



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 192.2009

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 - 1422 (R1F 12.0-1422) and; RESIDENTIAL SINGLE DETACHED F (HOLDING)- 12.0 -1423 (R1F (H)-12.0-1423) and; RESIDENTIAL SINGLE DETACHED F - 12.0 -1424 (R1F -12.0-1424) and; RESIDENTIAL SINGLE DETACHED F - 12.0 -1425 (R1F- 12.0-1425) and; RESIDENTIAL SINGLE DETACHED F - 12.0 -1426 (R1F - 12.0-1426) and; RESIDENTIAL SINGLE DETACHED F - 12.0 -1427 (R1F - 12.0-1427) and; RESIDENTIAL SINGLE DETACHED F 15.0 - 1428 (R1F 15.0 - 1428) and; RESIDENTIAL SINGLE DETACHED F (HOLDING)- 15.0

	<p>-1429 (R1F (H))-15.0-1429) and;</p> <p>RESIDENTIAL SINGLE DETACHED F 15.0 - 1430 (R1F 15.0 - 1430) and;</p> <p>RESIDENTIAL SINGLE DETACHED F – 18.1 - 1431 (R1F -18.1-1431) and;</p> <p>RESIDENTIAL SINGLE DETACHED F – 21.1 –1433 (R1F-21.1-1433) and;</p> <p>RESIDENTIAL SEMI- DETACHED E-8.2- 1434 (R2E- 8.2-1434) and;</p> <p>RESIDENTIAL SEMI- DETACHED E (HOLDING) -8.2- 1435 (R2E (H))-8.2-1435) and;</p> <p>RESIDENTIAL TOWNHOUSE E- 7.1- 1436 (R3E-7.1-1436) and;</p> <p>RESIDENTIAL TOWNHOUSE E (HOLDING)-7.1- 1437 (R3E (H)- 7.1-1437) and;</p> <p>RESIDENTIAL SINGLE DETACHED E – 18.1–1446 (R1E-18.1-1446) and;</p> <p>RESIDENTIAL SINGLE DETACHED E (HOLDING)– 18.1–1447 (R1E (H)-18.1-1447) and;</p> <p>COMMERCIAL THREE (C3) and;</p> <p>OPEN SPACE (OS) and;</p> <p>FLOODPLAIN (F)</p>
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(2) by adding thereto, the following sections:

- 1422 The lands designated R1F-12.0- 1422 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 foundations, 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.

- 1423 The lands designated R1F (H)-12.0-1423 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 foundations, 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.
- 1424 The lands designated R1F-12.0- 1424 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i. The minimum front yard depth shall be 4.5 metres and 5.5 metres to the front of the garage;
 - ii. The minimum rear yard depth shall be 6.5 metres;
 - iii. 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;
 - iv. Bay windows, with or without foundations, to a maximum width of 3 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any required front yard, exterior side yard or rear yard.
- 1425 The lands designated R1F-12.0- 1425 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i. The minimum rear yard depth shall be 7.0 metres;
 - ii. The minimum exterior side yard width shall be 4.0 metres;
 - iii. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
 - iv. Bay windows, with or without foundations, 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.
- 1426 The lands designated R1F-12.0- 1426 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i. The minimum rear yard depth from the attached garage shall be 1.5 metres;
- ii. The minimum exterior side yard depth shall be 4.0 metres;
- iii. A 3-car garage may face the flankage lot line with a setback of 5.5 metres.
- iv. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 2.4 metres into the required front yard, exterior side yard or rear yard;
- v. Bay windows, with or without foundations, 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.

1427 The lands designated R1F 15.0- 1427 on Schedule A to this by-law shall be subject to the following requirements and restriction:

- i. The minimum rear yard depth shall be 6.0 metres.
- ii. Notwithstanding the limitations identified in section 6.28(c) a dwelling unit for display purposes shall be permitted.

1428 The lands designated R1F15.0- 1428 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 required front yard, exterior side yard or rear yard;
- ii. Bay windows, with or without foundations, 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.

1429 The lands designated R1F(H)-15.0- 1429 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 required front yard, exterior side yard or rear yard;
- iii. Bay windows, with or without foundations, 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.

- 1430 The lands designated R1F 15.0- 1430 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i. A 3-car garage may face the flankage lot line with a setback of 5.5 metres.
 - ii. The minimum rear yard depth from the attached garage shall be 1.5 metres
- 1431 The lands designated R1F-18.1- 1431 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 required front yard, exterior side yard or rear yard;
 - iii. Bay windows, with or without foundations, 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.
- 1433 The lands designated R1F-21.1- 1433 on Schedule A to this by-law shall be subject to the following requirements and restrictions:
- i. Minimum front yard depth shall be 4.5 metres 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 of the garage bays may be reduced to 5.0 metres;
 - ii. Minimum rear yard depth shall be 7.0 metres;
 - iii. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
 - iv. Bay windows, with or without foundations, 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.
- 1434 The lands designated R2E-8.2- 1434 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 required front yard, exterior side yard or rear yard;
- ii. Bay windows, with or without foundations, 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.

1435 The lands designated R2E(H)-8.2- 1435 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;
- ii. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- iii. Bay windows, with or without foundations, 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.

1436 The lands designated R3E-7.1- 1436 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- i. The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;
- ii. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- iii. Bay windows, with or without foundations, 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.

