



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 61-2014

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) and FLOODPLAIN (F)	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-18.0-2470 (R1F-18.0-2470), RESIDENTIAL TOWNHOUSE E-6.0-2471 (R3E-6.0-2471), RESIDENTIAL TOWNHOUSE A – 2472 (R3A-2472), RESIDENTIAL SINGLE DETACHED F-12.5-2479 (R1F-12.5-2479), RESIDENTIAL SEMI-DETACHED E-9.0-2480 (R2E-9.0-2480), INSTITUTIONAL ONE – 2379 (I1-2379), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) by adding thereto the following sections:

"2470 The lands designated R1F-18.0 – 2470 on Schedule A to this by-law:

2470.1 Shall only be used for the purposes permitted in a R1F zone;

2470.2 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 1.8 metres. Eaves and cornices may project an additional 0.6 metres;
- 2) Bay windows, bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metres into the minimum front yard;
- 3) Minimum front yard depth: 3.5 metres, but 6.0 metres to the front of the garage;
- 4) Minimum rear yard depth: 4.0 metres;
- 5) Minimum lot depth: 20.0 metres;
- 6) The shortest lot line abutting lands zoned OS shall be deemed to be the rear lot line.

2471 The lands designated R3E-6.0 – 2471 on Schedule A to this by-law:

2471.1 Shall only be used for the purposes permitted in a R3E zone;

2471.2 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 0.3 metres to an interior side lot line;

10) Notwithstanding Section 2471.2.10) 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.

11) Maximum gross floor area for a detached garage: 42 square metres;

12) Maximum cumulative garage door width: 5.5 metres;

13) The maximum width of a driveway shall be the actual lot width;

14) Sections 10.4.1.(d) and 10.4.1.(e) shall not apply;

15) Minimum setback to a flankage lot line for a detached garage: 2.0 metres;

16) The requirement for maintaining a minimum 0.6 metres 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) Parking in the rear yard is permitted for a home occupation use;

19) If a lot abuts lands zoned Open Space (OS):

- a) The lot is deemed to have frontage on a street;
- b) The lot line abutting an Open Space (OS) zone is deemed to be abutting a street; and,
- c) The rear lot line is deemed to be abutting a lane;

2472 The lands designated R3A-2472 on Schedule A to this by-law:

2472.1 Shall only be used for the following purposes:

- 1) A street townhouse dwelling;
- 2) A townhouse dwelling;
- 3) A duplex dwelling;
- 4) A multiple residential dwelling;
- 5) An apartment dwelling;
- 6) A stacked townhouse dwelling;
- 7) A skylight apartment dwelling;

2472.2 Shall be subject to the following requirements and restrictions:

- 1) Street townhouse dwellings with vehicular access to a public street shall be subject to the requirements and restrictions of the R3E-7.0-2370 zone;

- 2) Townhouse dwellings accessed with vehicular access to a public lane shall be subject to the requirements and restrictions of either the R3E-4.4-2371 zone or the R3E-6.0-2372 zone;
- 3) Townhouse dwellings with no vehicular access to a public lane or a public street, Duplex dwellings, multiple residential dwellings, apartment dwellings, stacked townhouse dwellings and skylight apartment dwellings shall be subject to the following:
 - a) Section 16.1.2 shall not apply;
 - b) Minimum lot area: 175 square metres per dwelling unit;
 - c) Minimum lot width: no requirement;
 - d) Minimum lot depth: 25 metres;
 - e) Minimum front yard depth: 3 metres;
 - f) Minimum interior side yard:
 - (i) 3.0 metres if the interior side yard abuts land zoned Open Space (OS);
 - (ii) 1.2 metres if the interior side yard does not abut lands zoned Open Space (OS);
 - (iii) Notwithstanding Section 2472.2 3) f) (ii), no side yards are required abutting a side lot line that coincides with the party wall between two dwelling units.
 - g) Minimum exterior side yard width: 3 metres;
 - h) Minimum rear yard depth: 3 metres;
 - i) Maximum building height: 4 storeys;
 - j) Minimum landscaped open space: 35%;
 - k) Minimum landscaped buffer, except at approved access locations and permitted encroachments:
 - (i) 5.0 metres wide along Mayfield Road and Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
 - (ii) 3.0 metres wide along a lot line abutting any other public street;
 - l) 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, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - m) 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 1.0 metre into the minimum front, rear and exterior side yards;
 - n) Roof top amenity areas are permitted;

o) Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:

- (i) 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
- (ii) 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
- (iii) 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
- (iv) Visitor – 0.2 spaces per dwelling unit;

p) For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

2479 The lands designated R1F-12.5 – 2479 on Schedule A to this by-law:

2479.1 Shall only be used for the purposes permitted in a R1F zone;

2479.2 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 building setback to a daylight triangle/rounding: 1.5 metres;
- 4) Maximum Interior Garage Width: 6.1 metres;
- 5) Minimum Interior and Corner Lot Width: 12.5 metres.

2480 The lands designated R2E-9.0 – 2480 on Schedule A to this by-law:

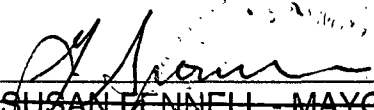

2480.1 Shall only be used for the purposes permitted in a R2E zone;

2480.2 Shall be subject to the following requirements and restrictions:

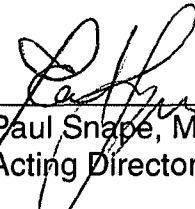
- 1) A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project 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 lot width for a lot abutting a daylighting triangle: 8.0 metres;
- 4) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- 5) Minimum distance between driveway and street intersection: 4.0 metres."

