Mayor



K. Zammit - Acting City Clerk

Approved as to Content:



Adrian J. Smith, MCIP, RPP
Director, Planning and Land Development Services

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON
7000 9/1
DATE Feb 19/06

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 48-2006 being a by-law to adopt Official Plan Amendment OP93-260 and By-law 49-2006 to amend Zoning By-law 270-2004 as amended – City Wide Development Design Guidelines - File P03DG

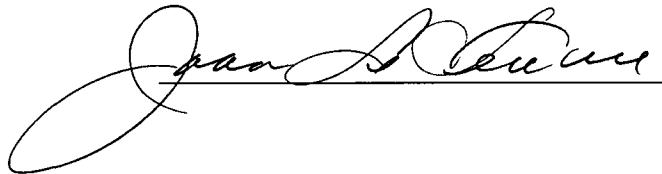
DECLARATION

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 48-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of February, 2006, to adopt Amendment Number OP93-260 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 49-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of February, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 48-2006 as required by section 17(23) and By-law 49-2006 as required by section 34(18) of the *Planning Act* was given on the 24th 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.
5. 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.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-260 is deemed to have come into effect on the 17th day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 49-2006 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.

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)
20th day of March, 2006)



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