



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 158-2007

To amend Zoning 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 on Schedule A thereto of the By-law, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

From	To
AGRICULTURAL (A)-SECTION 1520 and FLOODPLAIN (F).	RESIDENTIAL SINGLE DETACHED B - SECTION 1944 (R1B - SECTION 1944),  RESIDENTIAL SINGLE DETACHED B - SECTION 1945 (H) (R1B (HOLDING) - SECTION 1945),  RESIDENTIAL SINGLE DETACHED A-SECTION 1946 (R1A - SECTION 1946),  RESIDENTIAL SINGLE DETACHED A -SECTION 1947 (H) (R1A - (HOLDING) SECTION 1947)  OPEN SPACE- SECTION 1948 (OS-SECTION 1948),  OPEN SPACE (OS), AND  FLOODPLAIN (F)

(2.) By adding thereto, the following sections;

"1944 The lands designated R1B - Section 1944 on Schedule A to this by-law:

-2-

- 1944.1 shall only be used for purposes permitted in an R1B zone.
- 1944.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: 440 square metres.
  - (b) Minimum Lot Width:
    - Interior Lot: 15.24 metres
    - Corner Lot: 17.04 metres.
  - (c) Minimum Lot Depth: 29 metres
  - (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
  - (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres..
  - (f) 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 lot area.
  - (g) Minimum Interior Side Yard: 1.2 metres on one side and 0.6 metres of the other.
  - (h) Minimum Landscaped Open Space:
    - 40% of the minimum front yard area;
    - 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.
  - (i) Maximum Garage Door Width:
    - 1. the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
    - 2. the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metre closer to the front lot line than the ground floor main entrance of the dwelling unit;
    - 3. the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres;

4. the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(j) Maximum Porch Projection:

Where a lot has a width greater than 15.2 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.

(k) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

1944.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1944.2.

1945. The lands designated R1B (H) - Section 1945 on Schedule A to this by-law:

1945.1 shall only be used for purposes permitted in an R1B zone.

1945.2 shall be subject to the following requirements and restrictions:

(a) those purposes permitted in an R1B -Section 1944 zone and the requirements and restrictions as set out in an R1B- Section 1944 zone.

(b) that a holding provision be placed on all lots and/or blocks that are presently subject to flooding during a Regional Storm event until such time as the requisite works to contain the Regional Storm flows within the proposed stream corridor, in addition to all other works required (that must be endorsed by the TRCA) to remove these lots from the floodplain, is completed this includes, but is not limited to portions of the following lots and/or blocks: Lots 4 & 5, 48 & 49. This holding provision shall not be removed until such time as the requisite works have been completed, and details have been submitted for the review and approval of the TRCA, that indicate that these lots are no longer subject to flood hazards.

(b) Until that holding (H) symbol is removed, the lands designated RIB (H)-Section 1945, shall only be used for the purposes permitted in the A Zone as set out in Section 46.1 and subject to the requirements and restrictions of the A zone, and all the general provisions of the by law.

- 1945.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1945.2.
- 1946 The lands designated R1A - Section 1946 on Schedule A to this by-law:
- 1946.1 shall only be used for purposes permitted in an R1A zone.
- 1946.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: 530 square metres
  - (b) Minimum Lot Width:
    - Interior Lot: 18.3 metres
    - Corner Lot: 20.1 metres.
  - (c) Minimum Lot Depth: 29 metres
  - (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
  - (e) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
  - (f) 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 lot area. Where a rear yard abuts a Floodplain (F) Zone the minimum rear yard setback shall be 7.5m.
  - (g) Minimum Interior Side Yard: 1.2 metres
  - (h) Minimum Landscaped Open Space:
    - 40% of the minimum front yard area,
    - 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.
  - (i) Maximum Interior Garage Width:
    - the maximum interior garage width shall not exceed 50% of the width of the dwelling unit.;

## (j) Maximum Porch Projection:

Where a lot has a width greater than 15.2 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.

## (k) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

## (l) a minimum 7.5 metre structural rear yard setback is required for all lots abutting Floodplain Zone (F) and no buildings, accessory structures, (including sheds, pools, decks or patios), paved/hardened surfaces or any other infrastructure are permitted within this 7.5 metre setback area.

