



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 253-2005

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 of the By-law, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED A – SECTION 1780 (R1A – SECTION 1780)
	RESIDENTIAL SINGLE DETACHED A – SECTION 1865 (R1A – SECTION 1865)
	FLOODPLAIN (F)
	and
	OPEN SPACE (OS)

- (2) by adding thereto the following section:

“1865 The lands designated R1A-Section 1865 on Sheet 31 of Schedule A to this by-law:

1865.1 shall only be used for purposes permitted in an R1A zone.

1865.2 shall be subject to the following requirements and restrictions:

  - (a) Minimum Lot Area: 549 square metres

- (b) Minimum Lot Width:  
Interior Lot: 18.3 metres
- (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 a dwelling.
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:  
1.2 metres for the first storey, and an additional 0.3 metres for each additional storey.
- (g) Minimum Landscaped Open Space:  
Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- (h) Maximum Garage Projection:  
No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (i) Maximum Porch Encroachment:  
Where a lot has a width equal or greater than 15.2 meters and the width of the porch is 50% or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- (j) Minimum Rear Yard Setback from a Floodplain (F) zone:  
Notwithstanding any other setback provision to the contrary, no buildings, structures, or swimming pools are permitted within 7.5 metres abutting a Floodplain (F) zone.
- (k) The driveway width shall not exceed the width of the garage.

1865.3 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 1865."

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

this 15<sup>th</sup> day of August 2005.



SUSAN FENNEL - MAYOR

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

*[Handwritten signature]*

DATE *Aug 9/05*

*[Handwritten signature]*

LEONARD J. MIKULICH - CITY CLERK

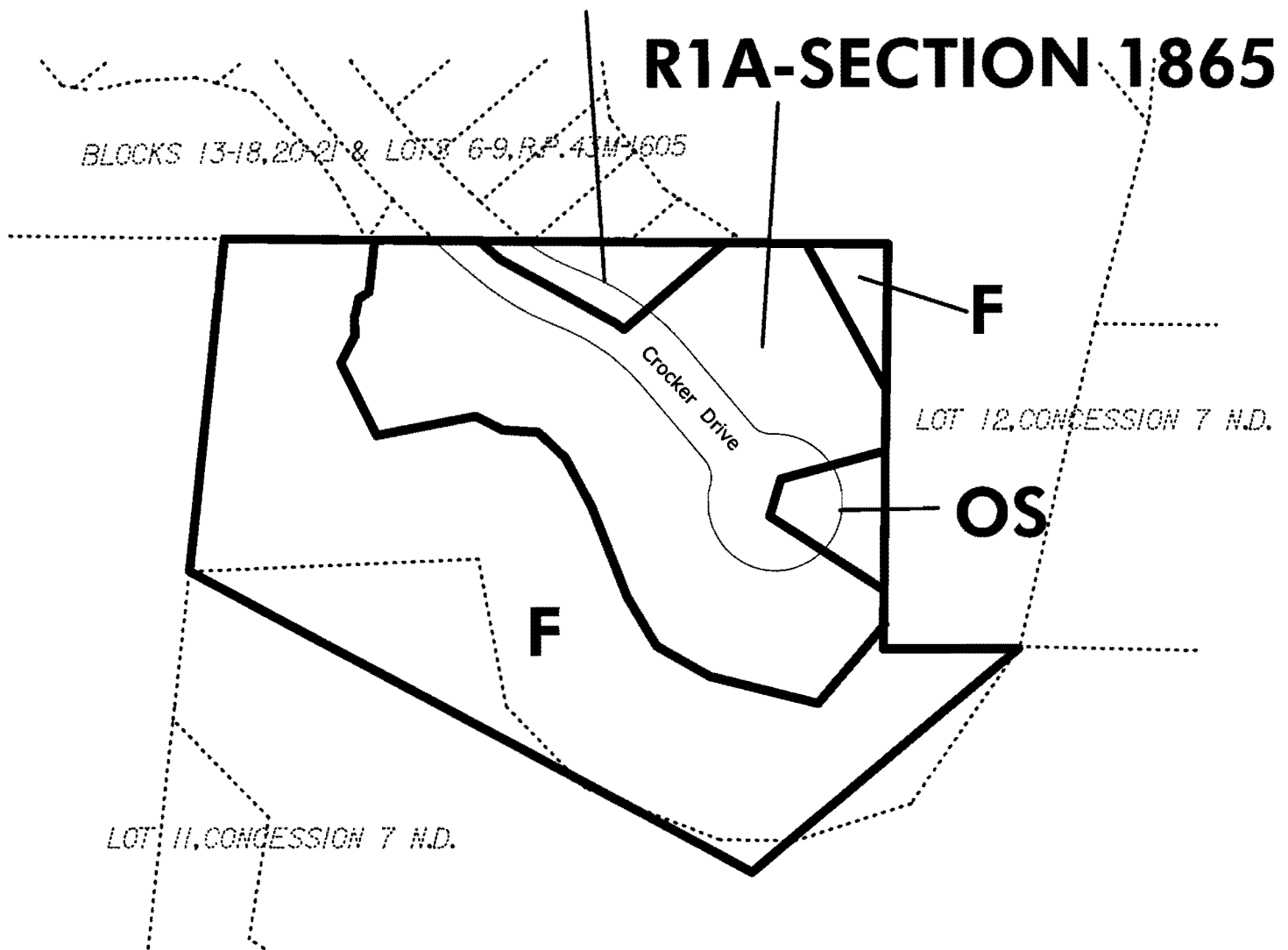
Approved as to Content:

*[Handwritten signature]*




John B. Corbett, M.C.I.P., R.P.P  
Commissioner,  
Planning, Design and Building Department

