

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 280-2010  
being a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
Glen Schnarr and Associates Inc. - Paradise Homes (File C03W05.010)

DECLARATION

I, Earl Evans, of the City of Brampton, 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 280-2010 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of August, 2010.
3. Written notice of By-law 280-2010 as required by section 34(18) of the *Planning Act* was given on the 19<sup>th</sup> day of August, 2010, 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 280-2010 is deemed to have come into effect on the 11<sup>th</sup> day of August, 2010, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
13<sup>th</sup> day of October, 2010 )

Earl Evans

Jeanie Myers  
A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 280-2010

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)	RESIDENTIAL SINGLE DETACHED F-23.0 – 2061 (R1F-23.0–2061); RESIDENTIAL SINGLE DETACHED F-18.3 – 2062 (R1F-18.3 –2062); RESIDENTIAL SINGLE DETACHED F-18.3 – 2063 (R1F-18.3–2063); RESIDENTIAL SINGLE DETACHED F-17.6 – 2064 (R1F-17.6 –2064); RESIDENTIAL SINGLE DETACHED F-17.6 – 2065 (R1F-17.6 –2065); RESIDENTIAL SINGLE DETACHED F-18.3 – 2066 (R1F-18.3–2066); RESIDENTIAL SINGLE DETACHED F-15.2 – 2067 (R1F-15.2–2067); RESIDENTIAL SINGLE DETACHED F-13.7 – 2068 (R1F-13.7 –2068); RESIDENTIAL SINGLE DETACHED F-11.6 – 2069 (R1F-11.6 –2069); RESIDENTIAL SINGLE DETACHED F-15.2 – 2070 (R1F-15.2–2070); RESIDENTIAL SINGLE DETACHED F-13.7 – 2071 (R1F-13.7–2071); COMMERCIAL ONE - 2072 (C1-2072); OPEN SPACE (OS); and, FLOODPLAIN (F)

(2) by adding thereto the following sections:

“2061 The lands designated R1F-23.0 -2061 on Schedule A to this by-law:

2061.1 shall only be used for the purposes permitted in the R1F-23.0 zone.

2061.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.
- 3) A detached garage shall have a maximum gross floor area of 65 square metres.
- 4) A detached garage shall not contain a habitable room.
- 5) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 6) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- 7) Minimum building setback to a daylight triangle: 1.2 metres.

2062 The lands designated R1F-18.3 –2062 on Schedule A to this by-law:

2062.1 shall only be used for the purposes permitted in the R1F-18.3 zone.

2062.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2063 The lands designated R1F-18.3 -2063 on Schedule A to this by-law:

2063.1 shall only be used for the purposes permitted in the R1F-18.3 zone.

2063.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Setback - 5.5 metres but 7.0 metres to the front of the garage.
- 2) Minimum Rear Yard Depth – 7.0 metres.
- 3) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 4) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2064 The lands designated R1F-17.6 -2064 on Schedule A to this by-law:

2064.1 shall only be used for the purposes permitted in the R1F-17.6 zone.

2064.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth – 6.8 metres but 8.3 metres to the front of the garage.
- 2) Minimum Rear Yard Depth – 7.0 metres.
- 3) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 4) A detached garage shall have a maximum gross floor area of 42 square metres.
- 5) A detached garage shall not contain a habitable room.
- 6) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 7) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.
- 8) Minimum building setback to a daylight triangle – 1.2m.
- 9) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2065 The lands designated R1F-17.6 -2065 on Schedule A to this by-law:

2065.1 shall only be used for the purposes permitted in the R1F-17.6 zone.

2065.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 7.8 metres but 9.3 metres to the front of the garage.
- 2) Minimum Rear Yard Depth – 7.0 metres.
- 3) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 4) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2066 The lands designated R1F-18.3 -2066 on Schedule A to this by-law:

2066.1 shall only be used for the purposes permitted in a R1F-15.2 zone.

2066.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) A detached garage shall have a maximum gross floor area of 42 square metres.
- 3) A detached garage shall not contain a habitable room.

- 4) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 5) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard facing the flankage lot line.
- 6) Maximum interior width of an attached garage shall be 57% of the dwelling unit width.

2067 The lands designated R1F-15.2-2067 on Schedule A to this by-law:

2067.1 shall only be used for the purposes permitted in a R1F-15.2 zone.

2067.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) A detached garage shall have a maximum gross floor area of 42 square metres.
- 3) A detached garage shall not contain a habitable room.
- 4) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 5) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

2068 The lands designated R1F-13.7-2068 on Schedule A to this by-law:

2068.1 shall only be used for the purposes permitted in a R1F-13.7 zone.

2068.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) A detached garage shall have a maximum gross floor area of 42 square metres.
- 3) A detached garage shall not contain a habitable room.
- 4) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 5) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

2069 The lands designated R1F-11.6-2069 on Schedule A to this by-law:

2069.1 shall only be used for the purposes permitted in a R1F-11.6 zone.

