



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 191-2008

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:	To:
AGRICULTURAL (A), and FLOODPLAIN (F).	RESIDENTIAL SINGLE DETACHED E – 18.2 - 1962 (R1E-18.2 – 1962), RESIDENTIAL SINGLE DETACHED E – 14.2 - 1963 (R1E-14.2 – 1963), RESIDENTIAL SINGLE DETACHED E – 12.2 - 1964 (R1E-12.2 – 1964), RESIDENTIAL SINGLE DETACHED F – 14.2 - 1965 (R1F-14.2 – 1965), OPEN SPACE (OS), and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“1962 lands designated R1E-18.2 - 1962 on Schedule A to this by-law:

1962.1 shall only be used for the purposes permitted in a R1E zone.

1962.2 shall be subject to the following requirements and restrictions:

(1) the requirements and restrictions as set out in a R1E zone.

(2) Minimum Lot Area:

- 546.0 square metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, the minimum lot area shall be 525.0 square metres.

## (3) Minimum Front Yard Depth:

- 4.5 metres for any portion of a dwelling, including a side wall of a garage, but shall be 6.0 metres when the front of a garage faces a street.

## (4) Minimum Lot Depth:

- 30.0 metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, in which case the minimum lot depth shall be 22.0 metres.

## (5) Minimum Interior Side Yard Width:

- 1.2 metres for the first storey and 1.5 metres for the second storey.

## (6) Garage Control:

- a. No garage shall project into the front yard beyond a porch or front wall of a dwelling, except when the garage has a garage door that faces a side lot line.
- b. No garage shall face the flankage lot line.
- c. On Lots greater than 18.2 metres in width, the maximum interior garage width, of an attached garage, shall be 57 % of the dwelling unit width.

## (7) Encroachment:

A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

1963 lands designated R1E-14.2 - 1963 on Schedule A to this by-law:

1963.1 shall only be used for the purposes permitted in a R1E zone.

1963.2 shall be subject to the following requirements and restrictions:

(1) the requirements and restrictions as set out in a R1E zone.

(2) Minimum Exterior Side Yard Width:

- 4.5 metres, which may be reduced to 4.0 metres where that portion of a dwelling abuts an entry feature block, and which may be further reduced to 2.0 metres for that portion of a dwelling which abuts a site daylight triangle at the McVean Drive street intersection.

(3) Encroachment:

A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

1964 lands designated R1E-12.2 - 1964 on Schedule A to this by-law:

1964.1 shall only be used for the purposes permitted in a R1E zone

1964.2 shall be subject to the following requirements and restrictions:

(1) the requirements and restrictions as set out in a R1E zone.

(2) Minimum Lot Width:

- Interior Lot: 12.2 metres; and,
- Corner Lot: 15.5 metres, except for a lot has a rear lot line that abuts a R2A-1864 and R1C-1860 zone, the minimum lot width shall be 14.5 metres.

(3) Encroachment:

A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices.

1965 lands designated R1F-14.2 - 1965 on Schedule A to this by-law:

1965.1 shall only be used for the purposes permitted in a R1F zone

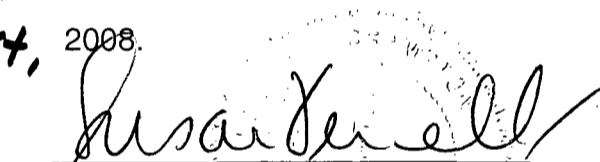
1965.2 shall be subject to the following requirements and restrictions:

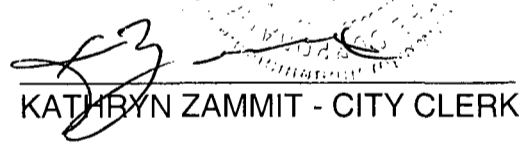
- (1) the requirements and restrictions as set out in a R1F zone.
- (2) Minimum Lot Depth: 28.0 metres.
- (3) Encroachment:

A balcony, bay window or porch may project into the minimum front, exterior side yard, or rear yard by a maximum of 1.8 metres including eaves and cornices."

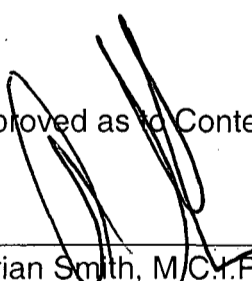
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this **6** day of **August**, 2008.

