



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 189.2009

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 on 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 - 12.1 -1449 (R1E-12.1-1449) and; RESIDENTIAL SINGLE DETACHED E (HOLDING)- 12.1 -1450 (R1E (H)-12.1-1450) and; RESIDENTIAL SINGLE DETACHED E - 15.1 -1451 (R1E-15.1-1451) and; RESIDENTIAL SINGLE DETACHED E (HOLDING)- 15.1 -1452 (R1E (H)-15.1-1452) and; RESIDENTIAL SINGLE DETACHED E - 15.1 -1453 (R1E-15.1-1453) and; RESIDENTIAL SINGLE DETACHED F - 15.1-1454 (R1F-15.1-1454) and; RESIDENTIAL SINGLE DETACHED E - 18.2-1455 (R1E-18.2-1455) and; INSTITUTIONAL ONE (I1) and; FLOODPLAIN (F)

(2) by adding thereto, the following sections:

"1449 The lands designated R1E-12.1- 1449 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1450 The lands designated R1E (H)-12.1- 1450 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) 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 except for dwelling units for display purposes subject to the provisions outlined in section 6.28;
- iii) 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1451 The lands designated R1E-15.1- 1451 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1452 The lands designated R1E (H)-15.1- 1452 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) 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 except for dwelling units for display purposes subject to the provisions outlined in section 6.28;

- 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1453 The lands designated R1E-15.1- 1453 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

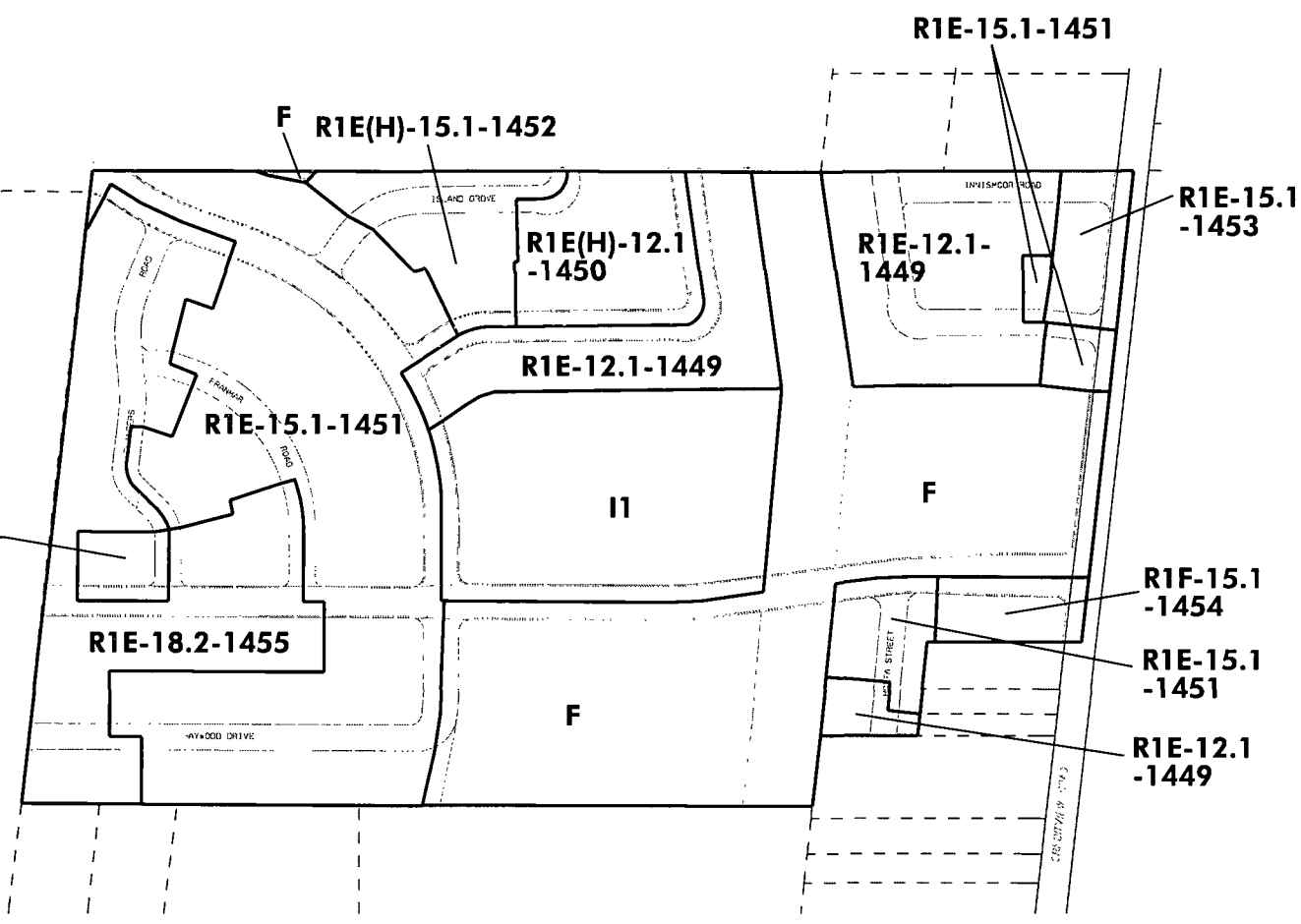
- i) The front of the garage shall be setback a minimum of 3.6 metres from the front wall of the dwelling or 8.1 metres from the front lot line;
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard
- iii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;

