



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 316-2006

To amend Zoning By-law 270-2004, as amended

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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 shown outlined on Schedule A attached to this by-law

from	to
AGRICULTURAL	RESIDENTIAL TOWNHOUSE A(1)- SECTION 1373 (R3A (1) - SECTION 1373) and RESIDENTIAL TOWNHOUSE A(1) (HOLDING) - SECTION 1374 (R3A (1) (H)- SECTION 1374).
  - (2) by adding thereto the following sections:

“ 1373 The lands designated R3A (1) – Section 1373 of Schedule A to this by-law:

1373.1 shall only be used for the following purposes:

    - (a) single family detached dwellings;
    - (b) semi-detached dwellings;
    - (c) townhouse dwellings; and,
    - (d) purposes accessory to the other permitted purposes,
    - (e) a gatehouse and/or automated gates, if required.

1373.2 shall be subject to the following requirements and restrictions:

    - (a) Minimum Lot Width - 9.15 metres
    - (b) Maximum Number of Bedrooms in any Dwelling Unit – 2
    - (c) Maximum Floor Area per Dwelling Unit Above Established Grade:
      - (i) Single Family Detached and Semi- Detached Dwellings- 186 square metres; and,
      - (ii) Townhouse Dwellings- 165 square metres.

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- (e) Maximum Building Height:
  - (i) Single Family Detached and Semi-Detached Dwellings: 7.5 metres
  - (ii) Townhouse Dwellings: 10.6 metres
- (f) The front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road.
- (g) A porch shall have a minimum setback distance of 3.0 metres from the limits of a private road.
- (h) A garage shall have a minimum setback distance of 6.0 metres from the front fact of the garage to the limits of a private road.
- (i) Minimum Outdoor Living Area – 30 square metres per dwelling unit.
- (j) The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings, and provided that the minimum distance between detached dwellings is not less than 1.2 metres.
- (k) Where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall.
- (l) No building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way.
- (m) No building shall be located closer than 30 metres to the Dixie Road right-of-way.
- (n) A dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area.
- (o) Parking:
  - (i) Single Family Detached and Semi-Detached Dwelling:
 

A minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,
  - (ii) Multiple Family and Townhouse Dwellings;
 

A minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking.

1373.3 shall also be subject to the requirements and restrictions relating to the R3A (1) zone and all the general provisions of this by-law, which are not in conflict with those set out in section 1373.2.

1373.4 for the purposes of Section 1373:

(a) A Private Road

For the purposes of this by-law, private road shall mean a road which is not owned and maintained by the Corporation of the City of Brampton, the Region of Peel, or by the Crown in Right of Ontario, namely, all roads within Rosedale Village. For the purposes of this by-law, the road known as Via Rosedale (including its continuation) is a road which is owned by the Corporation of the City of Brampton. Via Rosedale shall be retained in public ownership until such time that the municipality is satisfied that such road is only required to exclusively serve the Rosedale Village Community. After such determination is made, such roadway will be conveyed by the municipality back to "The Villages of Rosedale."

(b) Limits of a Private Road

Shall mean the paved surface of the private road, including any associated curb or sidewalk.

1374 The lands designated R3A (1) (H) – Section 1374 of Schedule A to this by-law:

1374.1 shall only be used for the following purposes:

- (1) those purposes permitted in an R3A (1)- Section 1373 zone; and,
- (2) purposes accessory to the other permitted purposes.

1374.2 shall be subject to the following requirements and restrictions:

- (a) for those purposes permitted in a R3A (1)- Section 1373 zone, the requirements and restrictions as set out in an R3A (1)- Section 1373 .
- (b) that a holding provision be placed on all lots and/or blocks that are presently subject to flooding during a Regional Storm event. This includes but is not limited to portions of the following lots and blocks: Lot 6 to 8, 17 to 26, 28 to 31, 34 to 37, 40 to 97, 99 to 116, 118 and 120 to 124; and Blocks 27, 33, 38, 39, 96, 117, 119 and 125 to 132. The holding (H) symbol shall not be removed until the Toronto and Region Conservation Authority has confirmed that the requisite works to contain the Regional Storm flows within the proposed stream corridor have been submitted for the review and approval of the TRCA, indicating the lands designated on the lots and blocks listed above are no longer subject to flood hazards.
- (c) until the holding (H) symbol is removed, the lands designated R3A (1) (H)- Section 1374, shall only be used for the purposes permitted in the A Zone as set out in Section 46.1 subject to the requirements and restrictions of the A zone, and all the general provision of this by-law.

