



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 208-2004

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing, on Sheet 13 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY A – SECTION 615 (R1A – SECTION 615), RESIDENTIAL SINGLE FAMILY A – SECTION 616 (R1A – SECTION 616), RESIDENTIAL SINGLE FAMILY A – SECTION 617 (R1A – SECTION 617), RESIDENTIAL SINGLE FAMILY A-SECTION 618 (R1A - SECTION 618), RESIDENTIAL TWO FAMILY A-SECTION 619 (R2A - SECTION 619), RESIDENTIAL TWO FAMILY A - SECTION 620 (R2A - SECTION 620), RESIDENTIAL TWO FAMILY A - SECTION 621 (R2A - SECTION 621), RESIDENTIAL TWO FAMILY A - SECTION 622 (R2A - SECTION 622), RESIDENTIAL SINGLE FAMILY A-SECTION 623 (R1A - SECTION 623), RESIDENTIAL SINGLE FAMILY A - SECTION 624 (R1A - SECTION 624), and OPEN SPACE (OS) to RESIDENTIAL SINGLE FAMILY C – SECTION 1828 (R1C – SECTION 1828, RESIDENTIAL SINGLE FAMILY A – SECTION 1829 (R1A – SECTION 1829), RESIDENTIAL SINGLE FAMILY A – SECTION 1830 (R1A – SECTION 1830), RESIDENTIAL TWO FAMILY A - SECTION 1831 (R2A – SECTION 1831), RESIDENTIAL TWO FAMILY A - SECTION 1832 (R2A - SECTION 1832), SERVICE COMMERCIAL – SECTION 1852 (SC - SECTION 1852), RESIDENTIAL SINGLE FAMILY C- SECTION 1853 (RIA - SECTION 1853), RESIDENTIAL SINGLE FAMILY A – SECTION 1855 (R1A – SECTION 1855), and OPEN SPACE (OS).
 - (2) By adding thereto, the following sections:

"1828 The lands designated R1C- Section 1828 on Sheet 13 of Schedule A to this by-law:

1828.1 shall only be used for the purposes permitted in an R1C zone.

1828.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 295 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 11.0 metres.
 - Corner Lot: 12.8 metres.
- (c) Minimum Lot Depth: 27.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Exterior Side Yard Width: 3.0 metres.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) 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 lot width is 13.7 metres or greater.
- (h) Maximum Building Height: 11.0 metres, provided that no dwelling units shall contain any habitable area (inclusive of ceilings) greater than 6.75 metres above the highest finished grade elevation.
- (i) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 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;
- (j) Maximum Garage Door Width:
 - 1. the maximum garage door width shall be 5.5 metres;
 - 2. the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
 - 3. the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

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- (k) Maximum Garage Projection:
1.5 metres beyond the front wall of a dwelling.
- (l) Maximum Porch Projection:
2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (m) Maximum Bay Window Projection:
1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (n) A garage shall not be permitted facing the exterior side yard lot line.
- (o) The driveway width shall not exceed the exterior width of the garage.

1828.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1828.2.

1829 The lands designated R1A- Section 1829 on Sheet 13 of Schedule A to this by-law:

1829.1 shall only be used for the purposes permitted in an R1A zone.

1829.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 560 square metres
- (b) Minimum Lot Width:

Interior Lot:	14.0 metres
Corner Lot:	15.8 metres
- (c) Minimum Lot Depth: 40.0 metres
- (d) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Interior Side Yard Width: 1.2 metres
- (f) Minimum Exterior Side Yard Width: 3.0 metres
- (g) Minimum Rear Yard Depth: 7.5 metres.
- (h) Maximum Building Height:
11 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above grade and no part of

any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, west and east facades. No habitable area greater than 6.75 metres in height shall be permitted.

Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

South Facade shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

West Facade shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be westerly;

East Facade shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the easterly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply shall be easterly;

Southerly Site Limit shall mean the outline of lands shown on Sheet 13 of Schedule A of this by-law abutting the future Cottrelle Boulevard;

Westerly Site Limit shall mean the outline of lands shown on Sheet 13 of Schedule A of this by-law abutting Airport Road.

Easterly Site Limit shall mean the outline of lands shown on Sheet 13 of Schedule A of this by-law abutting Humberwest Parkway.

Maximum Building Height is to be measured from the highest finished grade elevation at the outside walls of the dwelling.

- (i) Minimum Landscaped Open Space:

40 % of the minimum front yard area or 30 % of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (j) The following provisions shall apply to garages:

- a) the maximum garage door width shall be 5.5 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 be 0.6 metres more the garage door width.
- (k) Maximum Garage Projection:
- 1.5 metres beyond the front wall of a dwelling.
- (l) Maximum Porch Projection:
- 2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (m) Maximum Bay Window Projection:
- 1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (n) A garage shall not be permitted facing the exterior side yard lot line.
- (o) The driveway width shall not exceed the exterior width of the garage.

1829.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1829.2.

1830 The lands designated R1A- Section 1830 on Sheet 13 of Schedule A to this by-law:

1830.1 shall only be used for the purposes permitted in an R1A zone.

1830.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions as set out in R1A- Section 1829 zone.
- (b) Maximum Building Height:

11 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings)

higher than 6.75 metres above grade and no part of any windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south and west facades. No habitable area greater than 6.75 metres in height shall be permitted.

Openings shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

South Facade shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both southerly and easterly facing, then the definition which shall apply shall be southerly;

West Facade shall mean exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be westerly;

Southerly Site Limit shall mean the outline of lands shown on Sheet 13 of Schedule A of this by-law abutting the future Cottrelle Boulevard;

Westerly Site Limit shall mean the outline of lands shown on Sheet 13 of Schedule A of this by-law abutting Airport Road.

