



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 117-2008

To amend By-law 270-2004 (known as "Zoning By-law 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 the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL TOWNHOUSE C – SECTION 1403 (R3C -SECTION 1403)

- (2) by adding thereto, the following section:

"1403 The lands designated R3C – Section 1403 on Schedule A to this by-law:

1403.1 shall only be used for the purposes permitted in an R3C zone

1403.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area:
129 square metres per dwelling unit
 - (b) Minimum Lot Width:
Interior Lot – 6 metres per dwelling unit
Corner Lot – 9 metres per dwelling unit
 - (c) Minimum Lot Depth:
21.5 metres per dwelling unit

(d) Minimum Front Yard Depth:

- i) 4.0 metres to the dwelling unit
- ii) 6.0 metres to the garage door

(e) Minimum Rear Yard Depth:

6.0 metres

(f) Minimum Interior Side Yard:

1.2 metres

(g) Minimum Exterior Side Yard Width:

2.0 metres to the townhouse dwelling

(h) Maximum Building Height:

12.0 metres

(i) Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the required front yard or 1.5 metres into exterior side yard

(j) Garage Control:

- a) The maximum garage door width per dwelling unit shall be 2.5 metres. This may be increased by 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
- b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit
- c) Requirements (a) and (b) do not apply to a garage door facing a flankage lot line

(k) Fencing:

Fencing shall not be permitted in the front yard or within 1 metre of the exterior side lot line

(l) Minimum Landscaped Open Space:

Other than permitted driveways, encroachments and accessory structures the front, rear and side yards of a dwelling shall only be used as landscaped open space

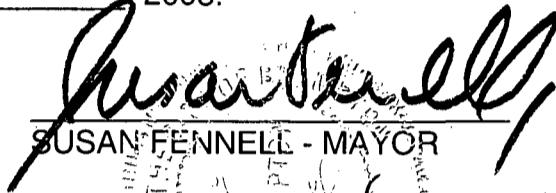
1403.3

For the purpose of this section:

- a) a private road shall mean a road established as a common element
- b) a road established as a common element condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 14 day of May 2008.

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
EG	
DATE	12 05 08


 SUSAN FENNELL - MAYOR


 KATHRYN ZAMMIT - CITY CLERK

Approved as to content:


 Adrian J. Smith, MCIP, RPP
 Director of Development Services

**R3C-
1403**

JAMES POTTER ROAD

PEFFERLAW CIRCLE

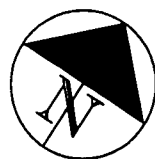
STEELES AVENUE WEST

LEGEND

 ZONE BOUNDARY



PART LOT 1, CONCESSION 3 W.H.S.



