



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 191-2009

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 on 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 F - 12.0 - 1442 (R1F-12.0-1442) and; RESIDENTIAL SINGLE DETACHED F (HOLDING)- 12.0 -1443 (R1F (H)-12.0-1443) and; RESIDENTIAL SINGLE DETACHED F - 15.0 -1444 (R1F-15.0-1444) and; RESIDENTIAL SINGLE DETACHED F (HOLDING)- 15.0 -1445 (R1F (H)-15.0-1445) and; RESIDENTIAL SINGLE DETACHED E - 18.1-1446 (R1E-18.1-1446) and; RESIDENTIAL SINGLE DETACHED E (HOLDING)- 18.1-1447 (R1E (H)-18.1-1447) and; RESIDENTIAL SINGLE DETACHED F - 21.1 -1448 (R1F-21.1-1448) and; OPEN SPACE (OS) and; FLOODPLAIN (F)

(2) by adding thereto, the following sections:

1442 The lands designated R1F-12.0- 1442 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1443 The lands designated R1F (H)-12.0- 1443 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place except for dwelling units for display purposes subject to the provisions outlined in section 6.28;
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- iii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1444 The lands designated R1F-15.0- 1444 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- ii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1445 The lands designated R1F (H)-15.0- Section 1445 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton

and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place except for dwelling units for display purposes subject to the provisions outlined in section 6.28;

- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- iii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1446 The lands designated R1E-18.1- 1446 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) Notwithstanding section 13.4.2(j)(5) of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- iii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

1447 The lands designated R1E (H)-18.1- 1447 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i) the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place except for dwelling units for display purposes subject to the provisions outlined in section 6.28.
- ii) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- iii) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard;


- iv) Notwithstanding section 13.4.2(j)(5) of the by-law, a maximum of 50% of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance the approved Architectural Guidelines for the community;

1448 The lands designated R1F-21.1- 1448 on Schedule A to this by-law shall be subject to the following requirements and restrictions:


- i) Minimum lot depth shall be 20 metres;
- ii) Minimum front yard depth shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage but in the case of a 3 bay garage, the front yard setback for one or two of the garage bays may be reduced to 5.0 metres;
- iii) Minimum rear yard depth shall be 4.5 metres;
- iv) If the garage doors face an interior side lot line rather than the street then the garage may project beyond the front face of a porch or the dwelling into the front yard provided the minimum front yard setback of 4.5 metres is complied with;
- v) Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- vi) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

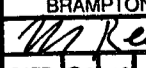
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 10th day of June, 2009.

