



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 28-2005

To amend By-law 270-2004 (know as "Zoning By-law 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 the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED C – SECTION 1801 (R1C – SECTION 1801)
and	
RESIDENTIAL ESTATE TWO (RE2)	and RESIDENTIAL SINGLE DETACHED C – SECTION 1854 (R1C – SECTION 1854)
	and OPEN SPACE (OS)

- (2) by adding thereto the following section:
 

“1854 The lands designated R1C – Section 1854 on Schedule A to this by-law:

1854.1 shall only be used for the purposes permitted in an R1C zone.

1854.2 shall be subject to the following requirements and restrictions:

  - 1) Minimum Lot Area: 384 square metres

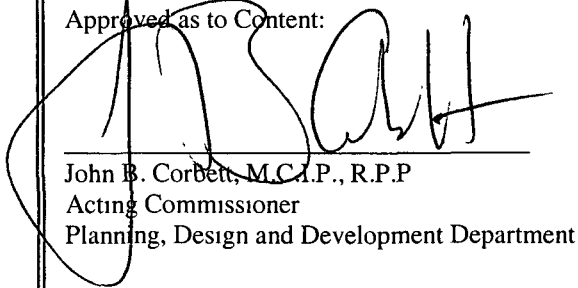
- 2) Minimum Lot Width:  
Interior Lot: 12.0 metres  
Corner Lot: 13.8 metres
- 3) Minimum Lot Depth: 32 metres
- 4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth:  
7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area.
- 6) Minimum Exterior Side Yard Width:  
3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- 7) 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.
- 8) Maximum Driveway Width:  
The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- 9) Minimum Landscaped Open Space:  
The front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment.
- 10) Maximum Garage Door Width:
  - a) The maximum garage door width shall be 5.5 metres;
  - b) The garage door width restriction does not apply to the garage door facing the flankage lot line;
  - c) The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- 11) Maximum Garage Projection:  
No garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- 12) Maximum Porch Encroachment:  
Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.”

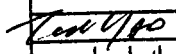
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 31<sup>st</sup> day of January 2005.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:

  
John B. Corbett, M.C.I.P., R.P.P.  
Acting Commissioner  
Planning, Design and Development Department

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON  
  
DATE JAN 25/05

LOT 10, CONCESSION 8 N.D.

OS

LOT 10, CONCESSION 8 N.D.

**R1C-SECTION 1801**

LOT 9, CONCESSION 8 N.D.

**R1C-SECTION 1854**

OS

**R1C-SECTION 1801**

McVEAN DRIVE

LEGEND



ZONE BOUNDARY



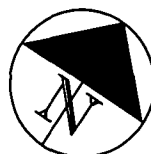
CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



**PART LOTS 9 & 10, CONCESSION 8 N.D.**



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

Date: 2004 09 08

Drawn by: CJK

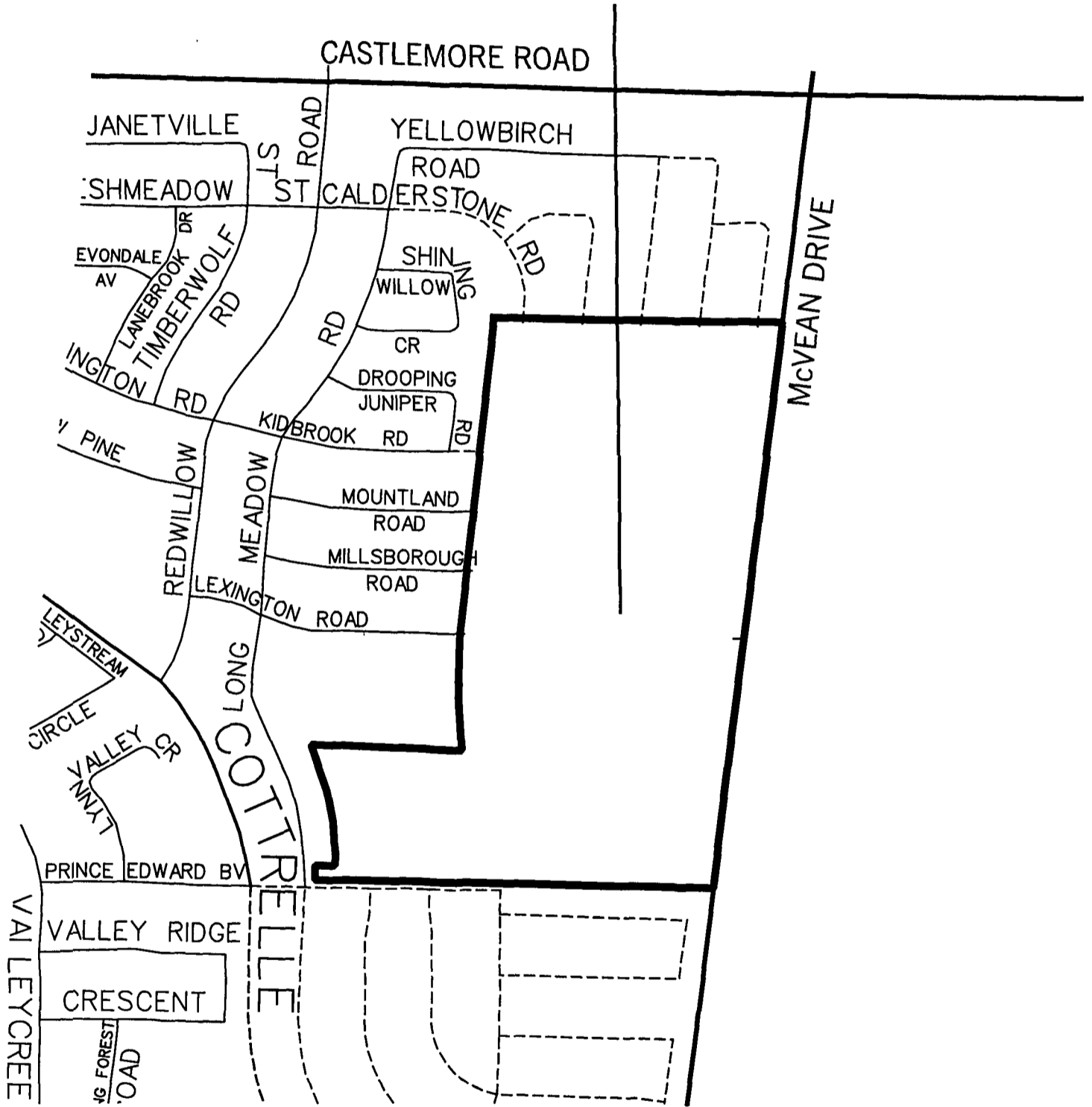
By-Law 28-2005

**Schedule A**

File no. C8E9.2

Map no. 50-15H

# 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 28-2005 being a by-law to amend Zoning By-law 270-2004  
Highspring Estates Inc. (File C8E9.2)

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 28-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 31<sup>st</sup> day of January, 2005
3. Written notice of By-law 28-2005 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of February, 2005, 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 notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
8<sup>th</sup> day of March, 2005 )



A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**