



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 52-2011

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:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED E-15 – 2122 (R1E-15 – 2122); RESIDENTIAL SINGLE DETACHED E-15 – 2123 (R1E-15 – 2123); RESIDENTIAL SINGLE DETACHED E-15 – 2124 (R1E-15 – 2124); RESIDENTIAL SINGLE DETACHED E-18 – 2125 (R1E-18 – 2125); RESIDENTIAL SINGLE DETACHED E-19 – 2126 (R1E-19 – 2126); and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"2122 The lands designated R1E-15 - 2122 on Schedule A to this by-law:

2122.1 shall only be used for the purposes permitted in the R1E-15 zone.

2122.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 400 square metres;
Corner Lot – 475 square metres;

(2) Minimum Lot Width:

Interior Lot – 15.0 metres;
Corner Lot – 18.0 metres;

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 5.5 metres to the front of a garage where the garage door faces the street;
- c) 3.0 metres to a garage where the garage door faces an interior lot line;
- d) the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- e) a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- f) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- g) a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- h) a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres;
- b) the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
- c) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- d) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- e) a bay window, bow window or box window, with or without foundation, may encroach 1.0 metres into the exterior side yard;

(6) Minimum Rear Yard Depth:

- a) 7.5 metres ;
- b) 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;

-3-

(8) Maximum Building Height:

- a) 9.5 metres;

(9) Minimum Floor Space Area:

- a) 148.0 square metres;

(10) Garage Control:

- a) where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- b) the maximum garage door width for a lot width greater than 15.0 metres, shall be 55% of the dwelling unit width;
- c) the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
- d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

2122.3 Shall also be subject to the requirements and restrictions relating to the R1E-15 zone and the general provisions of this by-law not in conflict with those set out in section 2122.2;

2123 The lands designated R1E-15 - 2123 on Schedule A to this by-law:

2123.1 shall only be used for the purposes permitted in the R1E-15 zone.

2123.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 400 square metres;
Corner Lot – 475 square metres;

(2) Minimum Lot Width:

Interior Lot – 15.0 metres;
Corner Lot – 18.0 metres;

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 5.5 metres to the front of a garage where the garage door faces the street;
- c) the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- d) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

-4-

- e) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
 - f) a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
 - g) a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;
- (5) Minimum Exterior Side Yard:
- a) 3.0 metres;
 - b) 5.5 metres to a garage door;
 - c) the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
 - d) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
 - e) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
 - f) a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;
- (6) Minimum Rear Yard Depth:
- a) 7.5 metres;
 - b) 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;
- (7) Minimum Interior Side Yard Width:
- a) 1.2 metres;
- (8) Maximum Building Height:
- a) 11.5 metres for a two storey building;
 - b) 9.5 metres for a one storey building;
- (9) Minimum Floor Space Area:
- a) 241 square metres for a two storey building;
 - b) 148 square metres of a one storey building;
- (10) A garage is permitted to be accessed from the exterior side yard;
- (11) Garage Control:
- a) the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
 - b) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

2123.3 Shall also be subject to the requirements and restrictions relating to the R1E-15 zone and the general provisions of this by-law not in conflict with those set out in section 2123.2;

2124 The lands designated R1E-15 - 2124 on Schedule A to this by-law:

2124.1 shall only be used for the purposes permitted in the R1E-15 zone.

2124.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 400 square metres;

Corner Lot – 475 square metres;

(2) Minimum Lot Width:

Interior Lot – 15.0 metres;

Corner Lot – 18.0 metres;

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth:

a) 4.5 metres;

b) 5.5 metres to the front of a garage where the garage door faces the street;

c) the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;

d) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;

e) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

f) a bay/ bow/ or box window, with or without foundation, may encroach 1.0 metres into the front yard; and,

g) a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

(5) Minimum Exterior Side Yard:

a) 3.0 metres;

b) 5.5 metres to a garage door;

c) the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;

d) a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;

e) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,

f) a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

(6) Minimum Rear Yard Depth:

- a) 7.5 metres;
- b) 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;

(8) Maximum Building Height:

- a) 11.5 metres for a two storey building;
- b) 9.5 metres for a one storey building;

(9) Minimum Floor Space Area:

- a) 260 square metres for a two storey building;
- b) 148 square metres of a one storey building;

(10) A garage is permitted to be accessed from the exterior side yard;

(11) Garage Control:

- a) the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
- b) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

2124.3 Shall also be subject to the requirements and restrictions relating to the R1E-15 zone and the general provisions of this by-law not in conflict with those set out in section 2124.2;

2125 The lands designated R1E-18 - 2125 on Schedule A to this by-law:

2125.1 shall only be used for the purposes permitted in the R1E-18 zone.