1946.3 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 1946.2

1947. The lands designated R1A(H) – Section 1947 on Schedule A to this by-law:

1947.1 shall only be used for purposes permitted in an R1A zone.

1947.2 shall be subject to the following requirements and restrictions:

(a) those purposes permitted in a R1A –Section 1788 zone, and the requirements and restrictions as set out in an R1A- Section 1788 zone.

(b) that a holding provision be placed on all lots and/or blocks that are presently subject to flooding during a Regional Storm event until such time as the requisite works to contain the Regional Storm flows within the proposed stream corridor, in addition to all other works required (that must be endorsed by the TRCA) to remove these lots from the floodplain, is completed this includes, but is not limited to portions of the following lots and/or blocks: Lots 1-3, and lot 50. This holding provision shall not be removed until such time as the requisite works have been completed, and details have been submitted for the review and approval of the TRCA, that indicate that these lots are no longer subject to flood hazards.

- (c) Until the holding (H) symbol is removed, the lands designated R1A (H) -Section 1788, shall only be used for the purposes permitted in the A Zone as set out in Section 46.1 subject the requirements and restrictions of the A zone, and all the general provisions of the by law.

1947.3 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 1947.2.

1948. The lands designated OS – Section 1948 on Schedule A to this by-law:

1948.1 shall only be used for the purposes permitted by section 1948.1(1), or the purposes permitted by section 1948.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) those purposes permitted in an OS zone; and,
- (b) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a R1B – SECTION 1944 zone; and,
- (b) purposes accessory to the other permitted purposes.

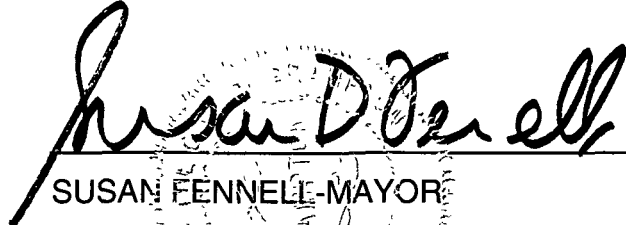
1948.2 shall be subject to the following requirements and restrictions:

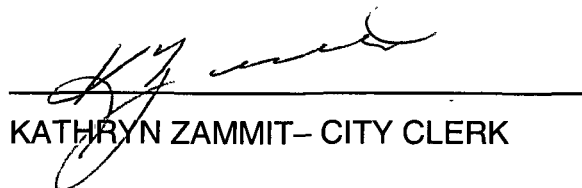
- (1) for those purposes permitted in a R1B – SECTION 1944 zone, the requirements and restrictions as set out in an R1B – SECTION 1944 zone;

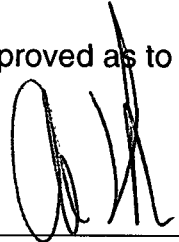
- (2) for those purposes permitted in an OS zone, the requirements and restrictions as set out in an OS zone.

1948.3 shall also be subject to all the general provisions of this by-law which are not in conflict with the ones set out in section 1948.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 16 day of May 2007.