1374.3 for the purposes of Section 1374:

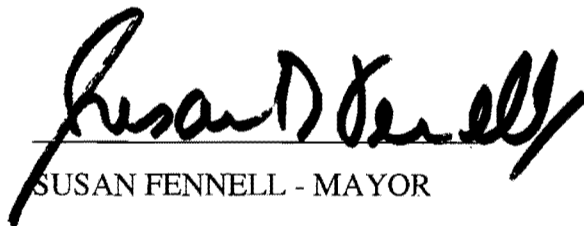
(a) A Private Road

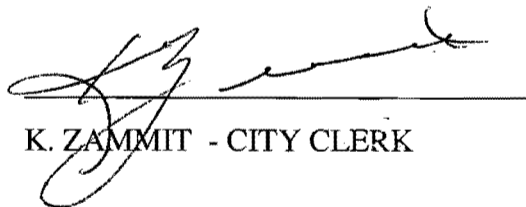
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(b) Limits of a Private Road


Shall mean the paved surface of the private road, including any associated curb or sidewalk."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 25 day of *September* 2006.

  
SUSAN FENNEL - MAYOR

  
K. ZAMMIT - CITY CLERK

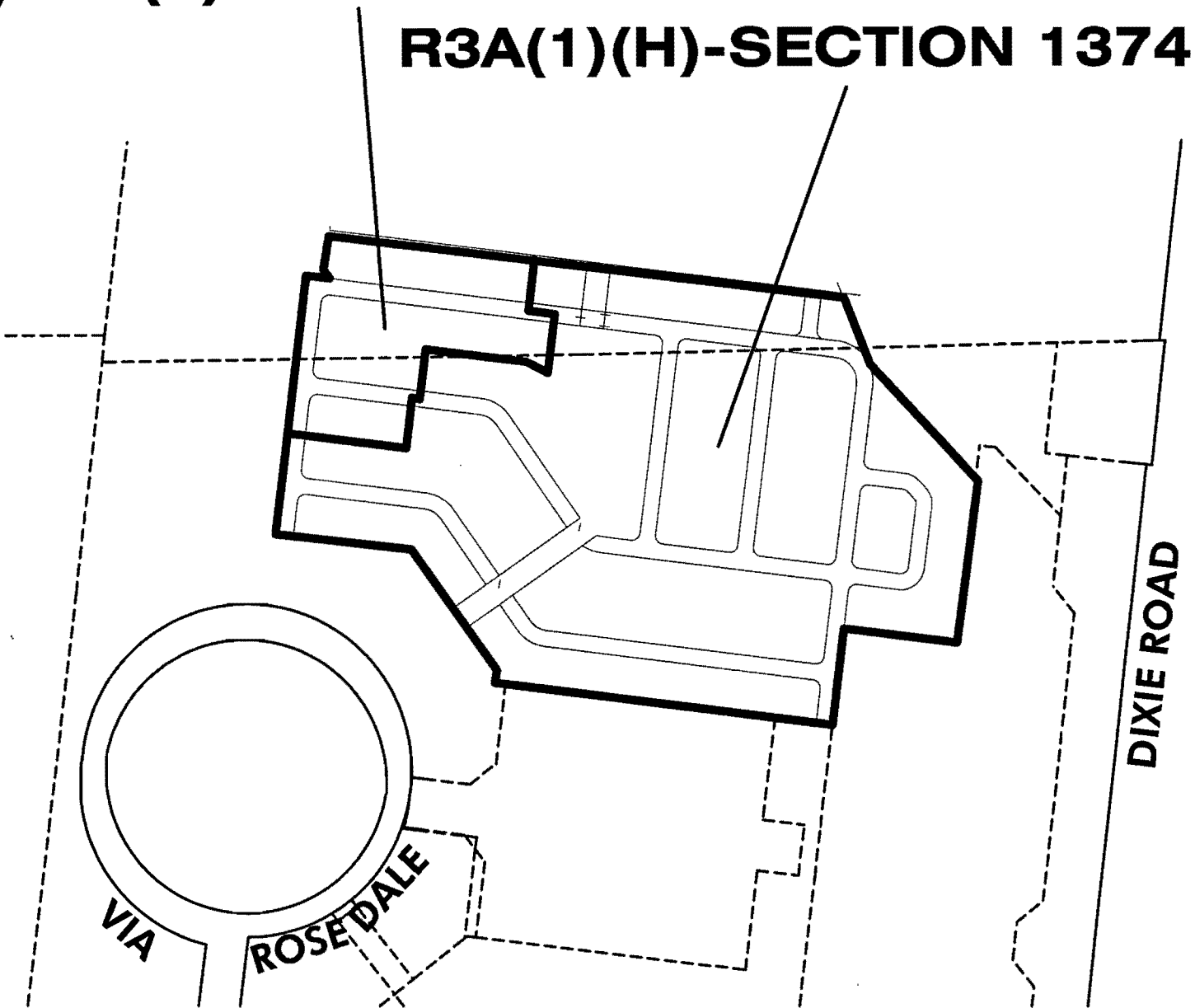
Approved as to Content

  
Adrian J. Smith, MCIP, RPP  
Director, Planning and Land  
Development Services.