2125.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 475 square metres;
Corner Lot – 550 square metres;

(2) Minimum Lot Width:

Interior Lot – 18.0 metres;
Corner Lot – 21.0 metres;

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 5.5 metres to the front of a garage where the garage door faces the street;
- c) 3.0 metres to a garage where the garage door faces an interior lot line;
- d) the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- e) a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- f) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;
- g) a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- h) a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres;
- b) 5.5 metres to a garage door;
- c) the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
- d) a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- e) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- f) a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

(6) Minimum Rear Yard Depth:

- a) 7.5 metres;
- b) 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;

(8) Maximum Building Height:

- a) 11.5 metres for a two storey building;
- b) 9.5 metres for a one storey building;

(9) Minimum Floor Space Area:

- a) 278 square metres for a two storey building;
- b) 167 square metres of a one storey building;

(10) A garage is permitted to be accessed from the exterior side yard;

(11) Garage Control:

- a) where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- b) the maximum garage door width for a lot width greater than 18.0 metres, shall be 55% of the dwelling unit width;
- c) the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and
- d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.

2125.3 Shall also be subject to the requirements and restrictions relating to the R1E-18 zone and the general provisions of this by-law not in conflict with those set out in section 2125.2;

2126 The lands designated R1E-19 - 2126 on Schedule A to this by-law:

2126.1 shall only be used for the purposes permitted in the R1E-19 zone.

2126.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 500 square metres;
Corner Lot – 600 square metres;

(2) Minimum Lot Width:

Interior Lot – 19.0 metres;
Corner Lot – 23.0 metres;

(3) Minimum Lot Depth: 27.0 metres;

(4) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 5.5 metres to the front of a garage where the garage door faces the street;
- c) 3.0 metres to a garage where the garage door faces an interior lot line;
- d) the main wall of a dwelling may encroach into the front yard to within 3.0 metres of a daylight rounding;
- e) a porch and/or balcony, with or without foundation or cold cellar, including eaves or cornices, may encroach 2.3 metres into the front yard;
- f) a porch and/or balcony with or without foundation or cold cellar, including eaves or cornices, may encroach to within 1.3 metres of a daylight rounding;

- g) a bay/ bow/ or box window with or without foundation may encroach 1.0 metres into the front yard; and,
- h) a bay/ bow/ or box window with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres;
- b) 5.5 metres to a garage door;
- c) the main wall of a dwelling may encroach into the exterior side yard to within 3.0 metres of a daylight rounding;
- d) a porch or balcony, with or without foundation or cold cellar, including eaves and cornices, may encroach 2.3 metres into the exterior side yard;
- e) a porch or balcony with or without foundation or cold cellar, including eaves and cornices, may encroach into the exterior side yard to within 1.3 metres of a daylight rounding; and,
- f) a bay window, bow window or box window, with or without, foundation may encroach 1.0 metres into the exterior side yard;

(6) Minimum Rear Yard Depth:

- a) 7.5 metres;
- b) 4.5 metres to a covered at grade patio and/or rear yard walkout balcony or uncovered terrace on the second storey; provided that no less than 45% of the unit width is setback 7.5 metres from the rear lot line;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;

(8) Maximum Building Height:

- a) 11.5 metres for a two storey building;
- b) 9.5 metres for a one storey building;

(9) Minimum Floor Space Area:

- a) 278 square metres for a two storey building;
- b) 167 square metres of a one storey building;

(10) A garage is permitted to be accessed from the exterior side yard;

(11) Garage Control:

- a) where a two car garage has the garage doors facing the interior side yard, the garage may project 6.8 metres into the front yard beyond the porch or front wall of a dwelling;
- b) the maximum garage door width for a lot width greater than 19.0 metres, shall be 55% of the dwelling unit width;
- c) the garage door width may be widened by an extra 0.6 metres if the front of the garage does not project beyond a porch or front wall of a dwelling; and

-10-

- d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres greater than the maximum garage door width permitted on the lot.


