



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 344-2013

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 - 10.4 - 2427 (R1E-10.4-2427), RESIDENTIAL SINGLE DETACHED F - 10.4 - 2428 (R1F-10.4-2428), RESIDENTIAL SINGLE DETACHED E - 11.6 - 2429 (R1E-11.6-2429), RESIDENTIAL SINGLE DETACHED F - 11.4 - 2430 (R1F-11.4-2430), RESIDENTIAL SINGLE DETACHED E - 15.0 - 2431 (R1E-15.0-2431), RESIDENTIAL SINGLE DETACHED E - 18.0 - 2432 (R1E-18.0-2432), RESIDENTIAL SINGLE DETACHED E - 21.0 - 2433 (R1E-21.0-2433), RESIDENTIAL SEMI-DETACHED D - 7.3 - 2434 (R2D-7.3-2434), RESIDENTIAL TOWNHOUSE C - 2435 (R3C-2435), RESIDENTIAL TOWNHOUSE D - 6.0 - 2436 (R3D-6.0-2436), INSTITUTIONAL ONE - 2437 (I1-2437), INSTITUTIONAL ONE HOLDING - 2438 (I1(H)-2438), COMMERCIAL ONE - 2439 (C1-2439), COMMERCIAL TWO - 2440 (C2-2440), SERVICE COMMERCIAL - 2441 (SC-2441), OPEN SPACE HOLDING - 2442 (OS(H)-2442), OPEN SPACE - 2426 (OS-2426), OPEN SPACE - 2418 (OS-2418), OPEN SPACE (OS), FLOODPLAIN (F) and AGRICULTURAL (A).

(2) By adding thereto the following sections:

- "2427 The lands designated R1E-10.4-2427 on Schedule A to this by-law:
- 2427.1 Shall only be used for the purposes permitted in a R1E zone;
- 2427.2 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 front yard 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 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;
 - c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
 - d) Garage Control:
 - On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
 - e) The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;
 - f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
 - g) Temporary sales offices shall be permitted;
 - h) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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; and,
 - k) 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.
- 2428 The lands designated R1F-10.4-2428 on Schedule A to this by-law:
- 2428.1 Shall only be used for the purposes permitted in a R1F zone;
- 2428.2 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 front yard 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 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;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) Garage Control:
 - On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- e) The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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; and,
- k) 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.

2429 The lands designated R1E-11.6-2429 on Schedule A to this by-law:

2429.1 Shall only be used for the purposes permitted in a R1E zone;

2429.2 Shall be subject to the following requirements and restrictions:

- a) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and 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;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- e) Garage Control:
On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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; and,
- k) 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.

2430 The lands designated R1F-11.4-2430 on Schedule A to this by-law:

2430.1 Shall only be used for the purposes permitted in a R1F zone;

2430.2 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 front yard 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 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;

- c) On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- d) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- e) Garage Control:
On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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; and,
- k) 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.

2431 The lands designated R1E-15.0 – 2431 on Schedule A to this by-law:

2431.1 Shall only be used for the purposes permitted in a R1E zone;

2431.2 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 front yard 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 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;
- c) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;

- d) Notwithstanding section 13.4.2(j)(5) of the by-law, lots having a minimum lot width of 18.0 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community. The maximum interior garage width for the 3-car garages shall be 9.0 metres;
- e) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line;
- f) Temporary sales offices shall be permitted;
- g) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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; and,
- 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.

2432 The lands designated R1E-18.0 – 2432 on Schedule A to this by-law:

2432.1 Shall only be used for the purposes permitted in a R1E zone;

2432.2 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 front yard 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 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;
- c) Notwithstanding section 13.4.2(j)(5) of the by-law, a maximum of 30 % of the dwelling units on lots having a lot width of less than 19.8 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community. The maximum interior garage width for the 3-car garages shall be 9.0 metres;
- d) If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided it is set back a minimum of 4.5 metres from the front lot line;

- e) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 3 car garage shall:
 - i) Have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line; or shall,
 - ii) Have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home 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.

2433 The lands designated R1E-21.0 – 2433 on Schedule A to this by-law:

2433.1 Shall only be used for the purposes permitted in a R1E zone;

2433.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Interior Side Yard Width:
 - 1.2 metres provided the combined total of the interior side yards on an interior lot is not less than 2.7 metres;
- b) A balcony or porch with or without a cold cellar, may project into the minimum front yard 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 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;
- d) If the garage doors face an interior side lot line, rather than the street, then the garage may project beyond the front face of a porch or the dwelling into the front yard provided it is set back a minimum of 4.5 metres from the front lot line;
- e) Notwithstanding section 13.4.2(j)(3) of the by-law, dwellings containing a 3 car garage shall:
 - i) Have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line; or shall,

