



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 299-2002

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 26F of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL TOWNHOUSE A - SECTION 969 (R3A - SECTION 969) and RESIDENTIAL TOWNHOUSE A - SECTION 973 (R3A - SECTION 973) to RESIDENTIAL STREET TOWNHOUSE B - SECTION 1143 (R3B - SECTION 1143);
 - (2) by deleting therefrom Sections 969 and 973 in their entirety and adding thereto the following section:

"1143.1 The lands designated R3B - SECTION 1143 on Sheet 26F of Schedule A to this by-law:

1143.1.1 shall only be used for the purposes permitted in an R3B zone.

1143.1.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area:
 - (a) for an end unit of a townhouse dwelling on a corner lot: 180.0 square metres;
 - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 165.6 square metres;
 - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 129.6 square metres;
 - (2) Minimum Lot Width:
 - (a) for an end unit of a townhouse dwelling on a corner lot: 7.5 metres;
 - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 6.9 metres;
 - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.4 metres;
 - (3) Minimum Lot Depth: 24.0 metres;

- (4) Minimum setback to Bovaird Drive: 13.7 metres;
- (5) Minimum setback to Richvale Drive: 5.0 metres;
- (6) Minimum Front Yard Depth:
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (7) Minimum Rear Yard Depth:
 - (a) for a corner lot: 7.5 metres, which may be reduced to a minimum of 3.7 metres for a dwelling unit provided that the area of the rear yard is at least 20% of the minimum required lot area for the particular unit;
 - (b) for an interior lot: 7.5 metres for the particular unit;
- (8) Minimum Exterior Side Yard Width: 2.1 metres;
- (9) Minimum Interior Side Yard Width:
1.5 metres, except along the common wall lot line where the setback may be zero metres;
- (10) Minimum Landscaped Open Space:
 - (a) Other than approved driveway locations, the areas of the front and side yards for a particular dwelling unit shall only be used as landscaped open space.
 - (b) Each dwelling unit shall have a minimum rear yard area of 30 square metres;
- (11) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (12) No more than 8 dwelling units shall be attached;
- (13) Maximum Lot Coverage: none;
- (14) The following provisions shall apply to garages:
 - (a) maximum garage door width:
 - (i) for a dwelling unit where the main entrance is located in an exterior side wall and the exterior side wall is located no closer than 3.5 metres to any exterior wall of any other dwelling unit: 5.2 metres;
 - (ii) in all other instances: 2.5 metres, which 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 main entrance of the dwelling unit;
 - (b) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot;
- (15) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;

(16) Maximum Driveway Width:

3.0 metres or 0.2 metres wider than the maximum permitted garage door width, whichever is the greater;

(17) Fencing shall not be permitted in the front yard or within 1.0 metre of a road established through a common elements plan of condominium.

(18) For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes;

1143.1.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1143.1.2.

1143.2 For the purposes of this section,

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;
- (b) a CORNER LOT shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium; and,
- (c) a TOWNHOUSE DWELLING shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side all of each unit."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 16th day of October 2002

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CITY CLERK



Approved as to content:




[Handwritten signature of John B. Corbett]

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

R3B-SECTION 1143



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



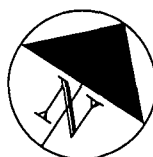
PART LOT 11, CONCESSION 2 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 299-2002

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2002 10 01

Drawn by: CJK

File no. C2E11.16

Map no. 26-51J

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

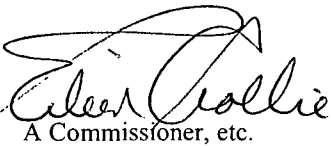
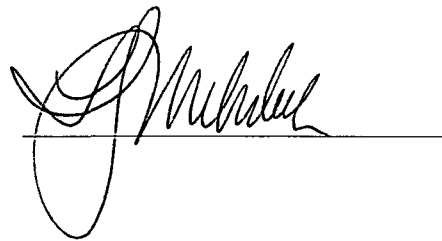
AND IN THE MATTER OF the City of Brampton By-law 299-2002 being a by-law to amend comprehensive zoning By-law 151-88, as amended – ANDRIN FAIRWAY HOMES LTD. (File C2E11.16)

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, 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 299-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of October, 2002.
3. Written notice of By-law 299-2002 as required by section 34(18) of the *Planning Act* was given on the 29th 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. 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)
30th day of December, 2002)



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.**