2126.3 Shall also be subject to the requirements and restrictions relating to the R1E-19 zone and the general provisions of this by-law not in conflict with those set out in section 2126.2;

(3) for the purposes of 2122, 2123, 2124, 2125 and 2126:

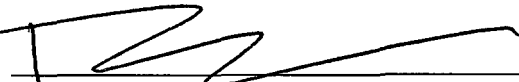
- a) Balcony shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with floor level more than 0.60 metres above adjacent grade;
- b) Patio shall mean a partially enclosed and covered outdoor platform area adjoining a building and having access from the first storey with the floor level equal or less than 0.6 metres above adjacent grade;
- c) Terrace shall mean a flat roof or platform, uncovered and unenclosed, adjoining a building and having access from the second floor;
- d) Loft shall mean the upper most floor level of a building with its floor area no more than 50% of the floor area immediately below it; in the case of a two (2) storey dwelling; and not more than 50% of the building area (including garage) immediately below it; in the case of a one (1) storey dwelling; and,
- e) For the purposes of calculating minimum floor area and ceiling heights, lofts shall not be included.
- f) For the purposes of calculating number of storeys, lofts shall not be included."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 23rd day of February 2011.

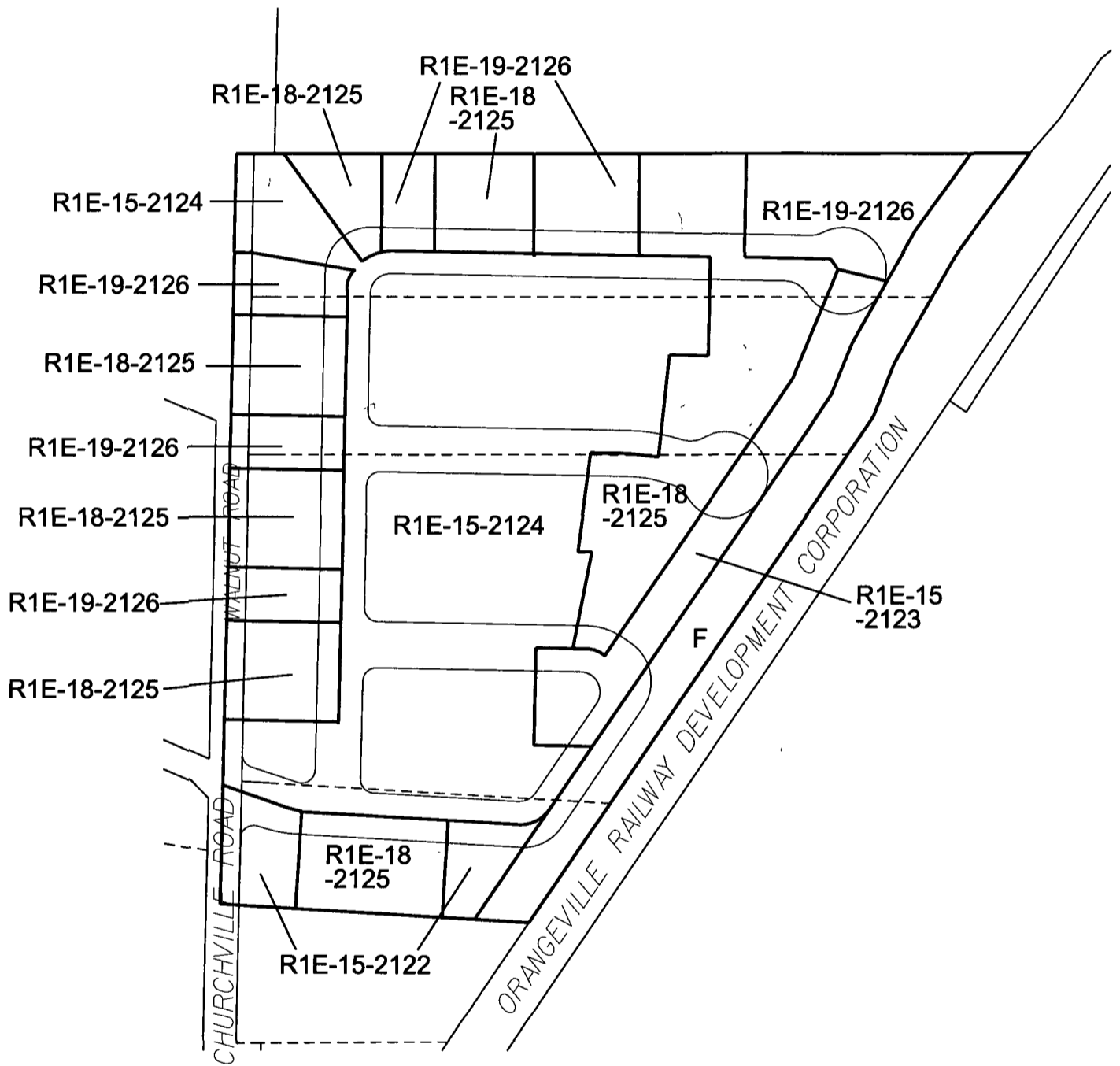

SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Dan Kraszewski, MCIP, RPP
Director, Development Services

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



LEGEND

—— ZONE BOUNDARY

PART LOT 2, CONCESSION 3 W.H.S.