- ii) Have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres where the garage door faces an interior side lot line;
 - f) The maximum interior garage width shall be 9.4 metres;
 - g) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
 - h) Temporary sales offices shall be permitted;
 - i) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
 - j) A parking lot for a temporary sales office shall be permitted; and,
 - k) 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.
- 2434 The lands designated R2D-7.3-2434 on Schedule A to this by-law:
- 2434.1 Shall only be used for the purposes permitted in a R2D zone;
- 2434.2 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 front yard 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 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;
 - 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 building setback to a day-lighting triangle/rounding: 1.2 metres; and,
 - e) 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.
- 2435 The lands designated R3C-2435 on Schedule A to this by-law:
- 2435.1 Shall only be used for the purposes permitted in a R3C zone and an Open Space Zone;

2435.2 Shall be subject to the following requirements and restrictions:

- a) for those uses permitted in a OS zone, the requirements and restrictions as set out in a OS zone; and,
- b) for those uses permitted in a R3C zone, shall be subject to the following requirements and restrictions:
 - i) Minimum Yard Setback for a Principal Building:
 1. 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;
 2. A balcony or porch with or without cold cellar, may project into the yard abutting Financial Drive 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; and,
 3. Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Financial Drive, eaves and cornices may project an additional 0.6 metres into the yard abutting Financial Drive;
 - ii) 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 2435.2.b) ii) 1. to the contrary, encroachments permitted within Section 6.13 and Section 2435.2 of this zone are allowed to encroach into the minimum landscaped open space area;
 - iii) 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,
 - iv) For the purposes of this section, the Maximum Building Height shall be 12.5 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.

- 2436 The lands designated R3D-6.0-2436 on Schedule A to this by-law:
- 2436.1 Shall only be used for the following purposes:
- (a) Street Townhouse Dwellings; and,
 - (b) Rear Lane Townhouse Dwellings;
- 2436.2 Street Townhouse dwellings within R3D-6.0-2436.1(a) shall be subject to the following requirements and restrictions:
- (a) Minimum Exterior Side Yard Width:
 - i) 2.0 metres to a public laneway; and,
 - ii) 3.0 metres to other public roads;
 - (b) Minimum Interior Side Yard Width:
 - i) 1.2 metres; and,
 - ii) 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
 - (c) Minimum Rear Yard Depth: 6.0m;
 - (d) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
 - (e) Minimum Landscape Open Space:

The entire yard areas shall be landscaped open space other than a driveway, an encroachment, a sidewalk or an accessory building permitted by this by-law;
 - (f) A balcony or porch with or without a cold cellar, may project into the minimum front yard 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;
 - (g) 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;
 - (h) Notwithstanding Section 16.9.2(d), no minimum dwelling unit width required; and,
 - (i) For the purposes of this section, the Maximum Building Height shall be 12.5 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.
- 2436.3 Rear Lane Townhouse dwellings within R3D-6.0-2436.1(b) shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Width:

Interior Lot – 6.0 metres;

Corner Lot – 7.8 metres; and,

End Lot – 7.2 metres;

(b) Minimum Lot Area per dwelling unit:

Interior Lot – 108 square metres;

Corner Lot – 140 square metres; and,

End Lot – 129 square metres;

(c) Minimum Lot Depth: 18.0 metres;

(d) Minimum Front Yard Depth: 3.0 metres;

(e) Minimum Exterior Side Yard:

i). 3.0 metres;

ii). 2.0 metres where the exterior side yard abuts a public or private lane;

iii). the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

iv). a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

v). 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 1.2 metres of a daylight rounding/ triangle;

vi). 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 1.2 metres of a daylight rounding/triangle;

vii). a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,

viii). for corner lots with a 2.0 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(f) Minimum Rear Yard:

No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;

(g) Minimum Interior Side Yard:

i). 1.2 metres, and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

ii). 0.5 metres to a detached garage;

iii). 0.0 metres when abutting side lot line coincides with a common wall between two garages;

iv). 0.6 metres to an accessory building, except for a detached garage; and,

v). a bay window, bow window, or box window with or without foundation or cold cellar may project into the interior side yard by a maximum of 0.5 metres;

- (h) Notwithstanding Section 16.9.2(d), no minimum dwelling unit width required;
- (i) Minimum Landscaped Open Space:
 - The entire yard areas shall be landscaped open space other than an encroachment, a sidewalk, a driveway or an accessory building permitted by this by-law;
- (j) Minimum Amenity Area:
 - 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- (k) The following provisions apply to garages:
 - i). a garage door width shall not exceed the width of any unit or main wall of a dwelling; and,
 - ii). notwithstanding Section 10.4.1.(g) a detached garage may exceed 24 square metres;
- (l) The following shall apply to a bay, bow or box window:
 - i). Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - ii). Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - iii). A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - iv). A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- (m) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (n) Notwithstanding Section 10.13.2 front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- (o) Section 10.13.3 shall not apply;
- (p) Notwithstanding Section 10.9.1B.1 the following shall apply:
 - the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- (q) Section 10.12 shall not apply;
- (r) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- (s) Notwithstanding Section 10.9.1.B.4) the minimum permeable surface areas shall not apply;
- (t) For the purposes of this zone, a public / private lane is deemed to be a street for zoning purposes;
- (u) For the purpose of this zone, the rear lot line is deemed to be the lot line abutting a public / private lane; and,
- (v) For the purposes of this section, the Maximum Building Height shall be 12.5 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.

