



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 343-2013

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 E-11.6 – 2415 (R1E-11.6 – 2415), RESIDENTIAL SINGLE DETACHED E-11.6 – 2416 (R1E-11.6 – 2416), RESIDENTIAL SINGLE DETACHED E-13 – 2417 (R1E-13 – 2417), RESIDENTIAL SINGLE DETACHED E-11.6 – 2418 (R1E-11.6 – 2418), RESIDENTIAL SEMI-DETACHED D-7.5 – 2419 (R2D-7.5 – 2419), RESIDENTIAL SEMI-DETACHED D-7.5 – 2465 (R2D-7.5 – 2465), RESIDENTIAL TOWNHOUSE A - 2420 (R3A- 2420), RESIDENTIAL TOWNHOUSE D-6 – 2421 (R3D-6 – 2421), RESIDENTIAL TOWNHOUSE C – 2422 (R3C-2422), RESIDENTIAL APARTMENT A – 2423 (R4A- 2423), OFFICE COMMERCIAL – 2424 – (OC – 2424), INSTITUTIONAL ONE – 2425 (I1 – 2425), OPEN SPACE – 2426 (OS-2426), OPEN SPACE (OS), and, FLOODPLAIN (F).

(2) by adding thereto the following sections:

"2415 The lands designated R1E-11.6 – 2415 on Schedule A to this by-law:

2415.1 Shall only be used for the purposes permitted in a R1E zone;

2415.2 Shall be subject to the following requirements and restrictions:

- a) Minimum building setback to a daylighting triangle / rounding – 1.2 metres;
- b) A balcony or porch with or without a 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 front or exterior side yard;
- c) Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- d) The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- e) On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- f) The minimum Lot Width of a lot abutting a daylighting triangle shall be 11.0 metres;
- g) Minimum Rear Yard Depth - 4.0 metres;
- h) Temporary sales offices shall be permitted;
- i) Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- j) A dwelling unit used as a model home for display purposes, with or without a sales office, shall be permitted;
- k) A parking lot for a temporary sales office shall be permitted.

2416 The lands designated R1E-11.6 – 2416 on Schedule A to this by-law:

2416.1 Shall only be used for the purposes permitted in a R1E zone;

2416.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a 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 front or exterior side yard;
- b) Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- c) The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- d) On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;

- e) The minimum Lot Width of a lot abutting a daylighting triangle - 11.0 metres;
- f) Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

2417 The lands designated R1E-13 – 2417 on Schedule A to this by-law:

2417.1 Shall only be used for the purposes permitted in a R1E zone;

2417.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a 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 front or exterior side yard;
- b) Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- c) On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- d) The minimum Lot Width of a lot abutting a daylighting triangle - 13.0 metres;
- e) Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- f) Temporary sales offices shall be permitted;
- g) Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- h) A parking lot for a temporary sales office shall be permitted;
- i) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

2418 The lands designated R1E-11.6 – 2418 on Schedule A to this by-law:

2418.1 Shall only be used for the purposes permitted in a R1E zone;

2418.2 shall be subject to the requirements and restrictions set out in the R1E-2415 zone, in addition to the following:

- l) Minimum Rear Yard Depth - 6.8 metres;

2419 The lands designated R2D-7.5 – 2419 on Schedule A to this by-law:

2419.1 Shall only be used for the purposes permitted in a R2D zone;

2419.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a 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 front or exterior side yard;
- b) Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- c) The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- d) The minimum dwelling unit width shall not apply;
- e) The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- f) Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted; and,
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

2465 The lands designated R2D-7.5 – 2465 on Schedule A to this by-law:

2465.1 Shall only be used for the purposes permitted in a R2D zone;

2465.2 Shall be subject to the requirements and restrictions set out in the R2D-7.5-2419 zone, in addition to the following:

- a) Notwithstanding Section 10.12, the minimum distance between a driveway and street intersection may be reduced to 4.0 metres for a corner lot.

2420 The lands designated R3A – 2420 on Schedule A to this by-law:

2420.1 Shall only be used for the purposes permitted in a R3A zone;

2420.2 Shall be subject to the following requirements and restrictions:

- a) For the purposes of this By-law, the Front Lot Line will be the lot line along Financial Drive;
- b) Minimum Lot Area – 200.0 square metres per dwelling unit;
- c) Minimum Front Yard Depth - 4.5 metres;
- d) Minimum Interior Side Yard Width - 3.0 metres;

