



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 86-2002

To amend By-law 200-82, as amended.

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

1. By-law 200-82, 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 RESIDENTIAL TOWNHOUSE THREE A-SECTION 393 (R3A- SECTION 393) to RESIDENTIAL TOWNHOUSE THREE B- SECTION 423 (R3B-SECTION 423).
 - (2) by adding thereto, the following section:

"423 The lands designated R3B-Section 423 on Sheet 7 of Schedule A to this by-law:

423.1 shall only be used for the purposes permitted in an R3B zone.

423.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 118 square metres per dwelling unit;
 - (2) Minimum Lot Width: 4.2 metres per dwelling unit;
 - (3) Minimum Lot Depth: 22 metres;
 - (4) Minimum Front Yard Depth:

5.4 metres to the front of a garage and 4.0 metres to the front wall of the dwelling;

- (5) Minimum Exterior Side Yard Width:
0 metres, except where the lot abuts Park Street, the minimum setback shall be 1.8 metres;
- (6) Minimum Interior Side Yard Width:
0 metres;
- (7) Minimum Rear Yard Depth:
3.5 metres;
- (8) Minimum Landscaped Open Space:
25% of the minimum front yard area;
- (9) Maximum Lot Coverage by a Principal Building: 70%
- (10) No more than 8 dwelling units shall be attached;
- (11) the following provisions shall apply to garages:
 - a) the maximum garage door width per dwelling unit shall be 2.5 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 be 0.6 metres more than the maximum garage door width.
- (12) Porches, open or covered by a canopy or roof, located on the same level as the main floor level of the dwelling unit, with or without including the access stairs connecting the porch to the ground, may project into the required front or side yard to within 1.5 metres of the property line;
- (13) Fencing shall not be permitted in the front yard; and,
- (14) Maximum Building Height: 2 storeys.

By-law 86-2002

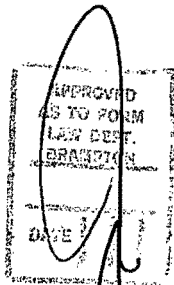
-3-

423.2 shall be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in section 423.3

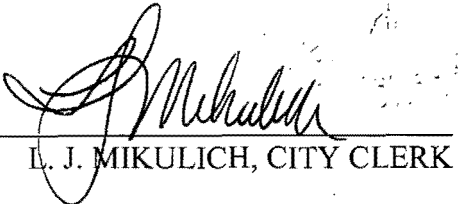
423.4 for the purposes of Section 423

a road established as a common element condominium, shall for the purposes of calculating the requirements and restrictions imposed by this by-law be treated as a public street.

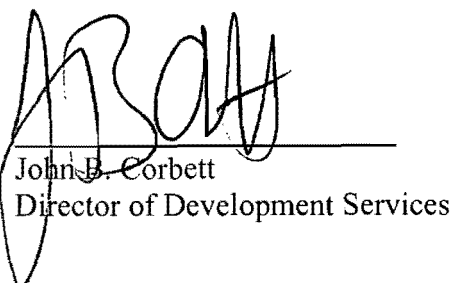
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of March, 2002.



