



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 340-2002

To amend By-law 56-83 as amended.

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

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing on Sheet 1 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY C - SECTION 768 (R1C-SECTION 768), RESIDENTIAL SINGLE FAMILY C - SECTION 769 (R1C-SECTION 769), RESIDENTIAL SINGLE FAMILY A - SECTION 771 (R1A-SECTION 771), RESIDENTIAL SINGLE FAMILY A - SECTION 772 (R1A-SECTION 772), OPEN SPACE - SECTION 779 (OS-SECTION 779), OPEN SPACE (OS) and FLOODPLAIN (F).
 - (2) by adding thereto the following sections:

“771 The lands designated R1A-SECTION 771 on Sheet 1 of Schedule A to this by-law:

771.1 shall only be used for those purposes permitted in a R1A zone:

771.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area: 375 square metres.
 - (b) Minimum Lot Width:

Interior Lot: 15.0 metres
Corner Lot: 16.8 metres
 - (c) Minimum Lot Depth: 25 metres
 - (d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
 - (e) Minimum Rear Yard Depth:

7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

- (f) Minimum Interior Side Yard Width:
 - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) Minimum Exterior Side Yard Width:

3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Gross Floor Area of a Detached Garage:

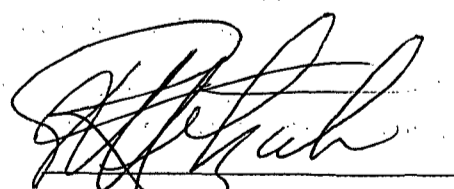
40 square metres.
- (i) Minimum Landscaped Open Space:
 - (1) 40 percent of the minimum front yard area;
 - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Door Width:
 - (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 metres;
 - (2) 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;
 - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line or on a lot having a lot width greater than or equal to 16 metres; and
 - (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (k) Maximum Garage Projection:

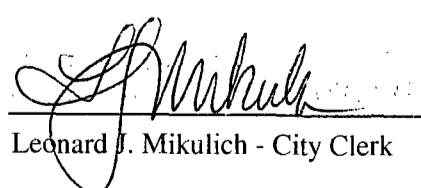
No garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.
- (l) Minimum setback from a Floodplain (F) zone: 10 metres.

771.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 771.2"

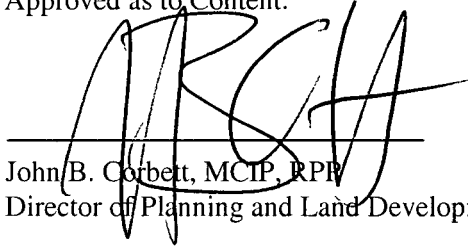
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 25th day of November 2002.