  
 SUSAN FENNELL - MAYOR

  
 KATHRYN ZAMMIT - CITY CLERK

Approved as to Content:



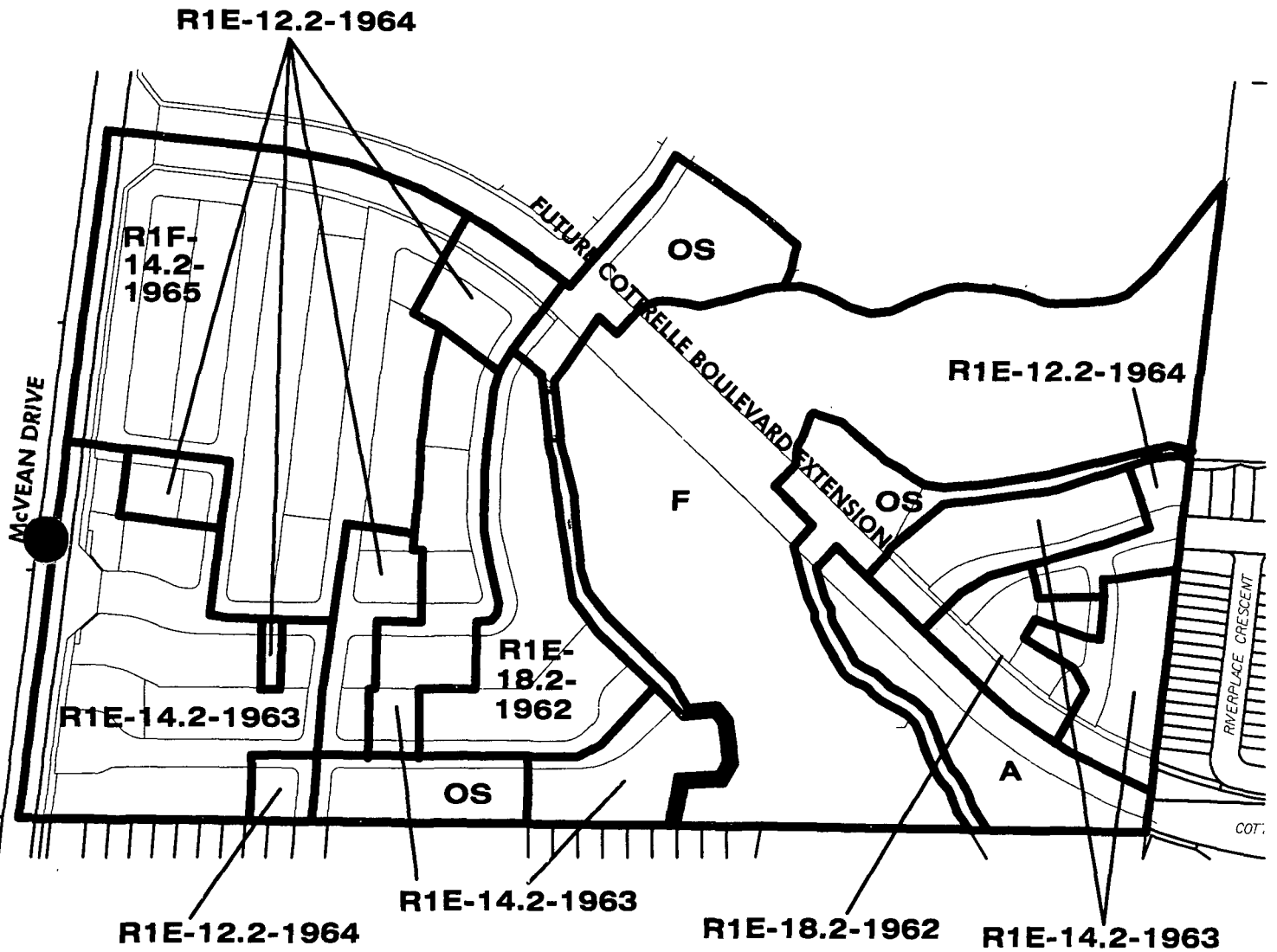
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Adrian Smith, M.C.I.P., R.P.P  
 Director, Planning and Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON

**C.C.C.**

DATE **07/23/08**

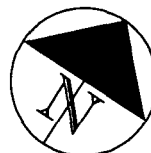


LEGEND

— ZONE BOUNDARY



PART LOT 8, CONCESSION 9 N.D.



