



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 327-2004

To amend By-law 151-88, as amended and Zoning By-law 2004 (270-2004)  
And To repeal By-law 303-2004

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

1. By-law 303-2004, is hereby repealed as a result of a clerical error.
2. By-law 151-88, as amended, is hereby further amended and Zoning By-law 2004 (270-2004), are 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 A-SECTION 427 (R1A-SECTION 427), RESIDENTIAL SINGLE DETACHED A-SECTION 1027 (R1A-SECTION 1027), and RESIDENTIAL SINGLE DETACHED B-SECTION 1028 (R1B-SECTION 1028).
  - (2) by adding thereto, the following section:

"1027	The lands designated R1A-Section 1027 of Schedule A to this by-law:
1027.1	shall only be used for those purposes permitted in a R1A zone;

1027.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 500.0 square metres;
- (2) Minimum Lot Area: 500.0 square metres;
- (3) Minimum Lot Width:
  - Interior Lot: 16.5 metres;
  - Corner Lot: 18.3 metres;
- (4) Minimum Lot Depth: 30.0 metres;
- (5) Minimum Front Yard Depth:
  - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Width:
  - 3.0 metres;
- (7) Minimum Interior Side Yard Width:
  - For a 1 storey dwelling: 1.2 metres;
  - For a dwelling 2 storeys or more: 1.5 metres;
- (8) Minimum Rear Yard Depth: 7.5 metres;
- (9) Maximum Building Height: 10.6 metres
- (10) Minimum Landscaped Open Space:
  - 60 per cent of the minimum front yard area of an interior lot;
  - 70 per cent of the minimum front yard area of an corner lot; and,
  - 50 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- (11) The following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction.

(b) the maximum interior garage width shall not exceed 50 per cent of the dwelling's width.

(c) a garage shall not be permitted facing the exterior side yard lot line.

(d) the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres.

1027 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1027.2.

1028 The lands designated R1B-Section 1028 on Schedule A to this by-law:

1028.1 shall only be used for those purposes permitted in a R1B zone;

1028.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 450.0 square metres;

(2) Minimum Lot Width:

- Interior Lot: 13.9 metres;

- Corner Lot: 15.7 metres;

(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 Exterior Side Yard Width:

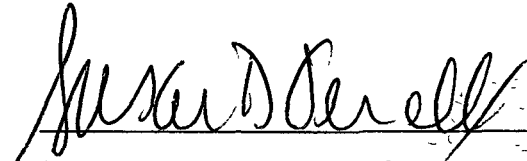
- 3.0 metres;


- (6) Minimum Interior Side Yard Width:
- For a 1 storey dwelling: 1.2 metres;
  - For a dwelling 2 storeys or more: 1.5 metres;
- (7) Minimum Rear Yard Depth: 7.5 metres;
- (8) Maximum Building Height: 10.6 metres
- (9) Minimum Landscaped Open Space:
- 60 per cent of the minimum front yard area of an interior lot;
  - 70 per cent of the minimum front yard area of an corner lot; and,
  - 50 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- (10) The following provisions shall apply to garages:
- (a) the maximum garage door width shall be 5.5 metres, except where the lot width exceeds 16.0 metres, in which case there is no restriction.
  - (b) The interior of the garage shall have a maximum width of 6.1 metres, except where the lot width exceeds 16.0 metres, in which case the maximum interior garage width shall not exceed 50 per cent of the dwelling's width.
  - (c) a garage shall not be permitted facing the exterior side yard lot line.
  - (d) the maximum garage projection beyond the front wall of a dwelling shall be of 1.5 metres.

1028

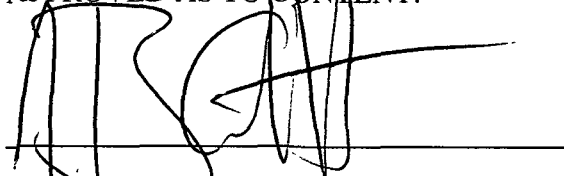
shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1028.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 13<sup>th</sup> day of October 2004

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO CONTENT:

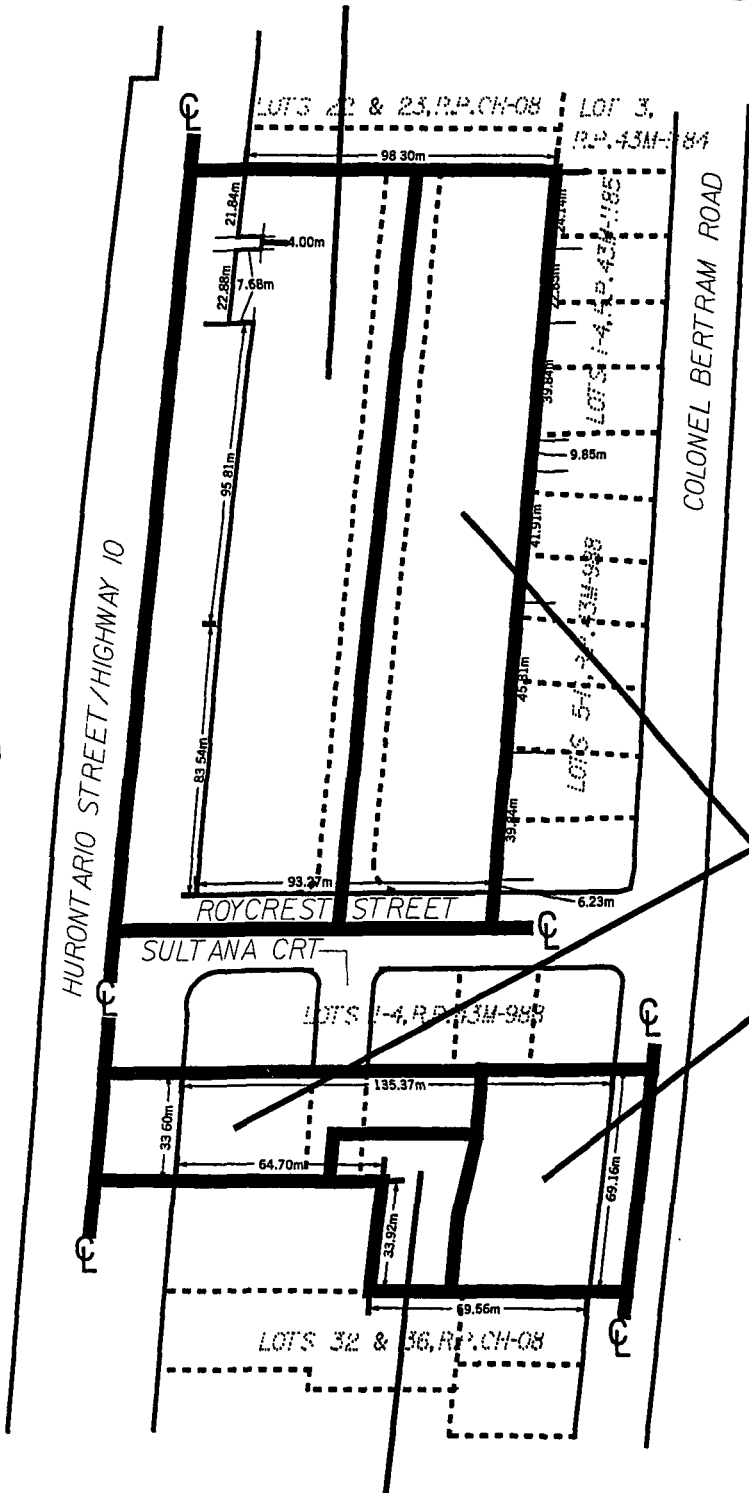


JOHN B. CORBETT, M.C.I.P., R.P.P.