CITY OF BRAMPTON
Planning, Design and Development

By-Law 117-2008

Schedule A

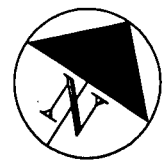
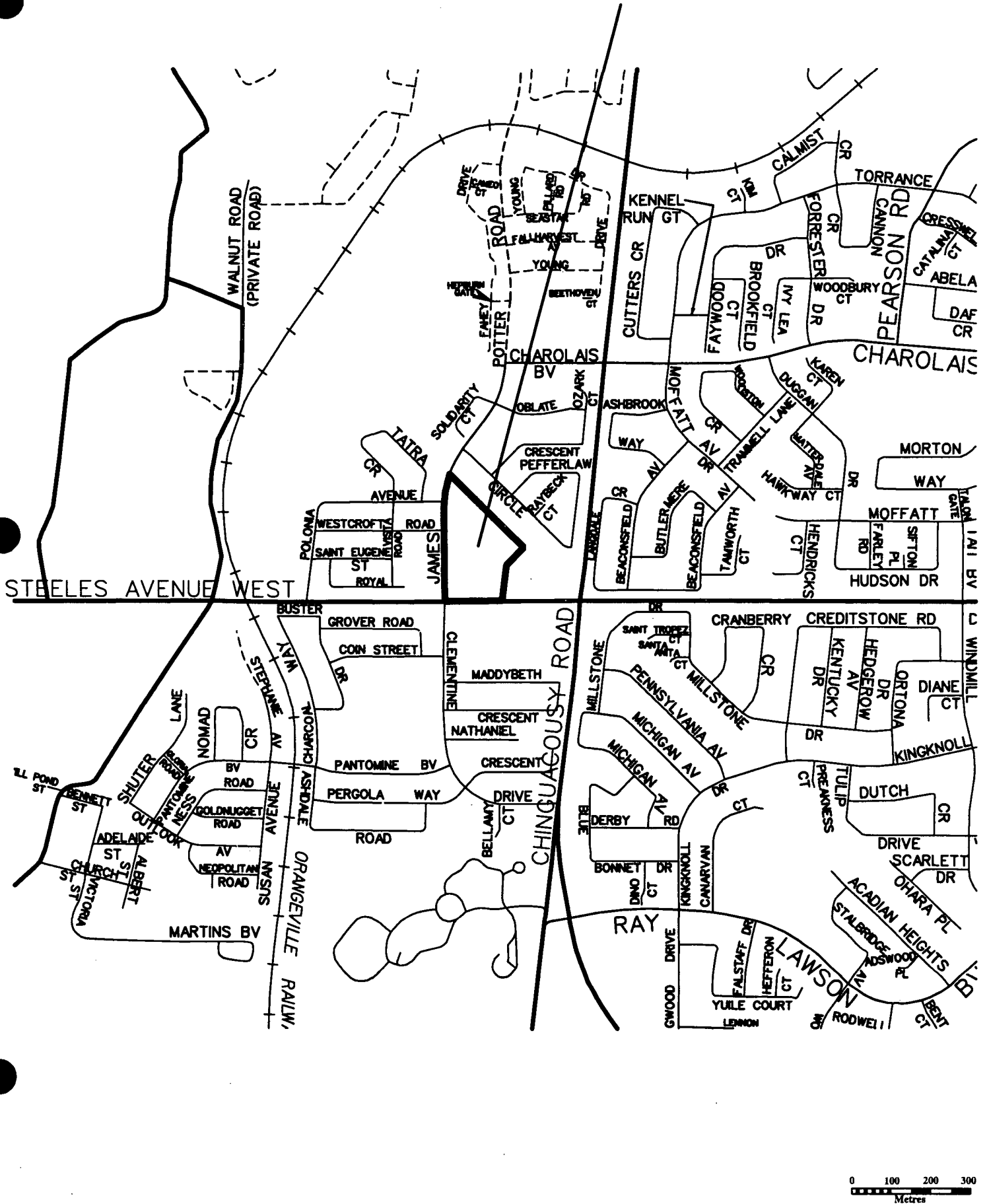
Date: 2008 03 12

Drawn by: CJK

File no. C03W01008zbla

Map no. 57-34

SUBJECT LANDS



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2008 03 12 Drawn by: CJK
 File no. C03w01008zkm Map no. 57-34

Key Map By-Law

117-2008

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


AND IN THE MATTER OF the City of Brampton Zoning By-law 117-2008,
being a by-law to amend Comprehensive Zoning By-law 270-2004, as amended
Glen Schnarr And Associates - Greccap Holdings Limited (File C03W01.008)

DECLARATION

I, Kathryn Zammit of the Town of Caledon in the Region of Peel, hereby make oath and say as follows

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 117-2008 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14th day of May, 2008.
3. Written notice of By-law 117-2008 as required by section 34 of the *Planning Act* was given on the 27th day of May, 2008, 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 117-2008 is deemed to have come into effect on the 14th day of May, 2008, 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)
27th day of June, 2008.)



A Commissioner, etc.

WENDI HUNTER, A Commissioner
etc. Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires November 5, 2010.



Kathryn Zammit