By-Law 52-2011

Schedule A



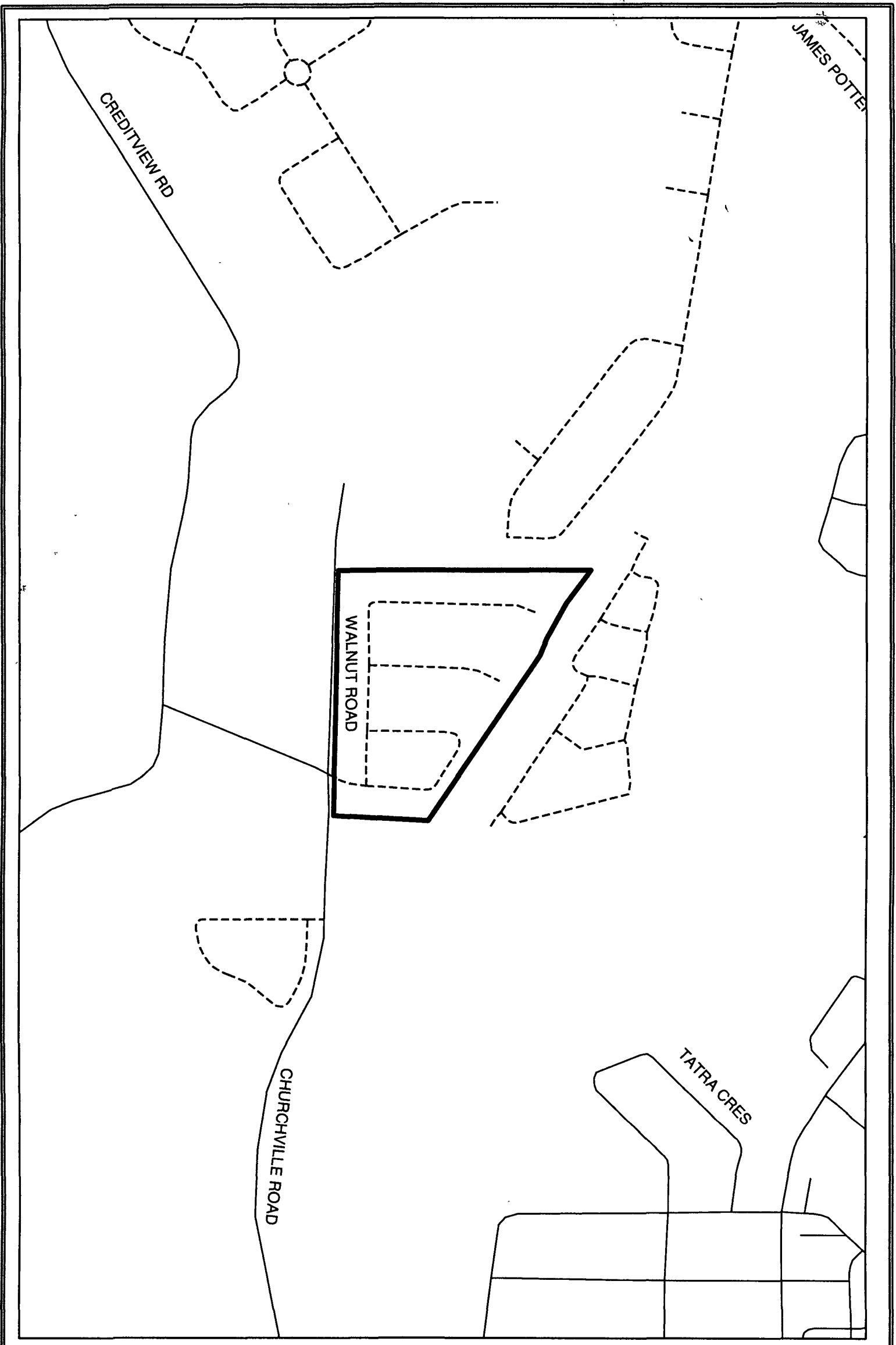
CITY OF BRAMPTON

Planning, Design and Development

Date: 2010 01 06

Drawn by: CJK

File no. C03W02 005zbla



SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS



Date: 2011 01 06 Drawn By: CJK
 File: C03W02.005zkm

Key Map By-Law 52-2011



BRAMPTON
Flower City

Corporate Services
Council and Administrative Services

May 12, 2011

Gagnon and Law Urban Planners Ltd
Attn: Richard Domes
21 Queen Street East
Brampton, ON L6W 3P1

**Re: Gagnon & Law Urban Planners Ltd - Sequoia Grove Homes Ltd.
Appeal by Lawrence, Lawrence, Stevenson on behalf of Wand Jurewicz
Zoning By-law 52-2011 under Section 34(19) of the *Planning Act*
File C03W02.005**

The Ontario Municipal Board (OMB) has advised by letter dated May 4, 2011 that the appeal of By-law 52-2011 filed by Lawrence, Lawrence, Stevenson has been withdrawn. A copy of the letter is attached for your information.

Zoning By-law 52-2011 is in effect as of May 3, 2011, the day the OMB was advised of the notice of withdrawal of the appeal by the appellant. A copy of the by-law is attached for your records.

Please also be reminded that pursuant to City Policy, proof must be provided to the Planning, Design and Development Department (**Cindy Horan 905-874-2051**) within 30 days of receipt of this notice that the sign(s) has/have been removed which will initiate the sign deposit refund process for the deposit which was submitted with your application.

Yours truly,

Earl Evans
Deputy Clerk
Corporate Services
earl.evans@brampton.ca