DIRECTOR, PLANNING & LAND DEVELOPMENT SERVICES

APPROVED AS TO FORM LAW DEPT BRAMPTON	
F-1440	
DATE	Oct 12/04

# R1B-SECTION 1028






## R1A-SECTION 1027

## R1A-SECTION 427

# R1B-SECTION 1028

### LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



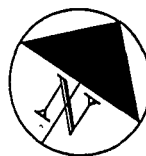
**PART LOT 17, CONCESSION 1 E.H.S.**

**BY-LAW 327-2004**

**SCHEDULE A**

**By-Law 270-2004/151-88**

**Schedule A**



**CITY OF BRAMPTON**

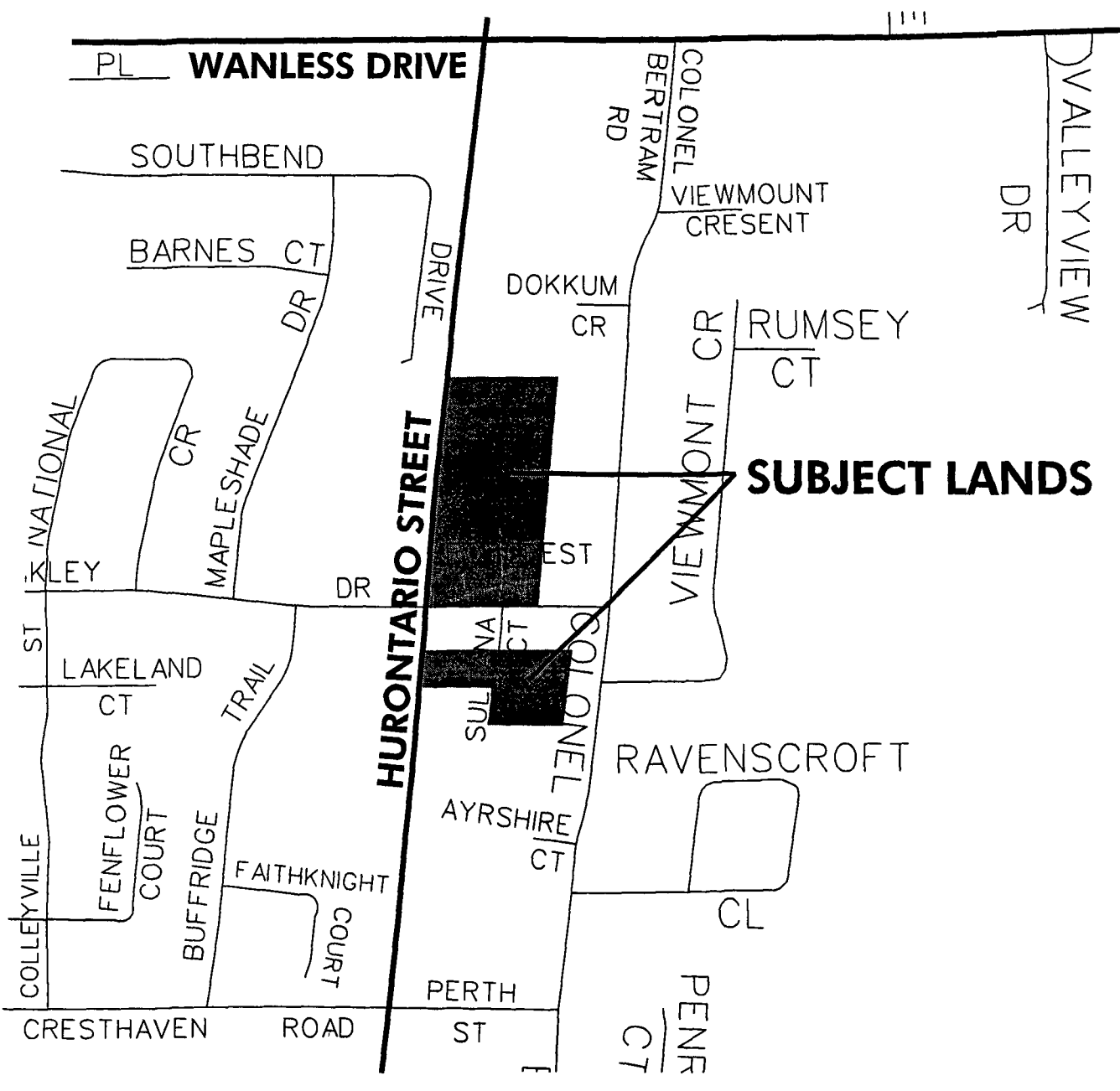
Planning and Building

Date: 2000 01 06

Drawn by: CJK

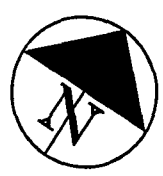
File no. C1E17.18

Map no. 7-35K



Key Map By-Law

327-2004



**CITY OF BRAMPTON**  
Planning and Building

Date: 1999 05 21      Drawn by: CJK  
File no. C1E17.18      Map no. 7-35E

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

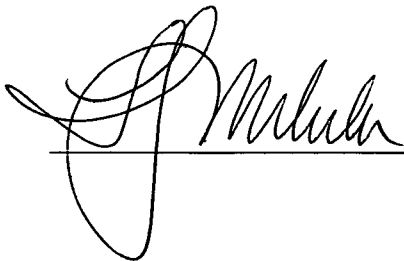
AND IN THE MATTER OF the City of Brampton  
By-law 327-2004 being a by-law to amend Comprehensive  
Zoning By-law 151-88 as amended, and Zoning By-law 2004  
Ashley Oaks Homes Inc./ Robingloss Estates Inc. (File C1E17.18).

DECLARATION

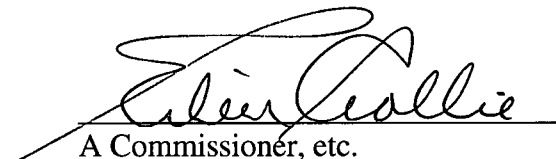
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 327-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13<sup>th</sup> day of October, 2004
3. Written notice of By-law 327-2004 as required by section 34(18) of the *Planning Act* was given on the 14<sup>th</sup> day of October, 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 )  
16<sup>th</sup> day of November, 2004 )



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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.**