2069.2 shall be subject to the following requirements and restrictions:

- 1) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.
- 2) A detached garage shall have a maximum gross floor area of 42 square metres.
- 3) A detached garage shall not contain a habitable room.
- 4) The minimum rear yard depth to a detached garage shall be 0.6 metres on a lot with a detached garage facing the flankage lot line.
- 5) A minimum 7.5 metre setback shall be provided between a detached garage and any portion of the rear house facade where a detached garage is located in the rear yard and facing the flankage lot line.

2070 The lands designated R1F-15.2 -2070 on Schedule A to this by-law:

2070.1 shall only be used for the purposes permitted in a R1F-15.2 zone.

2070.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Rear Yard Depth: 6 metres.
- 2) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

2071 The lands designated R1F-13.7-2071 on Schedule A to this by-law:

2071.1 shall only be used for the purposes permitted in a R1F-13.7 zone.

2071.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Rear Yard Depth: 3 metres.
- 2) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch may project a maximum of 1.8m, including eaves and cornices, into a required front, rear or exterior side yard.

2072 The lands designated C1-2072 on Schedule A to this by-law:

2072.1 shall only be used for the purposes permitted in a C1 zone.

2072.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 35 metres
- 2) Minimum Front Yard Depth: 4.5 metres
- 3) Minimum Rear Yard Depth: 6 metres
- 4) Minimum Landscaped Open Space:
  - (i) 3.0 metres abutting a Floodplain (F) zone, Agricultural (A) zone or a Residential zone; and,
  - (ii) 3.0 metres along Queen Street West, except at approved access locations.
- 5) Minimum Interior Side Yard Width: 0 metres abutting a Commercial zone."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this *11th* day of *August*, 2010.

  
SUSAN FENNELL - MAYOR

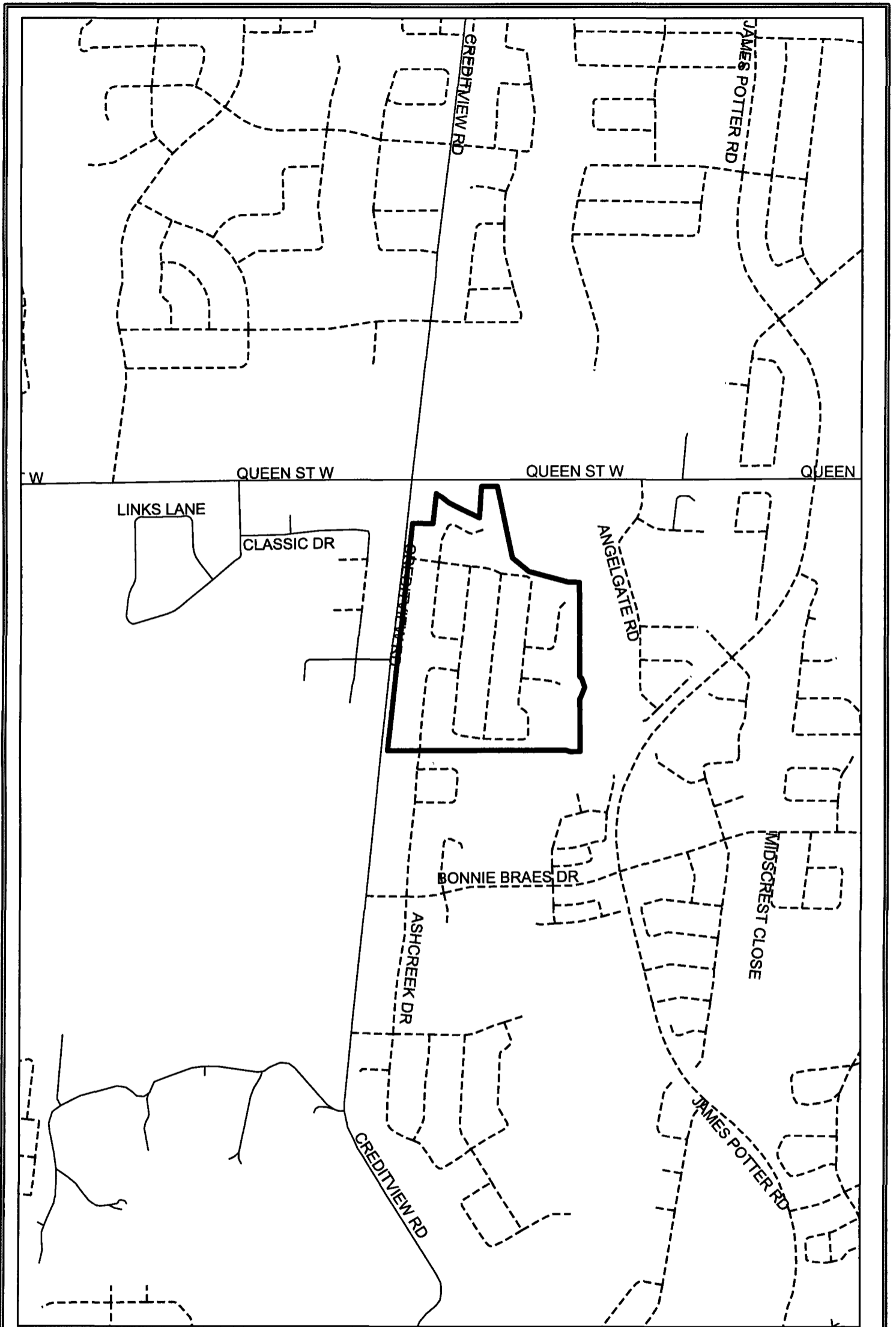
  
PETER FAY - CITY CLERK

Approved as to Content:

  
Dan Kraszewski, MCIP, RPP  
Director, Land Development Services

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE

*July 7/10*



SUBJECT LANDS
 
 - - - - PROPOSED STREETS



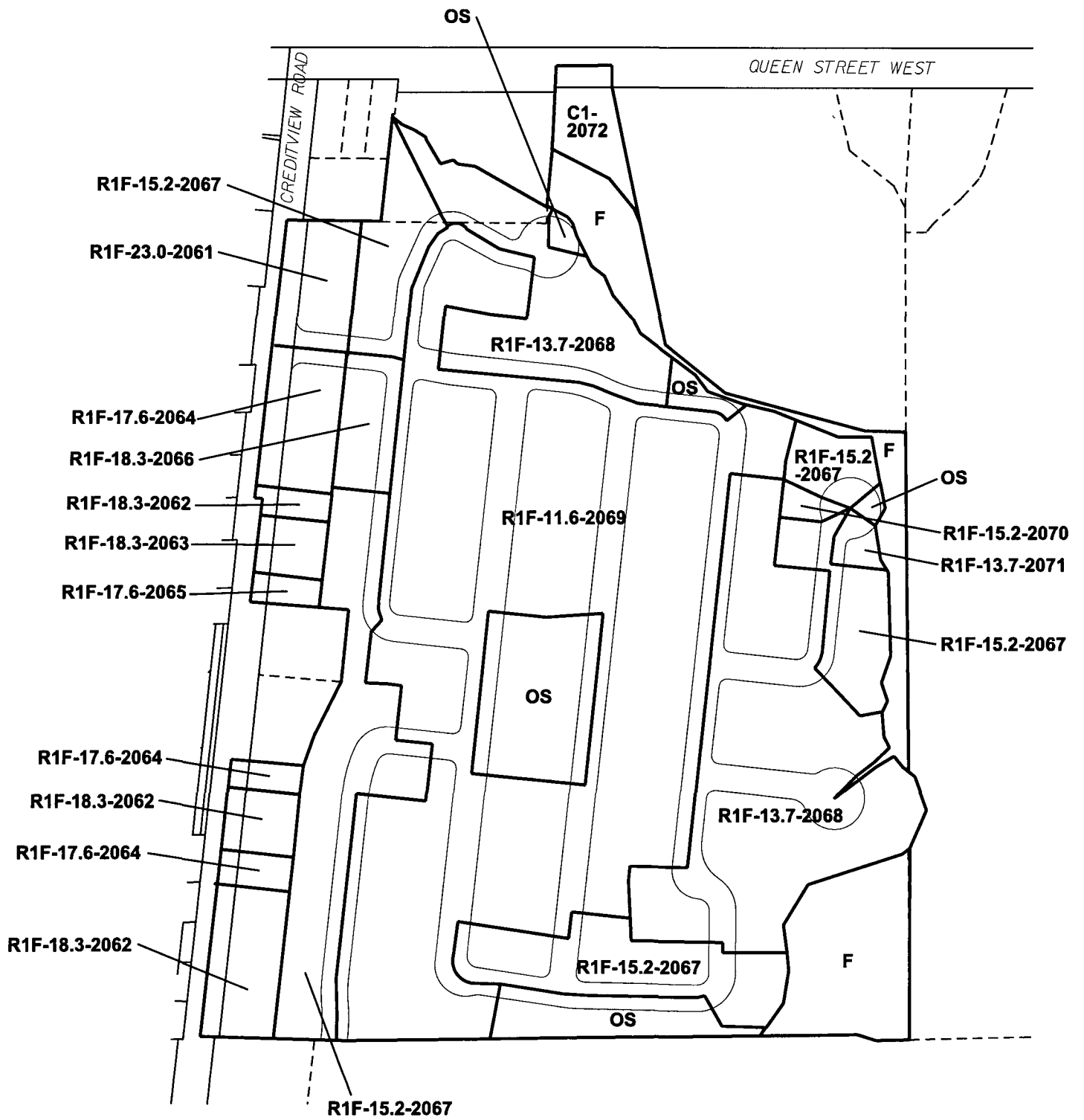
FLOWER CITY  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT



Date 2010 06 03 Drawn By: CJK  
 File: C03W05.010ZKM

**Key Map By-Law 280200**





**LEGEND**

—— ZONE BOUNDARY

**PART LOT 5, CONCESSION 3 W.H.S.**

**By-Law 280-2010**

**Schedule A**



**CITY OF BRAMPTON**

Planning, Design and Development

Date: 2010 06 15

Drawn by CJK

File no C03W05 010zbla