1454 The lands designated R1F-15.1- 1454 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Minimum rear yard depth shall be 6.0 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1455 The lands designated R1E-18.2- 1455 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

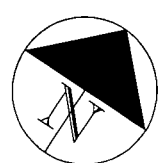
- i) Notwithstanding section 13.4.2(j)(5) of the by-law a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3 car wide garage facing the street provided



LEGEND

—— ZONE BOUNDARY

PART LOT 6, CONCESSION 4 W.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

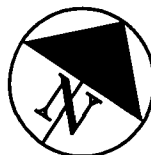
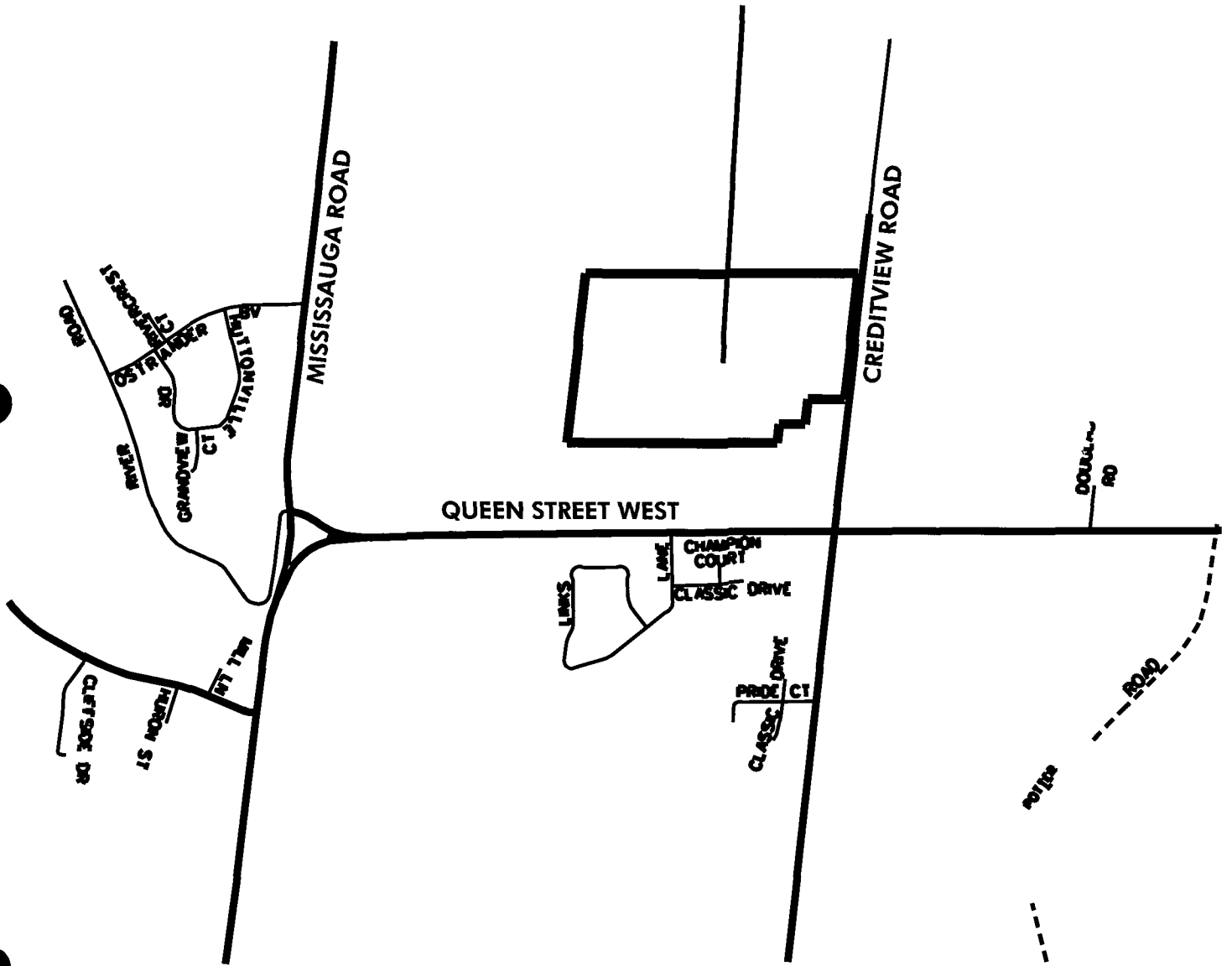
Date: 2009 05 21 Drawn by: CJK

By-Law 189-2009

Schedule A

File no. C04W06.007ZBLA Map no. 39-11

SUBJECT LANDS



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 05 20

Drawn by: CJK

File no. C04W06.007zkm

Map no. 39-11

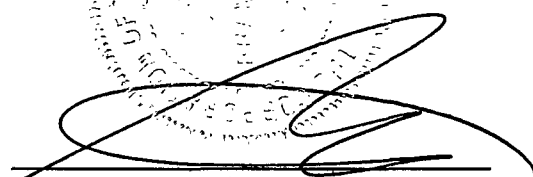
Key Map By-Law 189.2009

that no more than 2 abutting lots facing a street have a 3 car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community;


- 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 foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard."

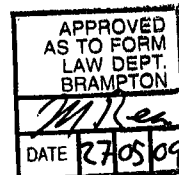
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 10th day of June, 2009.


SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to content:


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



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 189-2009 being a by-law
to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. - Lakeview Homes
(Springbrook Estates Inc.) (File C04W06.007)

DECLARATION

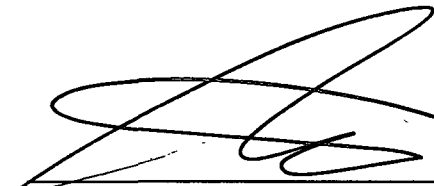
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say
as follows:

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 189-2009 was passed by the Council of The Corporation of the City
of Brampton at its meeting held on the 10th day of June, 2009.
3. Written notice of By-law 192-2009 as required by section 34(18) of the
Planning Act was given on the 24th day of June, 2009, 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 189-2009 is deemed to have come into effect on the 10th day
of June, 2009, 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)
17th day of July, 2009)



Earl Evans



A Commissioner, etc.

**PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel**