



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 207-2004

To amend By-law 151-88, as amended.

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 151-88, as amended, is hereby further amended:

- (1) by changing on Sheet 56B of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) TO RESIDENTIAL SINGLE FAMILY C ZONE – SECTION 1279 (R1C – SECTION 1279), RESIDENTIAL SINGLE FAMILY B ZONE – SECTION 1280 (R1B – SECTION 1280); RESIDENTIAL SINGLE FAMILY B ZONE – SECTION 1281 (R1B – SECTION 1281); SERVICE COMMERCIAL ZONE – SECTION 1282 (SC - SECTION 1282); OPEN SPACE ZONE – SECTION 1283 (OS – SECTION 1283); OPEN SPACE ZONE – SECTION 1284 (OS – SECTION 1284); INSTITUTIONAL ONE (I1) ZONE; OPEN SPACE (OS) ZONE and FLOODPLAIN (F) ZONE;

- (2) by adding thereto, the following sections:

“1279 The lands designated R1C – Section 1279 on Sheet 56B of Schedule A to this by-law:

1279.1 shall only be used for the purposes permitted in an R1C zone.

1279.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot – 360 square metres
Corner Lot – 410 square metres

- (2) Minimum Lot Width:

Interior Lot – 12.0 metres
Corner Lot – 13.8 metres

(3) Minimum Lot Depth – 30.0 metres

(4) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

(5) Minimum Rear Yard Depth:

7.5 metres

(6) Minimum Interior Side Yard:

(a) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;

(b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(7) Minimum Exterior Side Yard Width:

3.0 metres

(8) Minimum Landscaped Open Space:

(a) 40 percent of the minimum front yard area;

(b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(9) The following provisions shall be applied to garages:

(a) the maximum garage door width shall be 5.0 metres or two 2.5 m doors;

(b) the maximum garage door 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 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) 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.

(11) Maximum Porch Projection:

2.0 metres into the minimum rear yard, exterior side yard and front yard setback.

(12) Maximum Bay Window Projection:

1.8 metres into the minimum rear yard, exterior side yard and front yard setback.

(13) For the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

(14) For the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or a second storey.

1279.3 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 the ones set out in section 1279.2.

1280 The lands designated R1B – Section 1280 on Sheet 56B of Schedule A to this by-law:

1280.1 shall only be used for the purposes permitted in an R1B zone.

1280.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 405 square metres
Corner Lot – 460 square metres

(2) Minimum Lot Width:

Interior Lot – 13.5 metres
Corner Lot – 15.3 metres

(3) Minimum Lot Depth – 30.0 metres

(4) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

(5) Minimum Rear Yard Depth:

7.5 metres

(6) Minimum Interior Side Yard:

1.2 metres

(7) Minimum Exterior Side Yard Width:

3.0 metres

(8) Minimum Landscaped Open Space:

- (a) 40 percent of the minimum front yard area;
- (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side

lot lines beyond the front lot line is greater than 25 degrees.

(9) The following provisions shall be applied to garages:

- (a) the maximum garage door width shall be 5.5 metres or two 2.75 m doors;
- (b) the maximum garage door 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 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) 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.

(11) Maximum Porch Projection:

2.0 metres into the minimum rear yard, exterior side yard and front yard setback.

(12) Maximum Bay Window Projection:

1.8 metres into the minimum rear yard, exterior side yard and front yard setback.

(13) For the purposes of this section, the front wall of a dwelling shall be defined as the dwelling wall closest to the front lot line whether it be at ground level or second storey.

1280.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1280.2.

1281 The lands designated R1B – Section 1281 on Sheet 56B of Schedule A to this by-law:

1281.1 shall only be used for the purposes permitted in an R1B zone.

