



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 323-2006

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

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

1. Zoning 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" attached to this by-law.

from

to

AGRICULTURAL (A) and  
RESIDENTIAL HAMLET (RHm1)

RESIDENTIAL SINGLE  
DETACHED C – SECTION 1770  
(R1C-1770), RESIDENTIAL  
SINGLE-DETACHED C –  
SECTION 1936 (R1C – 1936),  
RESIDENTIAL SINGLE-  
DETACHED A – SECTION 1937  
(R1A – 1937), and RESIDENTIAL  
SINGLE-DETACHED A (H) –  
SECTION 1937 (R1A(H) – 1937).

- (2) by adding thereto the following sections:

**"1936** The lands designated R1C – 1936 on Sheet 30 of Schedule A to this by-law:

1936.1 shall only be used for those purposes permitted in a R1C zone;

1936.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 350 square metres

(2) Minimum Lot Width:

Interior Lot: 13.5 metres.

Corner Lot: 15.3 metres.

- (3) Minimum Lot Depth: 25 metres.
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
  - (b) 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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 or on a lot having a lot width greater than or equal to 16 metres; and
  - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.”

**“1937**

The lands designated R1A – 1937 on Sheet 30 of Schedule A to this by-law:

- 1937.1 shall only be used for those purposes permitted in a R1A zone;
- 1937.2 shall be subject to the following requirements and restrictions:

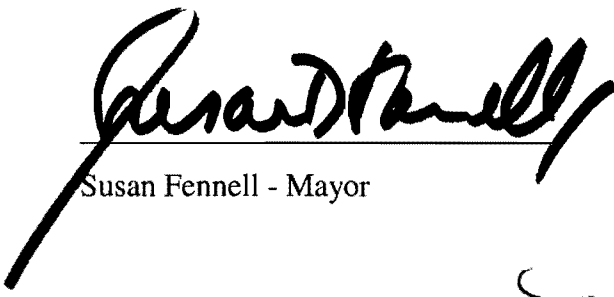
- (1) Minimum Lot Area: 430 square metres

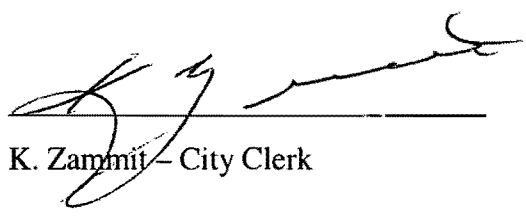
- (2) Minimum Lot Width:  
Interior Lot: 16.5 metres.  
Corner Lot: 18.3 metres.
- (3) Minimum Lot Depth: 26 metres.
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:  
(a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.  
(b) 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
- (7) Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (8) Maximum Garage Door Width:  
(a) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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 or on a lot having a lot width greater than or equal to 16 metres; and  
(d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Maximum Garage Projection: no garage facing the front lot line shall project into the front yard more than 1.0 metres beyond a porch or front wall of a dwelling.

(10) When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands designated RIA(H)-Section 1937 shall be only be used for the purposes of the OS zone.

(11) the holding symbol (H) shall not be removed until the Commissioner of Planning, Design and Development is satisfied that the lands are not required to provide a pedestrian pathway.”

