



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 73-2004

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 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY A- SECTION 741 (R1A-SECTION 741), RESIDENTIAL SINGLE FAMILY A- SECTION 742 (R1A-SECTION 742), RESIDENTIAL SINGLE FAMILY A- SECTION 743 (RIA-SECTION 743), RESIDENTIAL SINGLE FAMILY C- SECTION 744 (RIC-SECTION 744), RESIDENTIAL TWO FAMILY A - SECTION 745 (R2A- SECTION 745), INSTITUTIONAL ONE- SECTION 746 (I1- SECTION 746), COMMERCIAL ONE- SECTION 747 (C1- SECTION 747), OPEN SPACE (OS) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY A- SECTION 835 (R1A-SECTION 835), RESIDENTIAL SINGLE FAMILY A- SECTION 836 (R1A-SECTION 836), RESIDENTIAL SINGLE FAMILY A- SECTION 837 (R1A-SECTION 837), RESIDENTIAL SINGLE FAMILY A- SECTION 838 (R1A-SECTION 838), RESIDENTIAL SINGLE FAMILY C- SECTION 839 (R1C-SECTION 839), INSTITUTIONAL ONE -SECTION 840 (I1-SECTION 840),), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"835 The lands designated R1A- Section 835 on Sheet 7 of Schedule A to this by-law:

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

835.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 720 square metres.

(2) Minimum Lot Width: 24.3 metres.

(3) Minimum Lot Depth: 30 metres.

- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (5) Minimum Rear Yard Depth: 7.5 metres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres.
- (7) Minimum Interior Side Yard Width: 2.0 metres.
- (8) 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.

(9) 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.

(10) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and 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.

835.3 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 835.2

836 The lands designated R1A- Section 836 on Sheet 7 of Schedule A to this by-law:

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

836.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:- 549 square metres;
- (2) Minimum Lot Width:

Interior Lot: - 18.3 metres;
Corner Lot: - 20.1 metres;

- (3) Minimum Lot Depth:- 30 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 for the first storey, and an
additional 0.3 metres for each additional
storey;
- (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) 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.
- (10) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and 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.
- (11) Minimum Setback from a Floodplain (F) zone
- 10 metres

836.3 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 836.2

- 837 The lands designated R1A- Section 837 on Sheet 7 of Schedule A to this by-law:
- 837.1 shall only be used for the purposes permitted in an R1A zone.
- 837.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 456 square metres;
 - (2) Minimum Lot Width:
Interior Lot: - 15.2 metres;
Corner Lot: - 17 metres;
 - (3) Minimum Lot Depth:- 30 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) 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 wall of the dwelling;

- 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.

(10) 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.

(11) Maximum Porch Projection:

Where a lot has a width equal to or greater than 15.2 metres and 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.

837.3 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 837.2

838 The lands designated R1A- Section 838 on Sheet 7 of Schedule A to this by-law:

838.1 shall only be used for the purposes permitted in an R1A -Section 837 zone.

838.2 shall be subject to the following requirements and restrictions:

(a) the requirements and restrictions as set out in an R1A-Section 837 zone.

(b) Minimum Setback from a Floodplain (F) zone: 10 metres.

838.3 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 838.2.

839 The lands designated R1C- Section 839 on Sheet 7 of Schedule A to this by-law:

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

839.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 295 square metres;

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- (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.
- (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 metre closer to the front wall of the dwelling;

- 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.

839.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 839.2

840 The lands designated I1- Section 840 on Sheet 7 of Schedule A to this by-law:

840.1 shall only be used for the purposes permitted by section 840.1(1), or the purposes permitted by section 840.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in a RIC - SECTION 839 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

840.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C - SECTION 8398 zone, the requirements and restrictions as set out in a R1C - SECTION 839 zone;

840.3 shall also be subject to the requirements and restrictions of the I1 zone and all the general provisions of this by-law which are not in conflict with those in Section 840.2"


READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 8th day of March ~~2003~~ 2004




