



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 283-2006

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 on Sheet 23 of Schedule A thereto of the By-law, the zoning designation of the lands shown outlined on Schedule A to this by-law:

FROM	TO
AGRICULTURAL (A)	RESIDENTIAL STREET TOWNHOUSE B – SECTION 1333 (R3B – SECTION 1333), RESIDENTIAL STREET TOWNHOUSE B – SECTION 1352 (R3B – SECTION 1352), RESIDENTIAL ONE D SECTION 1353 (R1D SECTION 1353) AND RESIDENTIAL TWO A SECTION 1354 (R2A SECTION 1354).

(2) by adding thereto, the following sections:

“1352 The lands designated R3B- Section 1352 of Schedule A to this By-law:

1352.1 shall only be used for the purposes permitted in a R3B zone.

1352.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior lot: 160 square metres per dwelling unit;

Corner Lot: 243 square metres per dwelling unit.

(2) Minimum Lot Width:

Interior Lot:

20.4 metres per lot, and 6.0 metres per dwelling unit;

Corner Lot:

22.2 metres per lot, and 9.0 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 27.0 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 Rear Yard Depth:

7.5 metres.

(6) Minimum Exterior Side Yard Width:

3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be zero metres.

(8) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

(9) No more than 8 dwelling units shall be attached.

(10) Maximum Lot Coverage: none

(11) The following provisions shall apply to garages:

a) the maximum cumulative garage door width per dwelling unit shall be:

- i) 2.5 metres if the lot width for a particular dwelling unit is less than 8.2 metres but greater than or equal to 6 metres;
- ii) 3.1 metres if the lot width for a particular dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;

- iii) 3.7 metres if the lot width for a particular dwelling unit is greater than or equal to 9.2 metres.
- b) the maximum interior garage width shall be:
 - i) 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 6.0 metres;
 - ii) 3.7 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - iii) 4.3 metres if the lot width for a particular unit is greater than or equal to 9.2 metres.
- (12) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

1353 The lands designated R1D- Section 1353 of Schedule A to this By-law:

1353.1 shall only be used for the purposes permitted in a R1D zone.

1353.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 270 square metres.

Corner Lot: 355 square metres

(2) Minimum Lot Width:

Interior Lot: 10.0 metres

Corner Lot: 13.5 metres.

(3) Minimum Lot Depth: 26.5 metres.

(4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

(5) Minimum Rear Yard Depth: 7.5 metres.

(6) Minimum Exterior Side Yard Width:

4.5 metres, and no garage shall face the exterior side lot line.

(7) Minimum Interior Side Yard Width:

(a) where a lot width is less than 12.5 metres:

- (i) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (ii) 1.2 metres where the side yard abuts a public walkway or a nonresidential zone.
 - (b) where a lot width is greater than or equal to 12.5 metres and less than 15.8 metres:
 - (i) 1.2 metres and 1.2 metres for an interior lot;
 - (ii) 0.6 metres for a corner lot abutting an interior lot.
 - (c) where a corner lot has a width greater than or equal to 15.8 metres:
 - (i) 1.2 metres for a corner lot abutting an interior lot.
- (8) The following provisions shall apply to garages:
 - (a) the maximum cumulative garage door width shall be:
 - (i) 3.7 metres if the lot width for a particular unit is less than 10.4 metres;
 - (ii) 4.6 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
 - (iii) 5.0 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - (iv) 5.5 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
 - (b) the maximum interior garage width shall be:
 - (i) 5.2 metres if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.4 metres;
 - (ii) 5.6 metres if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres;
 - (iii) 6.1 metres if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres;
 - (v) 50% of the dwelling unit width if the lot width for a particular unit is greater than or equal to 14.0 metres.
- (9) For lot widths less than 15.0 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- (10) For lot widths equal to or greater than 15.0 metres, no garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling. This projection shall apply to the ground floor of the front wall and not the second storey.

1354 The lands designated R2A- Section 1354 of Schedule A to this By-law:

1354.1 shall only be used for the following purposes.

