



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number LPAT ZB 1-2021

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended

The Local Planning Appeal Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, hereby orders the coming into force of By-law Number LPAT ZB 1-2021, 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 as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL SINGLE DETACHED E-12.1- SECTION 1449 (R1E-12.1-1449); RESIDENTIAL SINGLE DETACHED E-15.1- SECTION 1451 (R1E-15.1-1451) RESIDENTIAL SINGLE DETACHED E-11.5- SECTION 3540 (R1E-11.5-3540); RESIDENTIAL SINGLE DETACHED F-12.1- SECTION 3541 (R1F-12.1-3541); and, FLOODPLAIN ZONE-(F)

- (2) By adding thereto, the following section:
 - “3540 The lands designated R1E – 11.5 – 3540 on Schedule A to this by-law:
 - 3540.1 Shall only be used for the purposes permitted in an R1E-x zone:
 - 3540.2 Shall be subject to the following requirements and restrictions:
 - (1) Minimum Exterior Side Yard Width:
3.0 metres;
 - (2) Minimum Interior Side Yard Width:
0.6 metres provided the combined total of the interior

side yards on an interior lot is not less than 1.8 metres;

(3) Minimum Rear Yard Depth:

- a) 7.0 metres; and,
- b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

(4) Garage Control:

a) The maximum cumulative garage door width for an attached garage shall be:

(i) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

(ii) Notwithstanding (i) above, a cumulative garage door width of 5.0 metres shall be permitted if the lot width is less than 11.6 metres but the lot has a lot area greater than 500 square metres.

(5) Maximum Lot Coverage:

a) For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,

b) For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

3540.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and the general provisions of this by-law not in conflict with those set out in sections 3540.2.”

(3) By adding thereto, the following section:

“3541 The lands designated R1F – 12.1 – 3541 on Schedule A to this by-law:

3541.1 shall only be used for the purposes permitted in an R1F-x zone;

3541.2 shall be subject to the following requirements and restrictions:

(1) Minimum Rear Yard Depth:

- a) 6.0 metres; and,
- b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback

(2) Minimum Front Yard Setback: 3.5 metres;

(3) Garage Control:

a) The maximum cumulative garage door width for an attached garage shall be:

(i) 5.0 metres if the lot width is less than 12.5 metres; and,

(ii) 5.5 metres if the lot width is less than 17 metres but greater than or equal to 12.5 metres;

- b) On lots greater than 17 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

(4) Maximum Lot Coverage:

- a) For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
- b) For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

3541.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3541.2.”

**Approved by the Local Planning Appeal Tribunal on February 26, 2021 -
Case No. PL180316**

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW LPAT ZB 1-2021

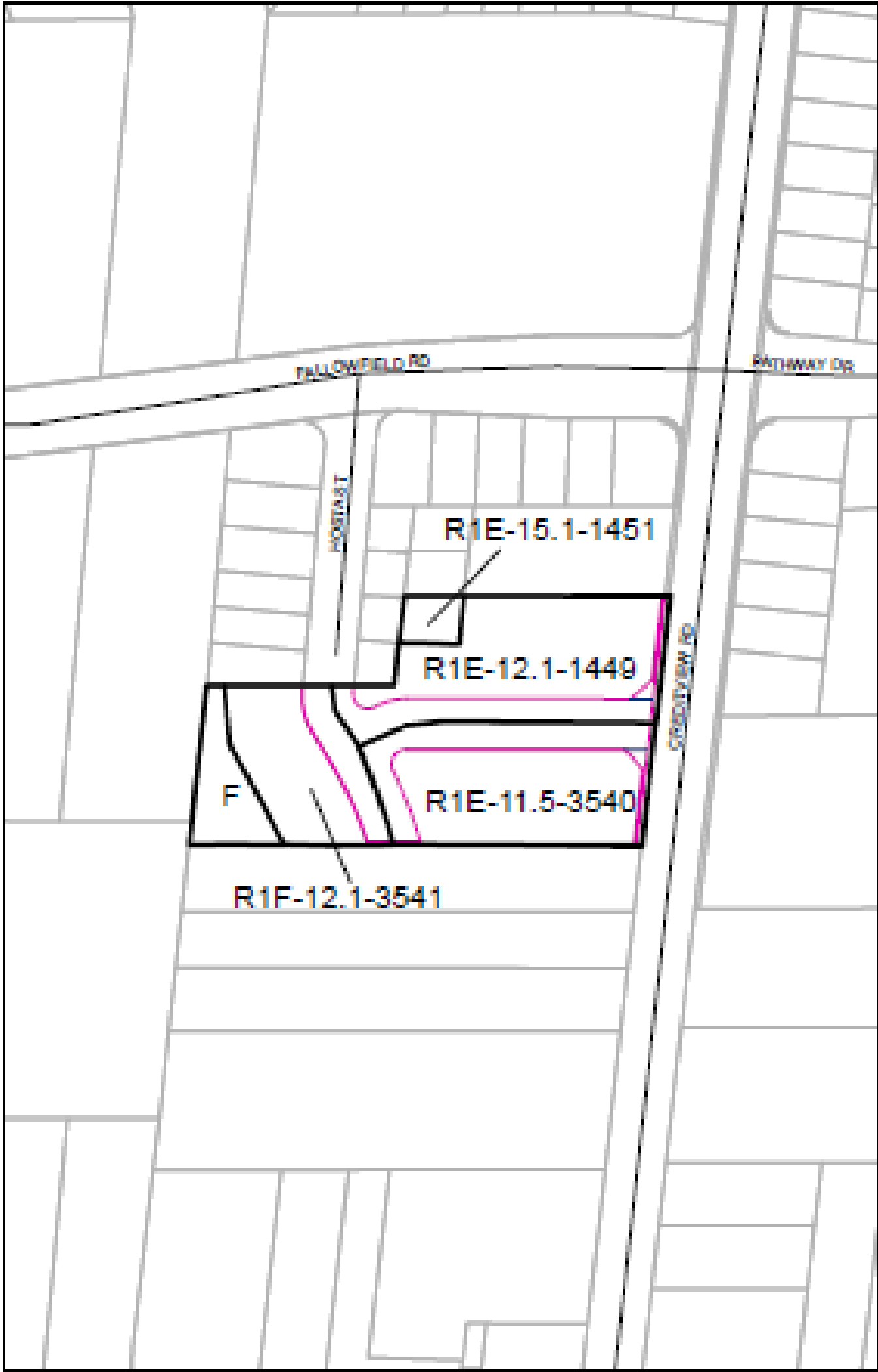
The purpose of By-law LPAT ZB 1-2021 is to amend comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Springbrook Estates Inc. (File C04W06.010).

