



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 349-2013

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:
"Residential Single Detached B (R1B)" and "Residential Single Detached B – Special Section 3310 (R1B-3310)"	"Residential Townhouse C – Special Section 2466 (R3C-Section 2466)"

(2) by adding thereto the following section:

"2466 The lands designated R3C – Section 2466 on Schedule A to this By-law:

2466.1 Shall only be used for the following purposes:

- (1) Townhouse dwelling,
- (2) Purposes accessory to the other permitted purposes.

2466.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - i. Interior Lot: 100 square metres per dwelling unit,
 - ii. End Lot: 125 square metres per dwelling unit,
 - iii. Corner Lot: 140 square metres per dwelling unit.
- (2) Minimum Lot Width:
 - i. Interior Lot: 5.5 metres,

- ii. End Lot: 6.7 metres,
 - iii. Corner Lot: 6.9 metres.
- (3) Minimum Lot Depth: 19.0 metres.
- (4) Minimum Front Yard Setback:
- i. 3.0 metres,
 - ii. 6.0 metres to the front of a garage door,
 - iii. 1.2 metres to a daylight rounding / triangle.
- (5) Minimum Setback from Clarence St.: 5.0 metres.
- (6) Minimum Side Yard Setback: 1.2 metres.
- (7) Minimum Rear Yard Setback:
- i. 4.5 metres,
 - ii. 2.0 metres to a covered or uncovered at grade patio, landscape deck, and/or rear yard balcony or uncovered terrace on the second or third storey,
 - iii. 3.2 metres to a parking space.
- (8) Maximum Building Height: 3 storeys.
- (9) Minimum Landscape Open Space:
- Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- (10) Garage Control:
- The maximum permitted cumulative garage door width per dwelling unit shall be 2.5 metres.
- (11) Wall Openings:
- A minimum of 25% of the gross area of any exterior wall facing and within 7.0 metres of Clarence Street shall have windows and/or doors.

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

this 11TH day of December, 2013.


SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP., RPP.
Senior Executive Director, Planning and
Building Division

APPROVED AS TO FORM LAW DEPT. BRAMPTON
JZ
DATE 29/11/13

CLARENCE ST

R3C-2466

LEGEND

—— ZONE BOUNDARY

PART LOT 4 , CONCESSION 1 E.H.S.

By-Law 349-2013

Schedule A

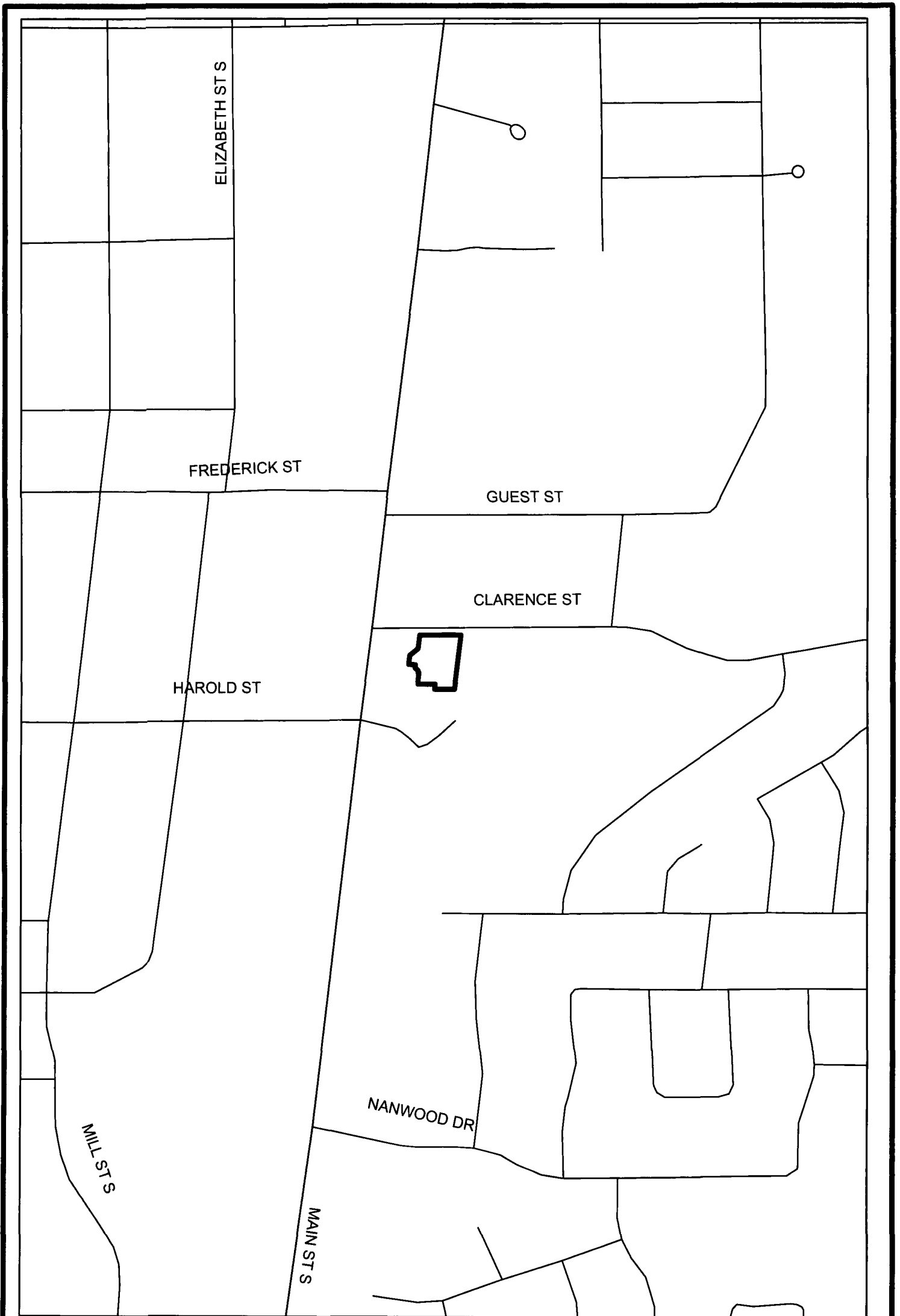


CITY OF BRAMPTON
Planning and Infrastructure Services

Date: 2013 11 20

Drawn by: CJK

File no. C01E04.011_ZBLA



 SUBJECT LANDS



FLOWER CITY
 PLANNING &
 INFRASTRUCTURE
 SERVICES



BRAMPTON.CA

Date: 2013 11 20 Drawn By: CJK
 File: C01E04.011zkm

Key Map By-Law 349-2013

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 348-2013 being a by-law to adopt Official Plan Amendment OP2006-097 and By-law 349-2013 to amend Zoning By-law 270-2004 as amended, Gagnon and Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. (File C01E04.011)

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 348-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of December, 2013, to adopt Amendment Number OP2006-097 to the 2006 Official Plan.
3. By-law 349-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of December, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 348-2013 as required by section 17(23) of the *Planning Act* was given on the 16th day of December, 2013, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. Written notice of By-law 349-2013 as required by section 34(18) of the *Planning Act* was given on the 16th day of December, 2013, 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. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-097 is deemed to have come into effect on the 7th day of January, 2014, 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
28th day of January, 2014

)
)
)
)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.