- (1) a semi-detached dwelling;
- (2) an auxillary group home; and
- (3) purposes accessory to the other permitted purposes.

1354.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 400 square metres per lot and 200 square metres per dwelling unit.

Corner Lot: 450 square metres per lot and 200 square metres per dwelling unit.

- (2) Minimum Lot Width:

Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit;

Corner Lot: 17.0 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Lot Depth: 27.0 metres.

- (4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

- (5) Minimum Rear Yard Depth: 7.5 metres.

- (6) Minimum Exterior Side Yard Width:

3.0 metres, and no garage shall face the exterior side lot line.

- (7) Minimum Interior Side Yard Width:

1.2 metres, except along a common wall lot line where the setback may be zero.

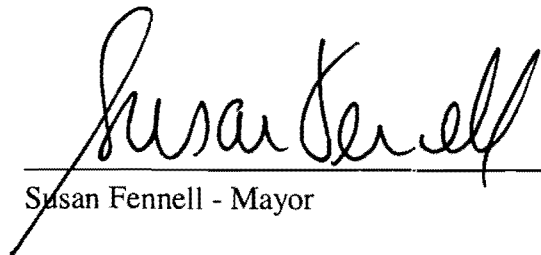
- (8) The following provisions shall apply to garages:

- (a) the maximum cumulative garage door width per dwelling unit shall be:

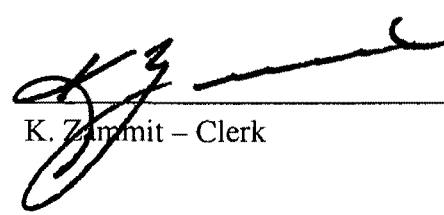
- (i) 2.5 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;

- (ii) 3.1 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - (iii) 3.7 metres if the lot width for a particular unit is greater than or equal to 9.2 metres;
- (b) the maximum interior garage width shall be:
- (i) 3.1 metres if the lot width for a particular unit is less than 8.2 metres but greater than or equal to 7.2 metres;
 - (ii) 3.7 metres if the lot width for a particular unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - (iii) 4.3 metres if the lot width for a particular unit is greater than or equal to 9.2 metres.
- (9) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a particular dwelling unit.

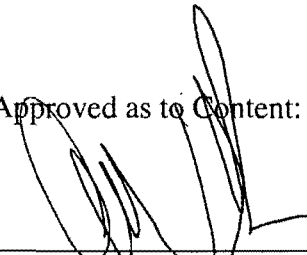
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,
 this 11 day of September 2006.




 Susan Fennell - Mayor



 K. Zammit - Clerk

Approved as to Content:


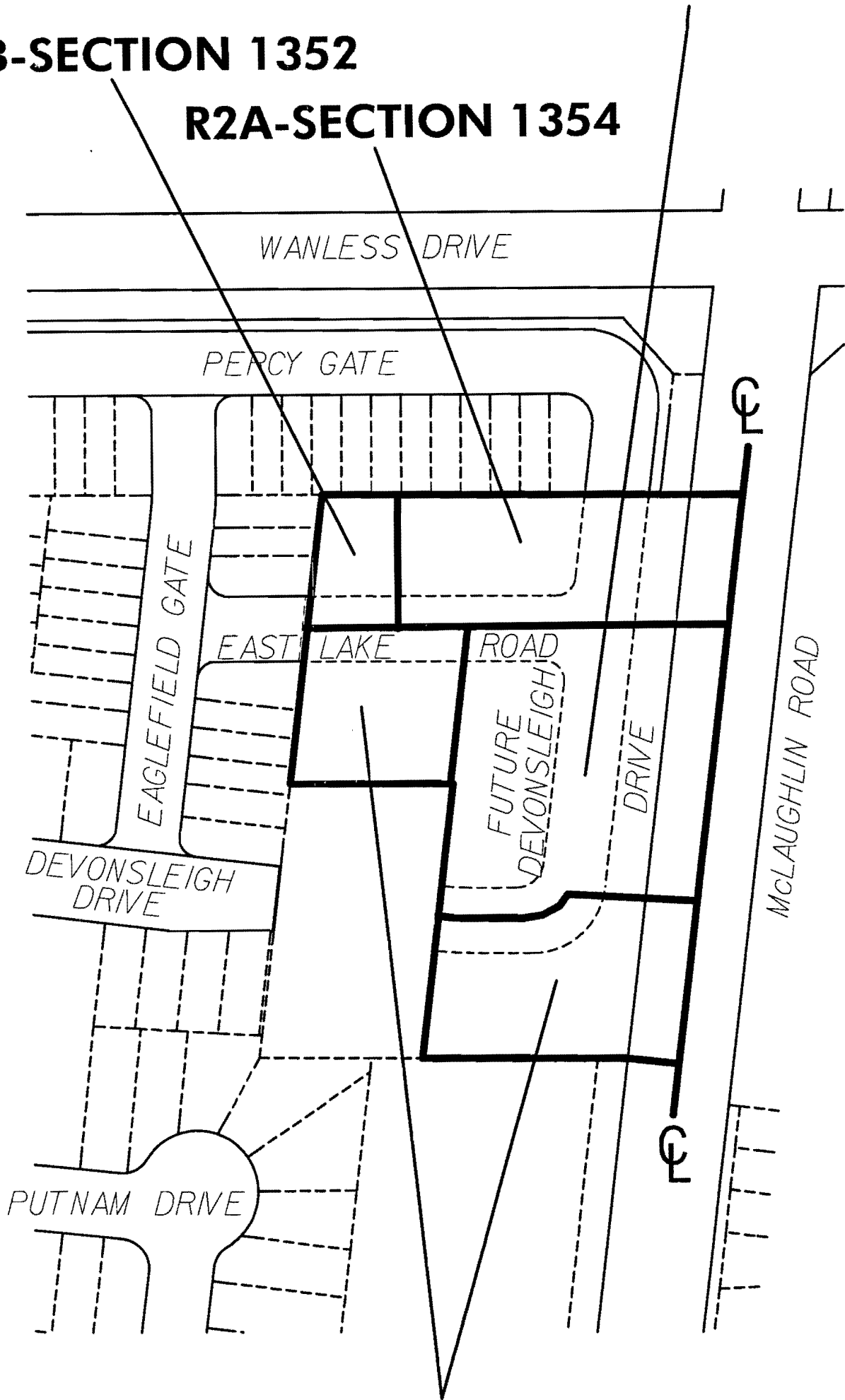
 Adrian Smith, MCIP, RPP
 Director of Planning and Land development Services

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE August 31/06

R1D-SECTION 1353

R3B-SECTION 1352

R2A-SECTION 1354



R3B-SECTION 1333

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 15, CONCESSION 2 W.H.S.

