



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 183-2005

To amend Zoning By-law 270-2004, 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 on Schedule A thereto of the By-law, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

from	to
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED C - SECTION 1327 (R1C - SECTION 1327), RESIDENTIAL SINGLE DETACHED C - SECTION 1328 (R1C - SECTION 1328), RESIDENTIAL DETACHED D - SECTION 1329 (R1D - SECTION 1329) RESIDENTIAL SEMI-DETACHED A - SECTION 1330 (R2A - SECTION 1330), INSTITUTIONAL TWO - SECTION 1332 (I2 - SECTION 1332), FLOODPLAIN (F) and OPEN SPACE (OS).
 - (2) by adding thereto the following sections:

“1327 The lands designated R1C- Section 1327 on Schedule A to this by-law:

1327.1 shall only be used for the purposes permitted in an R1C zone.

1327.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 312 square metres;
 - (2) Minimum Lot Width:

Interior Lot: 12.5 metres;
Corner Lot: 14.3 metres;
 - (3) Minimum Lot Depth: 25 metres;

- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 side lot line the minimum setback to the front of a garage shall be 6.0 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 side yard abuts a public walkway or a non-residential zone;
- (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;
 - (b) 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;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (10) No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves

may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard.

1327.3 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 in section 1327.2.

1328 The lands designated R1C – SECTION 1328 on Schedule A to this by-law;

1328.1 shall only be used for the purposes permitted in a R1C zone

1328.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 282 square metres;
- (2) Minimum Lot Width:
Interior Lot: 11.3 metres;
Corner Lot: 13.1 metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel and converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 side lot line the minimum setback to the front of a garage shall be 6.0 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 side yard abuts a public walkway or a non-residential zone;
- (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
 - (b) 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;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (10) No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard.

1328.3 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 those in section 1328.2.

1329 The lands designated RID – SECTION 1329 on Schedule A to this by-law;

1329.1 shall only be used for the purposes permitted in an RID zone.

1329.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 270 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 10.4 metres;
 - Corner Lot: 12.2 metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth: 7.0 metres, except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 side lot line the minimum setback to the front of a garage shall be 6.0 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 side yard abuts a public walkway or a non-residential zone;
- (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:
 - i) 4.28 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
 - ii) 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) 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) No garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Porches and balconies, with or without cold cellars or foundations, may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard.

1329.2 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 in section 1329.2.

1330 The lands designated R2A – SECTION 1330 on Schedule A to this by-law:

1330.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling
- (2) an auxiliary group home; and
- (3) purposes accessory to the other permitted purposes

1330.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 228 square metres per dwelling unit
- (2) Minimum Lot Width:
 - Interior Lot: 15.2 metres per lot and 7.6 metres per dwelling unit
 - Corner Lot: 17.0 metres per lot and 9.4 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30.0 metres
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (5) Minimum Rear Yard Depth: 7.0 metres except when the side lot lines are not parallel, but converge towards the front lot line, the minimum rear yard depth may be reduced to 6.0 metres provided that 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 side 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 lot line where the setback may be zero 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 per dwelling unit shall be:

- i) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres
 - ii) 3.7 metres if the lot width for a particular unit is greater than 8 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 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
 - (d) 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.
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or dwelling for the particular unit.
 - (11) Porches and balconies, with or without cold cellars or foundations may project a maximum of 1.8 metres into the front yard and rear yard. Porch and balcony roofs and eaves may project an additional 0.5 metres from the edge of the porch and/or balcony into the front yard and rear yard.

1330.3 shall also be subject to the requirements and restriction of the R2A zone and all the general provisions of this by-law, which are not in conflict with those in Section 1330.2.”

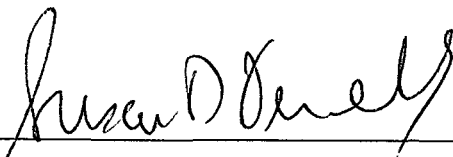
“1332 The lands designated I2 – SECTION 1332 on Schedule A to this by-law:

1332.1 shall only be used for the purposes permitted by the I1 and I2 zones.


1332.2 shall be subject to the requirements and restrictions of the I2 zone.

1332.3 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1332.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of June 2005.

