



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 71-2002

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 7 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 FAMILY A- SECTION 731 (R1A-SECTION 731), RESIDENTIAL SINGLE FAMILY A-SECTION 732 (R1A-SECTION 732), RESIDENTIAL SINGLE FAMILY A- SECTION 733 (R1A-SECTION 733), RESIDENTIAL SINGLE FAMILY A- SECTION 734 (R1A-SECTION 734), OPEN SPACE (OS) and FLOODPLAIN (F).
 - (2) By adding thereto, the following sections:

"731 The lands designated R1A- Section 731 on Sheet 7 of Schedule A to this by-law:

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

731.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area: 530 square metres
 - (b) Minimum Lot Width:

Interior Lot: 18.3 metres.

Corner Lot: 20.1 metres.
 - (c) Minimum Lot Depth: 29.0 metres.

- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) 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.
- (f) 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.
- (g) 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 side yard abuts a public walkway or a non residential zone.
- (h) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 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;
- (i) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) No dwelling or inground swimming pool shall be located closer than 7.5 metres to the TransCanada Pipeline Easement.

731.3 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 731.2.

732 The lands designated R1A- Section 732 on Sheet 7 of Schedule A to this by-law:

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

732.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 475 square metres

- (b) Minimum Lot Width:
 - Interior Lot: 18.3 metres.
 - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 26.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) 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.
- (f) 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.
- (g) 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 side yard abuts a public walkway or a non residential zone.
- (h) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 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;
- (i) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

732.3 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 732.2.

733 The lands designated R1A- Section 733 on Sheet 7 of Schedule A to this by-law:

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

733.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 512 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 18.3 metres.
 - Corner Lot: 20.1 metres.
- (c) Minimum Lot Depth: 28.0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (e) 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.
- (f) 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.
- (g) 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 side yard abuts a public walkway or a non residential zone.
- (h) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 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;
- (i) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) No dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain Zone.

733.3 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 733.2.

734 The lands designated R1A- Section 734 on Sheet 7 of Schedule A to this by-law:

- 734.1 shall only be used for the purposes permitted in an R1A zone.
- 734.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area: 512 square metres
 - (b) Minimum Lot Width:
 - Interior Lot: 18.3 metres.
 - Corner Lot: 20.1 metres.
 - (c) Minimum Lot Depth: 28 metres.
 - (d) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
 - (e) 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.
 - (f) Minimum Interior Side Yard Width: 0.6 metres.
 - (g) 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.
 - (h) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 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;
 - (i) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
 - (j) No dwelling or inground swimming pool shall be located closer than 10 metres to a Floodplain zone.
 - (k) No dwelling or inground swimming pool shall be located closer than 3.25 metres to the TransCanada Pipeline easement.
- 734.3 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 734.2.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this 11th day of March 2002.