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

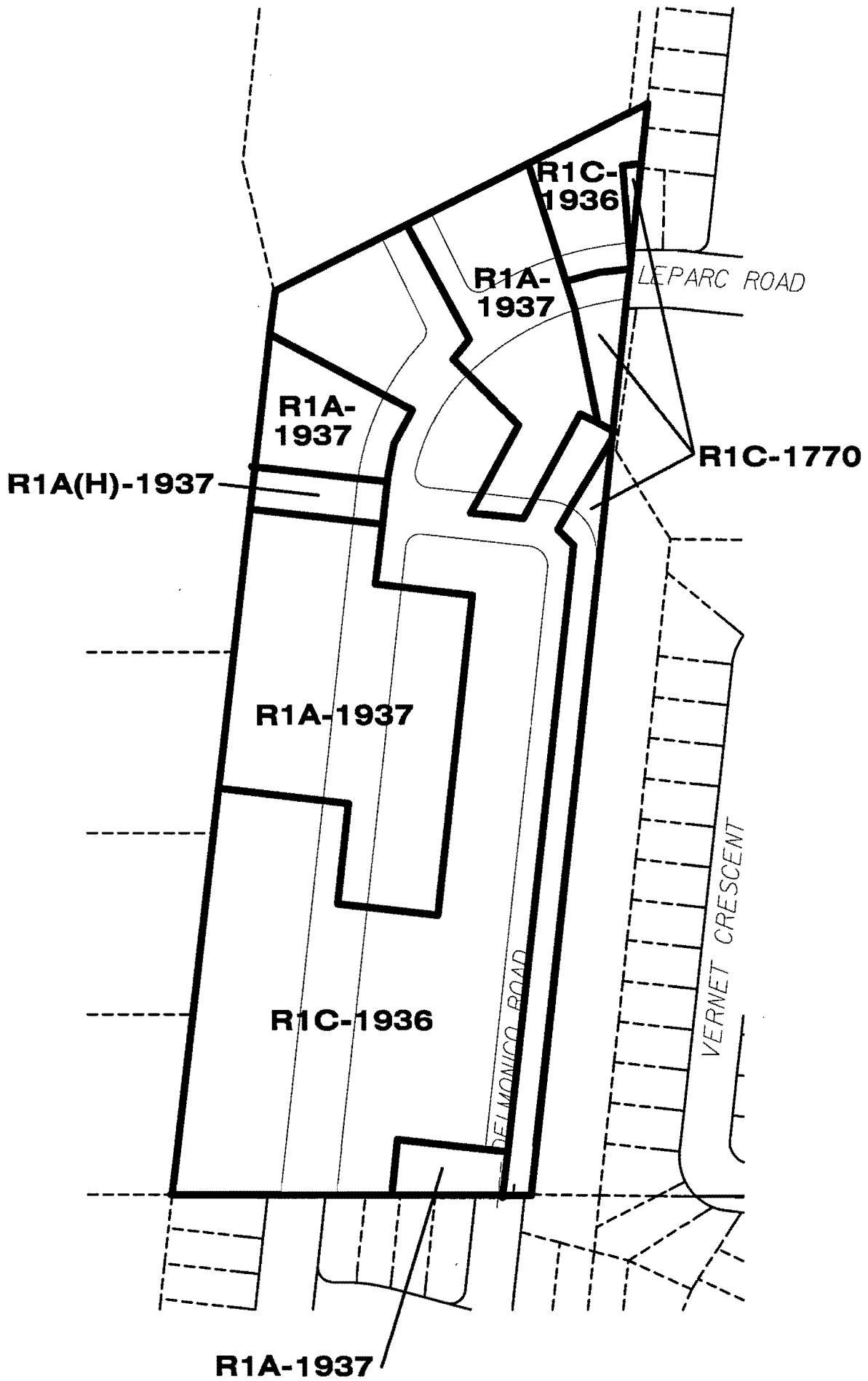
  
Susan Fennell - Mayor

  
K. Zammit - City Clerk



Approved as to Content  
Adrian Smith, M.C.I.P., R.P.P.  
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>C.C.C.</i>
DATE 09 20 06



LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



**PART LOT 17, CONCESSION 7 N.D.**



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

Date: 2006 09 06

Drawn by: CJK

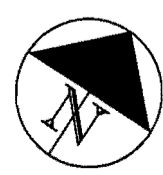
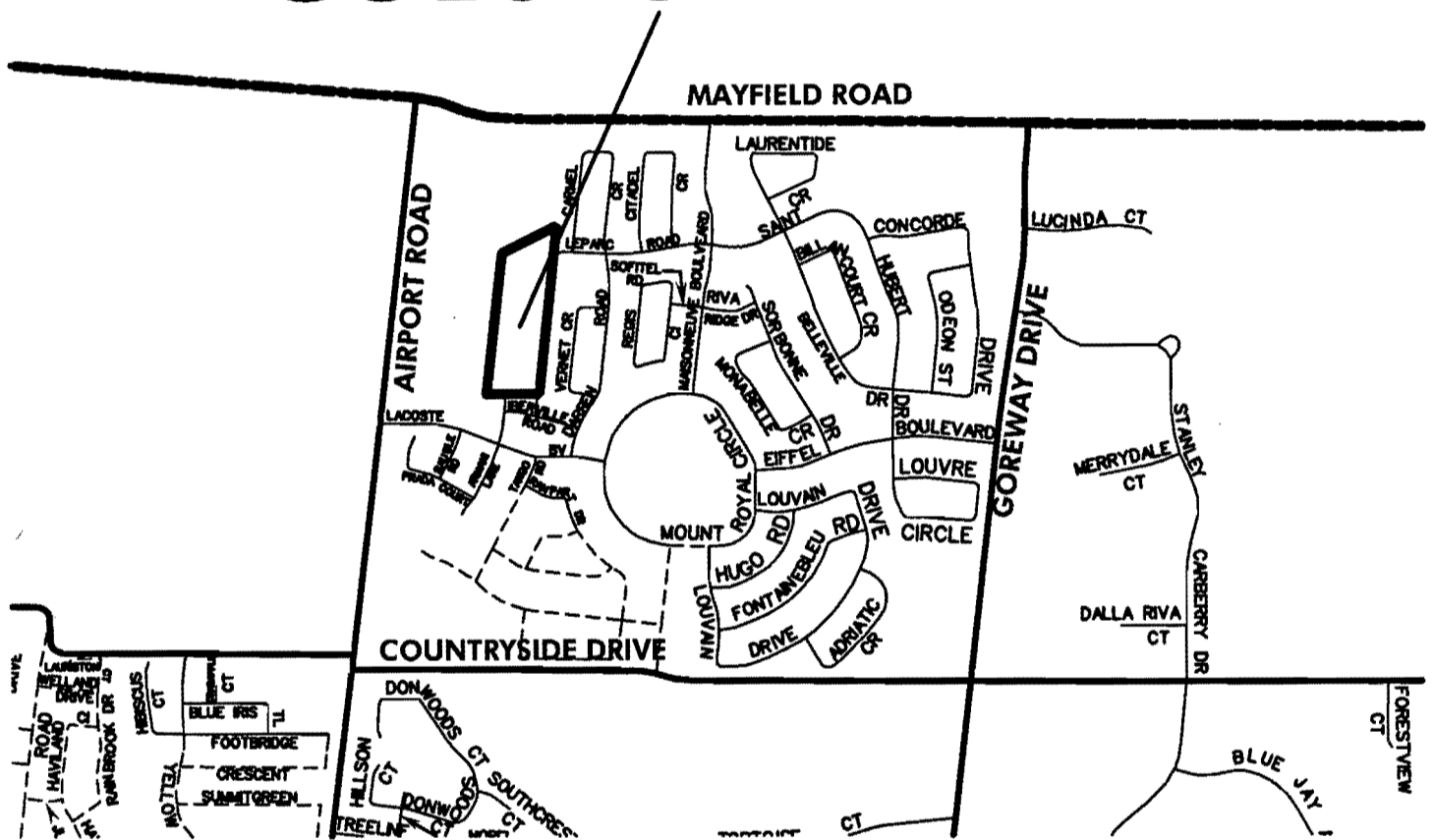
By-Law 323-2606

**Schedule A**

File no. C7E17.8zbla

Map no. 13-11

# SUBJECT LANDS



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

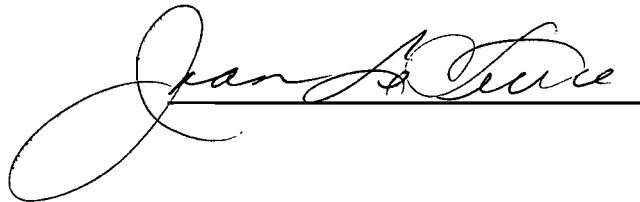
AND IN THE MATTER OF the City of Brampton By-law 323-2006 being  
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended  
Kindwin Development Corp (File C7E17.8)

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 323-2006 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 323-2006 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 323-2006 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 )  
15<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.