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON
DATE 10/11/02

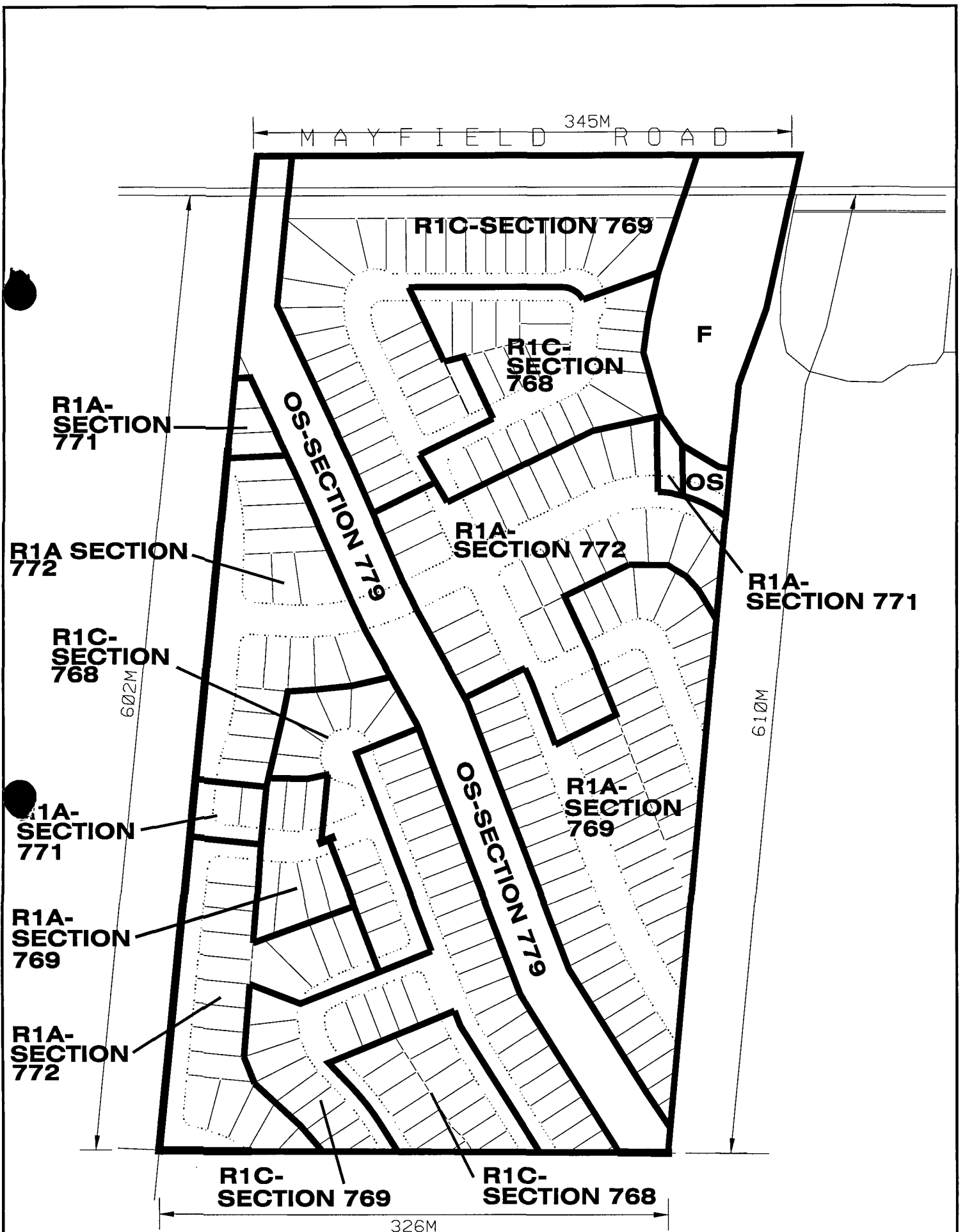

Susan Hennell - Mayor
Dick Metlak, Acting Mayor


Leonard J. Mikulich - City Clerk




Approved as to Content:

A handwritten signature in black ink, appearing to read 'JBC', is written over a horizontal line. The signature is stylized and cursive.

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



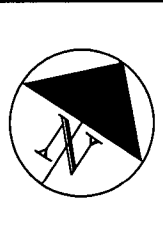
LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

PART OF LOT 17, CONCESSION 7 N.D.

