



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 200-2002

To amend By-law 139-84 as amended.

Council of the Corporation of the City of Brampton hereby ENACTS as follows:

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing on Sheet 3 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY B – SECTION 729 (R1B – SECTION 729), RESIDENTIAL SINGLE FAMILY B – SECTION 730 (R1B – SECTION 730), RESIDENTIAL SINGLE FAMILY B – SECTION 735 (R1B – SECTION 735) and OPEN SPACE (OS) to RESIDENTIAL SINGLE FAMILY B – SECTION 762 (R1B – SECTION 762), RESIDENTIAL SINGLE FAMILY B – SECTION 765 (R1B – SECTION 765), RESIDENTIAL SINGLE FAMILY B – SECTION 767 (R1B – SECTION 767) and OPEN SPACE – SECTION 738 (OS – SECTION 738).
 - (2) by adding thereto the following sections:

“762 The lands designated R1B-SECTION 762 on Sheet 3 of Schedule A to this by-law:

762.1 shall only be used for the following purposes:

 - (a) a single-family detached dwelling;
 - (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
 - (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,

- (d) purposes accessory to the other permitted purposes.

762.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16.0 metres
 - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
 - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
 - (1) 50 percent of the minimum front yard area
 - (2) 60 percent of the minimum front yard area of a corner lot
 - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 10.5 metres;
- (j) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- (k) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

762.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 762.2.”

“765 The lands designated R1B-SECTION 765 on Sheet 3 of Schedule A to this by-law:

765.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

765.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 384 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16.0 metres
 - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) 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 percent of the minimum required lot area.
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) Minimum Exterior Side Yard Width:

3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the minimum front yard area:
- (2) 60 percent of the minimum front yard area of a corner lot: and
- (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Building Height: 10.5 metres;

(j) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(k) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

765.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 765.2.”

“767 The lands designated R1B – SECTION 767 on sheet 3 of Schedule A to this by-law:

767.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

767.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 540 square metres
- (b) Minimum Lot Width:
 - Interior Lot - 18.0 metres
 - Corner Lot - 19.8 metres
- (c) Minimum Lot Depth - 30.0 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
 - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
 - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
 - (1) 50 percent of the minimum front yard area;
 - (2) 60 percent of the minimum front yard area of a corner lot; and
 - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres;
- (j) Garage Setback
 - The front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.
- (k) The maximum gross floor area of the dwelling shall be 256 square metres.

- (l) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.

767.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law that are not in conflict with those set out in Section 767.2.”

- (3) by adding to Section 755.2 thereof, the following:

“(k) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.”

- (4) by adding to Section 753.2 thereof, the following:

“(k) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line and an OS zone.”

- (5) by adding to Section 756.2 thereof, the following:

“(k) No buildings or structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of the rear lot line.”

- (6) by adding to Section 737.2 thereof, the following:

“(m) No buildings and structures, including decks, swimming pools and patios, or part thereof, shall be located within 5 metres of an OS zone.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 17th day of July 2002.

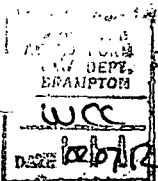

SUSAN FENNELL - MAYOR


~~LEONARD J. MIKULICH - CITY CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK


Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services



R1B-SECTION 762

STEELES AVENUE WEST

CREDITVIEW ROAD

OS-SECTION 738

LOT 15, CONCESSION 4 W.H.S.

R1B-SECTION 765

LOT 14, CONCESSION 4 W.H.S.

HALLSTONE ROAD

LOT 14, CONCESSION 4 W.H.S.

R1B-SECTION 767

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



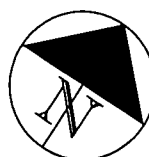
PART LOTS 14-15 , CONCESSION 4 W.H.S

BY-LAW 139-84

SCHEDULE A

By-Law 200-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 07 11

Drawn by: CJK

File no. T4W15.6

Map no. 72-18W

(no appeal)

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

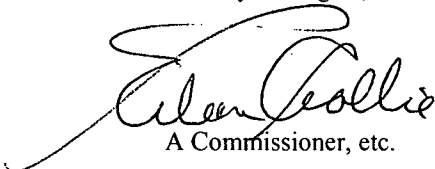
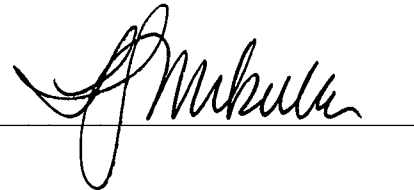
AND IN THE MATTER OF the City of Brampton By-law 200-2002 being a by-law to amend comprehensive zoning By-law 139-84, as amended 871878 ONTARIO LIMITED (KANEFF PROPERTIES LIMITED) (File: T4W15.6).

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, 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 200-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 17TH day of July, 2002.
3. Written notice of By-law 200-2002 as required by section 34(18) of the *Planning Act* was given on the 26th day of July, 2002, 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)
16th day of August, 2002)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.