



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 277-2002

To amend By-law 200-82, as amended

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

1. By-law 200-82, as amended, is hereby further amended:
  - (1) by changing on Sheet 4 of Schedule "A" thereto, the zoning designations of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL ONE (M1) to RESIDENTIAL TOWNHOUSE – SECTION 425 (R3A – SECTION 425).
  - (2) by adding thereto the following section:

"425 The lands designated R3A – SECTION 425 on Sheet 4 of Schedule A to this by-law:

425.1 shall be used for the following purposes:

    - (1) a townhouse dwelling; and/or
    - (2) a semi-detached dwelling.

425.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area: 225.0 square metres per dwelling unit.
    - (2) Maximum Lot Coverage by Principal Buildings: 35 percent of the lot area.
    - (3) Minimum Landscaped Open Space: 40 percent of the lot area.
    - (4) Minimum Dwelling Unit Width: 4.8 metres

(5) Minimum Setback from Fairglen Avenue:

6.0 metres to the front of a garage and 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.

(6) Minimum Setback from Pleasantview Avenue:

6.0 metres to the front of the garage, 4.0 metres to the front wall of the dwelling, with a permitted porch encroachment of 1.5 metres.

(7) Minimum setback to the south property boundary:

6.0 meters

(8) Minimum setback from the west property boundary:

26.0 meters

(9) Minimum setback from the Canadian National Railway boundary: 30.0 metres

(10) Maximum of 5 dwelling units shall be attached along Fairglen Avenue.

(11) Maximum of 8 dwelling units shall be attached on the remainder of the site.

(12) Garage Door Setback:

Where a garage faces a private road or common driveway, the minimum setback to the front of the garage shall be 6.0 metres.

(13) Distance Between Buildings:

A minimum of 2.7 meters shall be maintained between all main buildings on the lot.

(14) Each dwelling unit shall have a private outdoor amenity area consisting of landscaped open space area abutting the exterior rear wall or exterior side wall of the dwelling unit having a minimum area of 33.6 square metres and a minimum width of 4.8 metres and a depth of 7.0 metres.

(15) Maximum Building Height: 2 storeys

(16) Maximum Garage Door Width: 2.5 metres

(17) Garage Projection:

No garage shall project beyond the front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the particular dwelling unit.

(18) Parking shall be provided on the basis of:

- i) 2.0 resident spaces per dwelling unit, each with a private garage and driveway;
- ii) 0.25 visitor spaces per dwelling unit; and,

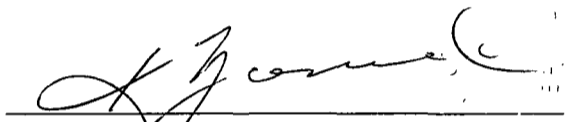
- iii) 0.05 recreation equipment spaces per dwelling unit.

425.3 shall also be subject to the requirements and restrictions relating to the R3A zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 425.2."

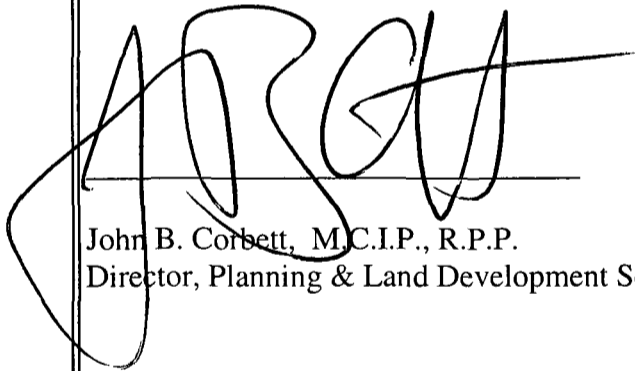
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 30<sup>th</sup> day of ~~September~~ 2002.