BY-LAW 56-83 **SCHEDULE A**

By-Law 340-2002 **Schedule A**

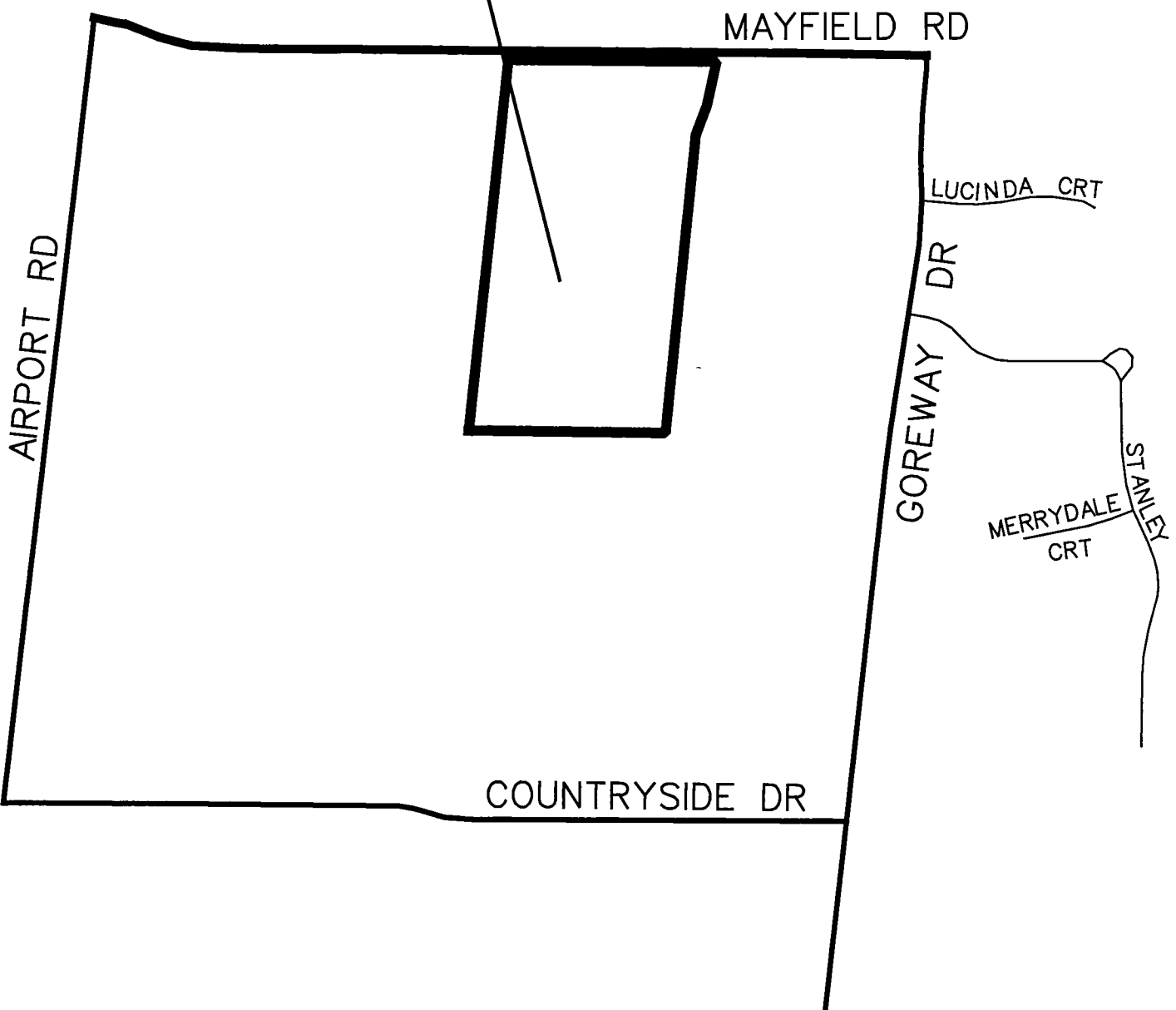


CITY OF BRAMPTON
 Planning, Design and Development

Date: 2002 10 17 Drawn by: A.D.M.

File no. C7E17.5 Map no. 13-6I

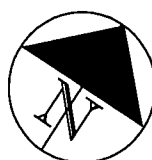
SUBJECT LANDS



PART OF LOT 17, CONCESSION 7 N.D.

Key Map By-Law

340-2002



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 10 15

Drawn by: A.D.M.

File no. C7E17.5

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

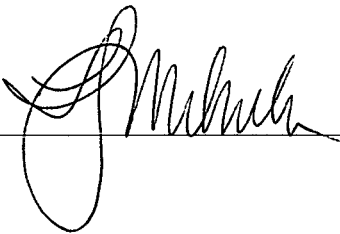
AND IN THE MATTER OF the City of Brampton By-law 340-2002 being a by-law to amend Comprehensive Zoning By-law 56-83, as amended (GOREMAY DEVELOPMENT LIMITED) (File: C7E17.5)

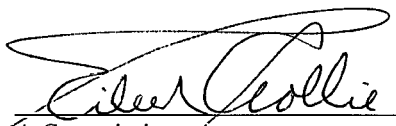
DECLARATION

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 340-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of November, 2002.
3. Written notice of By-law 340-2002 as required by section 34(18) of the *Planning Act* was given on the 3rd day of December 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)
6th day of January, 2003)





A Commissioner, etc.

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