



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 39-2013

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:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED F-13.0 -2367 (R1F-13.0 - 2367), RESIDENTIAL SINGLE DETACHED F-9.0 - 2368 (R1F-9.0 - 2368), RESIDENTIAL SEMI-DETACHED E-9.0 - 2369 (R2E-9.0 - 2369), RESIDENTIAL TOWNHOUSE E-7.0 - 2370 (R3E-7.0 - 2370), RESIDENTIAL TOWNHOUSE E-4.4 - 2371 (R3E-4.4 - 2371), RESIDENTIAL TOWNHOUSE E-6.0 - 2372 (R3E-6.0 - 2372), RESIDENTIAL SINGLE DETACHED F-18.0 - 2373 (R1F-18.0 - 2373), RESIDENTIAL TOWNHOUSE E-6.0 - 2374 (R3E-6.0 - 2374), RESIDENTIAL SINGLE DETACHED F-13.0 - 2375 (R1F-13.0 - 2375), RESIDENTIAL SEMI-DETACHED E- 9.0 - 2376 (R2E-9.0 - 2376), RESIDENTIAL TOWNHOUSE E-4.4 - 2377 (R3E-4.4 - 2377), COMMERCIAL TWO - 2378 (C2-2378), INSTITUTIONAL ONE - 2379 (I1 - 2379), RESIDENTIAL TOWNHOUSE E - 6.0 - 2381 (R3E-6.0 - 2381) and OPEN SPACE (OS).

(2) by adding thereto the following sections:

"2367 The lands designated R1F-13.0 – 2367 on Schedule A to this by-law:

2367.1 Shall only be used for the purposes permitted in a R1F zone;

2367.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- 3) Minimum lot width for a lot abutting a daylighting triangle: 13.0 metres;
- 4) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- 5) Maximum interior garage width: 6.1 metres."

"2368 The lands designated R1F-9.0 – 2368 on Schedule A to this by-law:

2368.1 Shall only be used for the purposes permitted in a R1F zone;

2368.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and exterior side yards;
- 3) Minimum lot width for a lot abutting a daylighting triangle: 9.0 metres;
- 4) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- 5) On lots greater than or equal to 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- 6) The maximum cumulative garage door width for an attached garage shall be 5.05 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres."

"2369 The lands designated R2E-9.0 – 2369 on Schedule A to this by-law:

2369.1 Shall only be used for the purposes permitted in a R2E zone;

2369.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- 3) No minimum dwelling unit width shall apply;
- 4) Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;
- 5) Minimum building setback to a daylighting triangle/rounding: 1.5 metres."

"2370 The lands designated R3E-7.0 – 2370 on Schedule A to this by-law:

2370.1 Shall only be used for the purposes permitted in a R3E zone;

2370.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards and may encroach a maximum of 1.0 metres into the minimum exterior side yard;
- 3) No minimum dwelling unit width shall apply;
- 4) Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres;
- 5) Minimum building setback to a daylighting triangle/rounding: 1.5 metres."

"2371 The lands designated R3E-4.4 – 2371 on Schedule A to this by-law:

2371.1 Shall only be used for the purposes permitted in a R3E zone;

2371.2 Shall be subject to the following requirements and restrictions:

- 1) No minimum dwelling unit width shall apply;

- 2) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
  - 3) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
  - 4) Minimum front yard depth: 3.0 metres;
  - 5) Minimum rear yard depth: 6.0 metres;
  - 6) Maximum building height: 3 storeys;
  - 7) The minimum lot width for a lot abutting a daylighting triangle: 4.0 metres;
  - 8) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
  - 9) Direct pedestrian access from the front yard to the rear yard is not required;
  - 10) Maximum cumulative garage door width: 3.8 metres;
  - 11) The maximum width of a driveway shall be the actual lot width;
  - 12) The requirement for maintaining a minimum 0.6 m wide permeable landscaped surfaces abutting one side lot line shall not apply;
  - 13) A minimum of one outdoor amenity area of at least 8.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
  - 14) Parking in the rear yard is permitted for a home occupation use."
- "2372 The lands designated R3E-6.0 – 2372 on Schedule A to this by-law:
- 2372.1 Shall only be used for the purposes permitted in a R3E zone;
  - 2372.2 Shall be subject to the following requirements and restrictions:
    - 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
    - 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;