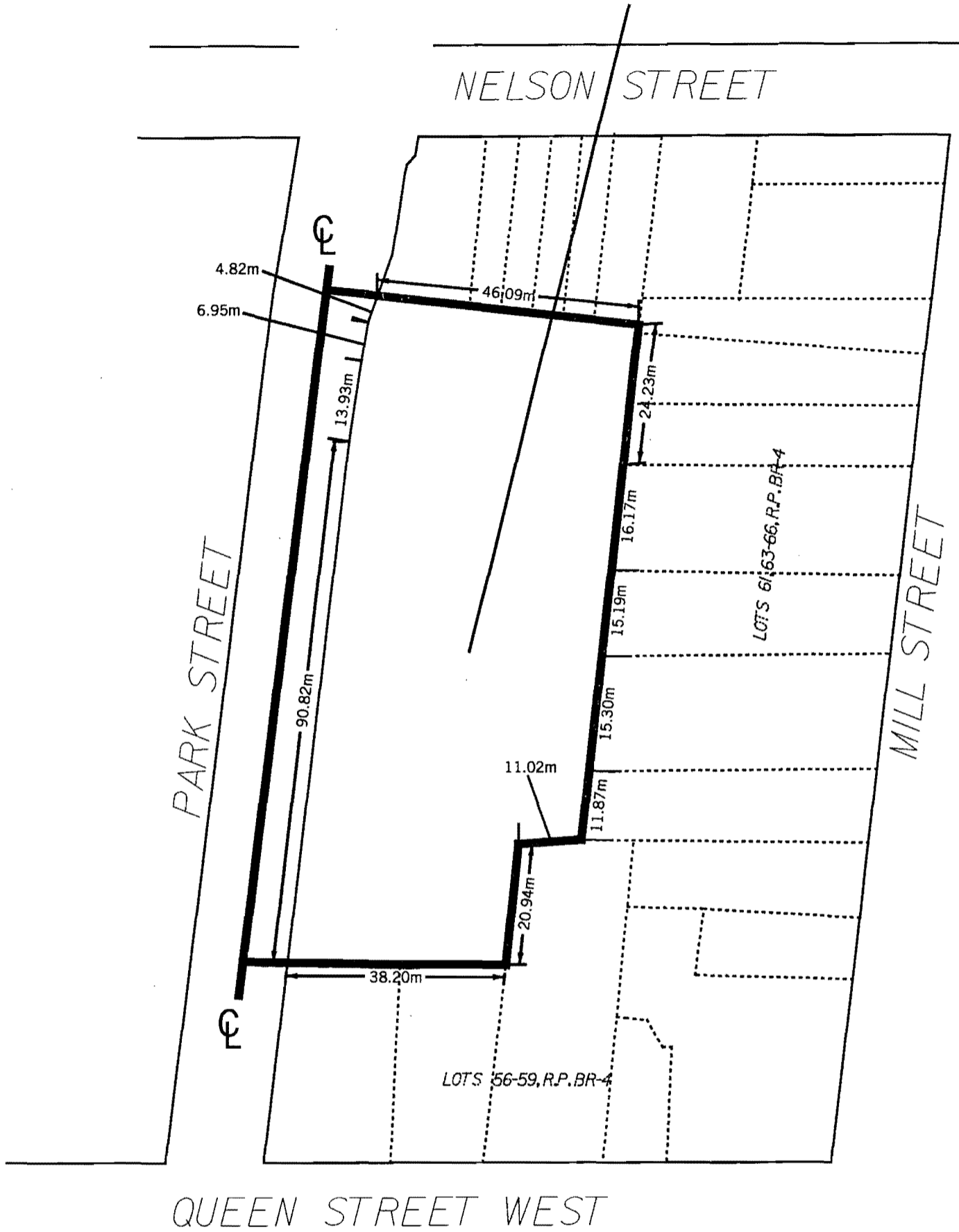

SUSAN FENNEL, MAYOR


L. J. MIKULICH, CITY CLERK



Approved as to Content:

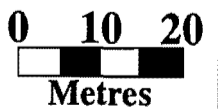

John B. Corbett
Director of Development Services

R3B-SECTION 423



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



PART LOT 6, CONCESSION 1 W.H.S.