EFFECT OF THE BY-LAW

The effect of By-law LPAT ZB 1-2021 is to permit the use of the subject lands for Single Detached Residential purposes. The development will yield 15 single detached residential units and 2 part lots.

LOCATION OF LANDS AFFECTED

The lands affected by By-law LPAT ZB 1-2021 are located north of Queen Street West, west of Creditview Road within the Credit Valley Secondary Plan (Area #45).



BRAMPTON
City



PLANNING AND DEVELOPMENT SERVICES

File: C04408.010_Z01A

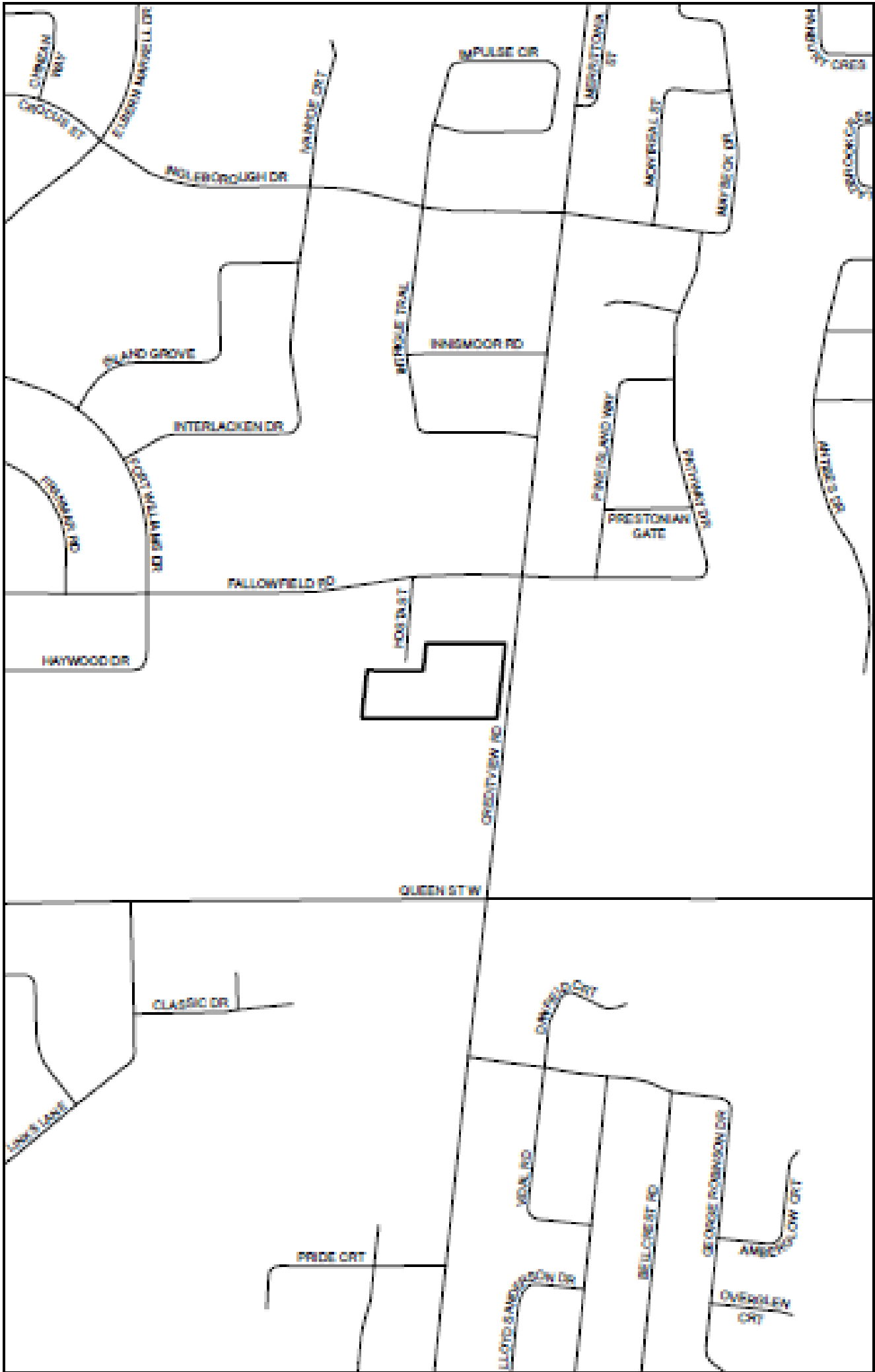
Date: 2022/10/10

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PART LOT 8, CONCESSION 4 W.H.S.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS



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File: C049006.010_200M

Date: 2009/10/15

Drawn by: dkowal



KEY MAP

BY-LAW _____