



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 51-2002

To amend By-law 56-83, as amended

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

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RECREATIONAL COMMERCIAL (RC) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY A – SECTION 756 (R1A – SECTION 756), RESIDENTIAL SINGLE FAMILY A – SECTION 757 (R1A – SECTION 757), RESIDENTIAL SINGLE FAMILY A – SECTION 758 (R1A – SECTION 758), RESIDENTIAL SINGLE FAMILY A – SECTION 759 (R1A – SECTION 759), RESIDENTIAL SINGLE FAMILY A – SECTION 760 (R1A – SECTION 760) and RECREATIONAL COMMERCIAL (RC).
 - (2) by adding thereto, the following sections:

“756 The lands designated R1A – SECTION 756 on Sheet 7 of Schedule A to this by-law:

756.1 shall only be used for the purposes permitted in a R1A zone.

756.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 570 square metres
 - (2) Minimum Lot Width:
Interior Lot: 16.8 metres
Corner Lot: 18.6 metres
 - (3) Minimum Lot Depth: 34 metres
 - (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the 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 the 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 sideyard 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (10) 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.
- (11) Minimum dwelling unit setback from the limit of a Floodplain (F) zone- 10 metres.

756.3 shall also be subject to the 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 756.2

757 The lands designated R1A – SECTION 757 on Sheet 7 of Schedule A to this by-law:

757.1 shall only be used for the purposes permitted in a R1A zone.

757.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 420 square metres
- (2) Minimum Lot Width:
Interior Lot: 16.8 metres
Corner Lot: 18.6 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the 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 the 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 sideyard 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) 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.

- 757.3 shall also be subject to the 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 757.2
- 758 The lands designated R1A – SECTION 758 on Sheet 7 of Schedule A to this by-law:
- 758.1 shall only be used for the purposes permitted in a R1A zone.
- 758.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 340 square metres
 - (2) Minimum Lot Width:
 - Interior Lot: 13.7 metres
 - Corner Lot: 15.5 metres
 - (3) Minimum Lot Depth: 25 metres
 - (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the 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 the 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 sideyard 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

(10) 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.

758.3 shall also be subject to the 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 758.2

759 The lands designated R1A – SECTION 759 on Sheet 7 of Schedule A to this by-law:

759.1 shall only be used for the purposes permitted by section 759.1(1), or the purposes permitted by section 759.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a golf course; and,
- (b) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1A-SECTION 758.

759.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1A-SECTION 758 zone, the requirements and restrictions set out in an R1A-SECTION 758 zone.
- (2) for those uses permitted by section 759.1 (1), the requirements and restrictions set out in the RC zone.

759.3 shall also be subject to the 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 in section 759.2.

760 The lands designated R1A – SECTION 760 on Sheet 7 of Schedule A to this by-law:

760.1 shall only be used for the purposes permitted by section 760.1(1), or the purposes permitted by section 760.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a golf course; and,
- (b) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1A-SECTION 758.

760.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1A-SECTION 758 zone, the requirements and restrictions set out in an R1A-SECTION 758 zone.
- (2) for those uses permitted by section 760.1 (1), the requirements and restrictions set out in the RC zone.

760.3 shall also be subject to the 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 760.2”

READ a FIRST, SECON D and THIRD TIME and PASSED in OPEN COUNCIL, this 25th day of February 2002.



Susan D Fennell

Susan Fennell – Mayor

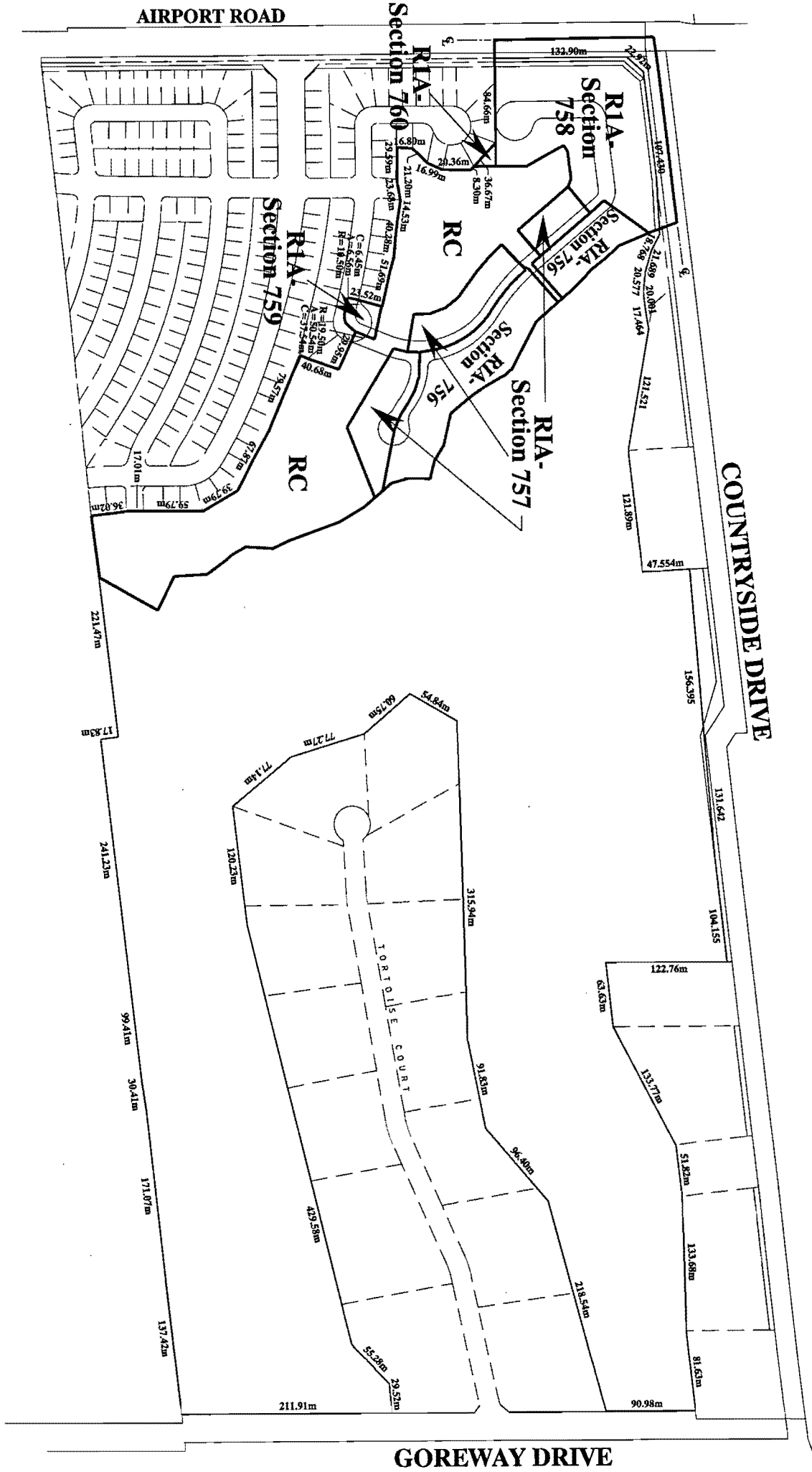
Leonard J. Mikulich

Leonard J. Mikulich – City Clerk


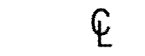
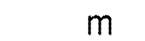
Approved as to Content:

John B. Corbett

John B. Corbett, MCIP, RPP
 Director of Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

PART LOT 15 CONCESSION 7 E.H.S.

BY-LAW 51-2002

SCHEDULE A

By-Law _____

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2002 02 04

Drawn by: C.R.E.

File no. C7E15.3

Map no. 31-22G

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
266-2001 being a by-law to adopt Official Plan Amendment
OP93-169 and By-law 51-2002 to amend Comprehensive Zoning
By-law 56-83 as amended - 1281216 Ontario Limited (Intracorp
Properties) File C7E15.3


DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 266-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of September, 2001, to adopt Amendment Number OP93-169 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 266-2001 as required by section 17(23) of the *Planning Act* was given on the 25th day of September, 2001, 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. By-law 51-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 25th day of February, 2002, to amend Comprehensive Zoning By-law 56-83, as amended.
5. Written notice of By-law 51-2002 as required by section 34(18) of the *Planning Act* was given on the 6th day of March, 2002, 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. One notice of appeal was filed under section 17(24) and one was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections. Both appeals were subsequently withdrawn.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-169 is deemed to have come into effect on the 16th day of October, 2001, 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)
19th day of July, 2002.)



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.**