1281.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 450 square metres
Corner Lot – 505 square metres

(2) Minimum Lot Width:

Interior Lot – 15.0 metres

Corner Lot – 16.8 metres

- (3) Minimum Lot Depth – 30.0 metres

- (4) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

- (5) Minimum Rear Yard Depth:

7.5 metres

- (6) Minimum Interior Side Yard:

1.2 metres

- (7) Minimum Exterior Side Yard Width:

3.0 metres

- (8) Minimum Landscaped Open Space:

- (a) 50 percent of the minimum front yard area;

- (b) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (9) The following provisions shall be applied to garages:

- (a) the maximum garage door width shall be 5.5 metres or two 2.75 m doors, on a lot having a lot width of less than 16 metres but greater than or equal to 15 metres;

- (b) the garage door 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 lot line than the ground floor main entrance of the dwelling unit; and,

- (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. This projection shall apply to the ground floor of the front wall and not the second storey.

- (11) Maximum Porch Projection:

2.0 metres into the minimum rear yard, exterior side yard and front yard setback.

(12) Maximum Bay Window Projection:

1.8 metres into the minimum rear yard, exterior side yard and front yard setback.

(13) For the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

1281.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1281.2.

1282 The lands designated SC – Section 1282 on Sheet 56B of Schedule A to this by-law:

1282.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC zone;
- (b) a convenience store;
- (c) a banquet facility;
- (d) a tool and equipment rental establishment
- (e) and purposes accessory to the other permitted purposes.

and the following uses are specifically prohibited:

adult entertainment parlour;
adult video store;
pool hall or amusement arcade;
temporary open air markets;
the storage of goods and materials outside of a building;
a free-standing restaurant;
a restaurant with a drive-through facility; and,
a restaurant or waste disposal and loading facilities within 20 metres of a residential zone.

1282.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard and Exterior Side Yard Depth – 5.0 metres
- (b) Minimum Interior Side Yard Depth - 3.0 metres except abutting a residential or institutional zone the minimum interior side yard depth shall be 5.0 metres
- (c) Minimum Rear Yard Depth – 5.0 metres except abutting a residential or institutional zone the minimum rear yard depth shall be 9.0 metres
- (d) Minimum Landscaped Open Space – 3.0 metres abutting Steeles Avenue and Financial Drive, and 3.0 metres interior side yard and rear yard. Except at approved access locations

1282.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1282.2.

1283 The lands designated OS – Section 1283 Sheet 56B of Schedule A to this by-law:

1283.1 shall only be used for the following purposes:

- (a) the purposes permitted in the OS zone; and
- (b) existing agricultural uses and a single-detached dwelling.

1283.2 shall be subject to the following requirements and restrictions:

- (a) the purposes permitted by section 1283.1(b) shall be subject to the requirements on restrictions of the Agricultural (A) zone.

1283.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1283.2.

1284 The lands designated OS – Section 1284 Sheet 56B of Schedule A to this by-law:

1284.1 shall only be used for the following purposes:

- (a) the purposes permitted in the OS zone; and that do not require any soil disturbance

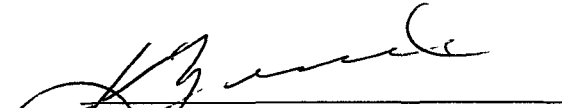
1284.2 shall be subject to the following requirements and restrictions:

- (a) No person shall erect, alter or use any building or structure for any purpose and the land shall not be subject to any soil disturbance without the approval of the City.

1284.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1284.2.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this 14th day of July 2004.

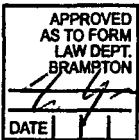

SUSAN FENNELL- MAYOR


~~LEONARD J. MIKULICH- CITY CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK

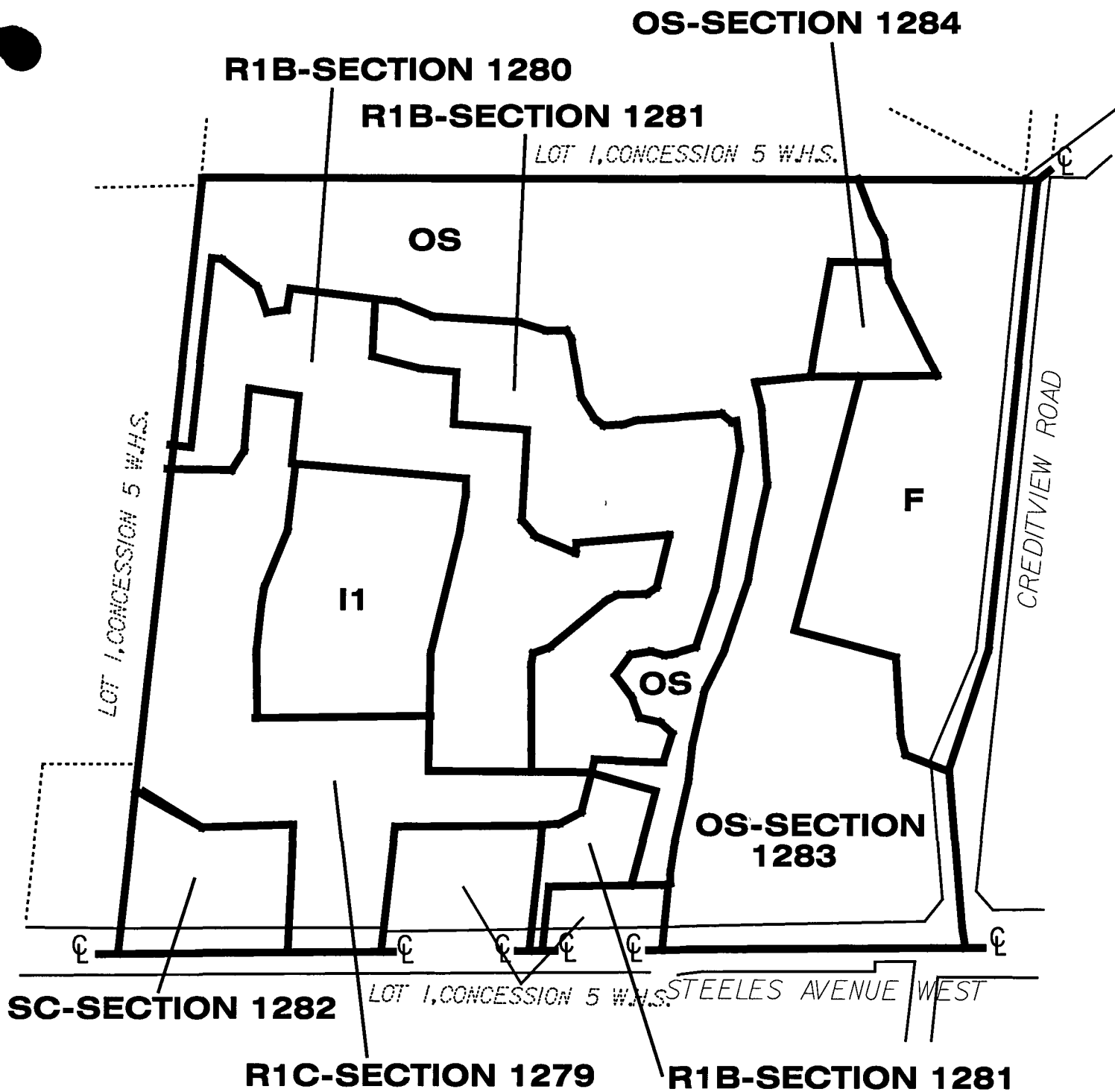
Approved as to Content:


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




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July 7/04



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



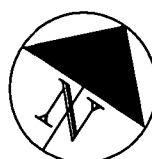
PART LOT 14, CONCESSION 4 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 207-2004

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 29

Drawn by: CJK

File no. C4W1 4

Map no 56-14K

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

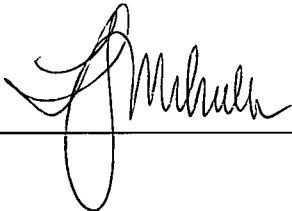
AND IN THE MATTER OF the City of Brampton By-law 207-2004
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
Steeles Confour Investments Ltd. File C4W1.4

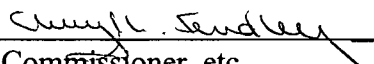
DECLARATION

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 207-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14th day of July, 2004.
3. Written notice of By-law 207-2004 as required by section 34(18) of the *Planning Act* was given on the 23rd day of July, 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.
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)
13th day of August, 2004)




A Commissioner, etc.
Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.