- e) Minimum Exterior Side Yard Width - 4.5 metres;
- f) Minimum Rear Yard Depth - 4.5 metres;
- g) Maximum Building Height - 11.0 metres;
- h) Maximum Lot Coverage - 45%;
- i) Minimum Landscaped Open Space, except at approved access locations:
 - i). 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - ii). Notwithstanding Section 2420.2.i) i) to the contrary, encroachments permitted within Section 6.13 and Section 2420.2 of this zone are allowed to encroach into the minimum landscaped open space area;
- j) Minimum setback to a private road - 4.5 metres;
- k) Minimum separation between buildings - 3.0 metres;
- l) Minimum number of visitor parking spaces - 15;
- m) Permitted encroachments:
 - i) Unenclosed porches and balconies with or without foundation – 1.8m into any minimum front or exterior side yard or interior side yard;
 - ii) Unenclosed porches and balconies with or without foundation – 2.4m into any minimum rear yard;
 - iii) Unenclosed balcony – 3.0m from a private road (balconies over driveways); and,
 - iv) Bay windows with or without foundation to a max width of 3.0m, chimney elements, cornices and roof eaves – 1.0m into any minimum front, exterior side, interior side, or rear yard;
- n) Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned R3A-2420 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 6.28.(c); and,
- o) The maximum number of dwelling units – 86.

2421 The lands designated R3D-6 – 2421 on Schedule A to this by-law:

2421.1 Shall only be used for the purposes permitted in a R3D zone;

2421.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a 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 front or exterior side yard;

- b) Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- c) The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- d) The minimum dwelling unit width shall not apply;
- e) The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- f) Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

2422 The lands designated R3C – 2422 on Schedule A to this by-law:

2422.1 Shall only be used for the purposes permitted in a R3C zone:

2422.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Yard Setback for a Principal Building;
 - i) The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
 - ii) Maximum Building Height: 3 storeys;
 - iii) A balcony or porch with or without cold cellar may project into the required yard abutting Financial Drive by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres;
 - iv) Bay windows or box-out windows with or without foundations and including eaves and cornices may project into the yard abutting Financial Drive by a maximum of 1.5 metres;
 - v) 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,
 - vi) Minimum Landscaped Open Space, except at approved access locations:
 - 1. 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - 2. Notwithstanding Section 2422.2.b) ii) 1. to the contrary, encroachments permitted within Section

6.13 and Section 2422.2 of this zone are allowed to encroach into the minimum landscaped open space area;

2423 The lands designated R4A – 2423 on Schedule A to this by-law:

2423.1 Shall only be used for:

- a) a skylight apartment dwelling; and,
- b) the purposes permitted in a R4A zone.

2423.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 4.5 metres;
- b) Minimum Side Yard Width:
 - 4.5 metres for a 1-3 storey dwelling; and,
 - 7.5 metres for a 4 storey building.
- c) Minimum Rear yard Depth:
 - 4.5 metres for a 1-3 storey dwelling; and,
 - 7.5 metres for a 4 storey building.
- d) Maximum Building height:
 - 4 storeys (excluding rooftop mechanical enclosures);
- e) Maximum Lot Coverage:
 - 40 % by the main buildings;
- f) Minimum Landscaped Open Space, except at approved access locations:
 - i). 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - ii). Notwithstanding Section 2423.2.f) i) to the contrary, encroachments permitted within Section 6.13 and Section 2423.2 of this zone are allowed to encroach into the minimum landscaped open space area;
- g) Minimum Number of Dwelling Units: 119 units;
- h) Maximum Number of Dwelling Units: 351 units;
- i) Notwithstanding Section 10.9.2(b), the following Condominium Apartment Minimum Parking Requirements shall apply for the uses permitted in Section 2423.1(a):
 - 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 dwelling unit – 1.5 spaces per dwelling unit;
 - iv). Visitor – 0.2 spaces per dwelling unit;
- j) Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned R4A-2423 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 6.28.(c);

- k) For the purpose of this section, the lands not owned by a Public Authority zoned R4A-2423 shall be treated as a single lot for zoning purposes;
- l) For the purposes of this section, 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; and,
- m) For the purpose of this zone the lot line abutting Beckonrose Court shall be deemed the front lot line.

2424 The lands designated OC – 2424 on Schedule A to this by-law:

2424.1 Shall only be used for the following purposes:

- a) an office;
- b) a retail establishment having no outdoor storage;
- c) a bank, trust company, or finance company;
- d) a tavern;
- e) a service shop;
- f) a personal service shop, but excluding a massage or body rub parlour;
- g) a dry-cleaning and laundry distribution station;
- h) a laundromat;
- i) a printing or copying establishment;
- j) a commercial, technical or recreational school;
- k) a place of commercial recreation;
- l) a community club;
- m) a health or fitness centre;
- n) a custom workshop;
- o) an animal hospital;
- p) a dining room restaurant, a take-out restaurant, a convenience restaurant;
- q) an art gallery;
- r) a convenience store;
- s) a specialty grocery store;
- t) public uses owned or leased by a public authority;
- u) purposes accessory to the other permitted uses;
- v) The following purposes shall not be permitted:
 - i) An adult entertainment parlour;
 - ii) An adult video store;
 - iii) An amusement arcade;
 - iv) A stand-alone parking lot;
 - v) A taxi or bus station; and,
 - vi) A motor vehicle parts or boat parts sales establishment; and,
- w) A drive through facility shall not be permitted.

