



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 255-2005

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

from	to
HIGHWAY COMMERCIAL ONE-SECTION 1595 (HC1-SECTION 1595),	RESIDENTIAL SINGLE DETACHED A-SECTION 1881, (R1A-SECTION 1881),
RECREATIONAL COMMERCIAL-SECTION 1596 (RC-SECTION 1596),	RESIDENTIAL SINGLE DETACHED B-SECTION 1882 (R1B-SECTION 1882),
FLOODPLAIN-SECTION 1597	RESIDENTIAL SINGLE DETACHED C-SECTION 1883 (R1C-SECTION 1883),
F-SECTION 1587, RESIDENTIAL SINGLE DETACHED A-SECTION 1598 (RIA-SECTION 1598), RESIDENTIAL APARTMENT A-SECTION 1599 (R4A-SECTION 1599), and OPEN-SPACE.	RESIDENTIAL SINGLE DETACHED C-SECTION 1884, (R1C-SECTION 1884), RESIDENTIAL SINGLE DETACHED C-SECTION 1689 (R1C-SECTION 1689), INSTITUTIONAL ONE-SECTION 1885 (I1-SECTION 1885), OPEN SPACE (OS), and OPEN SPACE-SECTION 1885 (OS-SECTION 1885).

(2) by adding thereto, the following sections:

"1881 The lands designated R1A-SECTION 1881 on Schedule A to this by-law:

1881.1 Shall only be used for those purposes permitted in a R1A zone;

1881.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot: 540 square metres,
- (b) Corner Lot: 590 square metres.

(2) Minimum Lot Width:

- (a) Interior Lot: 18.0 metres;
- (b) Corner Lot: 19.8 metres.

(3) Minimum Lot Depth: 30.0 metres.

- 30.0 metres, except where a lot has a rear lot line that abuts an Open Space (OS) zone, the minimum lot depth shall be 29.0 metres.

(4) Minimum Front Yard Depth:

- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

(5) Minimum Interior Side Yard Width:

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

(6) Minimum Exterior Side Yard Width: 3.0 metres.

(7) Minimum Rear Yard Depth: 7.5 metres.

(8) Minimum Setback of a dwelling from an "F" zone:

- 10 metres.

(9) Minimum Landscaped Open Space:

- All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.

(10) Maximum Driveway Width:

- Shall not exceed the width of the garage.

(11) The following provisions shall apply to garages:

- (a) No maximum garage door width; and
- (b) A garage door shall not face the exterior side yard lot line.

(12) Maximum Garage Projection:

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

1882 The lands designated R1B-SECTION 1882 on Schedule A to this by-law:

1882.1 Shall only be used for those purposes permitted in a R1B zone;

1882.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot: 450 square metres,
- (b) Corner Lot: 500 square metres.

(2) Minimum Lot Width:

- (a) Interior Lot: 15.0 metres;
- (b) Corner Lot: 16.8 metres.

(3) Minimum Lot Depth: 30.0 metres.

(4) Minimum Front Yard Depth:

- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

(5) Minimum Interior Side Yard Width: 1.2 metres;

(6) Minimum Exterior Side Yard Width: 3.0 metres.

- (7) Minimum Rear Yard Depth: 7.5 metres.
- (8) Minimum Setback of a dwelling from an "F" zone:
- 10 metres.
- (9) Minimum Landscaped Open Space:
- All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.
- (10) Maximum Driveway Width:
- Shall not exceed the width of the garage.
- (11) The following provisions shall apply to garages:
- (a) No maximum garage door width
 - (b) the garage door shall not face the exterior side yard lot line
- (12) Maximum Garage Projection:
- No garage shall project into the front yard 1.5 metres beyond a porch or front wall of a dwelling.

1883 The lands designated R1C-SECTION 1883 on Schedule A to this by-law:

1883.1 Shall only be used for those purposes permitted in a R1C zone;

1883.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
- (a) Interior Lot: 360 square metres,
 - (b) Corner Lot: 410 square metres.
- (2) Minimum Lot Width:
- (a) Interior Lot: 12.0 metres;
 - (b) Corner Lot: 13.8 metres.

- (3) Minimum Lot Depth: 30.0 metres.
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres.
- (8) Minimum Setback of a dwelling from an "F" zone:
 - 10 metres.
- (9) Minimum Landscaped Open Space:
 - All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.
- (10) Maximum Driveway Width:
 - Shall not exceed the width of the garage.
- (11) The following provisions shall apply to garages:
 - (a) the maximum garage door width shall be.
 - (i). 5.0 metres on a lot having a width per unit less than 12.5 metres;
 - (ii). 5.5 metres on a lot having a width per unit less than 14.0 metres but greater than or equal to 12.5 metres; and,
 - (iii). No maximum on a lot having a width per unit greater than or equal to 14.0 metres;

(b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(6) Minimum Exterior Side Yard Width: 3.0 metres.

(7) Minimum Rear Yard Depth: 7.5 metres.

(8) Minimum Setback of a dwelling from an "F" zone:

- 10 metres.

Minimum Landscaped Open Space:

- All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.

(9) Maximum Driveway Width:

- Shall not exceed the width of the garage.

(10) The following provisions shall apply to garages:

(a) the maximum garage door width shall be

(i). 5.5 metres on a lot having a width per unit less than 14 metres but greater than or equal to 12.5 metres; and,

(ii). No maximum on a lot having a width per unit greater than or equal to 14.0 metres;

(b) the garage door width may be widened by an extra 0.9 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 interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.9 metres over the garage door width permitted on the lot; and,

(d) a garage door shall not face the exterior side yard lot line.

(11) 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.

- (b) the garage door width may be widened by an extra 0.9 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 interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the garage door width permitted on the lot; and,
- (d) a garage door shall not face the exterior side yard lot line.

(12) Maximum Garage Projection:

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

1884 The lands designated RIC-SECTION 1884 on Schedule A to this by-law:

1884.1 Shall only be used for those purposes permitted in a RIC zone;

1884.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

(a) Interior Lot: 325 square metres,

(b) Corner Lot: 370 square metres.

(2) Minimum Lot Width:

(a) Interior Lot: 13.0 metres;

(b) Corner Lot: 14.8 metres.

(3) Minimum Lot Depth: 25.0 metres.

(4) Minimum Front Yard Depth:

- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.

(5) Minimum Interior Side Yard Width:

- (a) 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,

1885 The lands designated I1-Section 1885 of Schedule A to this by-law:

1885.1 shall only be used for

either:

- (1) (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R1C-Section 1883 zone;
- (b) those purposes permitted in an R1C-Section 1884 zone; and,
- (c) a park, playground or recreation facility operated by a public authority.

1885.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 1885.1(2)(a), the requirements and restrictions as set out in a R1C-Section 1883 zone;
- (2) for those uses permitted in section 1885.1(2)(b), the requirements and restrictions as set out in a R1C-Section 1884 zone; and,
- (3) for those uses permitted in section 1885.1(1) and 1885.1(2)(c), the requirements and restrictions as set out in a I1 zone.

1886 The lands designated OS-SECTION 1886 of Schedule A to this by-law:

1886.1 shall only be used for the following purposes:

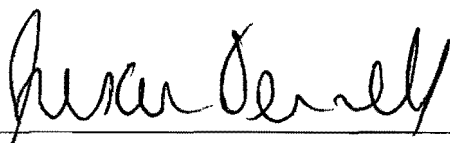
- (1) public recreational purposes;
- (2) flood and erosion control;
- (3) conservation area or purpose; and,

(4) purposes accessory to other permitted purposes.

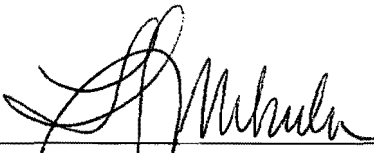
1886.2 shall be subject to the following requirements and restrictions:

- (1) No buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of August 2005.




 SUSAN FENNELL - MAYOR

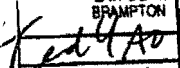


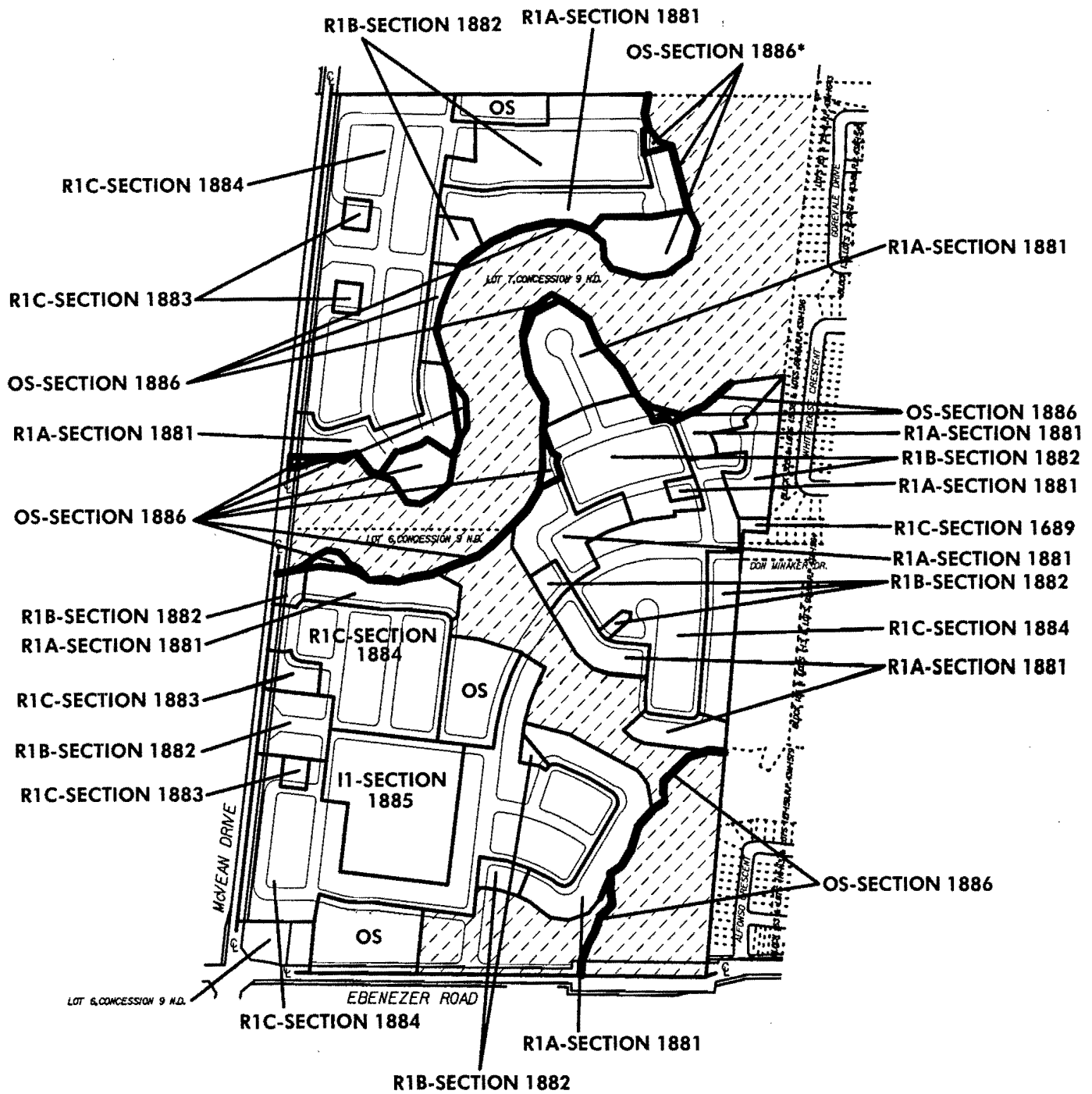
 LEONARD J. MIKULICH - CITY CLERK

AGREED AS TO CONTENT:



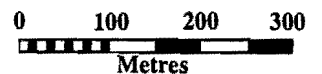
 ADRIAN SMITH, M.C.I.P., R.P.P.
 DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE Aug 8/05



LEGEND

- * NOTE: THESE LANDS INCLUDE A 2.5 METRE VALLEY BUFFER BLOCK
LANDS NOT INCLUDED IN THIS BY-LAW
- ZONE BOUNDARY
- ZONE BOUNDARY FOR OS-SECTION 1886 (2.5 Metre Valley Buffer Block)
- Ⓞ CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOTS 6-7, CONCESSION 9 N.D.

By-Law 255-2005

Schedule A



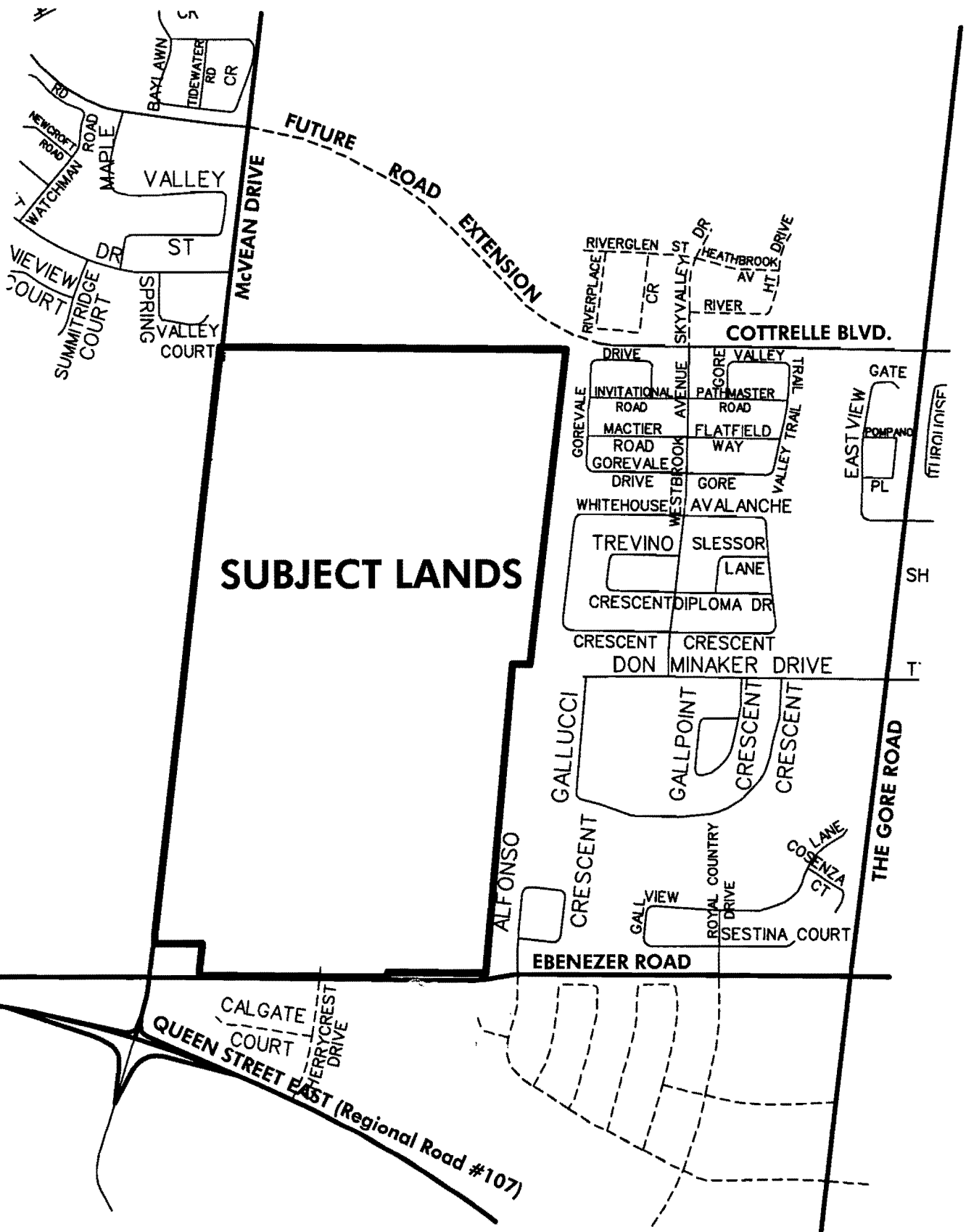
CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 07 15

Drawn by: CJK

File no. C9E6.6zbla

Map no. 51-27



Key Map By-Law 255-2005



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2005 07 18 Drawn by: CJK
 File no. C9E6.6zkm Map no. 51-27D

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 255-2005 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended,
933408 Ontario Limited (Woodlands Golf and Country Club) (File C9E6.6).


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 255-2005 passed by the Council of The Corporation of the City of Brampton
at its meeting held on the 15th day of August, 2005.
3. Written notice of By-law 255-2005 as required by section 34(18) of the *Planning Act*
was given on the 25th 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)
26th day of September, 2005)





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.