- 3) Minimum front yard depth: 3.0 metres;
- 4) The minimum rear yard depth shall be 6.0 metres if there is an attached garage;
- 5) Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;
- 6) Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
- 7) Direct pedestrian access from the front yard to the rear yard is not required;
- 8) No minimum dwelling unit width shall apply;
- 9) A detached garage shall be no closer than 0.2 metres to a curved lot line abutting the intersection of two lanes or two parts of the same lane;
- 10) A detached garage shall be no closer than 0.3 metres to an interior side lot line;
- 11) Notwithstanding Section 2372.2.10) to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:
  - a) the garages for the two lots abutting said side lot line are designed as one building;
  - b) a common wall on and along the side lot line divides the garages; and,
  - c) the garages for the two lots abutting said side lot line are constructed or reconstructed simultaneously.
- 12) Maximum gross floor area for a detached garage: 42 square metres;
- 13) Maximum cumulative garage door width: 5.5 metres;
- 14) The maximum width of a driveway shall be the actual lot width;
- 15) Sections 10.4.1.(d) and 10.4.1.(e) shall not apply;
- 16) Minimum setback to a flankage lot line for a detached garage: 2.0 metres;
- 17) The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- 18) A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- 19) Parking in the rear yard is permitted for a home occupation use."

"2373 The lands designated R1F-18.0 – 2373 on Schedule A to this by-law:

2373.1 Shall only be used for the purposes permitted in a R1F zone;

2373.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front yard;
- 3) Minimum front yard depth: 3.5 metres;
- 4) Minimum rear yard depth: 4.0 metres;
- 5) Minimum lot depth: 20.0 metres."

"2374 The lands designated R3E-6.0 – 2374 on Schedule A to this by-law:

2374.1 Shall only be used for one or any combination of the following purposes:

- a) a townhouse dwelling;
- b) a live-work townhouse dwelling;
- c) an office;
- d) a retail establishment having no outdoor storage;
- e) a bank, trust company, or financial institution;
- f) an art gallery;
- g) a personal service shop;
- h) a dry-cleaning and laundry distribution station;
- i) a laundromat;
- j) a printing or copying establishment;
- k) a commercial school;
- l) a take-out restaurant;
- m) a dining room restaurant;
- n) a health or fitness centre;
- o) a custom workshop;
- p) a visual and performing arts studio;
- q) veterinary clinic;
- r) a medical or dental practice or office;
- s) purposes accessory to the other permitted uses;

2374.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 0.3 metres, or into the exterior side yard by a maximum of 1.0 metre and eaves and cornices may project an additional 0.2 metres into the minimum front yard and 0.6 metres into the exterior side yard;
- 2) A porch and/or balcony, with or without a foundation or cold cellar may encroach into the front yard or exterior side yard to within 1.5 metres of a daylighting triangle/rounding;
- 3) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may

encroach a maximum of 1.5 metres into the minimum rear yard, may encroach a maximum of 1.0 metres into the minimum exterior side yard, and may encroach a maximum of 0.3 metres into the minimum front yard;

- 4) No minimum dwelling unit width shall apply;
- 5) Minimum lot width of a lot abutting a daylighting triangle: 5.0 metres;
- 6) Minimum front yard depth: 0.6 metres;
- 7) Minimum exterior side yard: 2.0 metres;
- 8) Minimum rear yard depth: 6.0 metres;
- 9) Maximum building height: 4 storeys;
- 10) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- 11) Notwithstanding the definition Dwelling , Live-Work Townhouses, the garage of a Live-Work Townhouse Dwelling unit may be attached to the main dwelling unit;
- 12) Maximum cumulative garage door width: 5.5 metres;
- 13) The maximum driveway width shall be the greater of 6.1 metres or the actual lot width;
- 14) A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- 15) No parking spaces are required for non-residential uses;
- 16) The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- 17) A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- 18) Outdoor patios are permitted;
- 19) The lot line abutting a lane shall be deemed to be the rear lot line on a corner lot;
- 20) Direct pedestrian access from the front yard to the rear yard is not required;
- 21) Parking in the rear yard is permitted for a home occupation use.”

“2375 The lands designated R1F-13.0 – 2375 on Schedule A to this by-law:

2375.1 Shall only be used for the purposes permitted in a R1F zone;

2375.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- 3) Minimum rear yard depth: 6.0 metres;
- 4) Maximum interior garage width: 6.1 metres.”

“2376 The lands designated R2E-9.0 – 2376 on Schedule A to this by-law:

2376.1 Shall only be used for the purposes permitted in a R2E zone;

2376.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres and eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front and rear yards;
- 3) Minimum interior side yard: 0.9 metres.
- 4) No minimum interior side yard is required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.
- 5) No minimum dwelling unit width shall apply.”

