



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 282-2006

To amend Zoning By-law 270-2004, as amended.

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

1. Zoning By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" attached to this by-law

from

To

SERVICE COMMERCIAL –
SECTION 1698 (SC-1698)

RESIDENTIAL TOWNHOUSE A –
SECTION 3446 (R3A-3446)

(2) by adding thereto the following section:

"3446 The lands designated R3A - 3446 on Schedule A to this by-law:

3446.1 shall only be used for the following:

- (1) townhouse dwellings,
- (2) townhouse dwellings with one or any combination of the following uses being restricted to, and occupying exclusively, the ground floor of the unit:
 - (a) a retail establishment,
 - (b) a personal service shop,
 - (c) a service shop,
 - (d) office,
 - (e) medical office,
 - (f) custom workshop.
- (3) accessory uses.


3446.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area: 170 square metres per dwelling unit.
- (2) Minimum dwelling unit width: 6 metres.


- (3) An open space landscaped area having a minimum area of 45 square metres shall abut the rear or exterior side wall of each dwelling unit.
- (4) Minimum building setbacks:

3 metres, except that in no case shall any permanent structures, including above and inground swimming pools, be located closer than 10 metres from a Floodplain Zone.
- (5) Minimum Landscaped Open Space: 10 metres abutting a "Floodplain (F)" zone.
- (6) A minimum of 25 units of the uses permitted in Section 3446.1(2) shall be located within 30 metres of a commercial zone.
- (7) No more than 8 dwelling units shall be attached.
- (8) No outdoor storage shall be permitted in conjunction with townhouse dwelling units containing a commercial use.
- (9) Minimum Landscaped Open Space: 35 percent of the lot area.
- (10) Maximum Building Height: 2 storeys.
- (11) Garages:
 - (a) no garage shall project out in front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the dwelling unit.
 - (b) Maximum Garage Door Width:
 - (i) 2.5 metres for a dwelling unit that has a width less than 8.2 metres
 - (ii) 3.1 metres for a dwelling unit that has a width less than 9.2 metres but greater than or equal to 8.2 metres
 - (iii) 3.7 metres for a dwelling unit that has a width greater than or equal to 9.2 metres
- (10) The width of a driveway for a townhouse unit shall not exceed the width of the garage of the unit.
- (11) A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres.
- (12) An outdoor recreation area having a minimum size of 1,700 square metres shall be provided.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 11 day of September 2006.



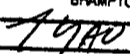

Susan Fennell - Mayor



Kathryn Zammit - Clerk



for: Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE 

EBENEZER ROAD

LOT 5, CONCESSION 10 N.D.

R3A-3446

LOT 5, CONCESSION 10 N.D.
REGIONAL ROAD #50

LEGEND



ZONE BOUNDARY



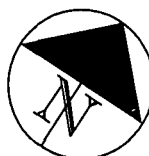
CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 5, CONCESSION 10 N.D.

By-Law 282-2006

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

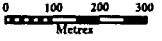
Date: 2006 07 19

Drawn by CJK

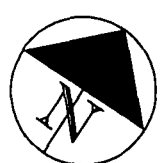
File no. C10E5 14zbla

Map no. 69-19

SUBJECT LANDS



Key Map By-Law 282-2006



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 05 01 Drawn by: CJK
 File no C10E5 14zkm Map no 69-19

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 281-2006 being a by-law to adopt Official Plan Amendment OP93-267 and By-law 282-2006 to amend Zoning By-law 270-2004 as amended – Ouray Developments Inc. (File C10E5.14)

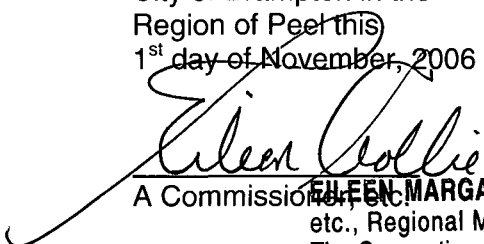
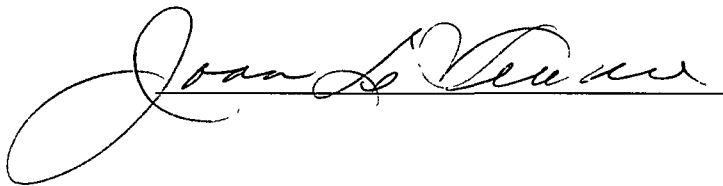
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 281-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2006, to adopt Amendment Number OP93-267 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 282-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of September, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 281-2006 as required by section 17(23) and By-law 282-2006 as required by section 34(18) of the *Planning Act* was given on the 26th day of September, 2006, 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. 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.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-267 is deemed to have come into effect on the 17th day of October, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 282-2006 is deemed to have come into effect on the 11th day of September, 2006, in accordance with Section 34(19) 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)
1st day of November, 2006)



EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.