



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 180-2012

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

From the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1) – SECTION 2319 (R4A(1) – 2319)

2) by adding thereto, the following section:

“2319 The lands designated R4A(1) – Section 2319 on Schedule A to this by-law:

2319.1 shall only be used for the following purposes:

- a) a townhouse dwelling
- b) a stacked townhouse dwelling (including those where entrances to individual dwelling units are independent or through a common vestibule)
- c) an apartment dwelling
- d) purposes accessory to the permitted uses

2319.2

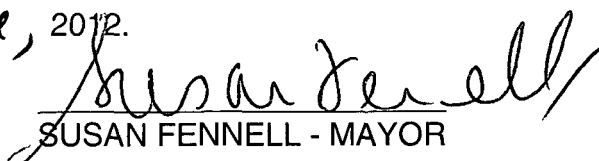
shall be subject to the following requirements and restrictions:

- a) For the purpose of this section all lands zoned R4A(1) – 2319 shall be one lot for zoning purposes.
- b) Notwithstanding all minimum yards, the following minimum Building Setbacks shall apply, except where there are more restrictive requirements for the minimum yards required for townhouse dwelling unit lots:
  - i. 3.0metres from Mavis Road
  - ii. 1.0 metres from Chinguacousy Road
  - iii. 6.0 metres from all other lot lines, and 7.5 metres for those portions of buildings above 4 storeys in height
- c) Maximum Number of Dwelling Units – 187
- d) Maximum Floor Space Index – 1.9
- e) Minimum Landscaped Open Space – 30 percent
- f) Maximum Building Height – 4 storeys for townhouse and stacked townhouse dwellings and 6 storeys for apartment dwellings
- g) The requirements and restrictions of Lot Area, Lot Width and Lot Coverage shall not apply.
- h) For townhouse dwellings the following additional requirements shall apply:
  - i. Minimum Dwelling Unit Width – 4.8 metres
  - ii. Minimum Front Yard Depth on a Dwelling Unit Lot:
    - a. 4.5 metres
    - b. 6.0 metres to the front of a garage door
    - c. 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
    - d. 3.5 metres to the bay/box/bow window with or without foundation
  - iii. Minimum Rear Yard Depth on a Dwelling Unit Lot – 7.0 metres
  - iv. Minimum Side Yard Width on a End Dwelling Unit Lot – 1.2 metres for the Interior Side Yard and 2.0 metres for the Exterior Side Yard facing a street or private lane.
- i) For stacked townhouse dwellings, the following additional requirements shall apply:
  - i. Minimum Dwelling Unit Width – 4.8 metres

- ii. A minimum of 11 square metres of outside amenity area shall be provided exclusively for each dwelling unit."


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

this 20th day of June, 2012.

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski  
Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
<i>mRea</i>		
DATE	11	6   12

CHINGUACOUSY RD

MAVIS RD

R4A(1)-2319

LEGEND

—— ZONE BOUNDARY

PART LOT 14, CONCESSION 2 W.H.S. (Tor.)



**CITY OF BRAMPTON**

Planning, Design and Development

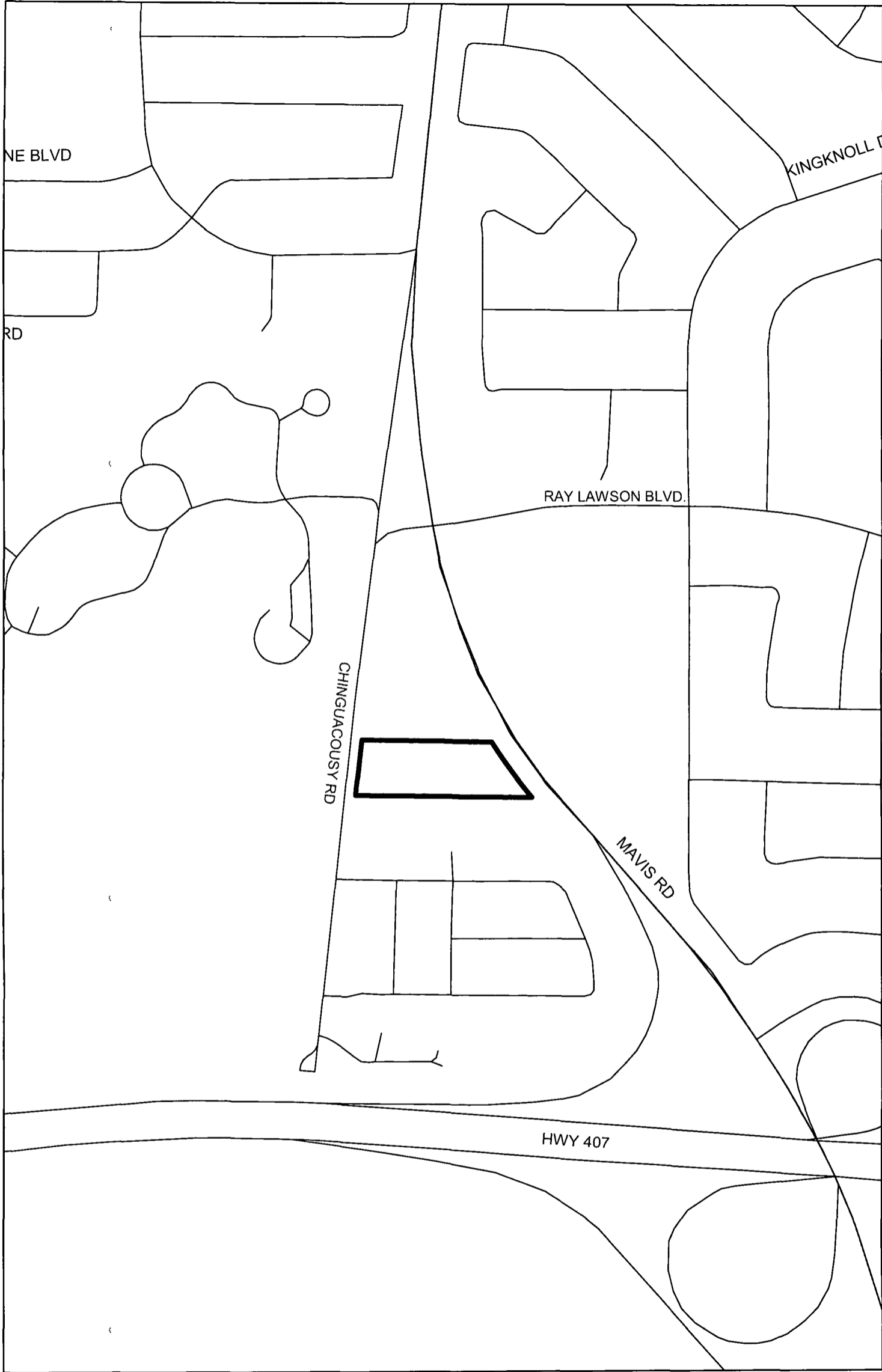
Date: 2012 06 07

Drawn by: CJK

By-Law 180-2012

Schedule A

File no. T02W14.013zbla



PLANNING,  
DESIGN &  
DEVELOPMENT



Date: 2012 06 07 Drawn By: CJK  
File: T02W14.013zkm

Key Map By-Law *180-2012*