  
 \_\_\_\_\_  
 SUSAN FENNELL - MAYOR

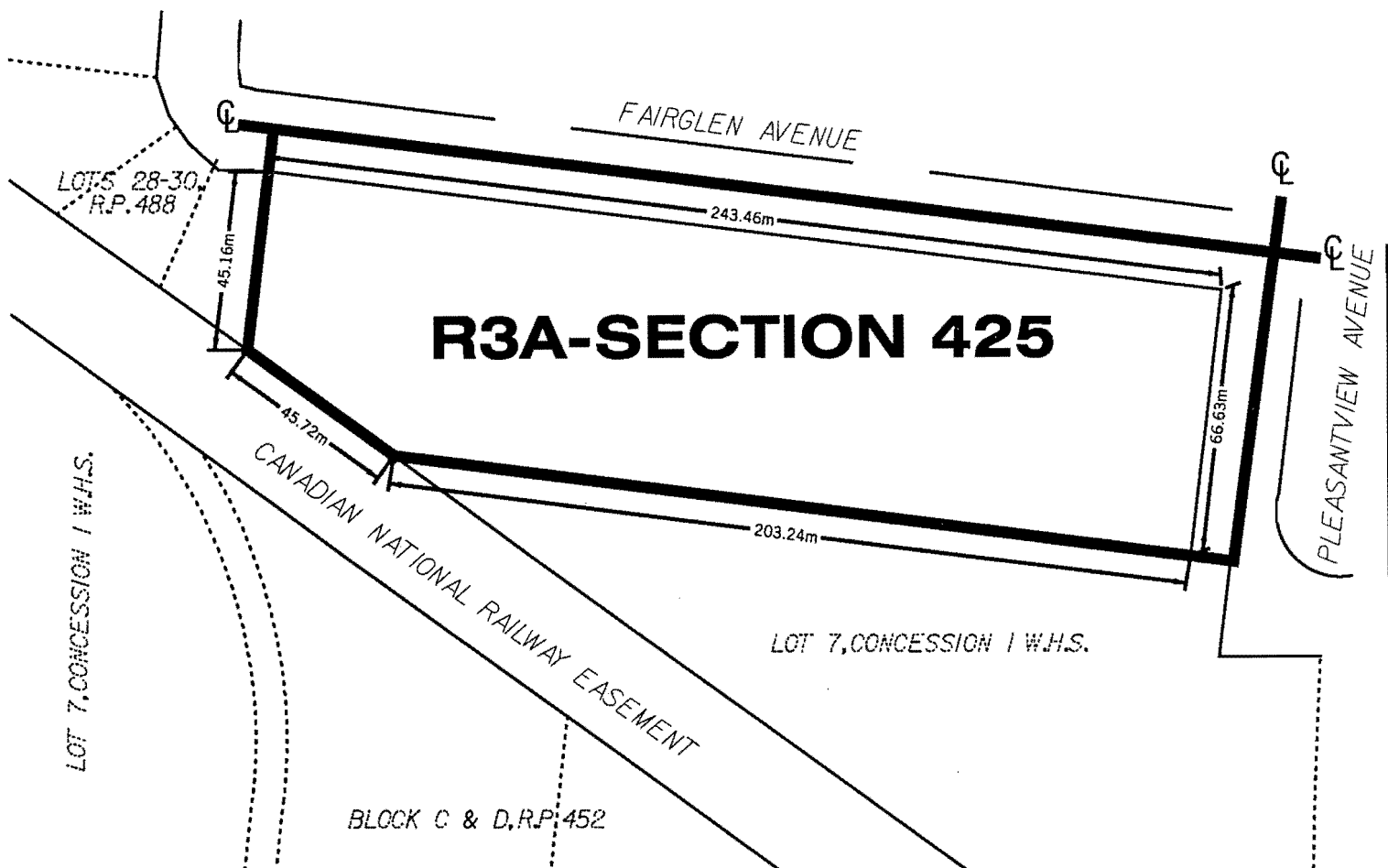
APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
 \_\_\_\_\_  
 DATE 2002

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



Approved as to Content

  
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John B. Corbett, M.C.I.P., R.P.P.  
 Director, Planning & Land Development Services



EGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



**PART LOT 7, CONCESSION 1 W.H.S.**

**BY-LAW 200-82**

**SCHEDULE A**

**By-Law 277-2002**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2002 08 15

Drawn by: CJK

File no. C1W7.52

Map no. 42-165J

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 276-2002 being a by-law to adopt Official Plan Amendment OP93-195 and By-law 277-2002 to amend Comprehensive Zoning By-law 200-82 as amended (DANIELS CORPORATION) File C1W7.52

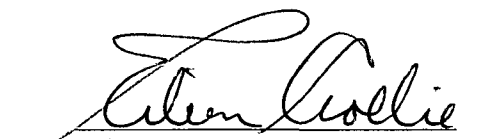
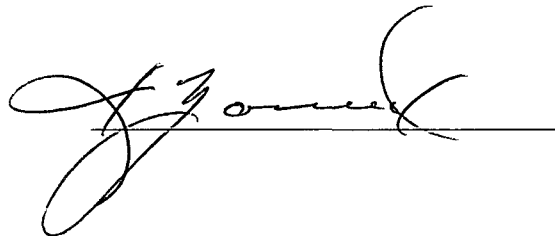
DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 276-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 30<sup>th</sup> day of September, 2002, to adopt Amendment Number OP93-195 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 276-2002 as required by section 17(23) of the *Planning Act* was given on the 10<sup>th</sup> day of October, 2002, 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. By-law 277-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 30<sup>th</sup> day of September, 2002, to amend Comprehensive Zoning By-law 200-82, as amended.
5. Written notice of By-law 277-2002 as required by section 34(18) of the *Planning Act* was given on the 10<sup>th</sup> day of October, 2002, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. One notice of appeal was filed under section 17(24) and one was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections. The appeals were subsequently withdrawn.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-195 is deemed to have come into effect on the 30<sup>th</sup> day of September, 2002, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
20<sup>th</sup> day of May, 2003. )



A Commissioner, etc.  
**EILEEN MARGARET COLLIE, A Commissioner**  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.