Maximum Building Height is to be measured from the highest finished grade elevation at the outside walls of the dwelling.

1830.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1830.2.

1831 The lands designated R2A- Section 1831 on Sheet 13 of Schedule A to this by-law:

1831.1 shall only be used for the purposes permitted in an R2A zone.

1831.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 410 square metres
- (b) Minimum Lot Width:

Interior Lot: 13.75 metres and 6.8 metres per dwelling unit.

Corner Lot: 15.55 metres and 8.6 metres for the dwelling unit closest to the flankage lot line.

- (c) Minimum Lot Depth: 30.0 metres
- (d) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) Minimum Interior Side Yard Width:
1.2 metres, and 0.0 metres where the common wall of dwelling units coincide with a side lot line.
- (f) Minimum Exterior Side Yard Width: 3.0 metres.
- (g) Minimum Rear Yard Depth: 7.5 metres
- (h) Maximum Building Height:
11 metres provided that no dwelling units shall contain any habitable area (inclusive of ceilings) higher than 6.75 metres above the highest finished grade elevation
- (i) Minimum Landscaped Open Space:
40 % of the minimum front yard area or 30 % of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (j) The following provisions shall apply to garages:
 - a) the maximum garage door width shall be 2.5 metres and the maximum interior garage width shall 3.1 metres for an interior lot.
 - b) the maximum garage door width shall be 5.0 metres and the maximum exterior garage width shall be 5.2 metres for a corner lot.
- (k) Maximum Garage Projection:
No part of any garage shall project more than 2.5 metres beyond the main front entrance or beyond a main entry feature.
- (l) Maximum Porch Projection:
2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (m) Maximum Bay Window Projection:
1.8 metres into the minimum rear yard, exterior yard and front yard setback.

- (n) A garage shall not be permitted facing the exterior side yard lot line.
- (o) The driveway width shall not exceed the exterior width of the garage.

1831.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1831.2.

1832 The lands designated R2A- Section 1832 on Sheet 13 of Schedule A to this by-law:

1832.1 shall only be used for the purposes permitted in an R2A zone.

1832.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions as set out in R2A- Section 1831 zone.
- (b) Maximum Building Height: 11.0 metres.

1832.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1832.2.

1853 The lands designated R1C- Section 1853 on Sheet 13 of Schedule A to this by-law:

1853.1 shall only be used for the purposes permitted in an R1C zone.

1853.2 shall be subject to the following requirements and restrictions:

- (a) the requirements and restrictions as set out in R1C- Section 1828 zone.
- (b) Maximum Building Height: 11.0 metres.

1853.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1853.2.

1855 The lands designated R1A- Section 1855 on Sheet 13 of Schedule A to this by-law:

1855.1 shall only be used for the purposes permitted in an R1A zone.

1855.2 shall be subject to the following requirements and restrictions:

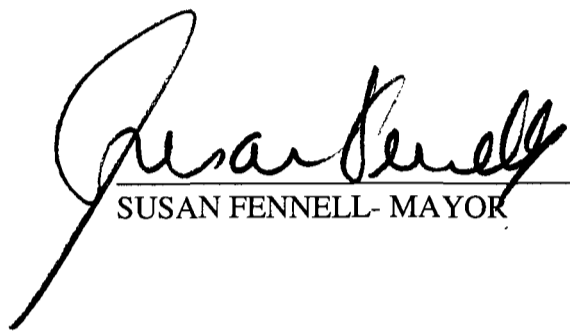
- (a) the requirements and restrictions as set out in R1A- Section 1830 zone.

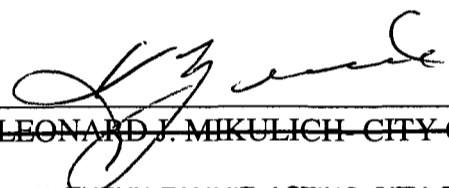
(b) Minimum Lot Area: 375 square metres.

(c) Minimum Lot Depth: 27.0 metres.

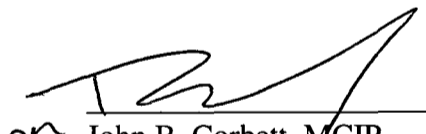
1855.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1855.2.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 14th day of July 2004.


SUSAN FENNELL- MAYOR


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

Approved as to Content:


John B. Corbett, MCIP
Director of Development Services

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON
DATE

July 7/04

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SC-SECTION 1852

CASTLEMORE DRIVE

AIRPORT ROAD

R2A-SECTION 1832

R1C-SECTION 1853

R2A-SECTION 1832

OS

LOT 10, CONCESSION 7 N.D.

R2A-SECTION 1831

R1C-SECTION 1828

R1A-SECTION 1829

R1A-SECTION 1855

R1A-SECTION 1830

LOT 10, CONCESSION 7 N.D.

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



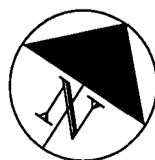
PART LOT 10, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 208-2004

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date. 2004 06 29

Drawn by: CJK

File no C7E10.2

Map no. 49-39Q

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 208-2004
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended
Mattamy (Springpark) Limited - File C7E10.2B

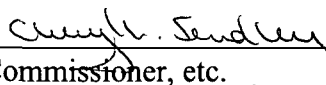
DECLARATION

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 208-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14th day of July, 2004.
3. Written notice of By-law 208-2004 as required by section 34(18) of the *Planning Act* was given on the 23rd day of July, 2004, 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)
13th day of August, 2004)




A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.