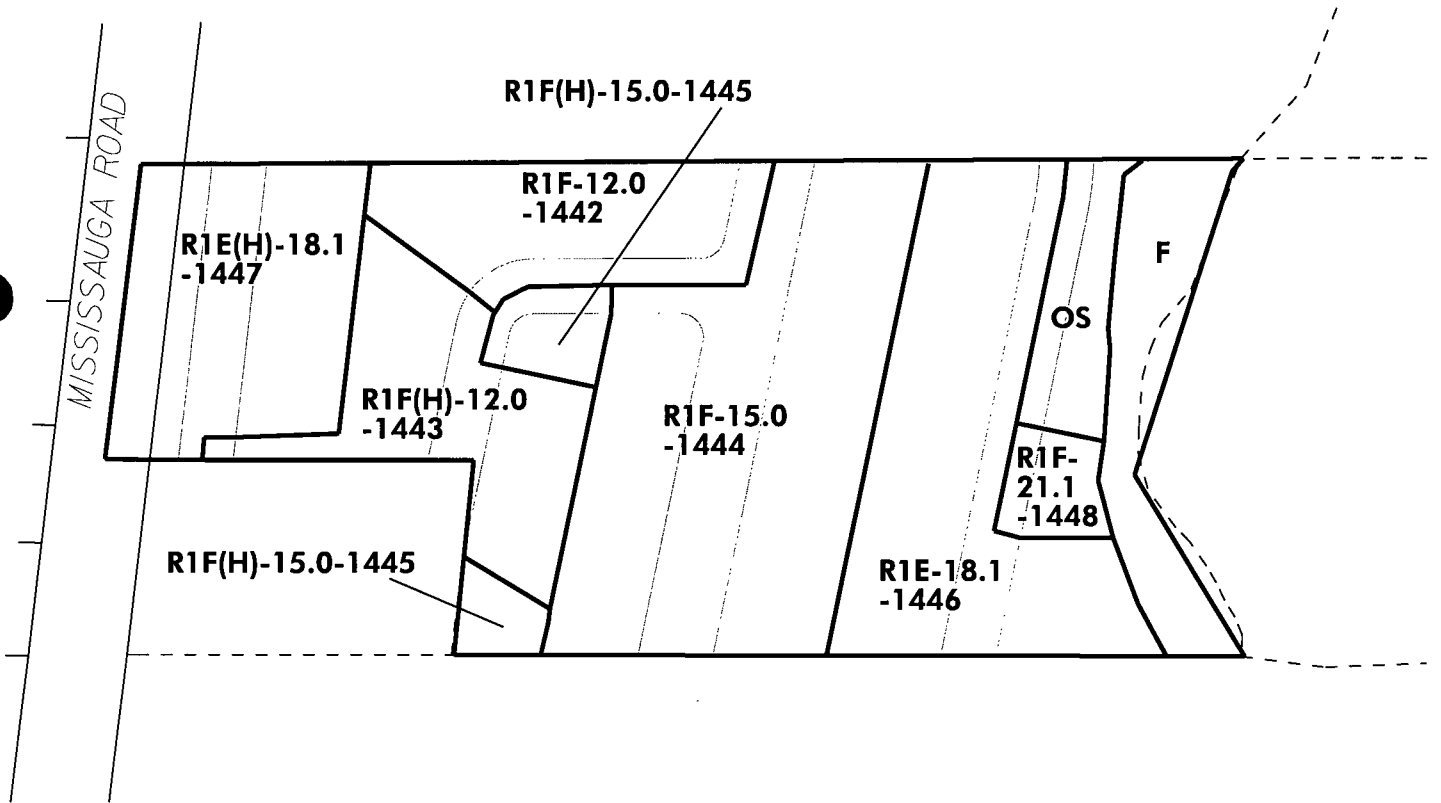

SUSAN FENNEL - MAYOR


PETER FAY - CITY CLERK

Approved as to content:


Adrian J. Smith, MCIP, RPP
Director of Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE 27 05 09



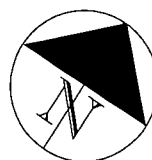
LEGEND

— ZONE BOUNDARY

PART LOT 7, CONCESSION 4 W.H.S.

