



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 409-2006

To repeal By-law 319-2006 and amend  
Zoning By-law 270-2004, as amended.

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

1. By-law 319-2006 is hereby repealed.
2. 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)

RESIDENTIAL SINGLE-  
DETACHED F – 14.3 –  
SECTION 1927 (R1F – 14.3 -  
1927), RESIDENTIAL SINGLE-  
DETACHED F – 11.6 –  
SECTION 1928 (R1F – 11.6 –  
1928), RESIDENTIAL  
TOWNHOUSE E – 7.5 (R3E –  
7.5), RESIDENTIAL  
TOWNHOUSE A – SECTION  
1929 (R3A - 1929),  
INSTITUTIONAL ONE –  
SECTION 1930 (I1 - 1930),  
INSTITUTIONAL ONE –  
SECTION 1931 (I1 – 1931),  
OPEN SPACE (OS) and  
FLOODPLAIN (F).

- (2) by adding thereto the following sections:

**"1927** The lands designated R1F – 14.3 – 1927 on Sheet 30 of Schedule A to this by-law:

1927.1 shall only be used for those purposes permitted in a R1F – 14.3 zone;

1927.2 shall be subject to the following requirements and restrictions:

(1) Minimum Setback from a Floodplain (F) Zone:

No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Floodplain Zone. A balcony or porch, that does not include a basement, may project into the minimum floodplain setback by a maximum of 2.5 metres.

(2) Garages:

(a) the maximum cumulative garage door width permitted is 5.5 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.

(b) The maximum gross floor area of a detached garage located in a rear yard: 40 square metres.”

“**1928** The lands designated R1F – 11.6 – SECTION 1928 on Sheet 30 of Schedule A to this by-law:

1928.1 shall only be used for those purposes permitted in a R1F – 11.6 zone;

1928.2 shall be subject to the following requirements and restrictions:

(1) Minimum Setback from a Floodplain (F) Zone:

No permanent structures or part thereof, including inground swimming pools or other structures requiring excavations, shall be within 7.5 metres of a Floodplain Zone. A balcony or porch, that does not include a basement, may project into the minimum floodplain setback by a maximum of 2.5 metres.

(2) Garages:

(a) the maximum cumulative garage door width permitted is 5.05 metres. The maximum interior garage width shall be 0.6 metres wider than the maximum permitted cumulative garage door width.

(b) Garages located in the rear yard shall not have a gross floor area greater than 36 square metres.”

"1929 The lands designated R3A - 1929 on Schedule A to this by-law:

1929.1 shall only be used for the following purposes:

- (1) a townhouse dwelling; and,
- (2) purposes accessory to the other permitted purposes.

1929.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit
- (2) Minimum dwelling unit width: 6 metres
- (3) Minimum Building Setback:
  - (a) 7.5 metres from any lot line;
  - (b) No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain (F) Zone. A balcony or porch may project into the minimum setback by a maximum of 2.5 metres.
- (4) Minimum Landscaped Open Space: a 7.5 metre wide landscaped strip shall be provided abutting a "Floodplain (F)" zone.
- (5) An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit
- (6) Minimum Landscaped Open Space: 35 percent of the lot area.
- (7) Minimum hydro transformer setback: 1.8 metres from a street, except from Bramalea Road in which case the minimum setback shall be in accordance with the provisions of the By-law.
- (8) Maximum Building Height: 2 storeys.
- (9) Garages:
  - (a) no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.
  - (b) Maximum Garage Door Width:
    - (i) 2.5 metres for a dwelling unit that has a width less than 8.2 metres

- (ii) 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres
- (iii) 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres
- (10) The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.
- (11) A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres."

**"1930** The lands designated I1 – SECTION 1930 on Sheet 30 of Schedule A to this by-law:

1930.1 shall only be used for either:

- (1) a public or private school;
- (2) a day nursery;
- (3) purposes accessory to the other permitted purposes.

or

- (1) those purposes permitted in the R1F – 14.3 – SECTION 1927 zone."

**"1931** The lands designated I1 – SECTION 1931 on Sheet 30 of Schedule A to this by-law:

1931.1 shall only be used for either:

- (1) a religious institution;
- (2) purposes accessory to the permitted purpose, including a day nursery.

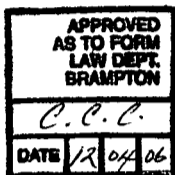
or

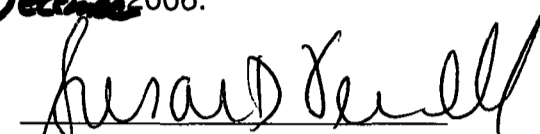
- (1) purposes permitted in the R1F – 14.3 – SECTION 1927 zone.