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

Date: 2008 07 14

Drawn by: CJK

By-Law

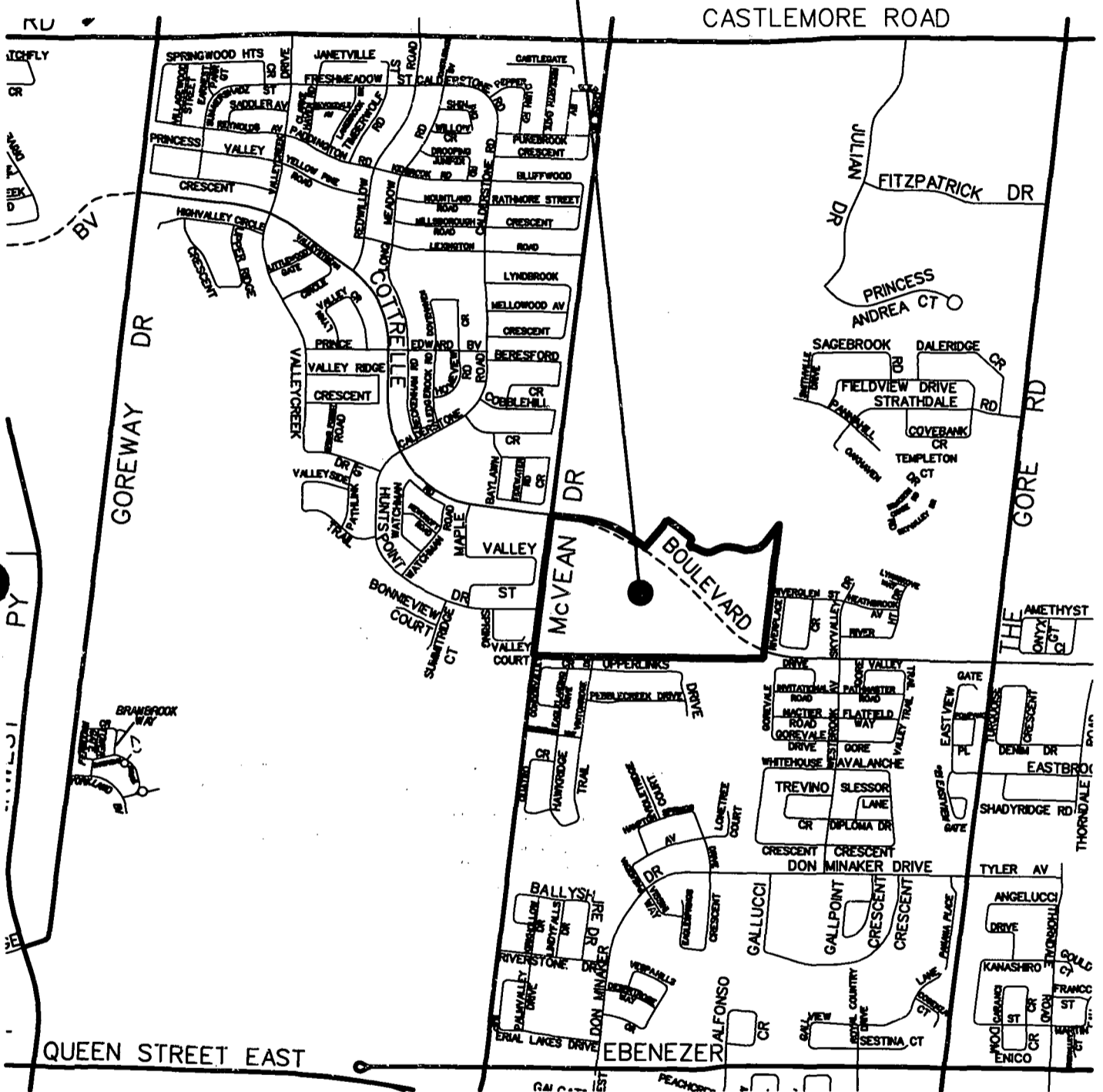
191-2008

Schedule A

File no. C09E08\_016zblapt1

Map no. 51-36

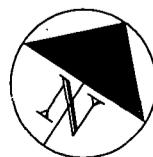
# SUBJECT LANDS



0 100 200 300  
Metres

Key Map By-Law

191-2008



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

Date: 2008 07 14

Drawn by: CJK

File no. C09E08\_016ZKMPT1 Map no. 51-36

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 191-2008 being a by-law  
to amend Comprehensive Zoning By-law 270-2004, as amended – Application  
to amend the Zoning By-law - Nuland Management Inc. File C09E08.016

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 191-2008 was passed by the Council of the Corporation of the City of  
Brampton at its meeting on August 6, 2008.
3. Written notice of By-law 191-2008 as required by section 34(18) of the *Planning  
Act* was given on August 19, 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(19) of the *Planning Act* on or  
before the final date for filing objections.
5. Zoning By-law 191-2008 is deemed to have come into effect on August 6, 2008, in  
accordance with Section 34(19) 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 )  
24<sup>th</sup> day of September, 2008 )



Peter Fay



A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.**