1437 The lands designated R3E(H)-7.1- 1437 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.

- ii. The maximum interior garage width may be up to 1.2 metres wider than the permitted maximum cumulative garage door width;
- iii. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard;
- iv. Bay windows, with or without foundations, 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:

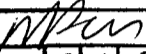
- i. the Holding (H) symbol shall not be removed until the lands can be serviced with permanent sanitary services to the satisfaction of the City of Brampton and the Region of Peel and no buildings or structures shall be permitted while the (H) is in place except for dwelling units for display purposes 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

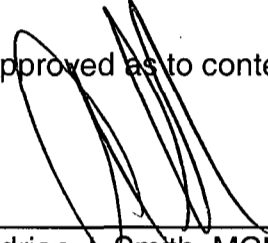
in accordance the approved Architectural Guidelines for the community;

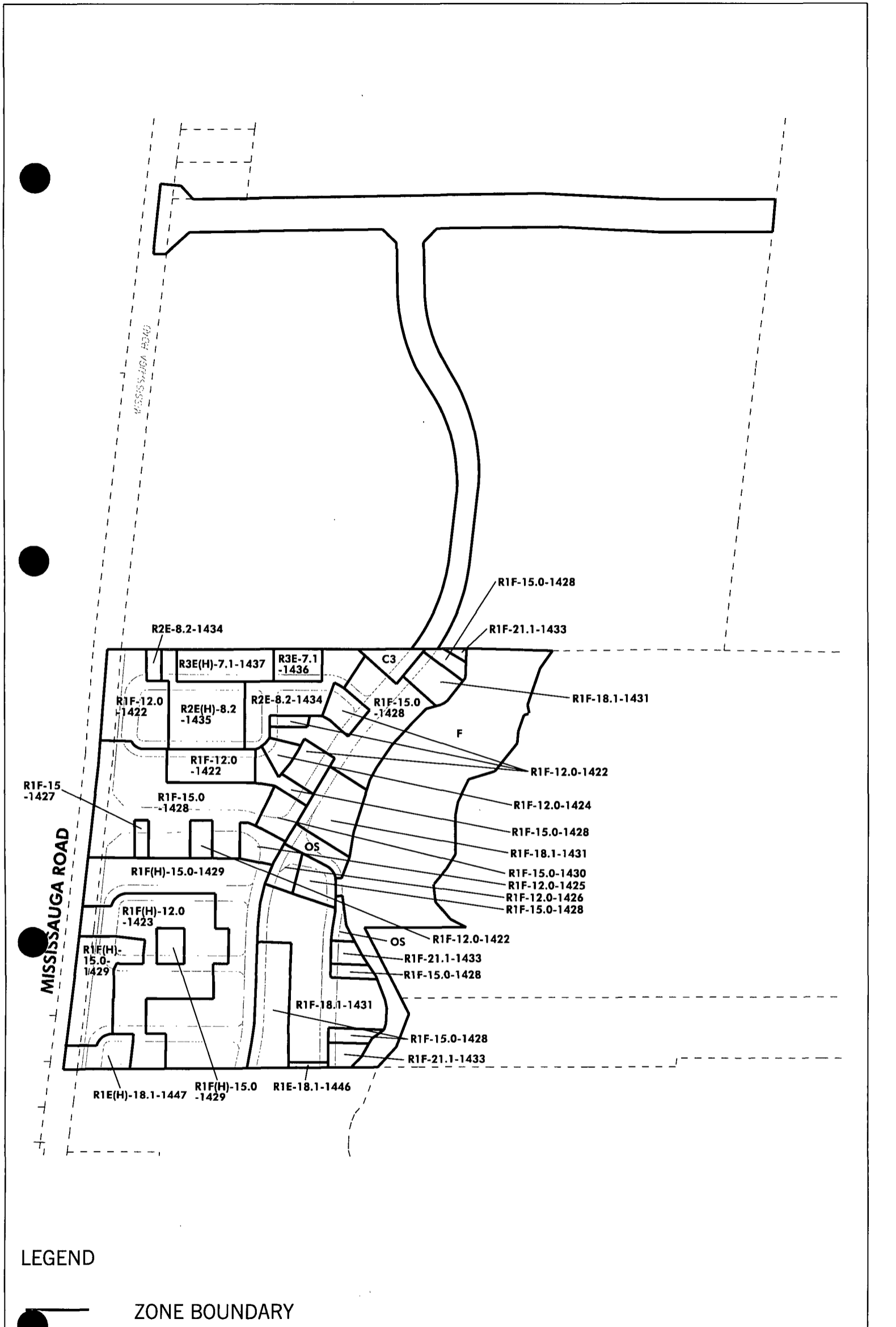
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 10th day of June, 2009.


SUSAN FENNEL - MAYOR


PETER FAY - CITY CLERK

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON

DATE 02 06 09

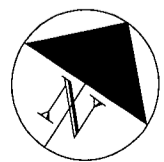
Approved as to content:

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



LEGEND

— ZONE BOUNDARY

PART LOTS 7-8, CONCESSION 4 W.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 05 22 Drawn by: CJK

File no. C04W07_008ZBLA Map no. 39-14

By-Law 192-2009

Schedule A

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 192-2009 being a
by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. - Destona Homes (2003) Inc. (File C04W07.008)

DECLARATION

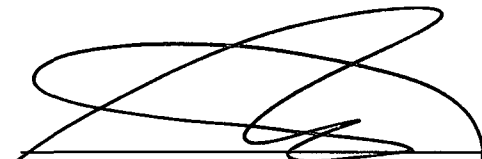
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say
as follows:

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 192-2009 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 192-2009 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 192-2009 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