



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 134-2012

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 Schedules A and B to this by-law:

From:	To:
AGRICULTURAL (A); and AGRICULTURAL – SECTION 249 (A-SECTION 249)	RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2214 (R1F-9.0-SECTION 2214), RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2210 (R1F-9.0-SECTION 2210), RESIDENTIAL TOWNHOUSE E-5.5 – SECTION 2217 (R3E-5.5-SECTION-2217); RESIDENTIAL APARTMENT A(3) – SECTION 2293 (R4A(3)-SECTION 2293; COMMERCIAL THREE SECTION 2294 (C3-SECTION 2294); HIGHWAY COMMERCIAL ONE-SECTION 2295 (HC1-SECTION 2295); RESIDENTIAL APARTMENT A(3) – SECTION 2296 (R4A(3)-SECTION 2296); OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto the following sections:

"2293 The lands designated R4A (3) – Section 2293 on Schedule B to this by-law;

2293.1 Shall only be used for the purposes permitted in a R4A (3) zone and the following uses:

- (1) Street Townhouse dwellings in accordance with the requirements and restrictions of R3E-5.5 – Section 2217.2 and 2217.3;
- (2) Rear Lane Townhouse dwellings in accordance with the requirements and restrictions of R3E-4.4 – Section 2218.2 and 2218.3;

- (3) Back to Back Townhouse dwellings in accordance with the requirements and restrictions of R3E-6.0 – Section 2206.2 and 2206.3;
- (4) Condominium Townhouse dwellings in accordance with the requirements and restrictions of R3A – Section 2220.2 and 2220.3;
- (5) Stacked Townhouse dwellings in accordance with the requirements and restrictions of R3E-6.0 -Section 2206.2 and 2206.3;
- (6) Multiple Residential dwellings;
- (7) An Apartment Dwelling;
- (8) a Senior Citizen's Residence in accordance with the requirements and restrictions of R4A-Section 2221.2. and 2221.3; and
- (9) Purposes accessory to the other permitted purposes.

2293.2 For the purposes permitted in section 2293.1 (6), the following requirements and restrictions:

- (1) Minimum Lot Area: no requirement;
- (2) Minimum Lot Width: 33.0 metres;
- (3) Minimum Lot Depth: no requirement;
- (4) Minimum Front Yard Depth;
 - a) 3.0 metres;
 - b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;
 - d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
 - f) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- (5) Minimum Interior Side Yard Width:
 - a) 1.2 metres;
 - b) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
 - c) 0.6 metres to an accessory building; and
 - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (6) Minimum Exterior Side Yard:
 - a) 3.0 metres
 - b) 1.2 metres where the exterior side yard abuts a public or private lane;
 - c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

- d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.0 metres into the exterior side yard;
- e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/ triangle;
- f) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and
- h) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(7) Minimum Rear Yard Depth:

- a) 3.0 metres;
- b) 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey;
- d) 0.6 metres to an accessory building; and
- e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

(8) Maximum Building Height: 14 metres;

(9) Maximum Lot Coverage: 50%;

(10) Maximum Floor Space Index: 2.4;

(11) Minimum Distance Between Buildings:

- a) For 2 storeys or less:
 - (i) Side wall to side wall with windows: 2.4 metres;
 - (ii) Side wall to a rear and/or front wall: 7.0 metres; and,
 - (iii) Front and/or rear wall to a front and/or rear wall: 11.0 metres;
- b) For 3 to 4 storeys:
 - (i) Side wall to side wall with windows: 4.5 metres;
 - (ii) Side wall to a rear and/or front wall: 7.0 metres; and,
 - (iii) Front and/or rear wall to a front and/or rear wall: 11.0 metres;
- c) Buildings with an overall height greater than 4 storeys:
 - (i) For the portions lower than 4 storeys, the lower storey provisions in subsection 11 a) and 11 b) above apply; and,
 - (ii) 17.0 metres for the portions greater than 4 storeys;
- d) When two different buildings with heights of 4 storeys or less are exposed to each other, the higher storey requirement shall apply;

(12) Minimum Landscape Open Space: 10%;

- (13) Air conditioning units are permitted to be located on a balcony or in the front yard;

2293.3 For the purposes permitted in section 2293.1 (7), the following requirements and restrictions:

- (1) Maximum building height- 12 storeys;
- (2) Minimum floor space index- 1.5;
- (3) Minimum setback from a street- 0.0 metres;
- (4) Maximum setback from a street- 6.0 metres;
- (5) Minimum Apartment Building Setback Above a Podium- 3.0 metres greater than the actual setback of the podium where abutting a public street;
- (6) Minimum setback from an Open Space, Floodplain or Residential zone, other than a R4A(3) zone- 3.0 metres;
- (7) Minimum podium height- 3 storeys;
- (8) Maximum podium height- 5 storeys;
- (9) Minimum landscaped open space- no requirement;
- (10) Minimum lot area- no requirement; and
- (11) Maximum lot coverage- no requirement;

