



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 60-2004

To amend By-law 56-83 as amended.

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

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

(1) by changing on Sheet 1 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE DETACHED A - SECTION 773 (R1A-SECTION 773), RESIDENTIAL SINGLE DETACHED A - SECTION 775 (R1A-SECTION 775), RESIDENTIAL SINGLE DETACHED A - SECTION 824 (R1A-SECTION 824), RESIDENTIAL SINGLE DETACHED A - SECTION 825 (R1A-SECTION 825), RESIDENTIAL SINGLE DETACHED A - SECTION 826 (R1A-SECTION 826), RESIDENTIAL SINGLE DETACHED A - SECTION 827 (R1A-SECTION 827), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“824 The lands designated R1A-SECTION 824 on Sheet 1 of Schedule A to this by-law:

824.1 shall only be used for those purposes permitted in a R1A zone:

824.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 495 square metres.

(b) Minimum Lot Width:

Interior Lot: 15.0 metres
Corner Lot: 16.8 metres

(c) Minimum Lot Depth: 33 metres

(d) Minimum Front Yard Depth:

6.0 metres to the front of a garage

4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

(e) Minimum Rear Yard Depth:

7.5 metres.

(f) Minimum Interior Side Yard Width: 1.2 metres.

(g) 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.

(h) Maximum Gross Floor Area of a detached garage: 40 square metres

(i) Minimum Landscaped Open Space:

(1) 40 percent of the minimum front yard area;

(2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Door Width:

(1) 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 11 metres;

(2) 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;

(3) the garage door width restriction does not apply to the garage door facing a side lot line or on a lot having a lot width greater than or equal to 16 metres; and

(4) 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.

(k) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard more than 2.0 metres beyond a porch or front wall of a dwelling.

824.3 shall also be subject to the requirements and restrictions of the R1A zone and all the general provisions of this by-law which are not in conflict with those in Section 824.2

825 The lands designated R1A-SECTION 825 on Sheet 1 of Schedule A to this by-law:

825.1 shall only be used for those purposes permitted in a R1A zone:

825.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 425 square metres.

(b) Minimum Lot Width:

Interior Lot: 16.5 metres

Corner Lot: 18.3 metres

(c) Minimum Lot Depth: 26 metres

(d) Minimum Front Yard Depth:

6.0 metres to the front of a garage

4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

(e) 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 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey of part thereof.

(g) 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.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Garage Projection:

No garage facing a front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

825.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 825.2

826 The lands designated R1A-SECTION 826 on Sheet 1 of Schedule A to this by-law:

826.1 shall only be used for those purposes permitted in a R1A zone.

826.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 590 square metres.

(b) Minimum Lot Width:

Interior Lot: 18.0 metres
Corner Lot: 19.8 metres

(c) Minimum Lot Depth: 33 metres

(d) Minimum Front Yard Depth:

6.0 metres to the front of a garage

4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

(e) Minimum Rear Yard Depth:

7.5 metres.

(f) Minimum Interior Side Yard Width:

1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey of part thereof.

(g) 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.

(h) Maximum Gross Floor Area of a Detached Garage: 60 square metres.

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.

826.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 826.2

827 The lands designated R1A-SECTION 827 on Sheet 1 of Schedule A to this by-law:

827.1 shall only be used for those purposes permitted in a R1A zone:

827.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 690 square metres.

(b) Minimum Lot Width:

Interior Lot: 21.0 metres
Corner Lot: 22.8 metres

(c) Minimum Lot Depth: 33 metres

(d) Minimum Front Yard Depth:

6.0 metres to the front of a garage

4.5 metres to the front wall of the dwelling or side wall of a garage where a garage faces the side property line.

(e) Minimum Rear Yard Depth:

7.5 metres.

(f) Minimum Interior Side Yard Width:

1.5 metres for the first storey or part thereof, plus 0.3 metres for each additional storey of part thereof.

(g) 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.

(h) Maximum Gross Floor Area of a Detached Garage:

60 square metres.