# R1A-SECTION 1780

# R1A-SECTION 1865



## LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOTS 11 & 12, CONCESSION 7 N.D.**



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

Date: 2005 06 06

Drawn by: CJK

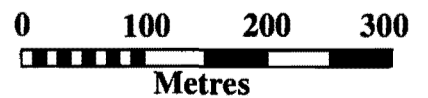
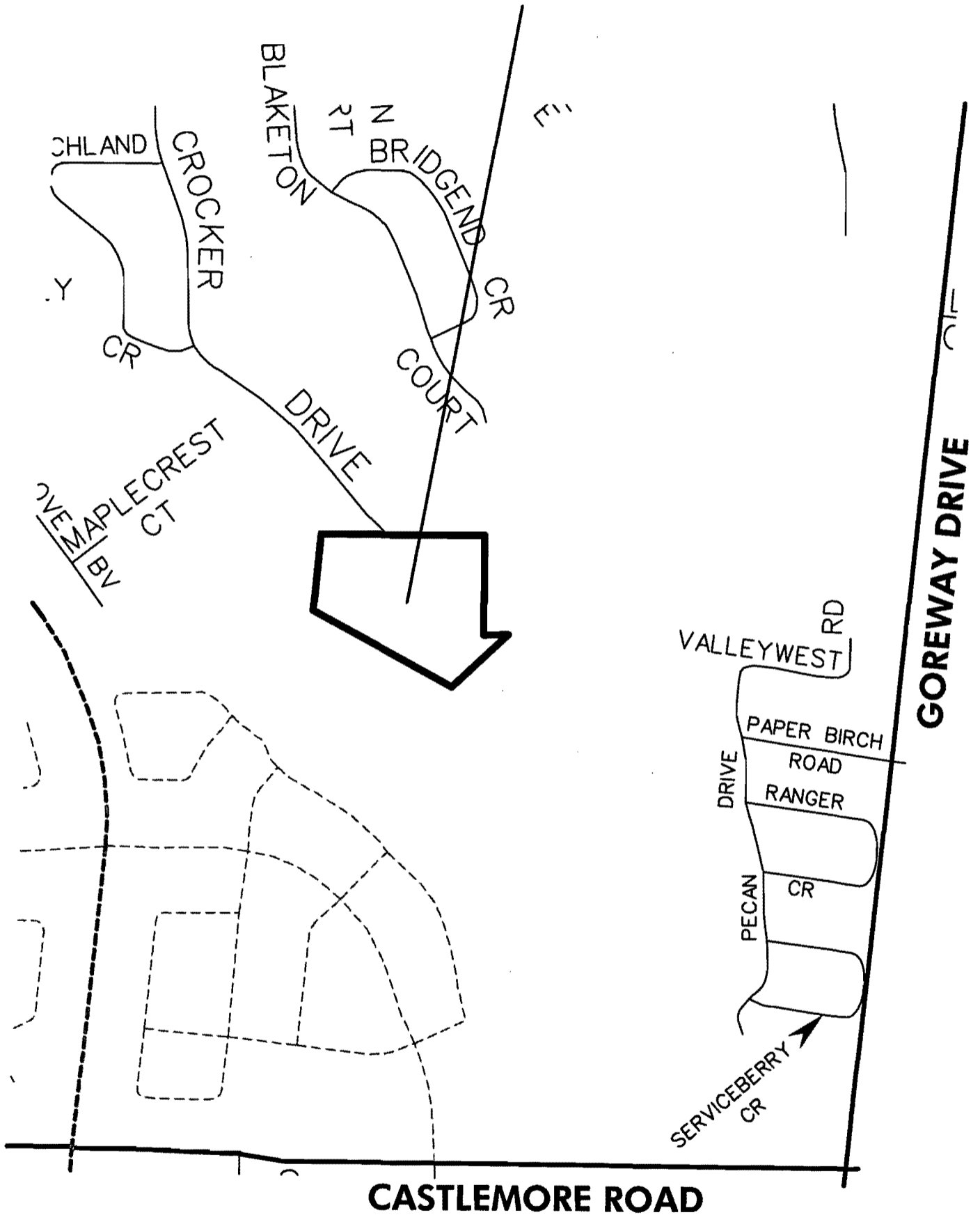
**By-Law** 253-2005

**Schedule A**

File no. C7E11.9ZBLA

Map no. 31-26

# SUBJECT LANDS



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

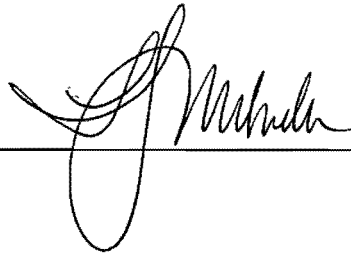
AND IN THE MATTER OF the City of Brampton  
By-law 253-2005 being a by-law to amend Comprehensive Zoning  
By-law 270-2004 as amended, Mattamy Homes  
(formerly Candevcon Limited)/Cottrelle) (File C7E11.9).

DECLARATION

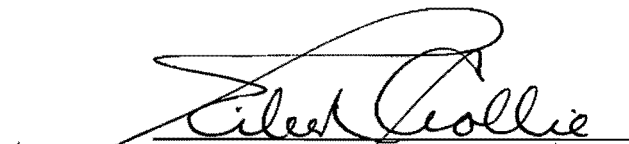
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 253-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of August, 2005.
3. Written notice of By-law 253-2005 as required by section 34(18) of the *Planning Act* was given on the 25<sup>th</sup> day of August, 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 )  
26<sup>th</sup> day of September, 2005 )



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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.