2294 The lands designated C3-SECTION 2294 on Schedule B to this by-law;

2294.1 Shall only be used for the following purposes:

- (1) an amusement arcade;
- (2) an animal hospital and or a veterinary clinic;
- (3) a bank, trust company, or finance company with or without drive-through facility;
- (4) a commercial school;
- (5) a community club;
- (6) a convenience store;
- (7) a custom workshop;
- (8) a daycare facility;
- (9) a day nursery;
- (10) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (11) a dry cleaning establishment and laundry distribution station;
- (12) a garden centre sales establishment with outdoor storage;
- (13) a health or fitness centre;
- (14) a laundromat;
- (15) an office;
- (16) a parking lot;
- (17) a personal service shop;
- (18) a place of commercial recreation;
- (19) a place of worship;
- (20) a printing or copying establishment;
- (21) a retail establishment having no outside storage;
- (22) a service shop;
- (23) a supermarket with a maximum floor area of 1,393 square metres;
- (24) a swimming pool sales and service establishment;
- (25) a tavern;
- (26) a taxi or bus station;
- (27) a temporary open air market;
- (28) a retail warehouse; and
- (29) purposes accessory to the other permitted purposes;

2294.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width – 21.0 metres;
- (2) Minimum Building Setback from all roads: 3.0 metres;
- (3) Minimum Interior Side Yard Width – 6.0 metres;
- (4) Minimum Rear Yard Depth – 3.0 metres;
- (5) Maximum Gross Floor Area for all Buildings- 4,645 square metres;
- (6) Maximum Building Height: no requirement;
- (7) Except at approved access locations, landscaped open space shall be provided as follows:
 - (i) a minimum of 3.0 metre wide landscaped open space area abutting all Streets;
 - (ii) a minimum 1.5 metre wide landscaped open space area abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped open space area is required;
- (8) Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- (9) No outdoor storage shall be permitted except for a garden centre;
- (10) Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- (11) For the purposes of this by-law, Mississauga Road shall be deemed to be the front yard;
- (12) The requirement for providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- (13) A pool hall, an adult video store, an adult entertainment parlour and a body rub/massage parlour shall not be permitted; and,
- (14) Infrastructure for various utilities shall be exempt from the requirements and restrictions of Section 2294.2;

2295 The lands designated HC1 – Section 2295 on Schedule B to this by-law;

2295.1 Shall only be used for the purposes permitted in an HC1 zone and in accordance with the following requirements and restrictions:

- (1) Minimum Front Yard Depth – 3 metres;
- (2) Minimum Interior Side Yard Width – No requirement;
- (3) Minimum Exterior Side Yard Width – 3 metres;

- (4) Minimum Rear Yard Depth – No requirement;
- (5) For the purposes of this by-law, Mississauga Road shall be deemed to be the front yard;
- (6) Except at approved access locations, landscaped open space shall be provided as follows:
 - (i) a minimum of 3.0 metre wide landscaped open space area abutting all Streets; and,
 - (ii) a minimum 1.5 metre wide landscaped open space area abutting the interior lot lines, except when adjacent to a masonry wall, then no landscaped open space area is required;
- (7) Maximum Building Height: 2 storeys; and,
- (8) No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones.

2296 The lands designated R4A (3)— Section 2296 on Schedule B to this by-law;


2296.1 Shall only be used in accordance with the provisions of the R4A (3) – Section 2293 zone.

2296.1 Shall be reserved for an apartment dwelling only, until May 1, 2017, after which time the other permitted uses would apply.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this *23rd* day of *May*, 2012