“2377 The lands designated R3E-4.4 – 2377 on Schedule A to this by-law:

2377.1 Shall only be used for the purposes permitted in a R3E zone;

2377.2 Shall be subject to the following requirements and restrictions:

- 1) The requirements and restrictions of Section 2371.2 shall apply with the exception of the following:
  - a) No more than 9 dwelling units shall be attached;
  - b) Minimum exterior side yard width: 2.0 metres;
  - c) The maximum cumulative garage door shall be 5.5 metres on a lot abutting a daylighting triangle;
  - d) The lot line abutting a lane shall be deemed to be the rear lot line;
  - e) The maximum width of a driveway on a lot abutting a daylighting triangle shall be the greater of 6.1 metres or the actual lot width.”

“2378 The lands designated C2 – 2378 on Schedule A to this by-law:

2378.1 Shall only be used for the following purposes:

- a) shall only be used for the purposes permitted in a C2 zone and the following additional uses:
  - (i) a day nursery
  - (ii) a private school
  - (iii) a seasonal garden centre
- b) shall not be used for the following purposes:
  - (i) an adult entertainment parlour
  - (ii) an adult video store
  - (iii) an adult book store
  - (iv) a massage or body rub parlour
  - (v) an amusement arcade
- c) Notwithstanding Section 2378.1.a) to the contrary, a building which existed prior to 2013 may also be used for a single detached dwelling in addition to the uses permitted in a C2 zone.

2378.2 Shall be subject to the following requirements and restrictions:

- 1) The lot line abutting Mayfield Road shall be deemed to be the front lot line;
- 2) Minimum front yard depth: 3 metres;
- 3) Minimum interior side yard width: 3 metres;
- 4) Minimum exterior side yard width: 3 metres;
- 5) The minimum rear yard depth shall be 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard depth shall be 9 metres;
- 6) A drive-through facility is not permitted between the building and the street;
- 7) All restaurants shall contain a climate controlled garbage room within a building or structure and all other uses shall provide a garbage room within a building or structure;
- 8) Outside storage is not permitted."

"2379 The lands designated I1 – 2379 on Schedule A to this by-law:

2379.1 Shall only be used for the purposes permitted by Section 2379.1.1, or the purposes permitted by Section 2379.1.2, but not both sections and not any combination of both sections:

Either:

- 1) The following:
  - a) A public or private school;
  - b) A park, playground or recreation facility operated by a public authority; and,
  - c) Purposes accessory to the other permitted purposes;

or:

- 2) The following:

a) Those purposes permitted in a R1F-9.0 – 2368 zone and/or R2E-9.0 - 2369 zone;

2379.2 Shall be subject to the following requirements and restrictions:

- 1) For a public or private school and for a park, playground or recreation facility operated by a public authority, the requirements and restrictions set out in an I1 zone;
- 2) For those purposes permitted in a R1F-9.0 - 2368 zone the requirements and restrictions as set out in a R1F-9.0 – 2368 zone;
- 3) For those purposes permitted in a R2E-9.0 - 2369 zone the requirements and restrictions as set out in a R2E-9.0 – 2369 zone.”

“2381 The lands designated R3E-6.0 – 2381 on Schedule A to this by-law:

2381.1 Shall only be used for the purposes permitted in a R3E-6.0-2374 zone, as well as the following:

a) dwelling units for display purposes [with or without sale office(s)].

2381.2 Shall be subject to the following requirements and restrictions:

- 1) The requirements and restrictions of Section 2374.2 shall apply with the exception of the following:
  - a) The minimum lot depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - b) The minimum lot area shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - c) The minimum rear yard depth shall not apply if the lot is used for dwelling units for display purposes [with or without sales office(s)];
  - d) No parking is required for dwelling units for display purposes [with or without sales office(s)];
  - e) The minimum amenity area shall not apply for dwelling units for display purposes [with or without sales office(s)].”

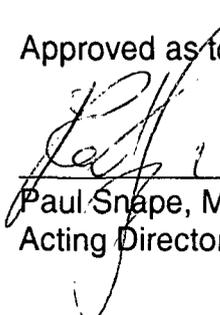
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 27<sup>th</sup> day of February, 2013.

