



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number

59-2004

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 13 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY C- SECTION 736 (R1C-SECTION 736), RESIDENTIAL SINGLE FAMILY C- SECTION 737 (R1C-SECTION 737), RESIDENTIAL SINGLE FAMILY C- SECTION 738 (RIC-SECTION 738), RESIDENTIAL SINGLE FAMILY B- SECTION 739 (RIB-SECTION 739), OPEN SPACE (OS) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY A- SECTION 833 (R1A-SECTION 833), RESIDENTIAL SINGLE FAMILY A- SECTION 834 (R1A-SECTION 834), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"833 The lands designated R1A- Section 833 on Sheet 13 of Schedule A to this by-law:

833.1 shall only be used for the purposes permitted in an R1A zone.

833.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 425 square metres;

(2) Minimum Lot Width:

Interior Lot: - 15.2metres;

Corner Lot: - 17 metres;

(3) Minimum Lot Depth:- 28 metres;

- (4) Minimum Front Yard Depth:
  - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width:
  - 3.0 metres;
- (6) Minimum Rear Yard Depth: 7.5 metres;
- (7) Minimum Interior Side Yard Width: 1.2 metres;
- (8) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage facing the front lot line shall project in the front yard beyond a porch or front wall of a dwelling.
- (10) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16 metres but greater than or equal to 15 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 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (11) Maximum Porch Projection:

2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (12) Maximum Bay Window Projection:

1.8 metres into the minimum rear yard, exterior yard and front yard setback.

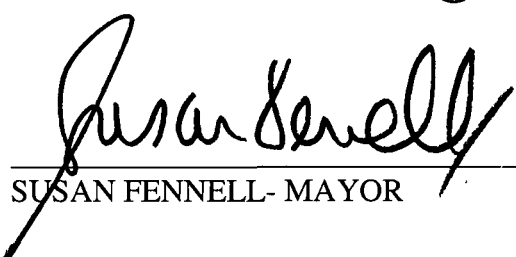
- (13) A garage shall not be permitted facing the exterior side yard lot line.
  - (14) The driveway width shall not exceed the exterior width of the garage.
  - (15) Minimum Setback from a Floodplain (F) zone  
- 10 metres
- 833.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 833.2
- 834 The lands designated R1C- Section 834 on Sheet 13 of Schedule A to this by-law:
- 834.1 shall only be used for the purposes permitted in an R1C zone.
- 834.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 295 square metres;
  - (2) Minimum Lot Width:  
  
Interior Lot: - 11 metres;  
Corner Lot: - 12.8 metres;
  - (3) Minimum Lot Depth: 27 metres;
  - (4) Minimum Front Yard Depth:  
  
- 6.0 metres to the front of the garage and  
4.5 metres to the front wall of the dwelling;
  - (5) Minimum Exterior Side Yard Width:  
  
- 3.0 metres;
  - (6) Minimum Rear Yard Depth:  
  
- 7.5 metres;
  - (7) 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 lot width is 13.7 metres or greater;
  - (8) Maximum Building Height: 11 metres.

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- (9) Minimum Landscaped Open Space:
- a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) no garage shall project more than 1.5 metres beyond a front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey;
- (11) the following provisions shall apply to garages:
- a) the maximum garage door width shall be 5.5 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 1.0 metres closer to the front lot line than the ground floor main entrance of the dwelling unit; and,
  - c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Porch Projection:  
2.0 metres into the minimum rear yard, exterior yard and front yard setback.
- (13) Maximum Bay Window Projection:  
1.8 metres into the minimum rear yard, exterior yard and front yard setback.
- (14) A garage shall not be permitted facing the exterior side yard lot line.
- (15) The driveway width shall not exceed the exterior width of the garage.
- (16) Minimum Setback from a Floodplain (F) zone  
– 10 metres

834.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 834.2

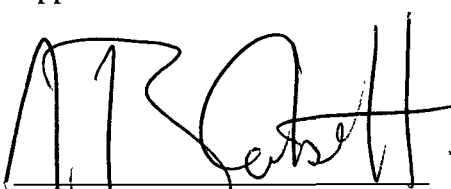
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 23<sup>rd</sup> day of February 2004.

  
SUSAN FENNELL- MAYOR

  
LEONARD J. MIKULICH- CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE: 1/22/04

Approved as to Content:



John B. Corbett, MCIP, RPP  
Director, Planning and Land Development Services

F:\BYLAWS\Mattamy(WestHumberLtd)C7E10.3(B).doc

WANLESS DRIVE

LOT 15, CONCESSION 2 W.H.S.

**R1C-SECTION 1231**

LOT 15, CONCESSION 2 W.H.S.

LOT 14, CONCESSION 2 W.H.S.

BLOCK 141, R.P. 43M-1570

BLOCK 680, R.P. 43M-1510

McLAUGHLIN ROAD

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



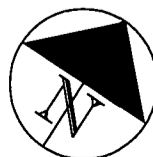
**PART LOT 15, CONCESSION 2 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 59-2004**

**Schedule A**



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

Date: 2004 01 15

Drawn by CJK

File no. C2W15.3

Map no. 23-13J

R1A-SECTION 833

R1A-SECTION 833

R1C-SECTION 834

CASTLEMORE ROAD

GOREWAY DRIVE

LOT 10, CONCESSION 7 N.D.

OS

OS

OS

F

F

FUTURE NORTH PARK DRIVE

R1C-SECTION 834

LOT 10, CONCESSION 7 N.D.

LOT 10, CONCESSION 7 N.D.

BLOCK 2, 4, 6, 9, 13-14, 17-18 & 21 P.P. 43M-618

LOT 9, CONCESSION 7 N.D.

AUTOMATIC ROAD

EDVAC DRIVE

LEGEND



LANDS TO BE EXCLUDED FROM THIS BY-LAW



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



PART LOT 10, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 59-2004

Schedule A



CITY OF BRAMPTON  
Planning, Design and Development

Date: 2004 02 05

Drawn by: CJK

File no. C7E10.3

Map no. 49-41M

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 59-2004  
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended  
Mattamy (West Humber) Limited (File C7E10.3(B))

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 59-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 23<sup>rd</sup> day of February, 2004.
3. Written notice of By-law 59-2004 as required by section 34(18) of the *Planning Act* was given on the 4<sup>th</sup> day of March, 2004, 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 )  
26<sup>th</sup> day of March, 2004 )



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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.