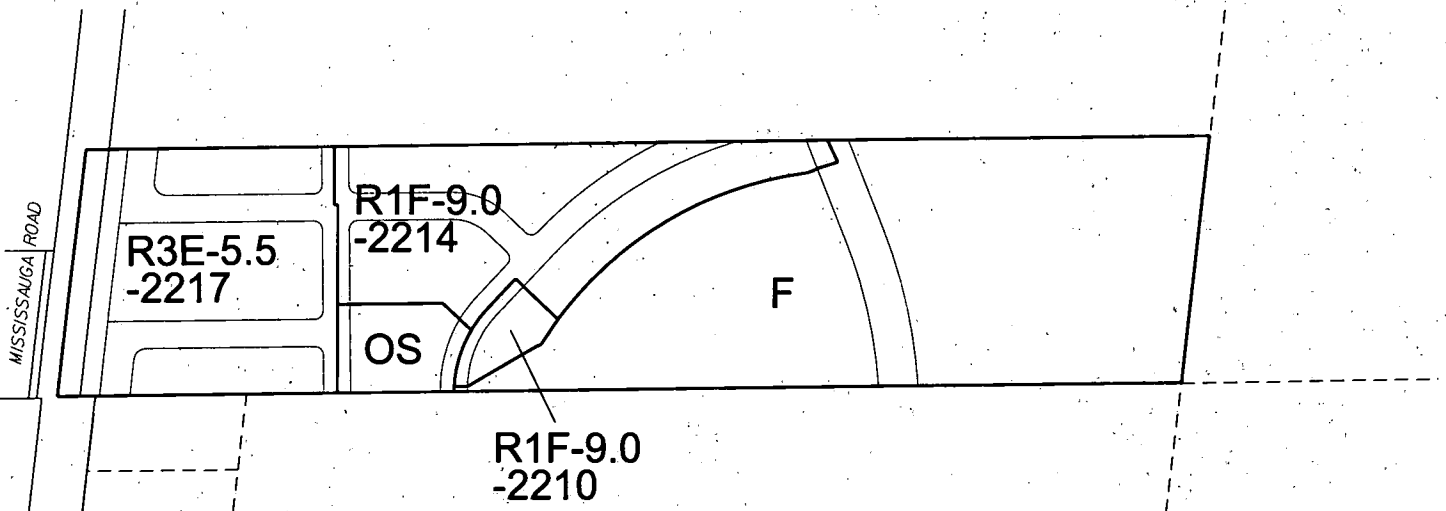

 SUSAN FENNELL - MAYOR


 PETER FAY - CITY CLERK

Approved as to Content:


 Dan Kraszewski, MCIP, RPP
 Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
J.T.	
DATE	890512



LEGEND

—— ZONE BOUNDARY

PART LOT 13, CONCESSION 4 W.H.S.

By-Law *134-2012*

Schedule A



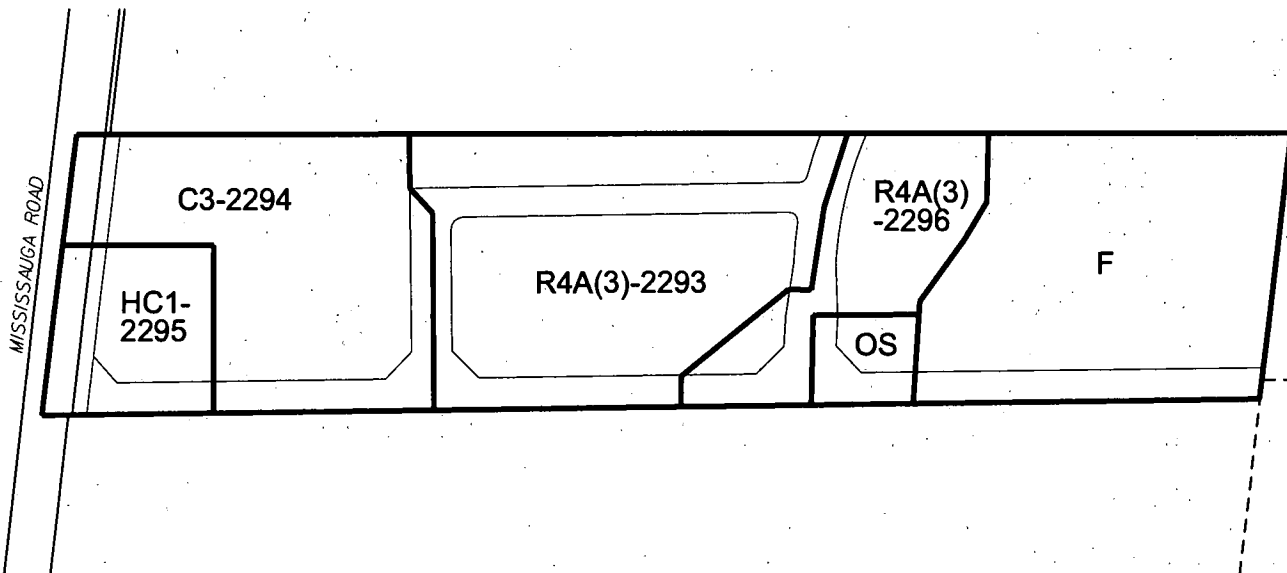
CITY OF BRAMPTON

Planning, Design and Development

Date: 2012 01 24

Drawn by: CJK

File no. C04W14.006ZBLA_B



LEGEND

—— ZONE BOUNDARY

PART LOT 14, CONCESSION 4 W.H.S.



CITY OF BRAMPTON

Planning, Design and Development

Date: 2012 04 26

Drawn by: CJK

By-Law *134-2012*

Schedule B

File no. C04W14.006ZBLA_A



FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON.CA
Date: 2012/01/24 Drawn By: CJK
File: C04W14.006zkm

Key Map By-Law *134-2012*