1931.2 shall be subject to the following requirements and restrictions:

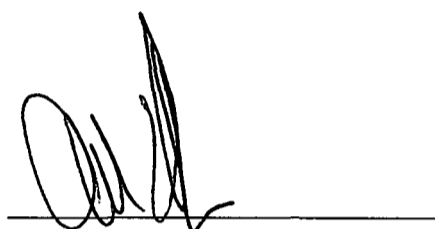
Uses identified in the R1F – 14.3 – SECTION 1927 zone shall not be permitted until September 25, 2009.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **13** day of **December** 2006.

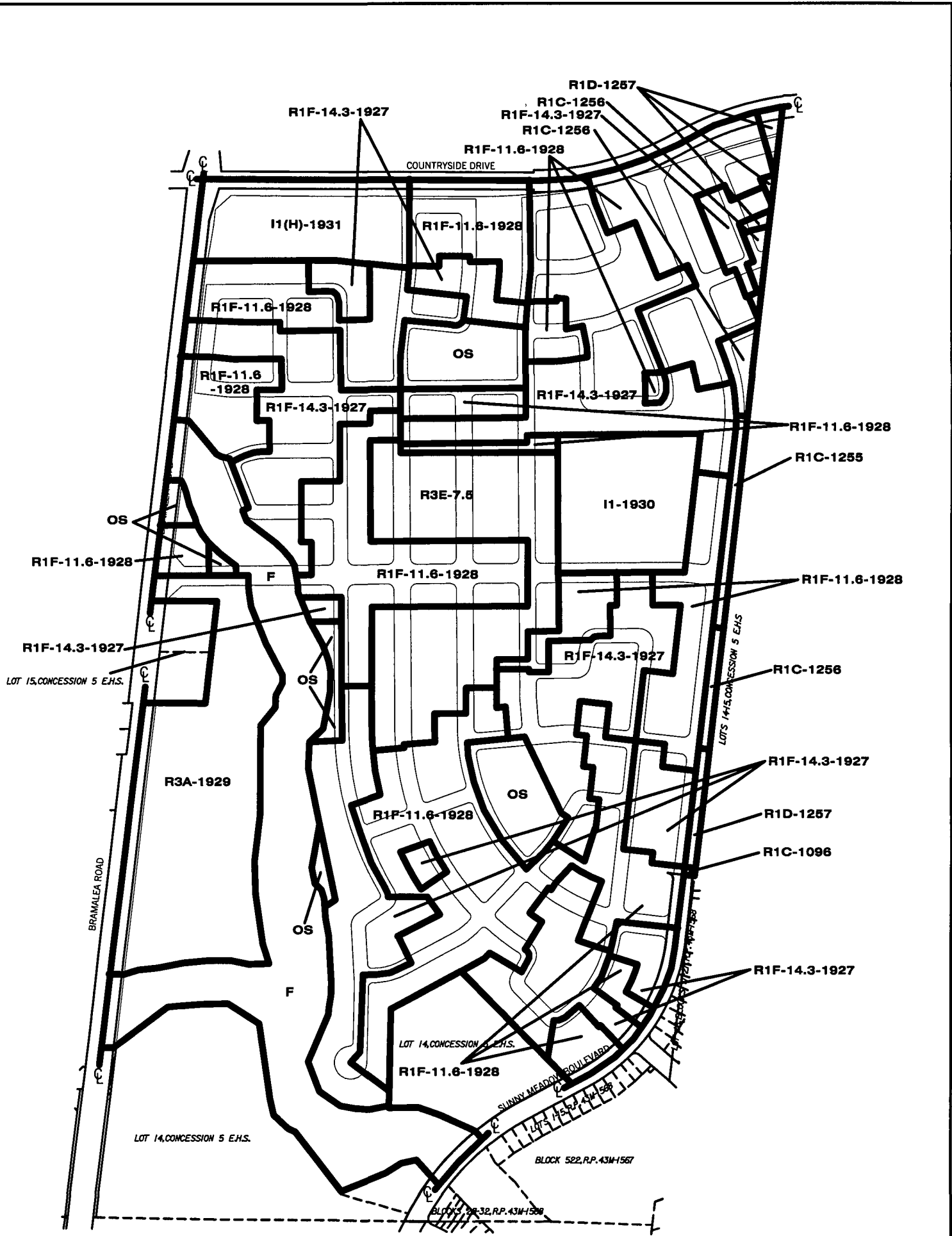


  
Susan Fennell - Mayor

  
Kathryn Zammit - City Clerk



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



**LEGEND**



AREA SUBJECT TO REVISION



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



**PART LOTS 14-15, CONCESSION 5 E.H.S.**

**By-Law** 409-2006

**Schedule A**



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

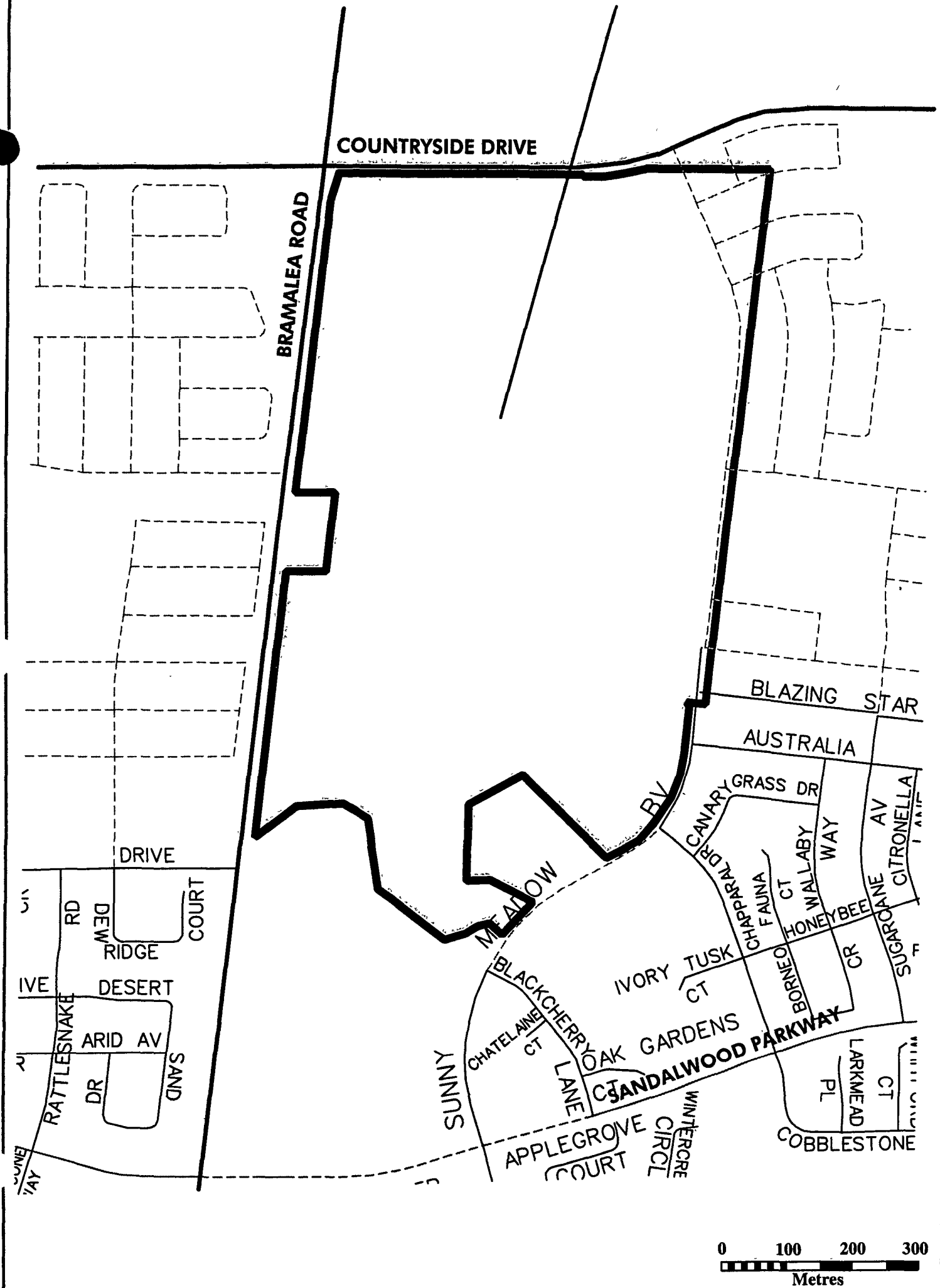
Date: 2006 11 27

Drawn by: CJK

File no. C5E14 7zbla

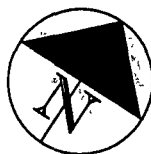
Map no 29-42

# SUBJECT LANDS



Key Map By-Law

409-2006



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

Date: 2004 07 29

Drawn by: CJK

File no. C5E14.7

Map no. 29-42D

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


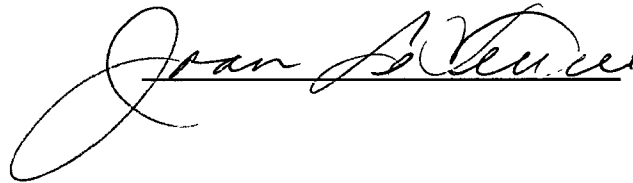
AND IN THE MATTER OF the City of Brampton By-law 409-2006 being  
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended  
Hermosa Development Limited and 669676 Ontario Limited (File C5E14.7).

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 409-2006 was passed by the Council of The Corporation of the  
City of Brampton at its meeting held on the 13<sup>th</sup> day of December, 2006.
3. Written notice of By-law 409-2006 as required by section 34(18) of the  
*Planning Act* was given on the 19<sup>th</sup> day of December, 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 409-2006 is deemed to have come into effect on the 13<sup>th</sup>  
day of December, 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 )  
9<sup>th</sup> day of January, 2007 )



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.