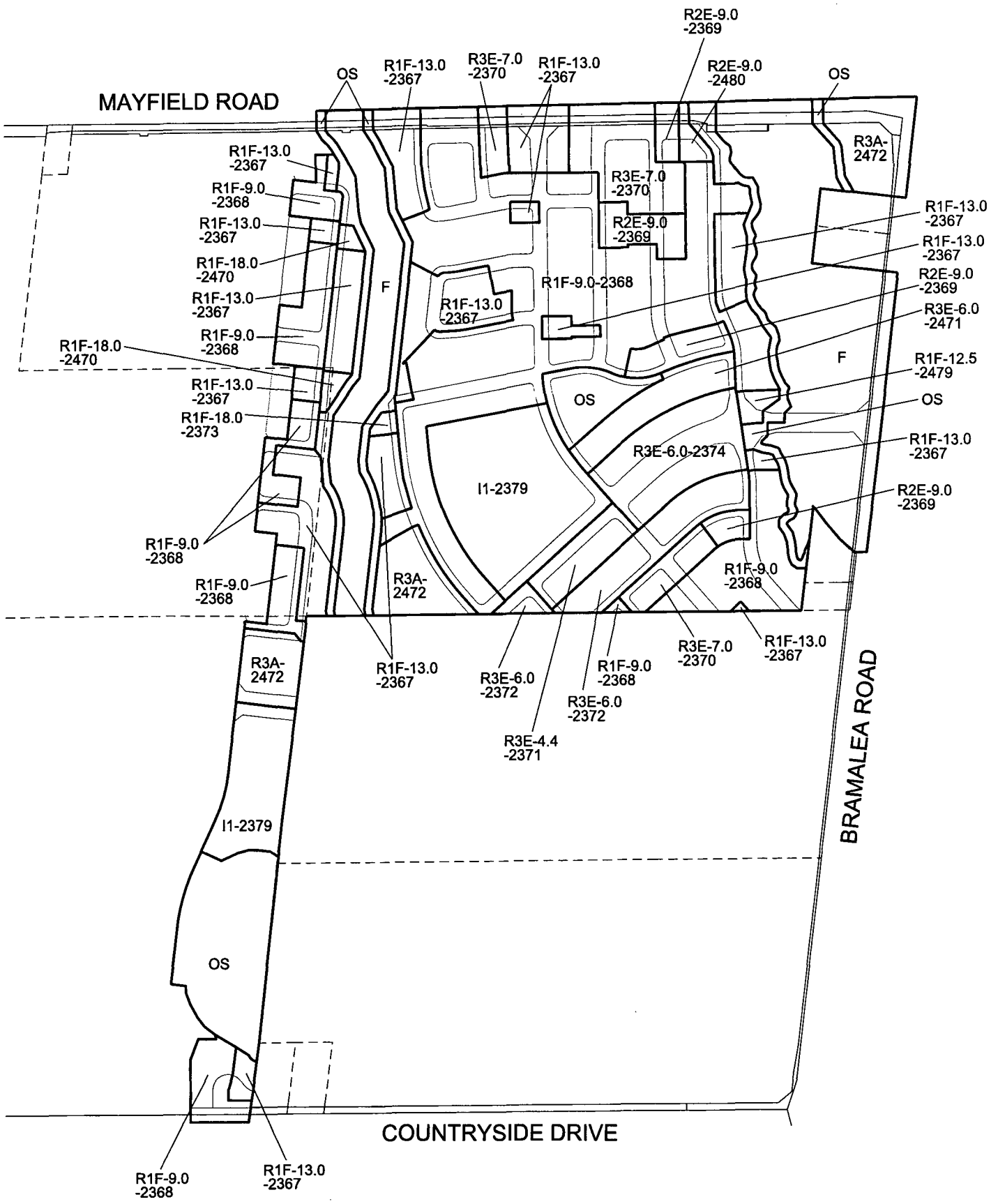
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 26th day of March, 2014.


SUSAN FENNELL - MAYOR
JOHN SPROVIERI - ACTING MAYOR

PETER FAY - CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Acting Director, Planning and Building

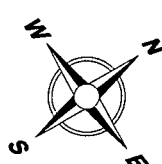
APPROVED AS TO FORM BY: J.S. LEGAL SERVICES DATE: 03/27/14
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LEGEND

—— ZONE BOUNDARY

**PART LOTS 16 & 17,
CONCESSION 4 E.H.S.**



CITY OF BRAMPTON
Planning and Infrastructure Services

Date: 2014 02 18

Drawn by: CJK

By-Law 61-2014

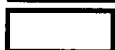
Schedule A

File no. C04E17.003_ZBLA

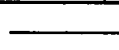
MAYFIELD ROAD

BRAMALEA ROAD

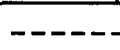
COUNTRYSIDE DRIVE



SUBJECT LANDS



BUILT STREETS



PROPOSED STREETS



FLOWER CITY
PLANNING &
INFRASTRUCTURE
SERVICES



BRAMPTON, CA

Date: 2014 02 14 Drawn By: CJK

File: C04E17.003zkm

Key Map By-Law 61-2014

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 61-2014 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Inc. – Patilda Construction Inc., Wolverleigh Construction Ltd.,
Kettle Point Investors Inc. – Metrus Development Inc.1 (File C04E17.003)

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 61-2014 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 26th day of March, 2014.
3. Written notice of By-law 61-2014 as required by section 34 of the *Planning Act*
was given on the 4th day of April, 2014, 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 61-2014 is deemed to have come into effect on the 26th day of March, 2014, 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)
28th day of April, 2014)



Earl Evans



A Commissioner, etc.

PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel

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