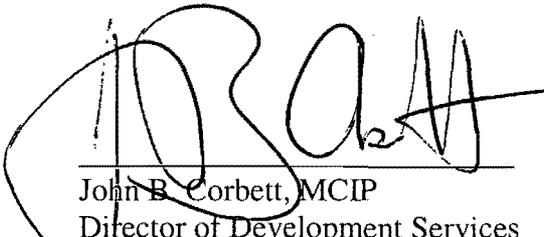

SUSAN FENNELL- MAYOR


LEONARD J. MIKULICH- CITY CLERK

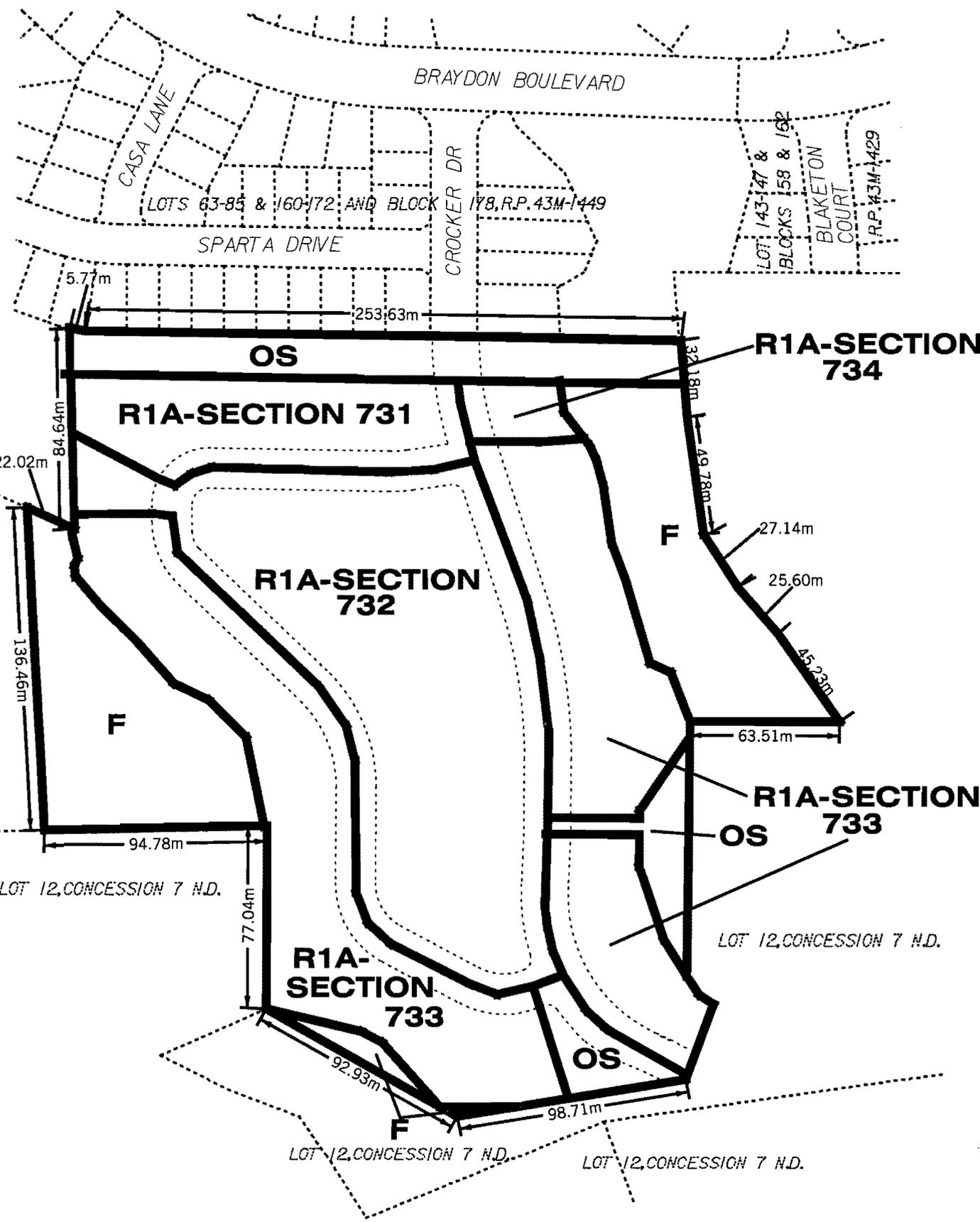
APPROVED
AS TO FORM
LAW DEPT.
BRANTON

DATE 3/11/02

Approved as to Content:


John B. Corbett, MCIP
Director of Development Services

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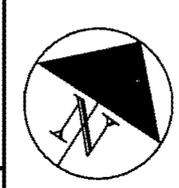


LEGEND
 ZONE BOUNDARY
 m METRES

0 50 100

 Metres

PART LOT 12, CONCESSION 7 N.D.
BY-LAW 56-83 **SCHEDULE A**
By-Law 71-2002 **Schedule A**



CITY OF BRAMPTON
 Planning and Building
 Date: 2001 07 18 Drawn by: CJK
 File no. C7E12.7 Map no. 31-20H

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

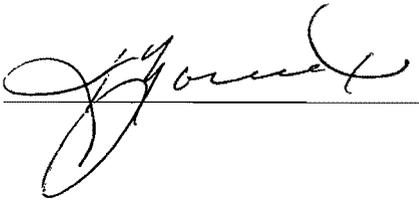
AND IN THE MATTER OF the City of Brampton By-
law 71-2002 being a by-law to amend Comprehensive
Zoning By-law 56-83 as amended - MATTAMY
(CASTLEMORE) LIMITED – File C7E12.7

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO
SOLEMNLY DECLARE THAT:

1. I am the Acting City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 71-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on March 11, 2002.
3. Written notice of By-law 71-2002 as required by section 34(18) of the *Planning Act* was given on March 20, 2002, 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)
30th day of May, 2002)



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.**