(i) Minimum Landscaped Open Space:

(1) 40 percent of the minimum front yard area;

(2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

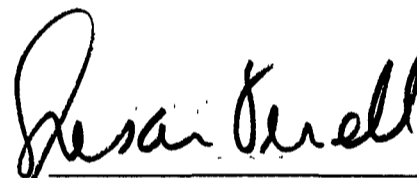
(j) Maximum Garage Projection:


No garage facing a front lot line shall project into the front yard beyond a porch or front wall of a dwelling.


(k) Minimum setback from a Floodplain (F) zone: 10 metres.

827.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 827.2"


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

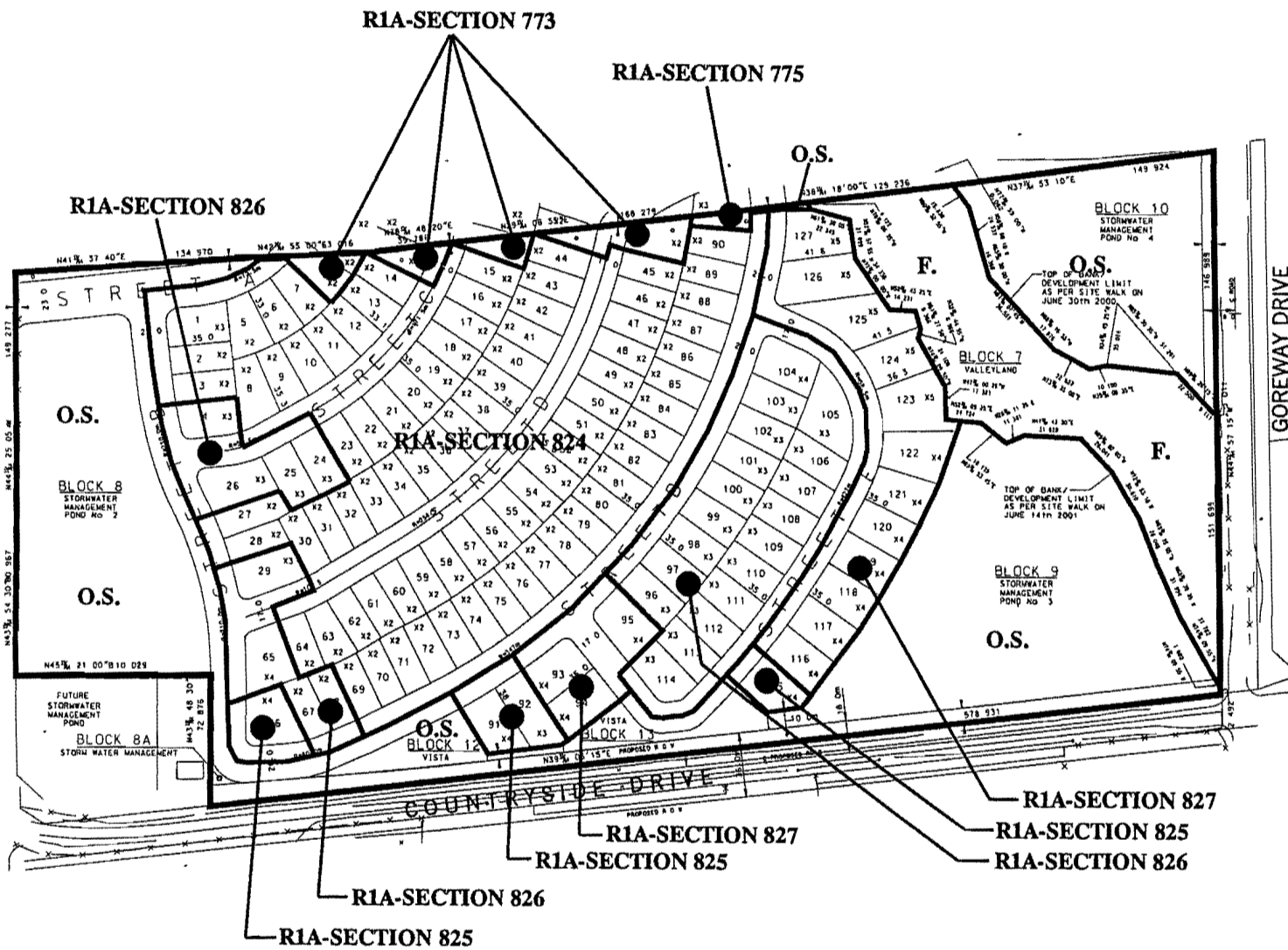

Susan Fennell - Mayor


Leonard J. Mikulich - City Clerk

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 7/2004

Approved as to Content:


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



PART OF LOT 16, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 60-2004

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date 2004/01/06

Drawn by J H

File no C7E16.3A

Map no.

The applicant(s) hereby applies to the Land Registrar.

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Properties

<i>PIN</i>	14254 - 6297	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 36, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6298	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 37, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6299	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 38, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6300	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 39, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6301	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 40, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6302	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 41, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6303	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 42, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6304	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 43, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6305	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 44, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6306	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 45, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6307	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 46, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6308	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 47, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6309	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 48, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6310	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 49, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			

The applicant(s) hereby applies to the Land Registrar.

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Properties

<i>PIN</i>	14254 - 6311 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 50, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6312 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 51, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6313 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 52, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6314 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 53, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6315 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 54, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6316 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 55, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6317 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 56, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6318 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 57, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6319 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 58, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6320 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 59, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6321 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 60, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6322 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 61, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6323 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 62, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6326 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 65, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		

The applicant(s) hereby applies to the Land Registrar.

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Properties

<i>PIN</i>	14254 - 6327 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 66, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6328 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 67, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6329 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 68, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6330 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 69, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6331 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 70, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6332 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 71, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6333 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 72, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6334 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 73, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6335 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 74, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6336 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 75, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6337 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 76, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6338 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 77, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6339 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 78, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		
<i>PIN</i>	14254 - 6340 LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 79, PLAN 43M1600, BRAMPTON.		
<i>Address</i>	BRAMPTON		

The applicant(s) hereby applies to the Land Registrar.

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Properties

<i>PIN</i>	14254 - 6341	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 80, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6342	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 81, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6343	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 82, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6367	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 106, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6368	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 107, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6369	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 108, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6370	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 109, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6371	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 110, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6372	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 111, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6373	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 112, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6374	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 113, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6375	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 114, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6376	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 115, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			
<i>PIN</i>	14254 - 6377	LT	Estate/Qualifier	Fee Simple Absolute
<i>Description</i>	LOT 116, PLAN 43M1600, BRAMPTON.			
<i>Address</i>	BRAMPTON			

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 14254 - 6378 LT Estate/Qualifier Fee Simple Absolute
Description LOT 117, PLAN 43M1600, BRAMPTON.
Address BRAMPTON

PIN 14254 - 6379 LT Estate/Qualifier Fee Simple Absolute
Description LOT 118, PLAN 43M1600, BRAMPTON.
Address BRAMPTON

PIN 14254 - 6380 LT Estate/Qualifier Fee Simple Absolute
Description LOT 119, PLAN 43M1600, BRAMPTON.
Address BRAMPTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name MATTAMY (FLETCHER'S NORTH) LIMITED
Address for Service 2360 Bristol Circle
Oakville, Ontario
L6H 6M5

I, HILLARY ROWLEDGE, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 61-2004 dated 2004/02/23.

Schedule. See Schedules

Signed By

Helen Incognito 2200 Yonge St. Ste. 1301 acting for Applicant(s) Signed 2004 03 09
Toronto M4S 2C6
Tel 416-932-0545
Fax 4169320541

Submitted By

Joseph & O'Donoghue LLP 2200 Yonge St. Ste. 1301 2004 03 09
Toronto M4S 2C6
Tel 416-932-0545
Fax 4169320541

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

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 60-2004
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended
(Countrybrook Developments) File C7E16.3.


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 60-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 23rd day of February, 2004.
3. Written notice of By-law 60-2004 as required by section 34(18) of the *Planning Act* was given on the 4th 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)
26th day of March, 2004)





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.