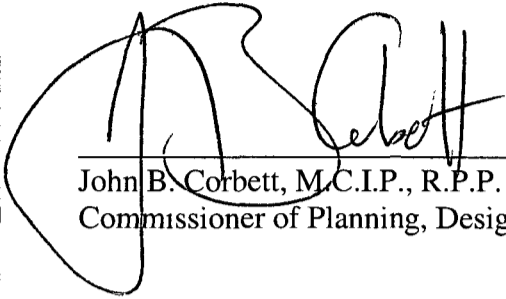


 SUSAN FENNELL – MAYOR



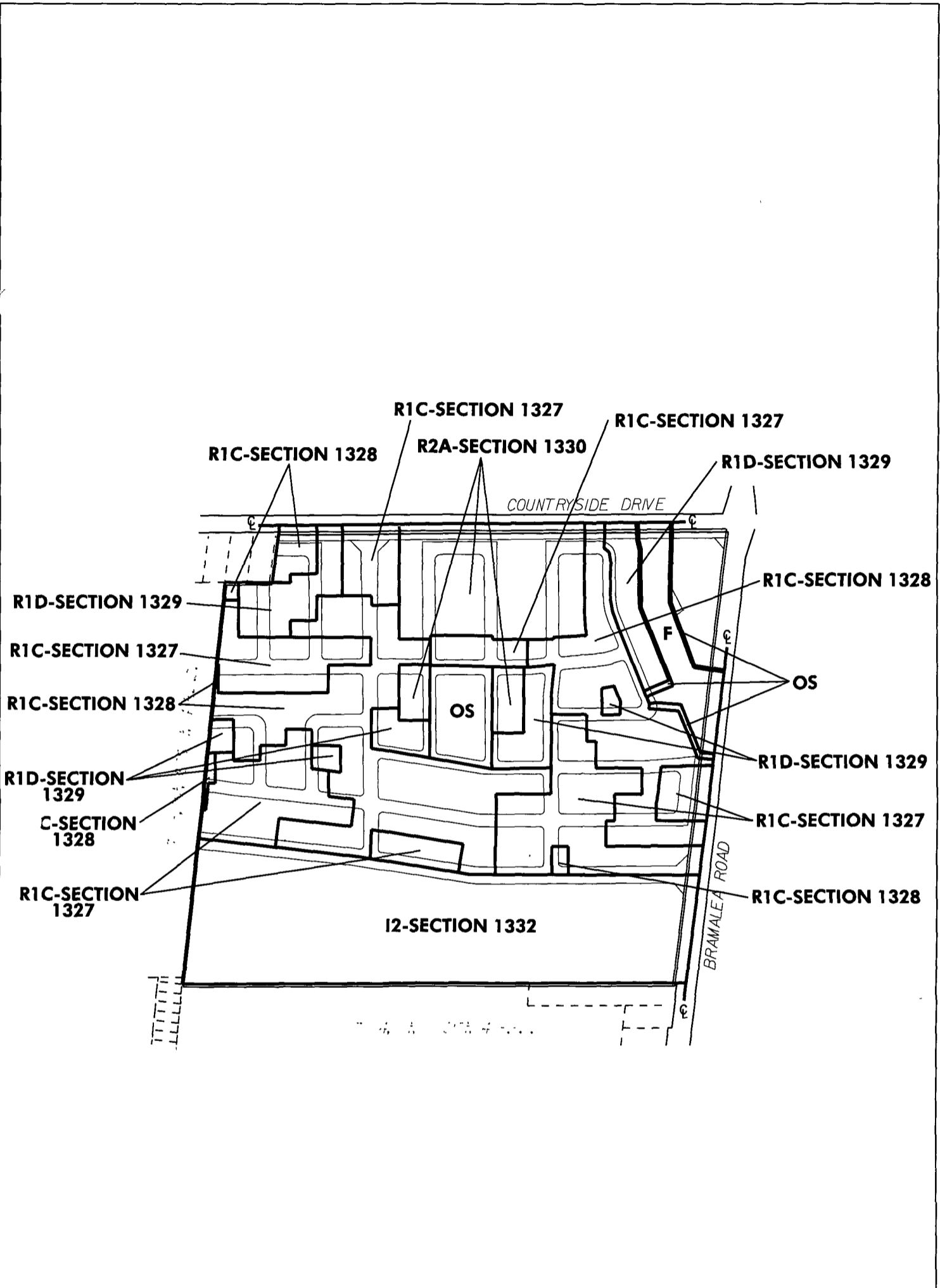
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content






John B. Corbett, M.C.I.P., R.P.P.
Commissioner of Planning, Design and Development



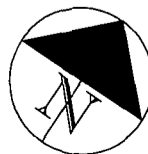


LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOT 15, CONCESSION 4 E.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2005 06 08

Drawn by: CJK

File no C4E15 3ZBLA

Map no 28-30

By-Law 183-2005

Schedule A

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 182-2005 being a by-law to adopt Official Plan Amendment OP93-246 and By-law 183-2005 to amend Zoning By-law 270-2004 as amended - Medallion Developments Limited (File C4E15.3)

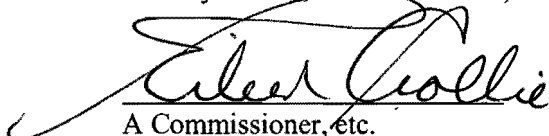
DECLARATION

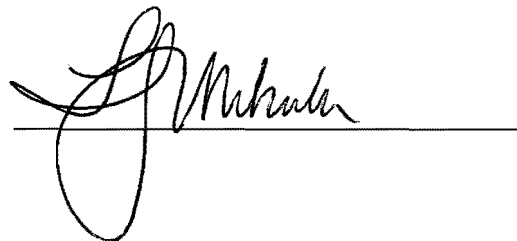
I, Leonard Joseph Mikulich of the Town of Shelburne, in the County of Dufferin, do solemnly declare that:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 182-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of June, 2005, to adopt Amendment Number OP93-246 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 183-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of June, 2005, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 182-2005 as required by section 17(23) and By-law 183-2005 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.
5. No notice of appeal was filed under sections 17(24) 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. OP93-246 is deemed to have come into effect on the 19th day of July, 2005, 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)
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.