



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 256-2005

To amend 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, the zoning designation of the lands shown outlined on Schedule A to this by-law:

from	to
AGRICULTURAL (A),	RESIDENTIAL SINGLE DETACHED C –
and FLOODPLAIN (F).	SECTION 1874, (RIC-SECTION 1874),
	RESIDENTIAL SEMI DETACHED A –
	SECTION 1875, (R2A-SECTION 1875),
	OPEN SPACE–SECTION 1878 (OS-SECTION
	1878), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"1874 The lands designated RIC-SECTION 1874 on Schedule A to this by-law:

1874.1 Shall only be used for those purposes permitted in a RIC zone;

1874.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (a) Interior Lot: 330 square metres,
 - (b) Corner Lot: 380 square metres.
- (2) Minimum Lot Width:
 - (a) Interior Lot: 11.0 metres;
 - (b) Corner Lot: 12.8 metres.
- (3) Minimum Lot Depth:
 - 30.0 metres, except where a lot has a rear lot line and a side lot line that abuts an Open Space (OS) zone, the minimum lot depth shall be 28.0 metres.
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total interior side yard width on the lot is not less than 1.8 metres; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (6) Minimum Exterior Side Yard Width: 3.0 metres.
- (7) Minimum Rear Yard Depth: 7.5 metres.
- (8) Minimum Setback of a dwelling from an "F" zone:
 - 10 metres.
- (9) Minimum Landscaped Open Space:
 - All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.

(10) Maximum Driveway Width:

- Shall not exceed the width of the garage.

(11) The following provisions shall apply to garages:

- (a) The maximum garage door width shall be.
 - i. 5.5 metres on a lot having a width per unit less than 16 metres but greater than or equal to 11 metres;
 - ii. no maximum is required on a lot having a width per unit greater than 16.0 metres;
- (b) The garage door width may be widened by an extra 0.9 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 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot; and,
- (d) A garage shall not face the exterior side yard lot line.

(12) Maximum Garage Projection:

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

1875 The lands designated R2A-SECTION 1875 of Schedule A to this by-law:

1875.1 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.

1875.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot: 410.0 square metres per lot and 200.0 square metres per dwelling unit,
- (b) Exterior Lot: 460.0 square metres per lot and 255.0 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

- (a) Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit, and,
- (b) Exterior Lot: 15.4 metres per lot and 8.6 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 the dwelling.

(5) Minimum Rear Yard Depth: 7.5 metres.

(6) Minimum Interior Side Yard Width:

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

(7) Minimum Exterior Side Yard Width: 3.0 metres.

(8) Minimum Landscaped Open Space:

- All yards shall be landscaped open space, except for the areas occupied by permitted accessory structures, yard encroachments, and driveways.

(9) Maximum Driveway Width:

- Shall not exceed the width of the garage.

(10) The following provisions shall apply to garages:

- (a) The maximum garage door width per dwelling unit shall be 2.5 metres on a lot having a dwelling unit width of less than 7.0 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 interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,
- (d) A garage shall not face the exterior side yard lot line.

(11) Maximum Garage Projection:

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

(12) Minimum Distance between Driveway and Street Intersection:

- No portion of a driveway on a corner lot shall be within 5.0 metres of the actual or projected point of intersection of the front and flanking lot lines.

1878 The lands designated OS-SECTION 1878 of Schedule A to this by-law:

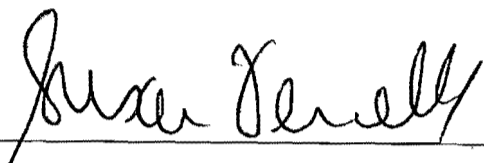
1878.1 shall only be used for the following purposes:

- (1) Public recreational purposes;
- (2) Flood and erosion control;
- (3) Conservation area or purpose; and,
- (4) Purposes accessory to other permitted purposes.

1878.2 shall be subject to the following requirements and restrictions:

- (1) No buildings or structures shall be permitted, except those which are required for flood and erosion control, and for walkways and pathways."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of August 2005.

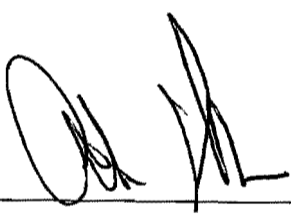


 SUSAN FENNELL - MAYOR

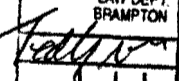


 LEONARD J. MIKULICH - CITY CLERK

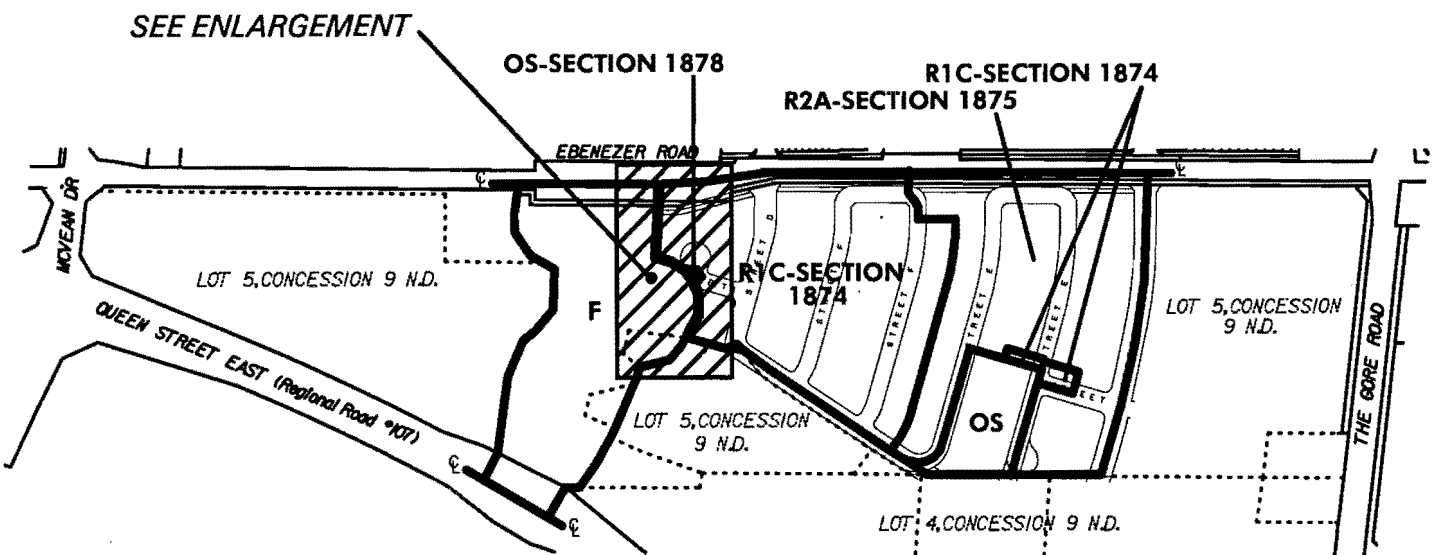
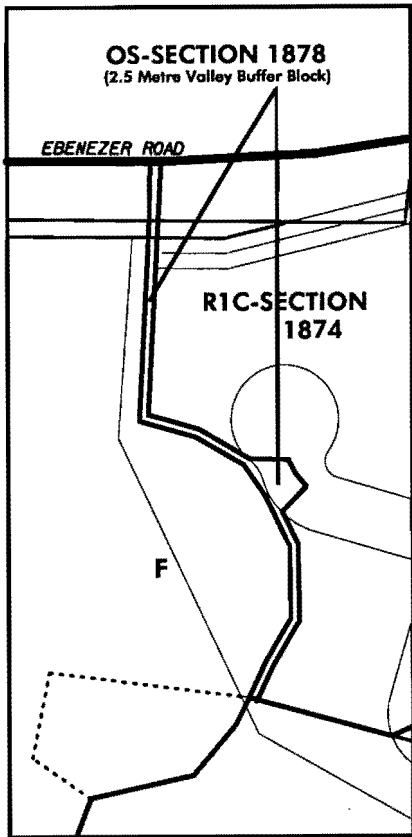
AGREED AS TO CONTENT:






 ADRIAN SMITH, M.C.I.P., R.P.P.
 DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE
 Aug 08/05

ENLARGEMENT



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  SEE ENLARGEMENT



PART LOTS 4-5, CONCESSION 9 N.D.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 07 14

Drawn by: CJK

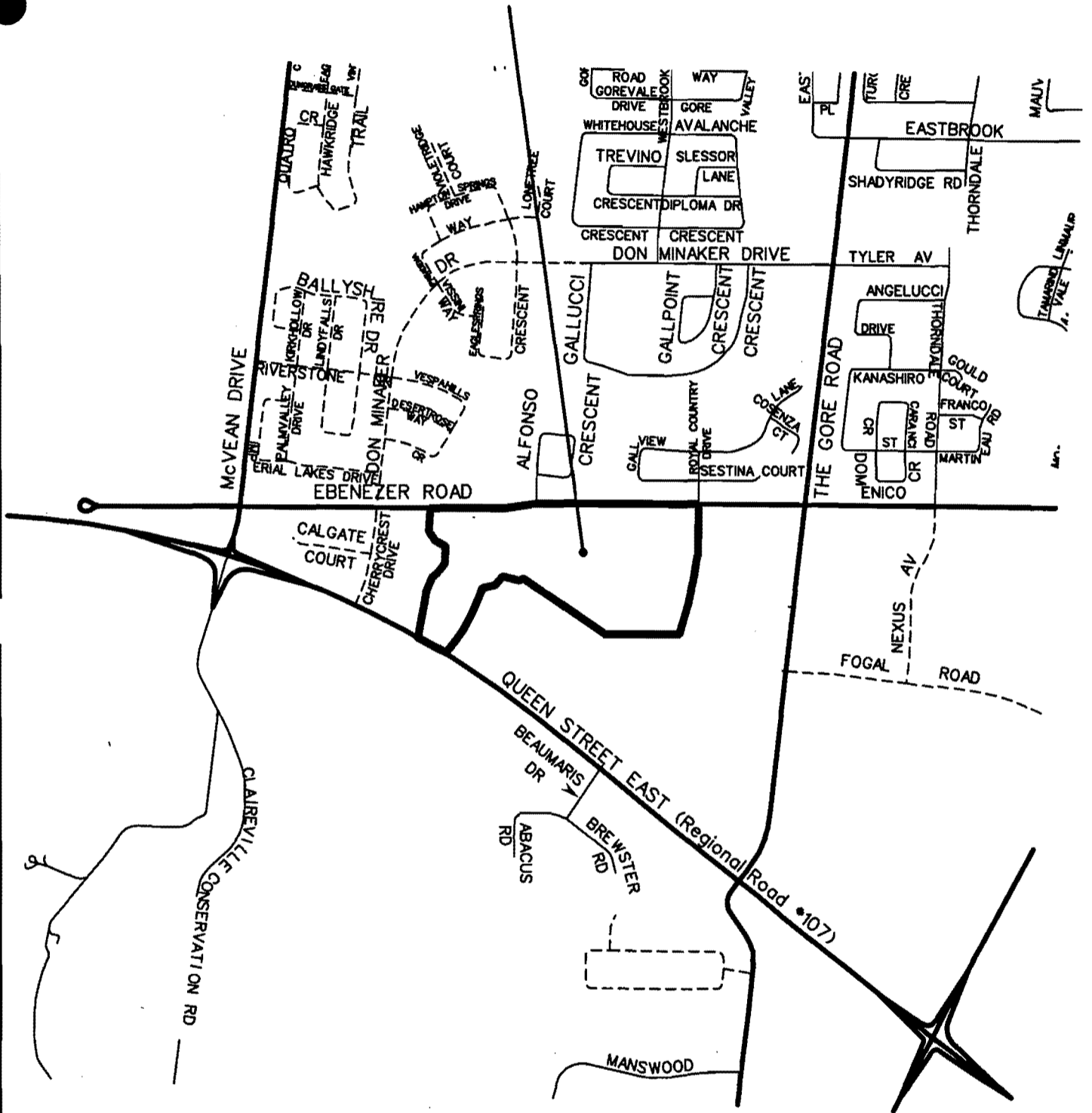
By-Law 256-2005

Schedule A

File no. C9E5.14zblapt1

Map no. 68-22

SUBJECT LANDS



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

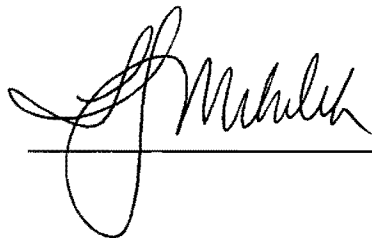
AND IN THE MATTER OF the City of Brampton
By-law 256-2005 being a by-law to amend Comprehensive Zoning
By-law 270-2004 as amended, Gore Road Investments Ltd. (File C9E5.14).

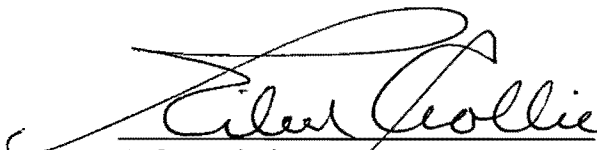
DECLARATION

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 256-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15th day of August, 2005.
3. Written notice of By-law 256-2005 as required by section 34(18) of the *Planning Act* was given on the 25th day of August, 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)
26th day of September, 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.