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
C.C.C.  
DATE 09/19/06

# R3A(1)-SECTION 1373

# R3A(1)(H)-SECTION 1374



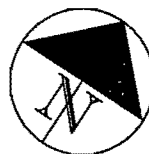
### LEGEND



ZONE BOUNDARY



**PART LOT 14, CONCESSION 3 E.H.S.**



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

By-Law 3/6-2006

**Schedule A**

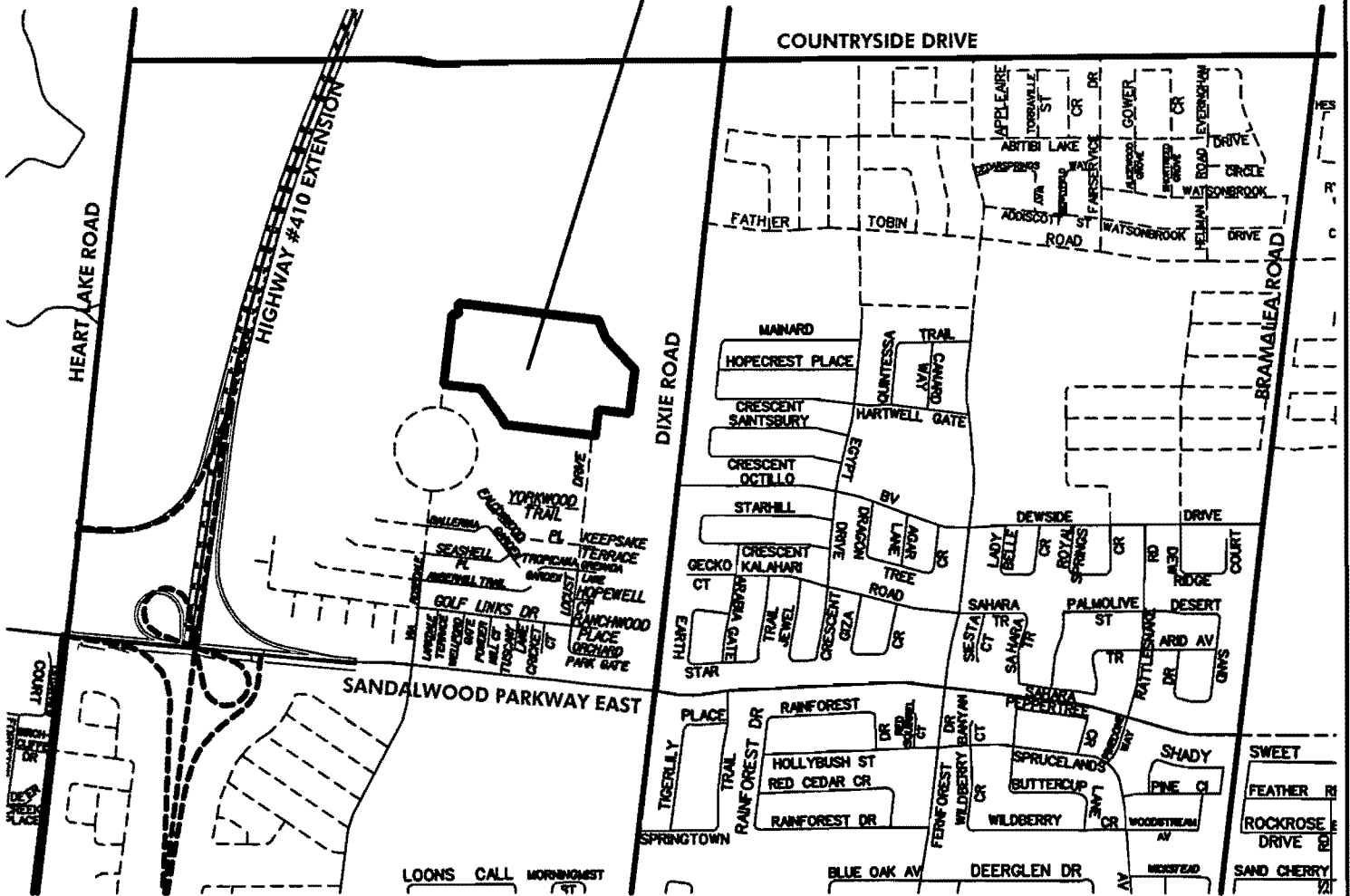
Date: 2006 09 14

Drawn by: CJK

File no. C3E14.7zbla

Map no. 27-26

# SUBJECT LANDS



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

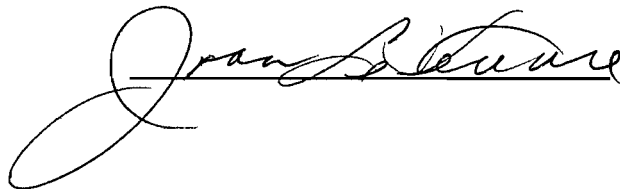
AND IN THE MATTER OF the City of Brampton By-law 316-2006 being  
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended  
Sandringham Place Inc. (Metrus Development Inc.) File: C3E14.7

DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 316-2006 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25<sup>th</sup> day of September, 2006.
3. Written notice of By-law 316-2006 as required by section 34(18) of the *Planning Act* was given on the 10<sup>th</sup> day of October, 2006, 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 316-2006 is deemed to have come into effect on the 25<sup>th</sup> day of September, 2006, 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 November, 2006 )



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.