

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 177-2010 being a  
by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
Tanyaville Holdings Inc. Zoning By-law 177-2010 - File C04W08.002

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, 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 177-2010 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 26<sup>th</sup> day of May, 2010.
3. Written notice of By-law 177-2010 as required by section 34 of the *Planning Act*  
was given on the 8<sup>th</sup> day of June, 2010, 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 177-2010 is deemed to have come into effect on the 26<sup>th</sup> day of May, 2010,  
in accordance with Section 34 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 )  
4<sup>th</sup> day of August, 2010. )



Earl Evans



A Commissioner, etc.

Jeanie Cecilla Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 177-2010

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 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 SINGLE DETACHED E (HOLDING) - 12.2 -1490 (R1E(H)-12.2-1490); RESIDENTIAL SINGLE DETACHED E (HOLDING) - 12.2 -1491 (R1E(H)-12.2-1491); RESIDENTIAL SINGLE DETACHED E (HOLDING) - 12.2 -1492 (R1E(H)-12.2-1492); RESIDENTIAL SINGLE DETACHED E (HOLDING) - 15.1 -1493 (R1E(H)-15.1-1493); RESIDENTIAL SINGLE DETACHED E (HOLDING) - 15.1 -1494 (R1E(H)-15.1-1494); RESIDENTIAL SINGLE DETACHED F (HOLDING) -15.1-1495 (R1F(H)-15.1-1495); RESIDENTIAL SINGLE DETACHED E (HOLDING) - 20.0-1496 (R1E(H)-20.0-1496); RESIDENTIAL SINGLE DETACHED F (HOLDING) -21.1-1497 (R1F(H)-21.1-1497);

	<p>RESIDENTIAL SEMI-DETACHED D (HOLDING) -7.0- 1498 (R2D(H)-7.0-1498);</p> <p>RESIDENTIAL SINGLE DETACHED E (HOLDING)- 12.2- 1499 (R1E(H)-12.2 – 1499);</p> <p>RESIDENTIAL SINGLE DETACHED E (HOLDING)- 15.1 – 1500 (R1F(H)-15.1 – 1500);</p> <p>RESIDENTIAL SEMI-DETACHED D (HOLDING)-7.0- – 1501 (R2D(H)-7.0-1501);</p> <p>INSTITUTIONAL ONE –1502 (I1-1502);</p> <p>OPEN SPACE (OS) and;</p> <p>FLOODPLAIN (F)</p>
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(2) by adding thereto, the following sections:

“1490 The lands designated R1E(H)-12.2- 1490 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iii) On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
  - a) 50% of the dwelling unit width; or
  - b) 5.6 metres;
- iv) the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1491 The lands designated R1E(H)-12.2 -1491 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) The front of the garage shall be setback a minimum of 1 metre from the front wall of the dwelling or 5.5 metres from the front lot line;
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

- iii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iv) On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
  - a) 50% of the dwelling unit width; or,
  - b) 5.6 metres;
- v) the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1492 The lands designated R1E(H)-12.2- 1492 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) The minimum rear yard depth shall be 5 metres;
- ii) No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard , the minimum required side yard or minimum required front yard;
- iii) Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- iv) Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- v) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- vi) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- vii) On lots greater than 14 metres wide, the maximum interior garage width shall be the greater of:
  - a) 50% of the dwelling unit width; or,
  - b) 5.6 metres;
- viii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1493 The lands designated R1E(H)-15.1- 1493 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum

of 1.8 metres into the front yard, exterior side yard or rear yard;

- ii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1494 The lands designated R1E(H)-15.1- 1494 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) The minimum rear yard depth shall be 5 metres;
- ii) No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;
- iii) Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- iv) Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6 metres for a garage is complied with;
- v) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- vi) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- vii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1495 The lands designated R1F(H)-15.1- 1495 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

- iii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place
- 1496 The lands designated R1E(H)-20.0-1496 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i) Minimum interior side yard shall be 1.2 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;
  - ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
  - iii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
  - iv) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel.
- 1497 The lands designated R1F(H)-21.1-1497 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i) Minimum lot depth shall be 20 metres;
  - ii) Minimum interior side yard shall be 1.5 metres for the first storey or part thereof plus 0.3 metres for each additional storey or part thereof;
  - iii) Minimum rear yard depth shall be 5 metres;
  - iv) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
  - v) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
  - vi) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.
- 1498 The lands designated R2D(H)-7.0-1498 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i) Minimum lot depth shall be 28 metres;
  - ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum

of 1.8 metres into the front yard, exterior side yard or rear yard;

- iii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iv) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place.

1499 The lands designated R1E(H)-12.2- 1499 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- iv) Notwithstanding section 1499 (iii), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015.
- v) A temporary parking lot, with a maximum size of 440 square metres, for a temporary sales office shall be permitted until May 12, 2015.

