



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172-2005

To amend By-law 270-2004 (known 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 D – SECTION 1321 (R1D – SECTION 1321)
	RESIDENTIAL SINGLE DETACHED C – SECTION 1322 (R1C – SECTION 1322)
	RESIDENTIAL SINGLE DETACHED C – SECTION 1323 (R1C – SECTION 1323)
	RESIDENTIAL SEMI- DETACHED A – SECTION 1324 (R2A – SECTION 1324)
	RESIDENTIAL STREET TOWNHOUSE B – SECTION 1325 (R3B – SECTION 1325)
	RESIDENTIAL APARTMENT A – SECTION 1326 (R4A – SECTION 1326)
	FLOODPLAIN (F)
	And
	OPEN SPACE (OS)

(2) by adding thereto the following sections:

"1321 The lands designated R1D-Section 1321 on Schedule A to this by-law:

1321.1 shall only be used for purposes permitted in an R1D zone.

1321.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 256 square metres
- 2) Minimum Lot Width:
Interior Lot: 9.5 metres
Corner Lot: 11.3 metres
- 3) Minimum Lot Depth: 27.0 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:
No portion of the driveway width shall exceed the outside width of the garage.
- 9) Minimum Landscaped Open Space:
Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- 10) Maximum Garage Door Width:
 - a) The maximum garage door width shall be 3.7 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 0.6 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 1.5 metres beyond a porch or front wall of a dwelling.

12) Maximum Porch Encroachment

A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

1321.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1321.2.

1322 The lands designated R1C-Section 1322 on Schedule A to this by-law:

1322.1 shall only be used for the purposes permitted in an R1C zone.

1322.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 297 square metres

2) Minimum Lot Width:

Interior Lot: 11.0 metres

Corner Lot: 12.8 metres

3) Minimum Lot Depth: 27.0 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:

No portion of the driveway width shall exceed the outside width of the garage.

9) Minimum Landscaped Open Space:

Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

10) Maximum Garage Door Width:

- a) The maximum garage door width shall be 5.0 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 0.6 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 1.5 metres beyond a porch or front wall of a dwelling.

12) Maximum Porch Encroachment

A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

1322.3 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 those set out in Section 1322.2.

1323 The lands designated R1C-Section 1323 on Schedule A to this by-law:

1323.1 shall only be used for the purposes permitted in an R1C zone.

1323.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 324 square metres

2) Minimum Lot Width:

Interior Lot: 12.0 metres

Corner Lot: 13.8 metres

3) Minimum Lot Depth: 27.0 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:

No portion of the driveway width shall exceed the outside width of the garage.

9) Minimum Landscaped Open Space:

Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

10) Maximum Garage Door Width:

- a) The maximum garage door width shall be 5.0 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 0.6 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 1.5 metres beyond a porch or front wall of a dwelling.

12) Maximum Porch Encroachment

A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

1323.3 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 those set out in Section 1323.2.

1324 The lands designated R2A-Section 1324 on Schedule A to this by-law:

1324.1 shall only be used for the following purposes:

- 1) a semi-detached dwelling
- 2) a group home type 1
- 3) an auxiliary group home
- 4) a supportive lodging house
- 5) purposes accessory to the other permitted purposes

1324.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
448 square metres per lot and 224 square metres per dwelling unit
- 2) Minimum Lot Width:
Interior Lot: 16.6 metres per lot and 8.3 metres per dwelling unit
Corner Lot: 18.4 metres per lot and 10.1 metres for the dwelling unit closest to the flankage lot line
- 3) Minimum Lot Depth: 27.0 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:
1.2 metres, except along the common wall where the setback may be 0.0 metres.
- 8) Maximum Driveway Width:
No portion of the driveway width shall exceed the outside width of the garage.
- 9) Minimum Landscaped Open Space:
Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.
- 10) Maximum Garage Door Width:
 - a) The maximum garage door width shall be 3.7 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 0.6 metres more than the maximum garage door width permitted on the lot for a unit.

11) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

12) Maximum Porch Encroachment

A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

1324.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1324.2.

1325 The lands designated R3B-Section 1325 on Schedule A to this by-law:

1325.1 shall only be used for the purposes permitted in the R3B zone.

1325.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

162 square metres per dwelling unit

2) Minimum Lot Width:

Interior Lot: 20.4 metres per lot and 6.0 metres per dwelling unit

Corner Lot: 22.2 metres per lot and 9.0 metres for the dwelling closest to the flankage lot line

3) Minimum Lot Depth: 27.0 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:

1.2 metres, except along the common wall where the setback may be 0.0 metres.