By-Law 283-2006

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

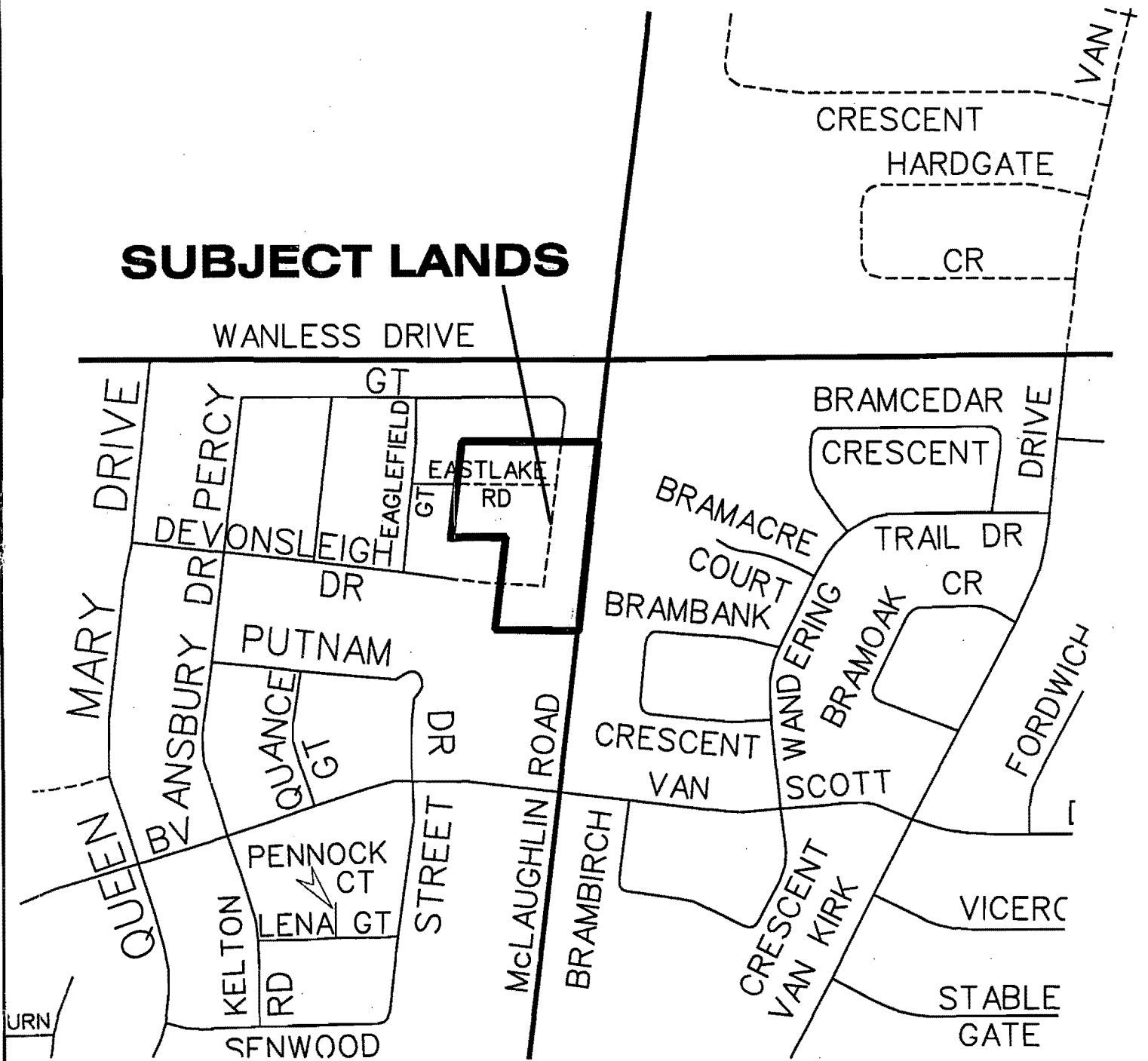
Date: 2006 01 06

Drawn by: CJK

File no. C2W15.11zbla

Map no. 23-24

SUBJECT LANDS



Key Map By-Law 283-2006



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2004 11 24

Drawn by: CJK

File no. C2W15.11

Map no. 23-24D

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

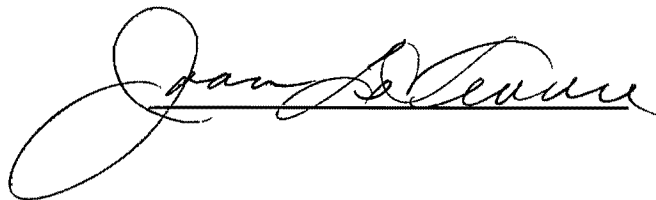
AND IN THE MATTER OF the City of Brampton By-law 283-2006 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended
Kingsgrove Property (Brampton) Ltd (File C2W15.11)

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 283-2006 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 11th day of September, 2006.
3. Written notice of By-law 283-2006 as required by section 34(18) of the
Planning Act was given on the 22nd 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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or
before the final date for filing objections.
5. Zoning By-law 283-2006 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.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
6th day of November, 2006)



A Commissioner, etc.

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