Office (905) 874-2115 Fax (905) 874-2119

cc: A. Parsons
D. Cutajar
N. Grady
C. Kovac
J. Gillespie
Land Parcel Unit, MPAC
T. Slomke, Region of Peel
H. Picken, Lawrences,
43 Queen Street West, Brampton, L6Y 1L9

B. Campbell
A. Karreman
E. Corazzola

**Environment and Land Tribunals
Ontario**

Ontario Municipal Board

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Fax: (416) 326-5370
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de
l'aménagement du territoire Ontario**

Commission des affaires municipales
de l'Ontario

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Télécopieur: (416) 326-5370
Site Web: www.elto.gov.on.ca



May 04, 2011

VIA: Regular Mail

The Clerk
City of Brampton
Brampton City Hall
2 Wellington St W
Brampton, ON
L6Y 4R2

**Kelly Yerxa
Paul Snape
Kirby Childerhose**

Subject: Case Number: PL110317
File Number: PL110317
Municipality: City of Brampton
By-Law Number: 52-2011
Property Location: Part Lot 2, Conc. 3 W.H.S
Applicant(s): Sequoia Grove Homes Ltd.
Appellant(s): Wanda Jurewicz

File CO3W02.005

I am writing to advise that the appeal by Wanda Jurewicz was withdrawn by letter dated May 3, 2011.

Subsection 34 (23.1) of the *Planning Act* provides;

(23.1) If all appeals to the Municipal Board under subsection (19) are withdrawn and the time for appealing has expired, the secretary of the Board shall notify the clerk of the municipality and the decision of the council is final and binding.

There are no outstanding appeals in this matter, and our file is closed.

Yours truly,

Patrick Hennessy
SECRETARY

c.c.
The List