BY-LAW 200-82

SCHEDULE A

By-Law 86-2002

Schedule A



CITY OF BRAMPTON

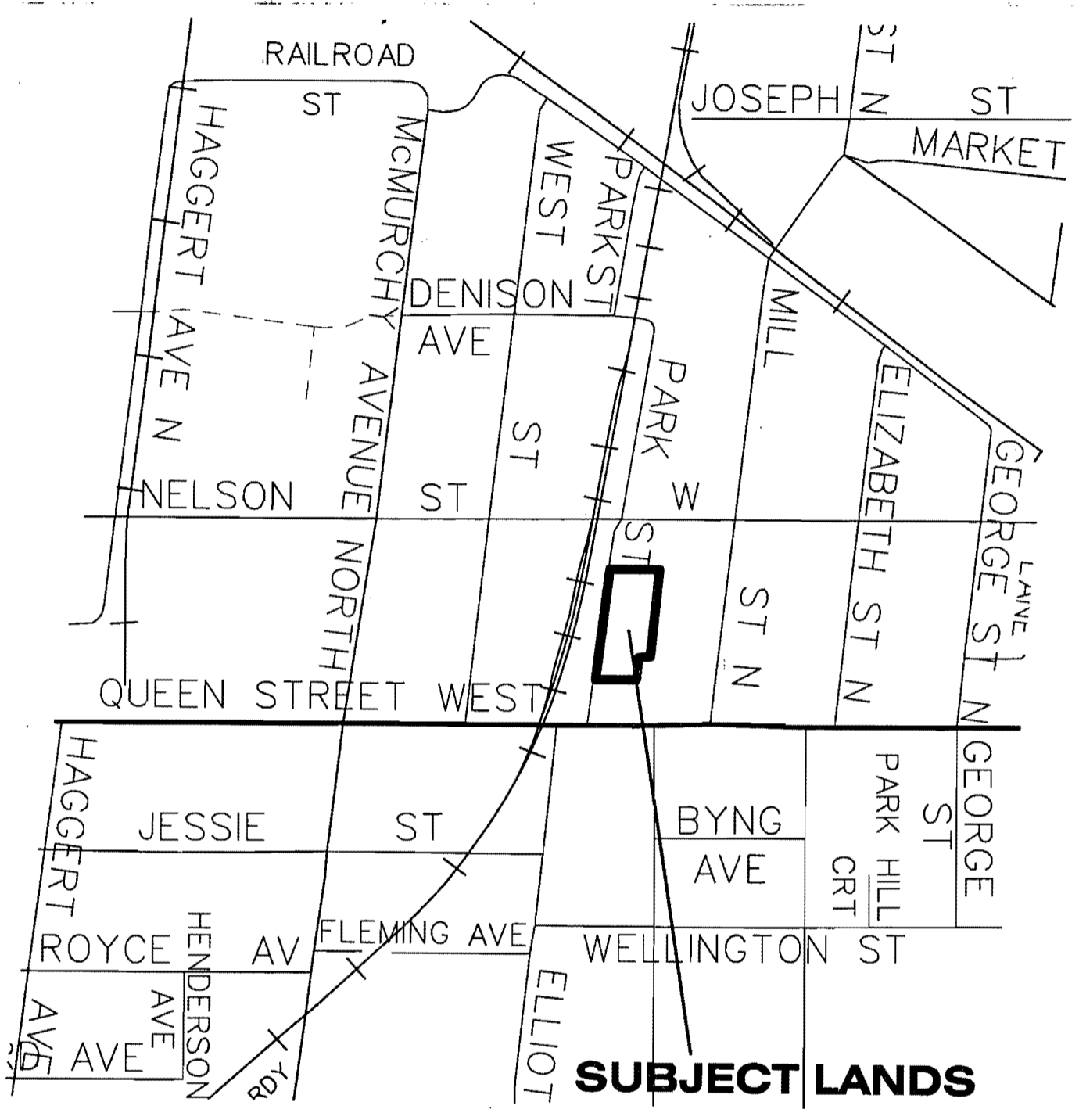
Planning and Building

Date: 2002 02 06

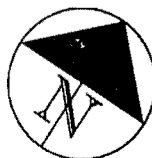
Drawn by: CJK

File no. C1W6.63

Map no. 42-163J



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
86-2002 being a by-law to amend Comprehensive Zoning
By-law 200-82 as GLB URBAN PLANNERS LIMITED
(NEW PARK PLACE DEVELOPMENTS) File: C1W6.63

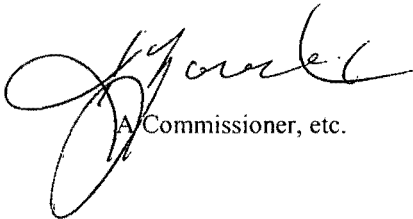
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel,
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 86-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of March, 2002.
3. Written notice of By-law 86-2002 as required by section 34(18) of the *Planning Act* was given on the 3rd day of April, 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.
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)
3rd day of June, 2002)





A Commissioner, etc.