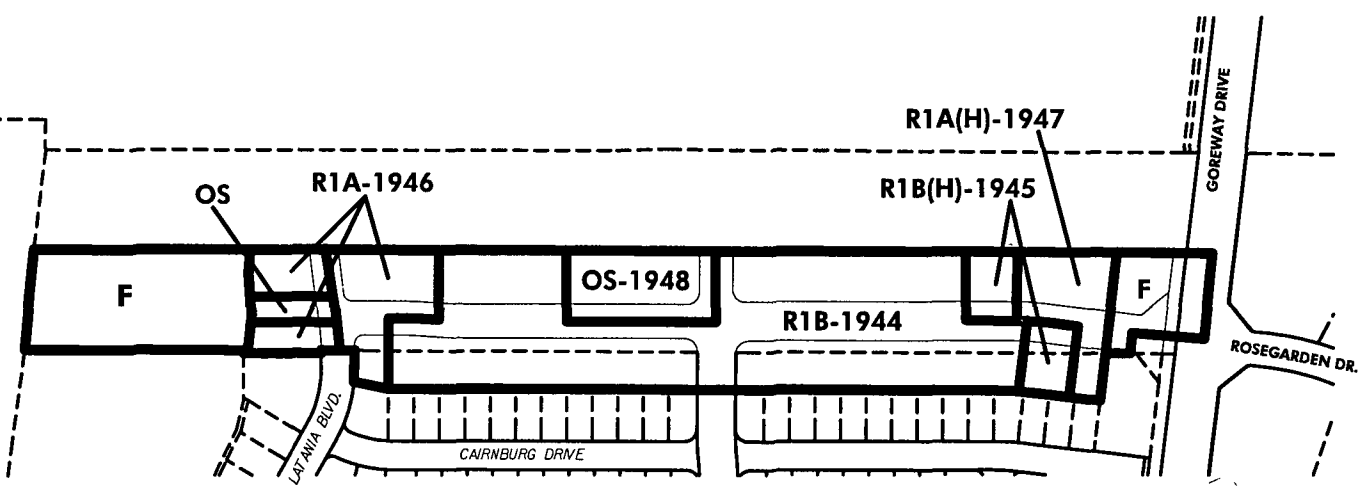
  
 \_\_\_\_\_  
 SUSAN FENNEL-MAYOR

  
 \_\_\_\_\_  
 KATHRYN ZAMMIT- CITY CLERK

Approved as to Content  
  
 \_\_\_\_\_

Adrian J. Smith, M.C.I.P., R.P.P.  
 Director, Planning and Land Development Services

APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
 C.C.C.  
 DATE 05 09 07



LEGEND

 ZONE BOUNDARY

**PART LOT 14, CONCESSION 7 E.H.S..**

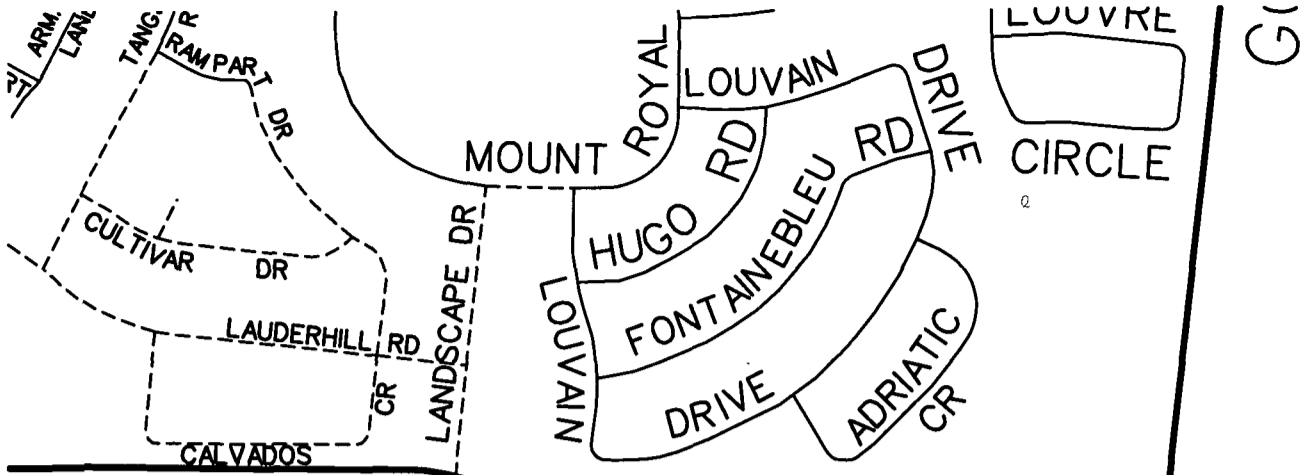
By-Law 158-2007 Schedule A



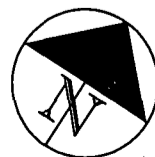
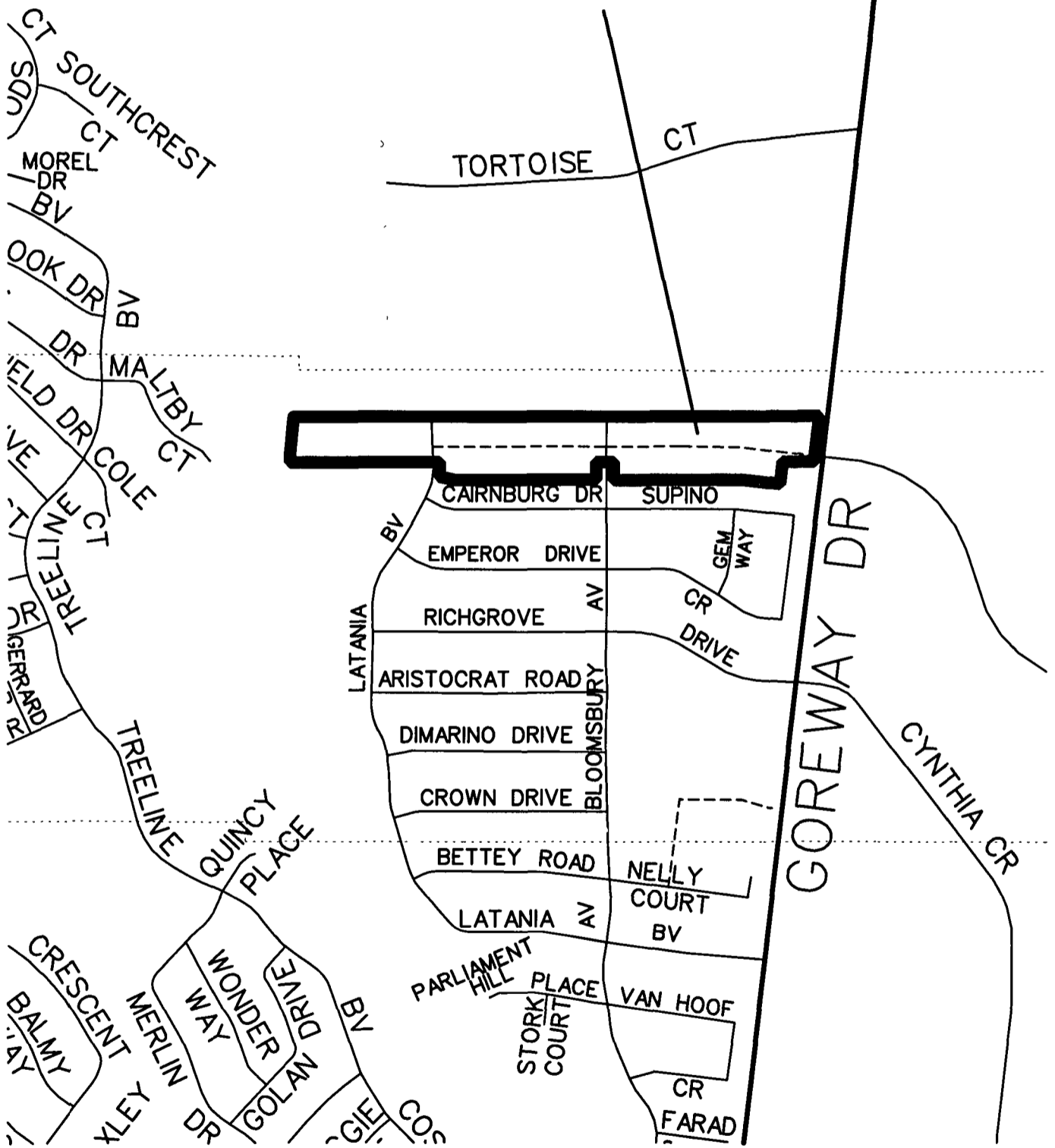
**CITY OF BRAMPTON**  
 Planning, Design and Development

Date 2007 04 27      Drawn by- CJK  
 File no. C7E14.8zbla      Map no. 31-35





# SUBJECT LANDS



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


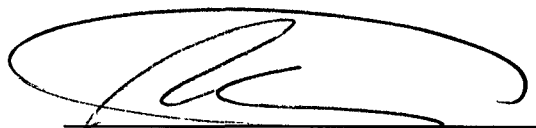
AND IN THE MATTER OF the City of Brampton By-law 158-2007  
being a by-law to amend Comprehensive Zoning By-law 270-2004,  
as amended, Ridgecore Developments Inc. (File C7E14.8)

DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, 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 158-2007 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16<sup>th</sup> day of May, 2007.
3. Written notice of By-law 158-2007 as required by section 34(18) of the *Planning Act* was given on the 24<sup>th</sup> day of May, 2007, 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 158-2007 is deemed to have come into effect on the 16<sup>th</sup> day of May, 2007, 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 )  
14<sup>th</sup> day of June, 2007 )



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.