



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 181-2005

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 on Sheet 23 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law:

FROM	TO
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED C - SECTION 1230 (R1C - SECTION 1230) and RESIDENTIAL STREET TOWNHOUSE B - SECTION 1333 (R3B - SECTION 1333).

(2) by adding thereto, the following sections:

1333 The lands designated R3B- Section 1333 of Schedule A to this By-law:

1333.1 shall only be used for the purposes permitted in a R3B zone.

1333.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

165 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot:

7.5 metres per dwelling unit;

Corner Lot:

9.3 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Lot Depth: 22.0 metres
- (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit.
- (6) Minimum Exterior Side Yard Width:

3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (7) Minimum Interior Side Yard Width:

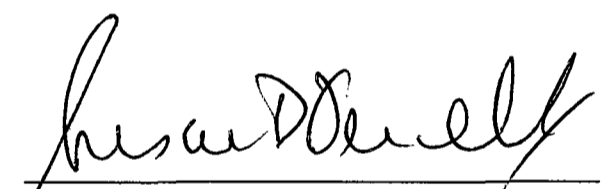
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
 - a) 40% of the minimum front yard area; and,
 - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- (10) no more than 8 dwelling units shall be attached.
- (11) Maximum Lot Coverage: none
- (12) The following provisions shall apply to garages:
 - a) the maximum garage door width per dwelling unit shall be:
 - i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres

- ii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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 exceed 0.6 metres over the garage door width permitted on the lot.

(13) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

1333.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1333.2.

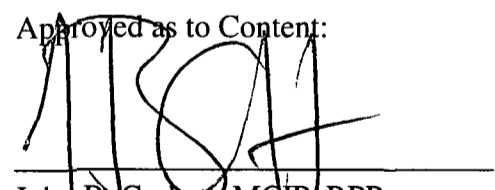
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 13th day of June 2005.



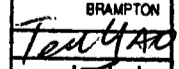
 Susan Fennell - Mayor



 Leonard J. Mikulich - City Clerk

Approved as to Content:


 John B. Corbett, MCIP, RPP
 Commissioner of Planning, Design and Development

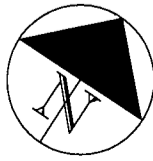
APPROVED AS TO FORM
 LAW DEPT
 BRAMPTON

 DATE June 15/05

WANLESS DRIVE
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 2, W.H.S.



LEGEND
 ZONE BOUNDARY

PART LOT 15, CONCESSION 2 W.H.S.



CITY OF BRAMPTON
 Planning, Design and Development
 Date: 2005 04 14 Drawn by: MGV
 File no. C2W15.10 Map no. 23-23J

By-Law 181-2005 **Schedule A**

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

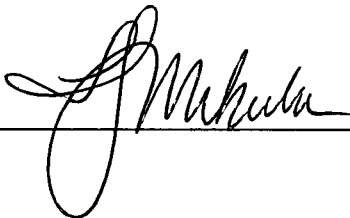
AND IN THE MATTER OF the City of Brampton
By-law 181-2005 being a by-law to amend Comprehensive Zoning
By-law 270-2004 as amended, Rosebay Estates (File C2W15.10)

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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 181-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13th day of June, 2005.
3. Written notice of By-law 181-2005 as required by section 34(18) of the *Planning Act* was given on the 28th day of June, 2005, 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)
19th day of July, 2005)





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.