8) Maximum Building Height: 11.0 metres

9) Maximum Driveway Width:

No portion of the driveway width shall exceed the outside width of the garage.

10) Minimum Landscaped Open Space:

Those areas of the yards not occupied by permitted encroachments of the main building, permitted accessory structures and the permitted area for the driveway shall consist of landscaped open space.

11) Maximum Garage Door Width:

- a) For a lot with a unit width of less than 7 metres, the maximum garage door width shall be 2.5 metres;
- b) For a lot with a unit width of less than 8 metres and greater than 7.0 metres, the maximum garage door width shall be 3.1 metres;
- c) For a lot with a unit width greater than 8.0 metres, the maximum garage door width shall be 3.7 metres;
- d) The garage door width restriction does not apply to the garage door facing the flankage lot line;
- e) 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 for a unit.

12) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

13) Maximum Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.

1325.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1325.2.

1326 The lands designated R4A-Section 1326 on Schedule A to this by-law:

1326.1 shall only be used for the following purposes:

- a) Residential:
 - 1) an apartment dwelling
 - 2) an auxiliary group home
 - 3) a group home type 1 or group home type 2
 - 4) a lodging house or supportive lodging house
- b) Non-Residential:
 - 1) purposes accessory to the other permitted purposes

1326.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 6.0 metres
- 2) Minimum Exterior Side Yard Width: 6.0 metres

R1D-SECTION 1321
R1C-SECTION 1322

R1C-SECTION 1323

OS LOT 2, CONCESSION 3 W.H.S.

LOT 1, CONCESSION 3 W.H.S.

CHINGUACOUSY ROAD

LOT 1, CONCESSION 3 W.H.S.

LOT 1, CONCESSION 3 W.H.S.

STEELES AVENUE WEST

R3B-SECTION 1325

R2A-SECTION 1324

R2A-SECTION 1324

R1C-SECTION 1322

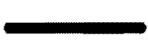
R4A-SECTION 1326

R1C-SECTION 1322

R1D-SECTION 1321

R3B-SECTION 1325

LEGEND



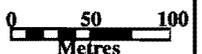
ZONE BOUNDARY



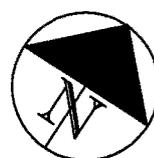
CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



PART LOT 1, CONCESSION 3 W.H.S.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 04 08

