



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 7 - 2019

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby 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 TOWNHOUSE C (Holding) Section 2910 – (R3C (H)– 2910)

(2) By adding thereto the following sections:

“2910 The lands zoned Residential Townhouse C – SECTION 2910 on Schedule A to this by-law:

2910.1 Shall only be used for the following purposes:

- a) Dual Frontage Townhouse Dwelling; and
- b) Townhouse Dwelling

2910.2 Shall be subject to the following requirements and restrictions:

- a) Notwithstanding Section 6.17.2 (b), the width of a private road providing access from Bramalea Road may be reduced to a minimum of 3.75 metres provided that mutual access arrangements with the adjacent property to the north have been secured resulting in a total minimum width of 7.0 metres for two-way traffic;
- b) Dual frontage townhouse dwellings shall be required within 25 metres of the lot line abutting Bramalea Road;
- c) A common amenity area owned by a condominium corporation shall be provided having an area not less than 215 square metres;
- d) Notwithstanding Section 10.9.1.B (7), a residential driveway shall have a maximum width of 3.0 metres;

2910.3 Dual Frontage Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:

- a) The lot line abutting Bramalea Road shall be deemed to be the front lot line for Zoning purposes;
- b) Fencing shall be permitted in the front yard to a maximum height of 1.2 metres;
- c) Garbage and recycling receptacles shall not be stored in the front yard, rear yard, or side yard;
- d) Air conditioning units shall not be permitted in the front;
- e) Notwithstanding Section 10.13.2 of this By-law, direct pedestrian access from front to rear is not required;
- f) Minimum Lot Area: 150 square metres per dwelling unit
- g) Minimum Lot Width: Interior Lot: 6.0 metres  
Corner Lot: 6.5 metres
- h) Minimum Yard Setbacks for a Principal Building:
  - (i) the front wall of a dwelling unit:
    - 3.0 metres to a lot line abutting a street
  - (ii) the rear wall of a dwelling unit:
    - 4.5 metres to a lot line abutting a private road
    - 6.0 metres between a garage door opening and a lot line abutting private road
  - (iii) The side wall of a dwelling unit
    - 1.2 metres to a private road
    - 1.2 metres to an amenity area
- i) Maximum Building Height 13 metres
- j) Minimum Landscaped Open Space: Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the areas of the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
- k) The following shall not be permitted in the rear yard:
  - (i) Sheds or accessory structures
  - (ii) Boats, trailers and/or seasonal recreational equipment
- l) Garage Control The maximum garage door width per dwelling unit shall be 2.5 metres

2910.4 Townhouse Dwellings shall also be subject to the following additional requirements and restrictions:

- a) Minimum Lot Area: 120 square metres per dwelling unit;
- b) Minimum Lot Width: Interior Lot: 6.0 metres  
Corner Lot: 6.5 metres
- c) Minimum Yard Setbacks for a Principal Building:
  - (i) the front wall of a dwelling unit:
    - 4.5 metres to a lot line abutting a private road
    - 6 metres between a garage door opening and a lot line abutting a private road

- (ii) the rear wall of a dwelling unit:
  - 5.4 m to a rear lot line
- (iii) the side wall of a dwelling unit:
  - 1.4 metres a private road or visitor parking lot
  - 3 metres in all other instances
- d) Maximum Building Height 13.0 metres
- e) Minimum Landscaped Open Space:
  - (i) Other than approved driveway locations and permitted encroachments per 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space
  - (ii) Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard
- f) Garage Control The maximum garage door width per dwelling unit shall be 2.5m
- g) Garbage and recycling receptacles shall not be stored in the front yard or the side yard

2910.5 Notwithstanding provisions outlined in Sections 2910.1 through 2910.4, the lands designated R3C (H) -2910 on Schedule A to this By-law:

- a) may be used for purposes permitted in the Agricultural (A) zone, subject to the requirements and restrictions of the Agricultural (A) zone, while the holding symbol (H) is in place;
- b) the holding symbol (H) shall not be lifted until all of the following conditions have been satisfied:
  - i. Approval of an updated Phase One Environmental Site Assessment (ESA) report, a confirmation of the decommissioning of the existing water wells and above grade storage tanks and confirmation of the filing of a Record of Site Condition (RSC), all to the satisfaction of the Chief Building Official;
  - ii. Approval of a Functional Servicing Report to the satisfaction of the Director of Environment and Development Engineering; and
  - iii. Registration of a shared access easement with the property to the immediate north of the subject lands, to the satisfaction of the Director of Development Services.

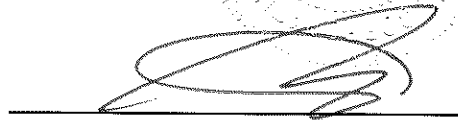
ENACTED and PASSED this 23rd day of January, 2019.