 SUSAN FENNELL- MAYOR



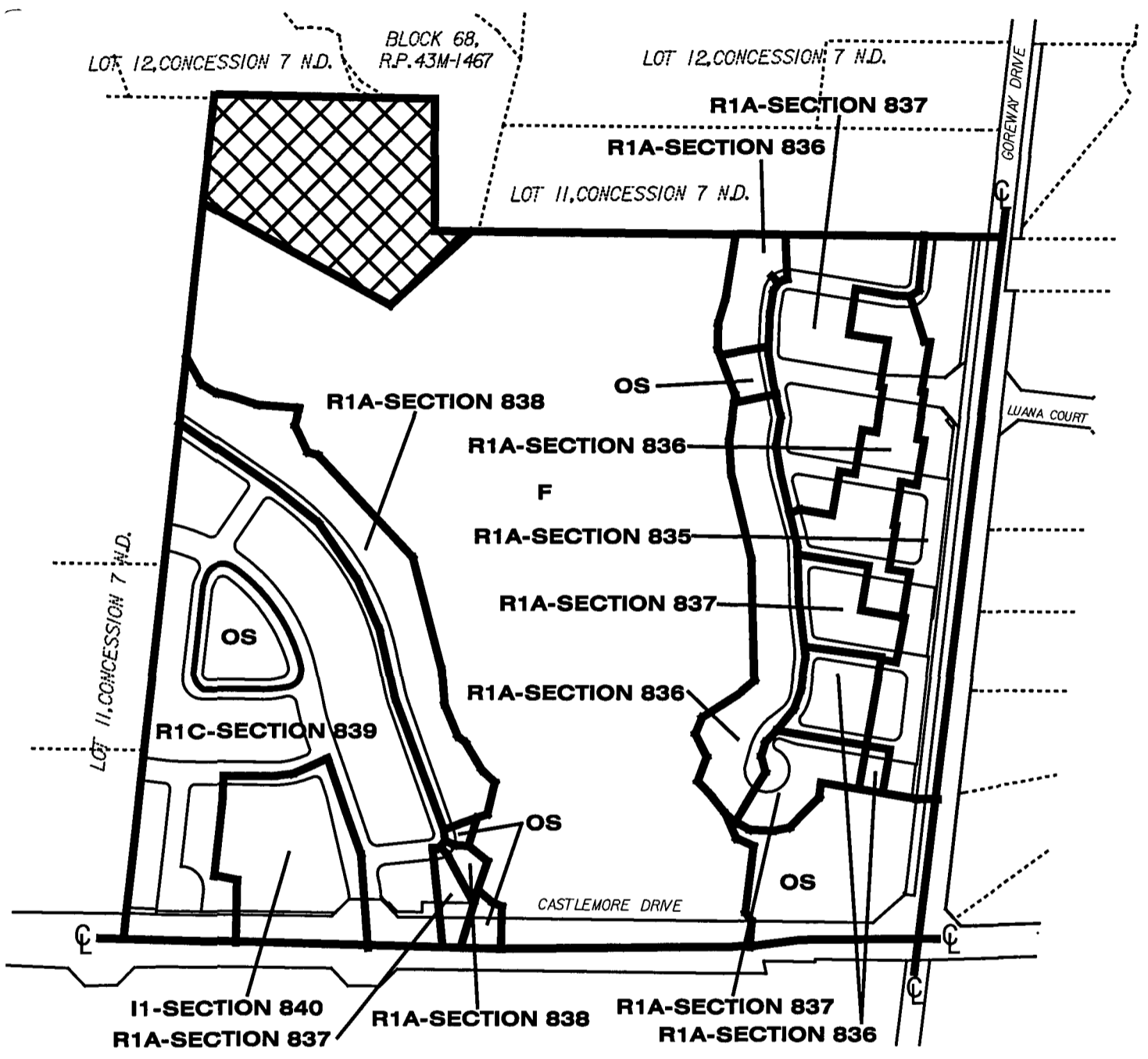
 LEONARD J. MIKULICH- CITY CLERK

APPROVED
 AS TO FORM
 1/20/04

 DATE 2/23/04





Approved as to Content:

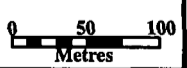


 John B. Corbett, MCP, RPP
 Director, Planning and Land Development Services



LEGEND

-  ZONE BOUNDARY
-  LANDS EXCLUDED FROM THIS BY-LAW
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



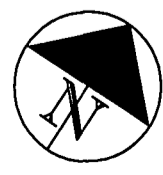
PART LOT 11, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 73-2004

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 02 04

Drawn by: CJK

File no. C7E11.5

Map no. 31-17K

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 72-2004 being a by-law to adopt Official Plan Amendment OP93-230 and By-law 73-2004 to amend Comprehensive Zoning By-law 56-83 as amended (Mattamy Goreway Limited) File C7E11.5B


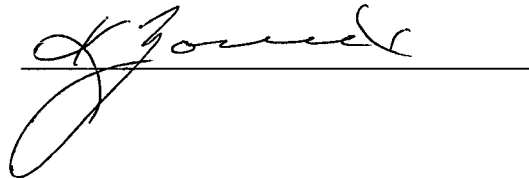
DECLARATION

I, Kathryn L. Zammit, of the Town of Caledon, Region 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 72-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8th day of March, 2004, to adopt Amendment Number OP93-230 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 73-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8th day of March, 2004, to amend Comprehensive Zoning By-law 56-83, as amended.
4. Written notice of By-law 72-2004 as required by section 17(23) and By-law 73-2004 as required by section 34(18) of the *Planning Act* was given on the 17th 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.
5. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-230 is deemed to have come into effect on the 7th day of April, 2004, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
26th day of April, 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.