1500 The lands designated R1F(H)-15.1- 1500 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- iv) Notwithstanding, section 1500 (iii), a dwelling unit for display purposes, with or without a sales office, shall be permitted until May 12, 2015;

1501 The lands designated R2D(H)-7.0-1501 on Schedule A to this by-law shall be subject to the following requirements and restrictions:


- i) Minimum lot depth shall be 28 metres;
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- iii) Bay windows with or without foundations, to a maximum width of 3 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;
- iv) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place;
- v) Notwithstanding, section 1501 (iv), a dwelling unit for display purposes, with or without a sales office, shall be permitted for a maximum period of 5 years from the enactment of the by-law;
- vi) A temporary parking lot for a temporary sales office, shall be permitted until May 12, 2015.

1502 The lands designated I1- 1502 on Schedule A to this by-law shall be subject to the following requirements and restrictions:


- i) The purposes permitted in an I1 zone; or,
- ii) The purposes permitted in an R1E(H)-12.2 – 1490 zone, but not any combination of 1502 (i) and 1502 (ii);
- iii) The Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel. Until such time as the Holding (H) symbol is removed, the lands may only be used for Institutional (I1) purposes.”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 26th day of May, 2010.

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CITY CLERK

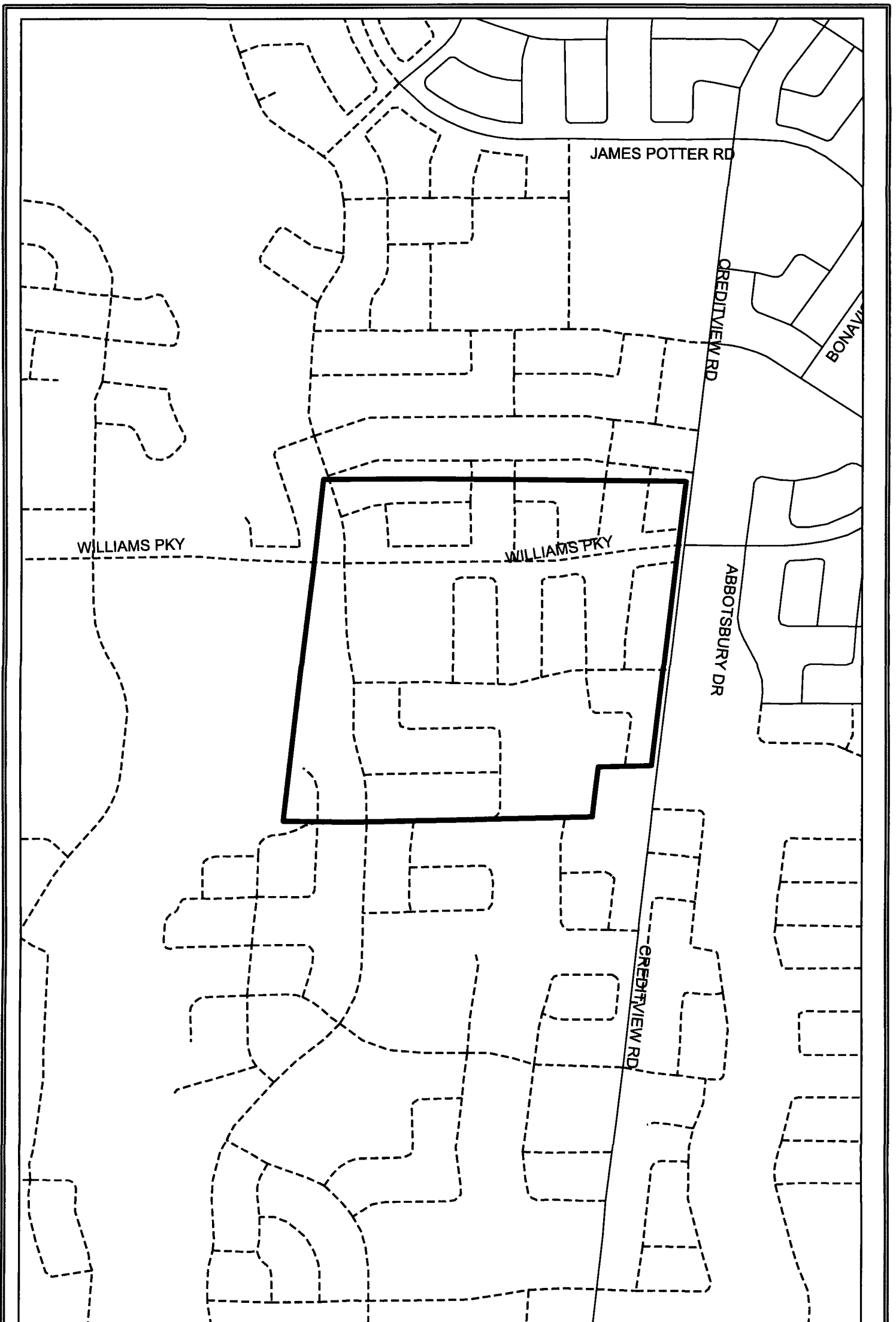
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
  
Dan Kraszewski, MCIP, RPP  
Acting Director of Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON		
<i>m/ka</i>		
DATE	03	05/10







 SUBJECT LANDS   
  PROPOSED STREETS



PLANNING,  
DESIGN &  
DEVELOPMENT



Date: 2010/01/22 Drawn By: CJK  
File: C04W08.002

**Key Map By-Law *177-2010***