Drawn by: CJK

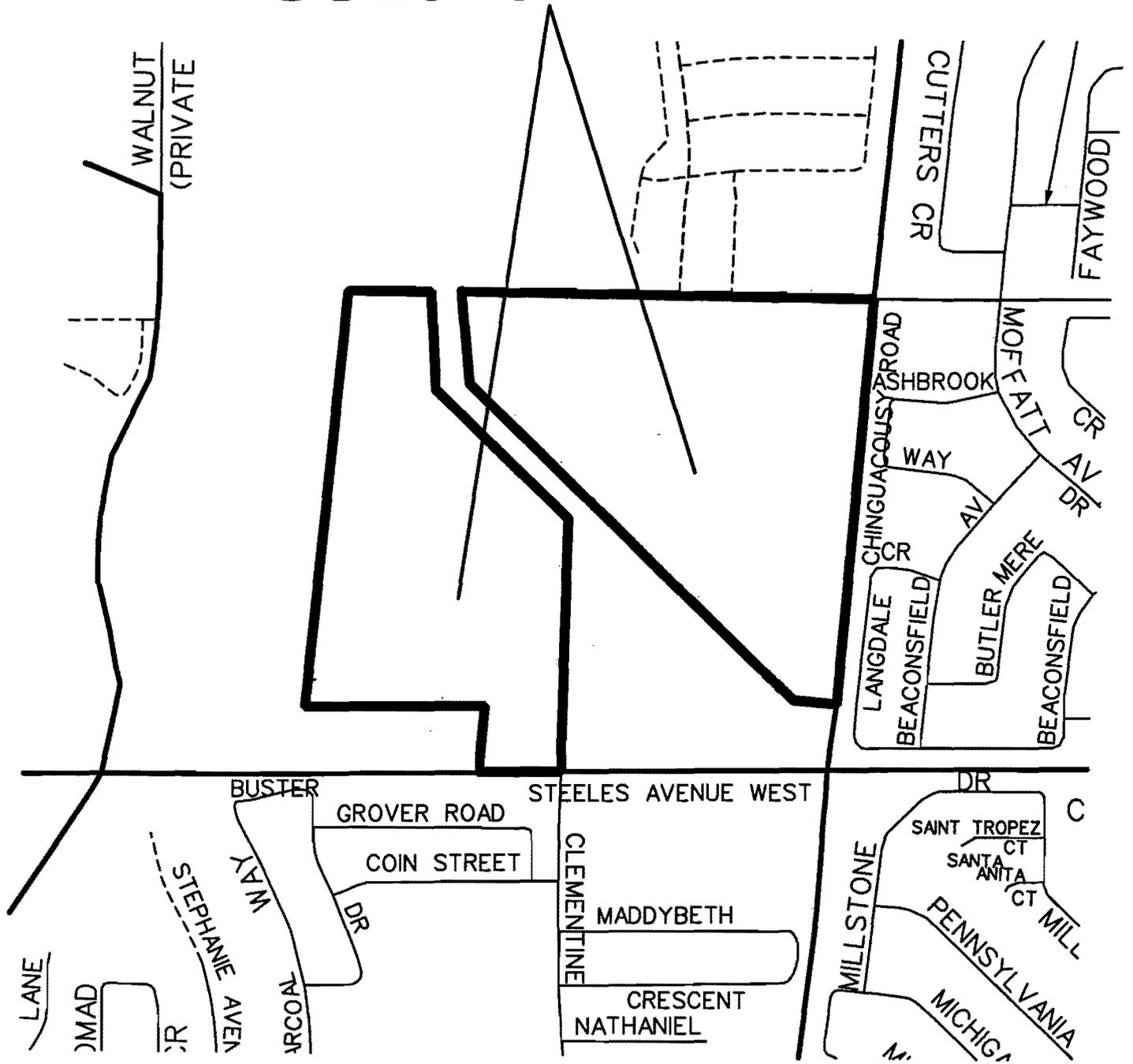
By-Law 172-2005

Schedule A

File no. C3W1.2

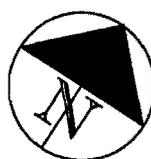
Map no. 57-17J

SUBJECT LANDS



Key Map By-Law

172-2005



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2005 03 03

Drawn by: CJK

File no. C3W1.2

Map no. 57-17D

3) Minimum Interior Side Yard Width:

7.5 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the interior side lot line.

4) Minimum Rear Yard:

6.0 metres for the first 3 storeys, and the building height of any portion of the building above the third storey shall not exceed the horizontal distance separating that portion of the building from the rear lot line.

5) Maximum Building Height: 8 storeys

6) Maximum Lot Coverage: 35%

7) Minimum Landscaped Open Space:

3.0 metres along all property lines, except at approved access locations.

8) Maximum Floor Space Index: 1.5

9) Maximum Units Per Hectare: 125

10) Bins for the collection of waste and recyclable materials shall be stored within the building.

1326.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 1326.2.

1326.4 for the purposes of Section 1326:

- a) the lot line abutting Steeles Avenue West shall be the front lot line.
- b) the entire lands zoned R4A—Section 1326 shall be considered as one lot for zoning purposes.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 13th day of June 2005.

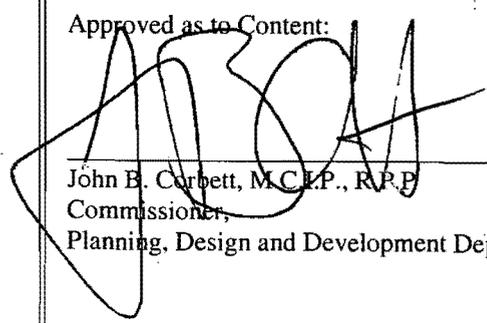
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE
June 13/05


SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:


John E. Corbett, M.C.L.P., R.P.P.
Commissioner,
Planning, Design and Development Department

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 172-2005
being a by-law to amend Comprehensive Zoning By-law 270-2004
Greccap Holdings Limited (File C3W1.2)

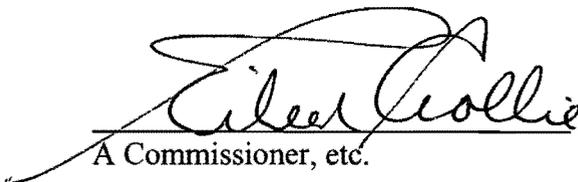
DECLARATION

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 172-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13th day of June, 2005.
3. Written notice of By-law 172-2005 as required by section 34(18) of the *Planning Act* was given on the 28th day of June, 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)
19th day of July, 2005)





A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.