APPROVED AS TO FORM
BY: <u>J.S.</u>
LEGAL SERVICES
DATE: <u>12/02/13</u>

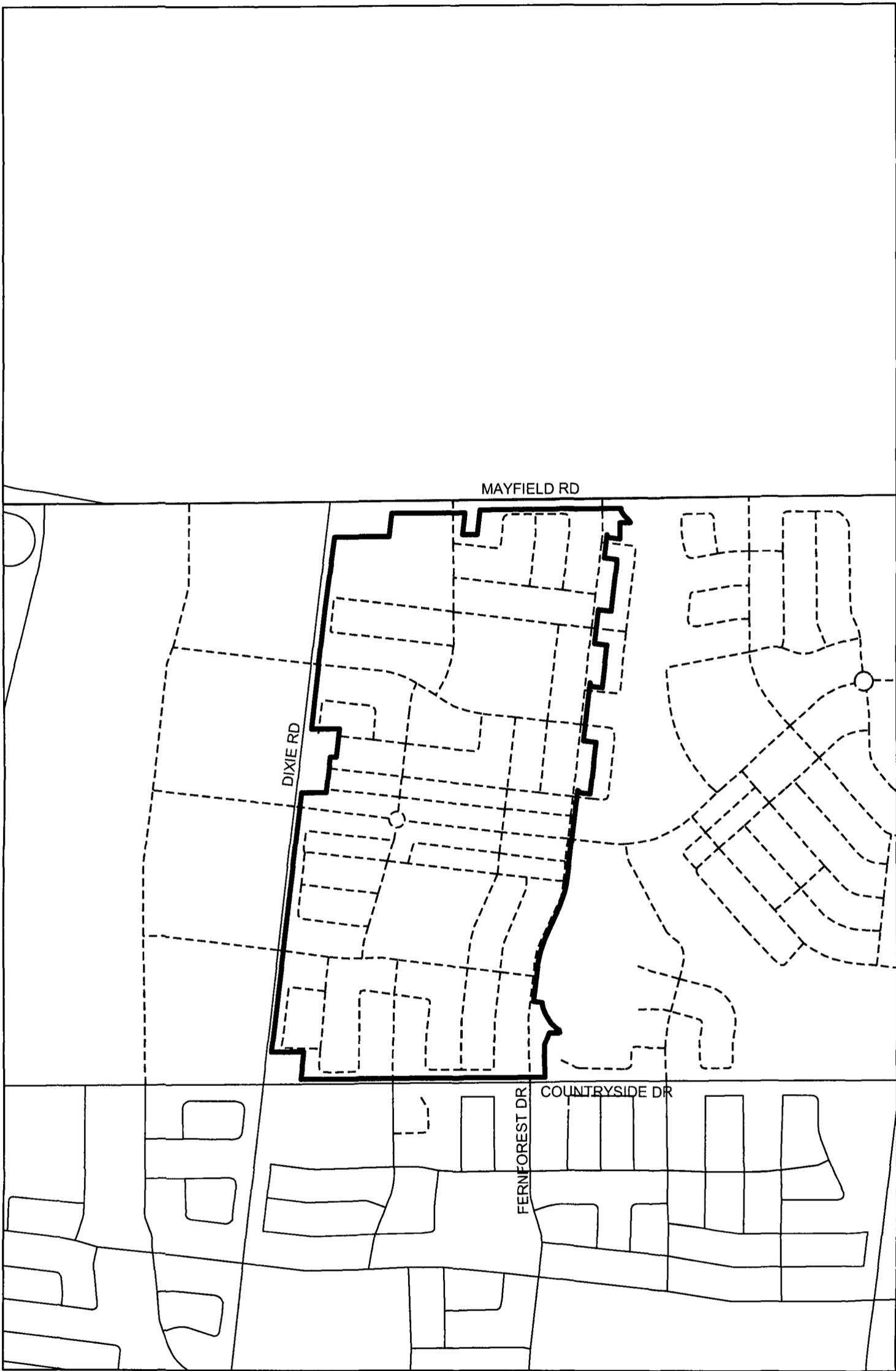
  
SUSAN FENNELL - MAYOR

  
PETER FAY - CITY CLERK

Approved as to Content:

  
Paul Snape, MCIP, RPP  
Acting Director, Land Development Services





Legend

- SUBJECT LANDS
- BUILT STREETS
- PROPOSED STREETS

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
 BRAMPTON.CA



Date: 2013/01/08 Drawn By: CJK  
 File: C04E16.002zkm

**Key Map By-Law 39-2013**

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 39-2013 being  
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
KLM Planning Partners Inc. – Metrus Developments Inc. (File C04E16.002)

DECLARATION

I, Earl Evans, Deputy Clerk, 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 39-2013 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 27<sup>th</sup> day of February, 2013.
3. Written notice of By-law 39-2013 as required by section 34 of the *Planning Act*  
was given on the 14<sup>th</sup> day of March, 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.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the  
final date for filing objections.
5. By-law 39-2013 is deemed to have come into effect on the 27<sup>th</sup> day of February,  
2013, in accordance with Section 34 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 )  
5<sup>th</sup> day of July, 2013 )



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.**