2424.2 Shall be subject to the following requirements and restrictions:

- a) The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- b) Notwithstanding Section 20.3, the following minimum parking standards shall apply:
 - i). Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses;
 - ii). All other Commercial Uses 1 parking space for each 23 square metres of gross commercial floor area or portion thereof;
- c) Minimum front yard - 4.5 metres;
- d) Minimum exterior side yard depth – 4.5 metres;
- e) Minimum rear yard depth – 4.5 metres;
- f) Notwithstanding Sections 2424.2.d), 2424.2.e), and 2424.2.f) to the contrary, the minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- g) The maximum canopy encroachment into the minimum front yard, minimum exterior side yard, and minimum rear yard shall be 2.5 metres;
- h) The maximum canopy encroachment into the minimum setback abutting a daylight or visibility triangle specified in 2424.2.g) shall be 1.0 metres;
- i) Minimum Landscaped Open Space, except at approved access locations:
 - a) 6.0 metres along Mississauga Road and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes; and,
 - b) 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- j) Maximum building height:
 - 4 storeys, which may be increased to 5 storeys for that portion of a building located within 45 metres from Mississauga Road;
- k) Minimum Building Height
 - i) 2 storeys within 30 metres of the intersection of a public street and Mississauga Road; and,
 - ii) 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;

- l) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- m) Bicycle parking space rate:
 - i) 1 per 250 square metres of gross floor area for office uses; and,
 - ii) 1 per 1,000 square metres of gross floor area for uses in 2424.1.b) to s), inclusive;
- n) Minimum Building Frontage:
 - i) 50% of the buildable length of the lot line along Mississauga Road;
- o) No stand-alone-telecommunication facilities are permitted;
- p) For the purposes of this by-law, lands north of Howard Stewart Road, not owned by a Public Authority, shall be deemed to be one lot;
- q) For the purposes of this by-law, lands south of Howard Stewart Road not owned by a Public Authority shall be deemed to be one lot; and,
- r) For the purposes of this section, Specialty Grocery Store shall mean a building or place where goods or materials are sold or kept for sale to the general public and occupying premises having a gross commercial floor area of less than eighteen hundred (1,800) square metres, and of which may also be engaged in the business of selling groceries, meat, fruit and vegetables to the general public provided that the area devoted to the sales of these foods does not exceed 929.0 square metres. Unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, or a garden centre sales establishment.

2425 The lands designated I1 – 2425 on Schedule A to this by-law:

2425.1 Shall only be used for the purposes permitted by Section 2425.1.a, or the purposes permitted by Section 2425.1.b, but not both sections and not any combination of both sections;

Either:

a) The following:

- i) A public or private school;
- ii) A park, playground or recreation facility operated by a public authority; and,
- iii) Purposes accessory to the other permitted purposes;

or:

b) The following:

- i) Those purposes permitted in a R1E-13 – 2417 zone and/or R1E-11.6 - 2416 zone and/or R2D-7.5 – 2419 zone.

2425.2 Shall be subject to the following requirements and restrictions:

- a) For those uses permitted within Section 2425.1a), the requirements and restrictions set out in an I1 zone;

- b) For those purposes permitted within R1E-13 - 2417 zone, the requirements and restrictions as set out in Section - 2417;
- c) For those purposes permitted within R1E-11.6 - 2416 zone, the requirements and restrictions as set out in Section 2416; and,
- d) For those purposes permitted within R2D-7.5 - 2419 zone, the requirements and restrictions as set out in a Section - 2419.

2426 The lands designated OS – 2426 on Schedule A to this by-law:

2426.1 Shall only be used for the purposes:

- a) Those purposes permitted in an OS zone; and,
- b) Flood and erosion control.


2426.2 Shall be subject to the following requirements and restrictions:

- a) For those uses permitted within 2426.1a), the requirements and restrictions as set out in an OS zone;
- b) For those uses permitted within 2426.1b), the requirements and restrictions as set out in an F zone.

(3) By amending Section 5.0 Definitions to add the following defined terms:

- a) A daylighting triangle/rounding shall mean the portion of the triangular or rounding limit of a road right-of-way that is created along a corner lot for the purpose of providing an unencumbered sight visibility area for both pedestrians and vehicles.”

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

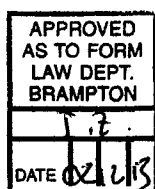

SUSAN FENNEL - MAYOR

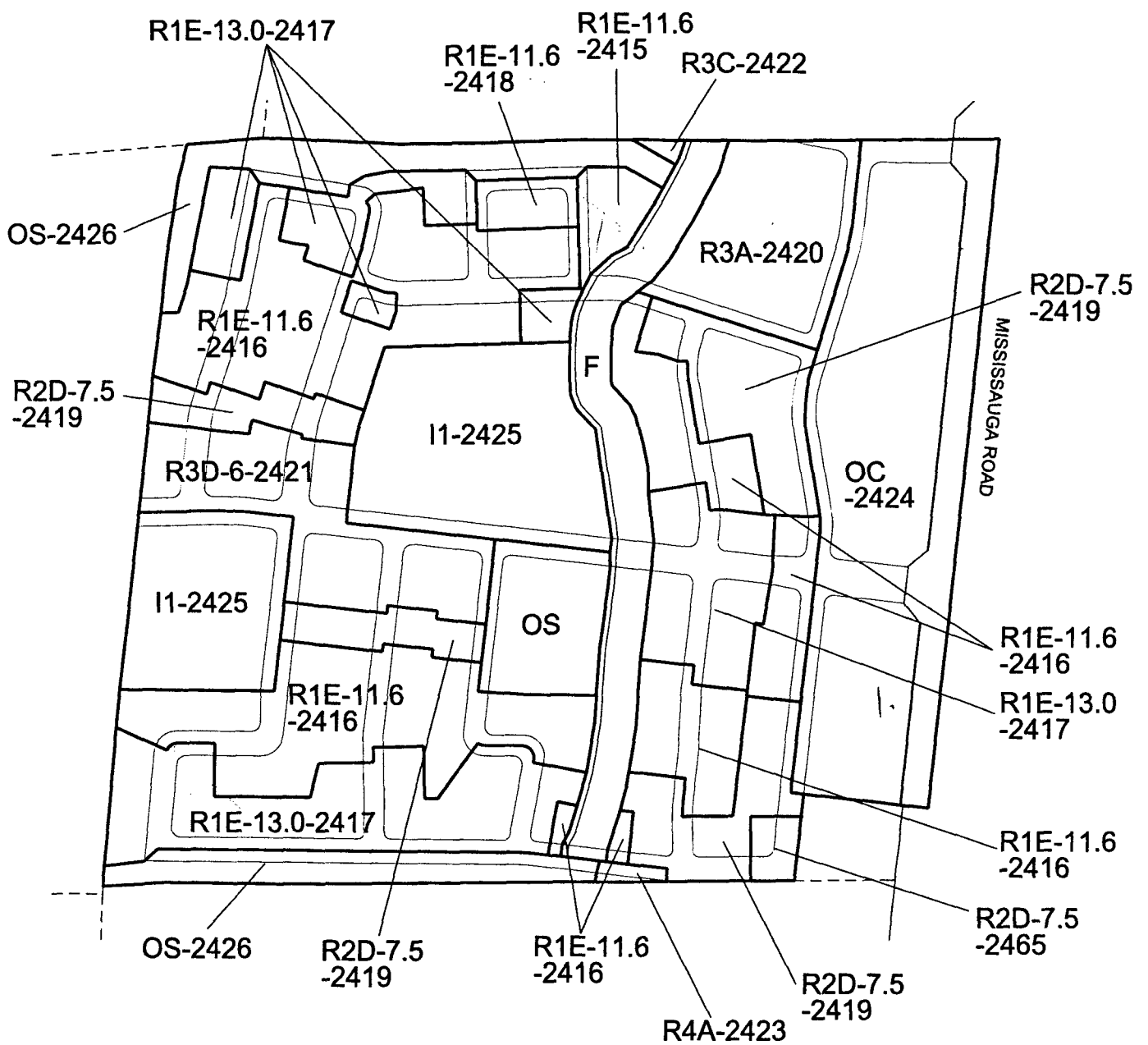

PETER FAY - CITY CLERK

Approved as to Content



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





LEGEND

—— ZONE BOUNDARY

PART LOT 2, CONCESSION 5 W.H.S.

By-Law 343-2013

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date: 2013 11 19

Drawn by: CJK

File no. C05W02.006_ZBLA



MISSISSAUGA ROAD

STEELES AVENUE WEST

SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS

FLOWER CITY

 PLANNING,
 DESIGN &
 DEVELOPMENT
 BRAMPTON, CA

Date: 2013 08 01 Drawn By: CJK
 File: C05W02.006zkm

Key Map By-Law 343-2013

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 343-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Inc. – Erin Mills Development Corp.
(File C05W02.006)

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 343-2013 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 343-2013 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 343-2013 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



A Commissioner, etc.