By-Law 191-2009

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

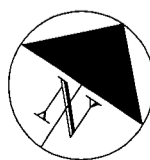
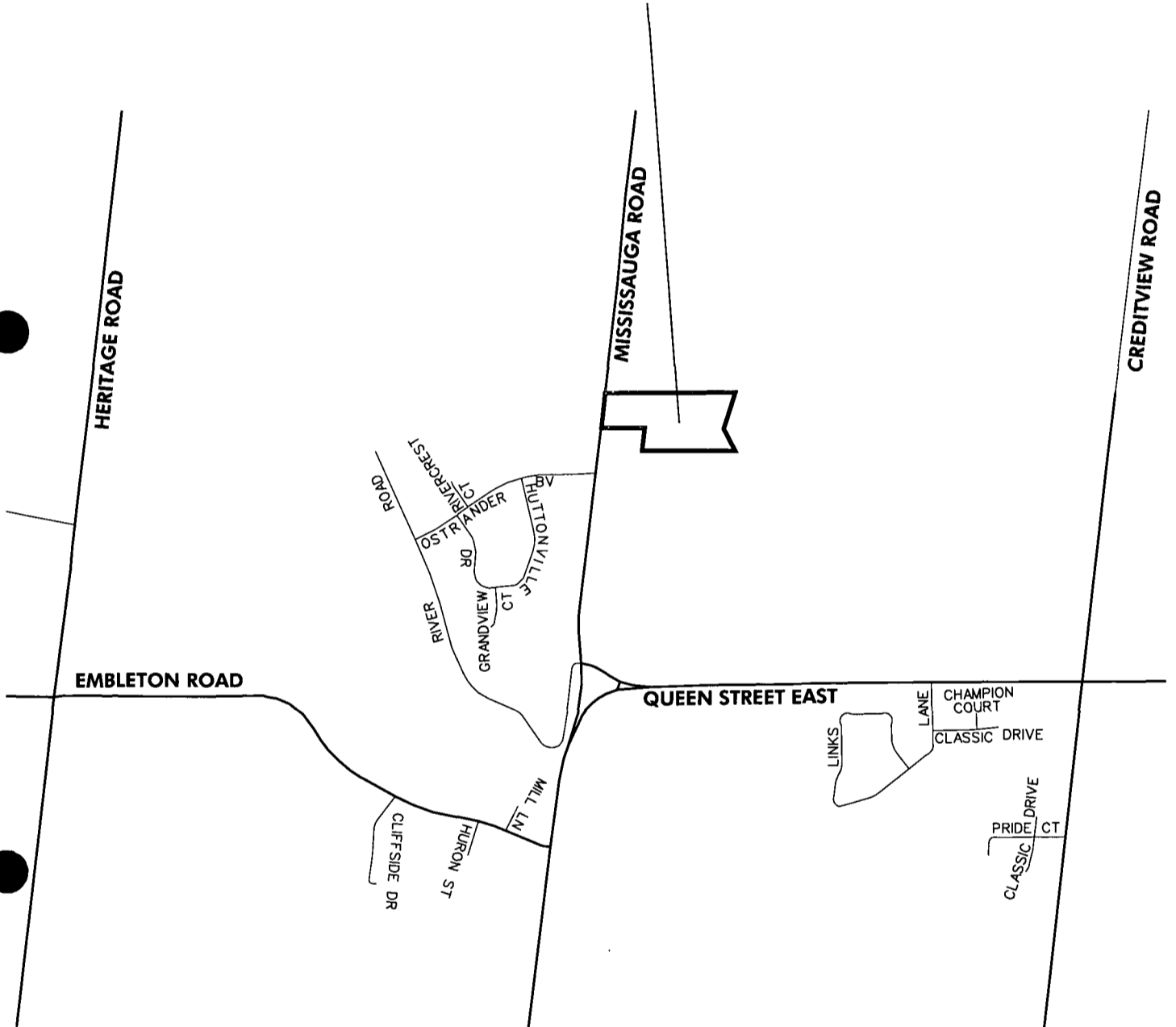
Date: 2009 05 14

Drawn by: CJK

File no. C04W07.009zbla

Map no. 39-20

SUBJECT LANDS



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 191-2009 being a
by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. - Key Road Developments Inc. (File C04W07.009).

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say
as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 191-2009 was passed by the Council of The Corporation of the City
of Brampton at its meeting held on the 10th day of June, 2009.
3. Written notice of By-law 191-2009 as required by section 34(18) of the
Planning Act was given on the 23rd day of June, 2009, 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 notice of appeal was filed under section 34(19) of the *Planning Act* on or
before the final date for filing objections.
5. Zoning By-law 191-2009 is deemed to have come into effect on the 10th day
of June, 2009, in accordance with Section 34(19) of the *Planning Act*,
R.S.O. 1990, as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
17th day of July, 2009)



Earl Evans



A Commissioner, etc.

PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel