



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 259-2009

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

From:	To:
AGRICULTURAL (A), and FLOODPLAIN (F).	RESIDENTIAL SINGLE DETACHED E - 18.2 - 1921 (R1E-18.2 - 1921), RESIDENTIAL SINGLE DETACHED E - 14.2 - 1922 (R1E-14.2 - 1922), RESIDENTIAL SINGLE DETACHED F - 12.2 - 1996 (R1F-12.2 - 1996), RESIDENTIAL SINGLE DETACHED F - 15.3 - 1997 (R1F-15.3 - 1997), RESIDENTIAL SINGLE DETACHED F - 34.2 - 1998 (R1F-34.2 - 1998), RESIDENTIAL SINGLE DETACHED E - 14.2 - 1999 (R1E-14.2 - 1999), OPEN SPACE (OS), and FLOODPLAIN (F).

(2) by adding thereto the following sections:

"1921 lands designated R1E-18.2 - 1921 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width:

- 18.2 metres, except where a lot has a side lot line that abuts an Open Space (OS) zone, the minimum lot width shall be 17.5 metres;

- (2) Minimum Lot Depth:
- 30.0 metres, except where a lot has a rear lot line that abuts a Floodplain (F) zone, the minimum lot depth shall be 27.0 metres;
- (3) Minimum front yard depth shall be 4.5 metres to the main wall, including a side wall of a garage, 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;
- (4) Minimum exterior side yard width shall be 4.5 metres to the main wall and 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line;
- (5) 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;
- (6) Notwithstanding section 13.4.2(j)(2) of the by-law, a garage shall be permitted to face the front lot line and interior side lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- (7) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 3 car garage shall:
- (a) have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line or a flankage lot line; or shall, and,
 - (b) have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;
- (8) Notwithstanding section 13.4.2(j)(4) and (5) of the by-law: a maximum of 25 per cent of the dwelling units shall be permitted to have a 3 bay garage with a maximum interior garage width of 57 % of the dwelling unit width, provided that no more than 2 abutting lots facing a street have a 3 bay garage and that the related driveways of those 2 lots are not paired together;
- (9) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations, and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

1922 lands designated R1E-14.2 – 1922 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- (2) Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;

- (3) Notwithstanding section 13.4.2(j)(2) of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- (4) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- (5) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

1996 lands designated R1F-12.2 – 1996 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- (2) Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- (3) Notwithstanding section 13.4.2(j)(2) of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- (4) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- (5) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

1997 lands designated R1F-15.3 – 1997 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- (2) Minimum exterior side yard width shall be 6.0 metres to the front of the garage, provided that the garage is located a minimum distance of 15 metres from the front lot line, and shall be 4.5 metres to the main wall;
- (3) 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;

- (4) Notwithstanding section 13.4.2(j)(2) of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line if the garage is located a minimum distance of 15 metres from the front lot line;
- (5) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- (6) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;

1998 lands designated R1F-34.2 – 1998 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - 666.0 square metres;
- (2) Minimum Lot Depth:
 - 19.5 metres;
- (3) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- (4) Minimum interior side yard width:
 - 3.0 metres, except where the interior lot line abuts a R1E-14.2 - 1922 zone, the minimum interior side yard width shall be 8.0 metres;
- (5) Minimum Rear Yard Depth:
 - 2.5 metres;
- (6) Notwithstanding section 13.5.2(j)(3) of the by-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres; and,
- (7) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard;


1999 lands designated R1E-14.2 – 1999 on Schedule A to this by-law shall be subject to the following requirements and restrictions:

- (1) Notwithstanding section 13.4.2(a) of the by-law, the minimum interior and corner lot width shall both be 14.2 metres;
- (2) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage;
- (3) Notwithstanding sections 13.4.2(e) and 13.4.2(f) of the by-law, the minimum exterior side yard width and the and the minimum interior side yard width for a side yard that abuts a R1F-14.2-1998 zone shall both be 1.2 metres;

- (4) 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;
- (5) Notwithstanding section 13.4.2(j)(2) of the by-law, a garage shall be permitted to face the front lot line, and shall be permitted to face the flankage lot line;
- (6) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 2 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 5.0 metres; and,
- (7) Bay windows, with or without foundation, to a maximum width of 3 metres, chimney elements, cornices but excluding roof eaves, unenclosed porches and balconies, with or without foundations and a cold cellar, may project a maximum of 1.5 metre into any front yard, exterior side yard or rear yard."


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 9TH day of September 2009.

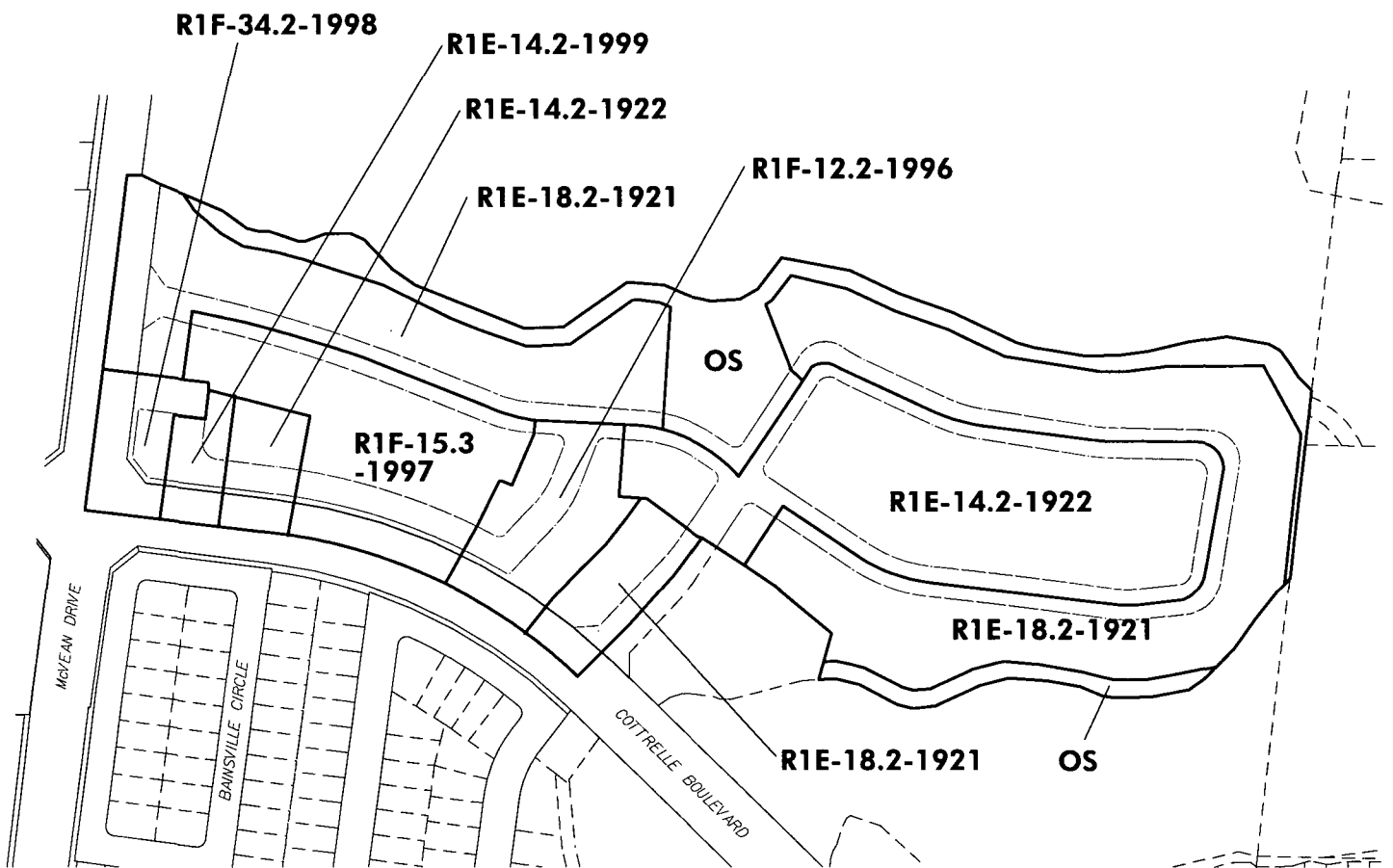

 SUSAN FENNEL - MAYOR


 PETER FAY - CITY CLERK

Approved 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		
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DATE	19	08 09



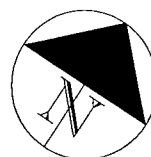
LEGEND

—— ZONE BOUNDARY

PART LOT 8, CONCESSION 9 N.D.

By-Law 259-2009

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

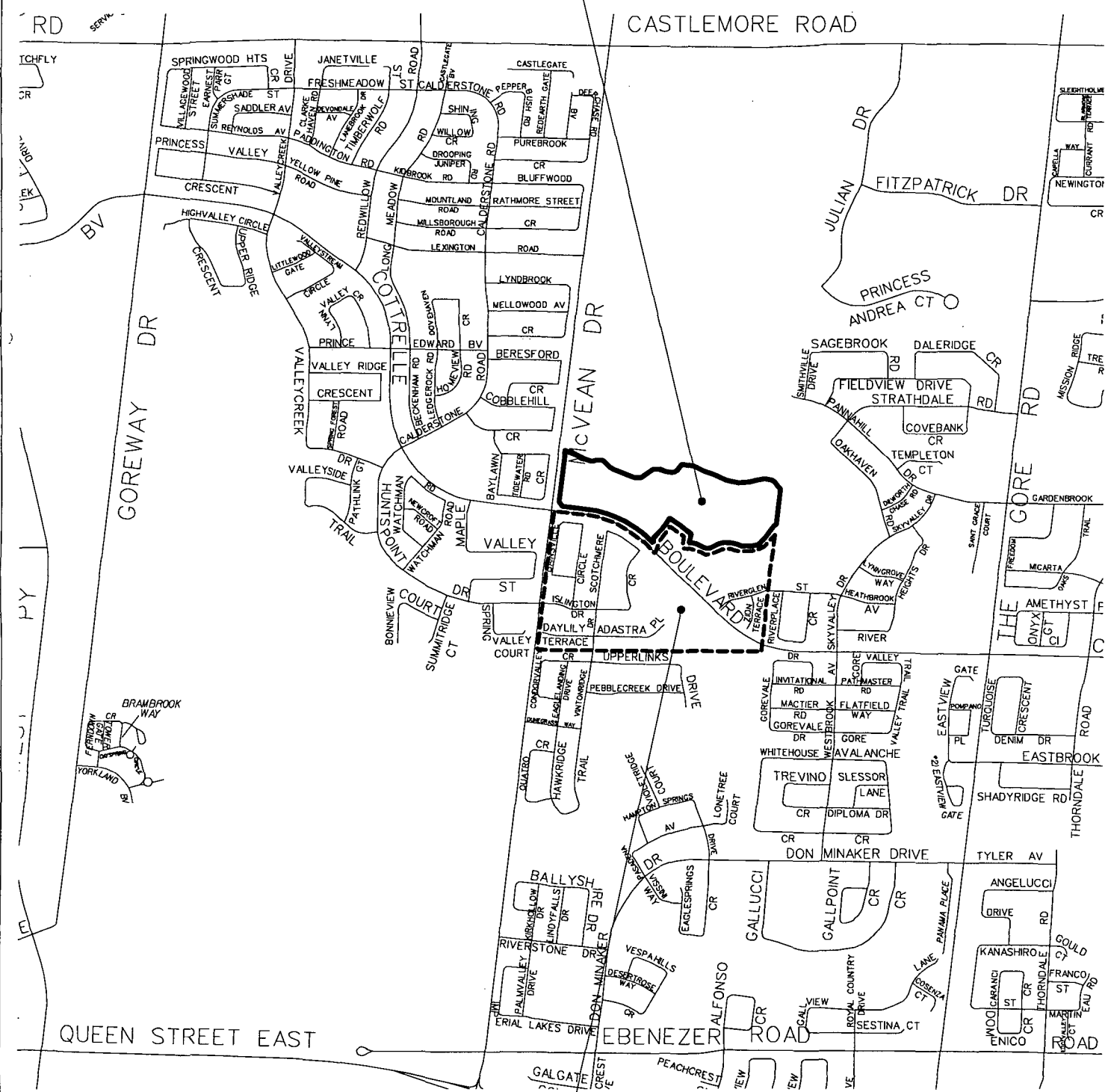
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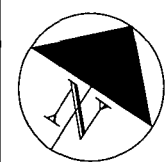
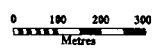
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Map no. 51-36

SUBJECT LANDS (PHASE II DEVELOPMENT)



LIMITS OF PHASE I DEVELOPMENT



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 08 16 Drawn by: CJK/Ad
File no. C09E08.016zkmp2_x Map no. 51-36

Key Map By-Law **259-2009**

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 259-2009
being a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
to Permit the Development of Single Family Detached Dwellings and a Park within
the Second Phase of this Development – Nu-Land Management Inc.
(c/o Portmark Investments Ltd.) (File C09E08.016)

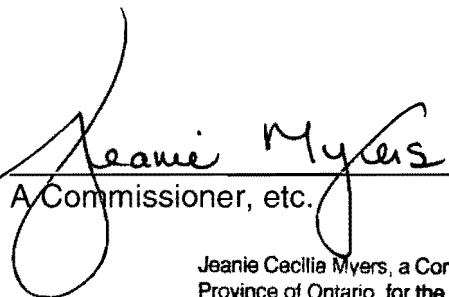
DECLARATION

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 259-2009 was passed by the Council of The Corporation of the City
of Brampton at its meeting held on the 9th day of September, 2009.
3. Written notice of By-law 259-2009 as required by section 34(18) of the
Planning Act was given on the 17th day of September, 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 259-2009 is deemed to have come into effect on the 9th day
of September, 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)
26th day of October, 2009)




A Commissioner, etc.

Jeanie Caclie Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.