Approved as to  
form.  
2019/01/10  
[AGD]

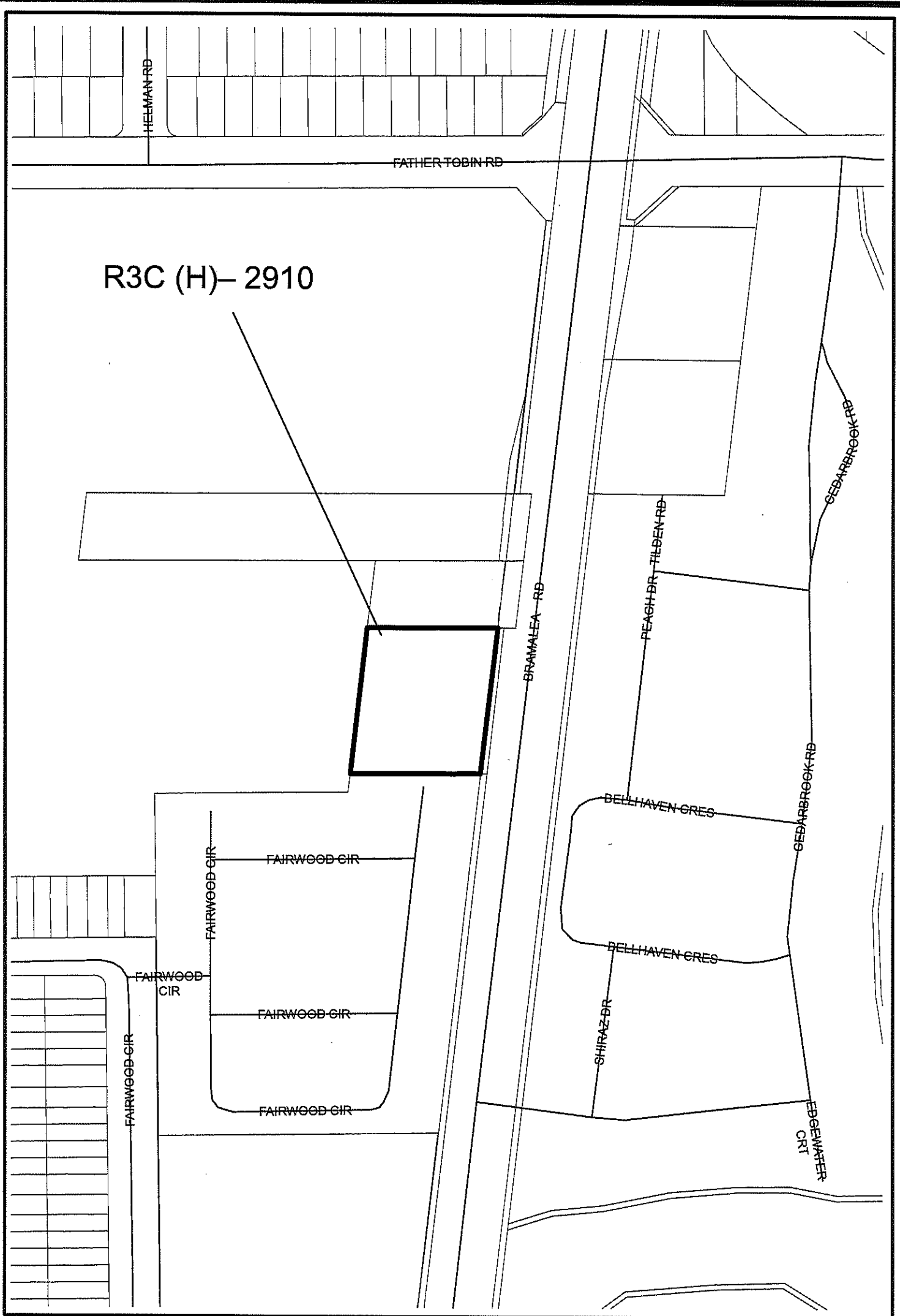
Approved as to  
content.  
2018/01/07  
AAP




Patrick Brown, Mayor



Peter Fay, City Clerk



R3C (H)- 2910

 SUBJECT LANDS





 SUBJECT LANDS

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 6-2019 being a by-law to adopt  
Official Plan Amendment OP2006-156, and By-law 7-2019 to amend Zoning By-law  
270-2004, as amended – Candevcon Limited – Gurdarshan Brar  
(File C04E14.013)

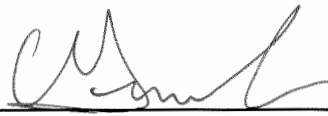
DECLARATION


I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby  
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 6-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23<sup>rd</sup> day of January, 2019, to adopt Amendment Number OP2006-156 to the 2006 Official Plan.
3. By-law 7-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23<sup>rd</sup> day of January, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 6-2019 as required by section 17(23) of the *Planning Act* was given on the 7<sup>th</sup> day of February, 2019, 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 7-2019 as required by section 34(18) of the *Planning Act* was given on the 7<sup>th</sup> day of February, 2019, 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 respects, 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. OP2006-156, adopted by By-law 6-2019, is deemed to have come into effect on the 23<sup>rd</sup> day of January, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 7-2019 is deemed to have come into effect on the 23<sup>rd</sup> day of January, 2019, in accordance with Section 34(21) 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 )  
21<sup>st</sup> day of March, 2019 )

  
Charlotte Gravlev

  
A Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021. 