



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 342-2013

To amend By-law 270-2004 (known as "Zoning By-law 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:	To:
AGRICULTURAL (A)	INDUSTRIAL FOUR – 2349 (M4-2349), SERVICE COMMERCIAL – 2350 (SC-2350), RESIDENTIAL SINGLE DETACHED F-11.4 – 2344 (R1F-11.4-2344), RESIDENTIAL SINGLE DETACHED F-12.2 – 2345 (R1F-12.2-2345), RESIDENTIAL SINGLE DETACHED F-15.0 – 2346 (R1F-15.0-2346), RESIDENTIAL TOWNHOUSE C – 2347 (R3C-2347), RESIDENTIAL APARTMENT A(3) – 2348 (R4A(3)-2348), OPEN SPACE-2426 (OS-2426), OPEN SPACE (OS), and FLOODPLAIN (F)

- 2) by adding thereto, the following sections:

“2349 The lands designated M4-Section 2349 on Schedule A to this by-law:

2349.1 shall only be used for the following purposes:

- a) Industrial:

- i). the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
 - ii). a printing establishment;
 - iii). a warehouse; and,
 - iv). research and development facility;
- b) Non-Industrial:
- i). an office;
 - ii). only in conjunction with an office use, the following purposes shall be permitted provided that they do not individually or collectively exceed 20% of the total gross floor area of the associated office use:
 - 1) a bank, trust company or financial institution;
 - 2) a convenience store;
 - 3) a dry cleaning and laundry establishment;
 - 4) a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - 5) a service shop;
 - 6) a personal service shop, but excluding a massage or body rub parlour;
 - 7) a printing or copying establishment;
 - 8) a commercial school
 - 9) community club;
 - 10) a health or fitness centre; and,
 - 11) a day nursery;
 - iii). only in conjunction with the uses permitted in Sections 2349.1(a) and 2349.1(b), a retail use shall be permitted provided that it does not exceed 15% of the total gross floor area of the associated use;
 - iv). a radio or television broadcasting and transmission establishment;
 - v). a park, playground, recreational facility or structure;
 - vi). purposes permitted by the F zone;
 - vii). The following purposes shall not be permitted
 - i. a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - ii. a motor vehicle parts or boat parts sales establishment;

- iii. a salvage, junk, scrap, or bulk storage yard;
- iv. outdoor storage as a primary use;
- v. a stand-alone parking lot; and
- vi. a taxi or bus station;
- vii. an adult entertainment parlour or an adult videotape store shall not be permitted;
- viii. a drive through facility; and,
- ix. purposes accessory to the other permitted uses.

2349.2 shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 6.0 metres;
- b) Minimum Interior Side Yard Width: 3.0 metres;
- c) Minimum Exterior Side Yard Width: 6.0 metres;
- d) Minimum Rear Yard Depth: 6.0 metres;
- e) Minimum Landscape Open Space:
 - 6.0 metres along Steeles Avenue West and Heritage Road, except at approved access locations;
 - 3.0 metres along all other roads, except at approved access locations; and,
 - 1.5 metres abutting a F zone;
- f) loading facilities shall not be located within the front yard or the exterior side yard and shall be screened from a public street;
- g) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be contained within a building;
- h) Outdoor Storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
 - i). outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - ii). outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot or 10% of the building area;
 - iii). outdoor storage of truck and trailer parking may exceed 5% of the lot or 10% of the building area, when located between buildings and/or screened from a public street;
 - iv). outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;

- v). outdoor storage, shall not be located within 100 metres from Steeles Avenue; and,
- vi). outdoor storage of intermodal containers on chassis shall not be permitted.

2349.3 for the purpose of this section:

Outdoor Storage shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

2350 The lands designated SC-Section 2350 on Schedule A to this by-law:

2350.1 shall only be used for the purposes permitted by Section 2350.1(a) or the purposes permitted by Section 2350.1(b), but not both sections or not any combination of both sections:

Either:

a) those purposes permitted in a M4-2349 zone;

or:

- b) (i) those purposes permitted in a SC zone;
- (ii) a gas bar and associated motor vehicle washing establishment; and,
- (iii) a drive-through facility associated with a gas bar, and a bank.

2350.2 shall be subject to the following requirements and restrictions:

- a) For those land uses permitted in the M4-2349 zone, the requirements and restrictions as set out in a M4-2349 zone;
- b) For those land uses permitted by SC-2350.1(b), the following requirements and restrictions:
 - (i) Minimum Front Yard Depth: 4.5 metres;
 - (ii) Minimum Exterior Side Yard Width: 4.5 metres;
 - (iii) Minimum Interior Side Yard Width: 1.2 metre;
 - (iv) Minimum Rear Yard Depth: 1.2 metre;
 - (v) Minimum Landscaped Open Space:
 - (1) 4.5 metres along Steeles Avenue West, except at approved access locations;
 - (2) 3 metres along all other roads, except at approved access locations; and,
 - (3) 1.2 metres abutting a F zone.

- (vi) A gas bar and an associated motor vehicle washing establishment shall only be permitted within 90.0 metres of Lightbeam Terrace;
 - (vii) For the purpose of this zone, the lot line abutting Steeles Avenue West shall be deemed the front lot line; and,
 - (viii) The lands zoned SC-2350, located between Lightbeam Terrace and Rivermont Road, shall be considered one lot for zoning purposes.
- c) Notwithstanding Sections 2350.2a) and 2350.2b), an office use shall be subject to the requirements and restrictions contained within the SC-2350.2(b) zone.

2344 The lands designated R1F-11.4-2344 on Schedule A to this by-law:

2344.1 shall only be used for the purposes permitted in a R1F zone.

2344.2 shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without cold cellar, may project into the minimum required 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 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- c) On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

2345 The lands designated R1F-12.2-2345 on Schedule A to this by-law:

2345.1 shall only be used for the purposes permitted in a R1F zone.

2345.2 shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without cold cellar may project into the minimum required 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 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

- c) On corner lots equal or greater than 14 metres in width, the maximum interior garage width for an attached garage shall not exceed 60 percent of the dwelling unit width.

2346 The lands designated R1F-15.0-2346 on Schedule A to this by-law:

2346.1 shall only be used for the purposes permitted in a R1F zone.

2346.2 shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without cold cellar may project into the minimum required 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 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum required front or exterior side yard.
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,

2347 The lands designated R3C – 2347 on Schedule A to this by-law:

2347.1 shall only be used for the purposes permitted in a R3C zone.

2347.2 shall be subject to the following requirements and restrictions:

- a) The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations;
- b) Notwithstanding Section 6.10(a) a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,
- c) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i). In the case of a flat roof, the highest point of the roof surface,
 - ii). In the case of a mansard roof, the deck line, or
 - iii). In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

2348 The lands designated R4A(3)-2348 on Schedule A to this by-law:

2348.1 shall only be used for the purposes permitted by Section 2348.1(a) or the purposes permitted by Section 2348.1(b), but not both sections or not any combination of both sections:

Either:

- a) A townhouse dwelling;

or:

- b) a Retirement Home or an apartment dwelling in accordance with the following requirements and restrictions:

2348.2 shall be subject to the following requirements and restrictions:

- a) For those lands uses permitted by 2348.1(a), the requirements and restrictions as set out in a R3C-2347 zone; and,
- b) For those lands uses permitted by 2348.1(b), the requirements and restrictions as set out in a R4A(3) zone, in addition to the following:
 - (i) Minimum Front Yard Depth: 6.0 metres;
 - (ii) Minimum Side Yard Width: 6.0 metres;
 - (iii) Minimum Rear Yard Depth: 5.0 metres;
 - (iv) Maximum Building Height: 4 storeys;
 - (v) Maximum Lot Coverage: 35%;
 - (vi) Minimum Number of Units: 51;
 - (vii) Maximum Number of Units: 120;
 - (viii) Minimum Landscaped Open Space: 30% of the lot area;
 - (ix) An open or enclosed roofed porch, with or without foundation, may project into the minimum required side yard and rear yard by a maximum of 2.0 metres. Eaves and cornices may project an additional 0.5 metres into the minimum required side or rear yard.
 - (x) Notwithstanding Section 6.10(a) a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres from any other property line."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 11TH day of December, 2013.

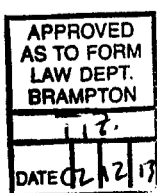

 SUSAN FENNELL - MAYOR

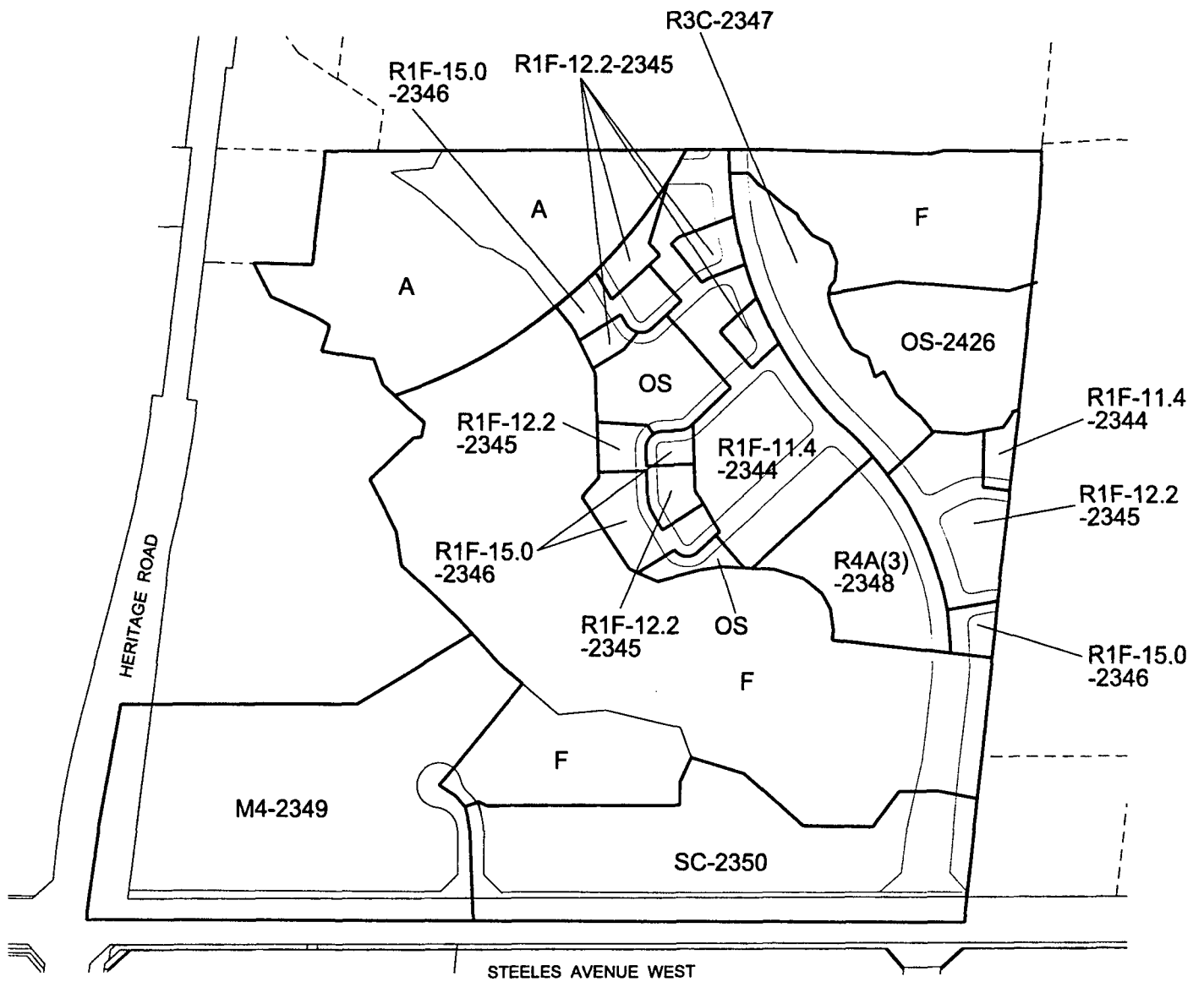

 PETER FAY - CITY CLERK

Approved as to content:



Dan Kraszewski, MCIP, RPP
Senior Executive Director,
Planning and Building Division





LEGEND

— ZONE BOUNDARY

PART LOT 1, CONCESSION 5 W.H.S.

By-Law 342-2013

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date: 2013 08 01

Drawn by: CJK

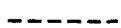
File no. C05W01.005_ZBLA

HERITAGE RD

STEELES AVENUE WEST



SUBJECT LANDS



PROPOSED STREETS



BUILT STREETS

FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON.CA

Date: 2013 08 01 Drawn By: CJK
File: C05W01.005zkm

Key Map By-Law 342-2013

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 342-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. – 1212949 Ontario Inc.
(File C05W01.005)

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 342-2013 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 11th day of December, 2013
3. Written notice of By-law 342-2013 as required by section 34 of the *Planning Act*
was given on the 18th day of December, 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 342-2013 is deemed to have come into effect on the 11th day of December,
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)
28th day of January, 2014)



Earl Evans



Jeanie Myler
A Commissioner, etc.