2437 The lands designated I1- 2437 on Schedule A to this by-law:

2437.1 Shall only be used for the purposes permitted by section 2437.1 (a), or the purposes permitted by section 2437.1 (b), but not both sections or not any combination of both sections:

either:

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

or:

- (b) those purposes permitted in:
 - (i) a R1E-10.4-2427 zone;
 - (ii) a R1F-10.4-2428 zone;
 - (iii) a R1E-11.6-2429 zone;
 - (iv) a R1F-11.4-2430 zone;
 - (v) a R2D-7.3-2434 zone;
 - (vi) a R3D-6.0-2436 zone; and,
 - (vii) a park, playground or recreation facility operated by a public authority;

2437.2 shall be subject to the following requirements and restrictions:

- a) for those uses permitted in a R1E-10.4-2427 zone, the requirements and restrictions as set out in a R1E-10.4-2427 zone;
- b) for those uses permitted in a R1F-10.4-2428 zone, the requirements and restrictions as set out in a R1F-10.4-2428 zone;
- c) for those uses permitted in a R1E-11.6-2429 zone, the requirements and restrictions as set out in a R1E-11.6-2429 zone;

- d) for those uses permitted in a R1F-11.4-2430 zone, the requirements and restrictions as set out in a R1F-11.6-2430 zone;
- e) for those uses permitted in a R2D-7.3-2434 zone, the requirements and restrictions as set out in a R2D-7.3-2434 zone; and,
- f) for those uses permitted in a R3D-6.0-2436 zone, the requirements and restrictions as set out in a R3D-2436 zone.

2437.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 2437.2.

2438 The lands designated I1(H) – 2438 on Schedule A to this by-law:

2438.1 shall be subject to the following while the H is in place for the subject lands:

- (a) Shall only be used for the following purposes:
 - i) A religious institution;
 - ii) A public or private school;
 - iii) A day nursery;
 - iv) A park, playground or recreation facility operated by a public authority; and,
 - v) Purposes accessory to the other permitted purposes;
- (b) Shall be subject to the following requirements and restrictions:
 - (i) Front Yard Depth:
 - Minimum 4.5 metres; and,
 - Maximum 18.0 metres;
 - (ii) Side Yard Width:
 - Minimum 4.5 metres; and,
 - Maximum 18.0 metres;
 - (iii) Minimum Rear Yard Depth:
 - 7.5 metres, or half of the height of the building, whichever is greater;
 - (iv) Maximum Building Height: 3 Storeys;
 - (v) Maximum Lot Coverage : 33 %;

(vi) Minimum Landscaped Open Space:

6.0 metres along a public road, 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;

- (c) The holding symbol shall only be removed after five years from the date of assumption of the plan of subdivision (File 21T-06024B), or phase thereof;
- (d) Notwithstanding 2438.1(c), the holding symbol shall only be removed after five years from the date of registration of the plan of subdivision (File 21T-06024B), or phase thereof, provided that the following occurs:
 - (1) The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,
 - (2) The Chief of Planning and Infrastructure Services deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

2438.2 Once the Holding (H) symbol has been lifted, the lands designated I1 – 2438 can be used for those purposes, requirements and restrictions permitted in:

- a) a R1E-10.4-2427 zone;
- b) a R1F-10.4-2428 zone;
- c) a R1E-11.6-2429 zone;
- d) a R1F-11.4-2430 zone;
- e) a R2D-7.3-2434 zone;
- f) a R3D-6.0-2436 zone; and,
- g) a R3C-2435 zone.

2439 The lands designated C1– 2439 on Schedule A to this by-law:

2439.1 Shall only be used for the following purposes;

- (a) Those uses permitted in a C1 zone; and,
- (b) A Commercial, Technical or Recreational School;

2439.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard: 4.5 metres;
- (b) Minimum Exterior Side Yard Depth: 4.5 metres;
- (c) Minimum Landscaped Open Space:

6.0 metres along Heritage Road, Lionhead Golf Club 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 and not used for parking and/or driveway purposes;

- (d) A drive through facility shall not be permitted; and,
- (e) For the purpose of this zone, the lot line abutting Heritage Road shall be deemed the front lot line.

2440 The lands designated C2- 2440 on Schedule A to this by-law:

2440.1 Shall only be used for the purposes permitted in a C2 zone in addition to the following uses:

- (a) Only in conjunction with a service station or gas bar, a motor vehicle washing establishment;
- (b) Only in conjunction with a Supermarket and a Garden Centre Sales Establishment, a seasonal garden centre sales establishment; and,
- (c) A day nursery.

2440.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 4.5 metres;
- b) Minimum Exterior Side Yard Width: 4.5 metres;
- c) Minimum Rear Yard Depth:
4.5 metres, except that where a rear yard abuts a Residential zone, the minimum rear yard shall be 7.5 metres;
- d) Maximum Total Gross Floor Area: 20,000 m²;
- e) A day nursery shall only be permitted within an end unit of a building;
- f) A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:
 - i. Shall not be permitted on required parking spaces or landscaped areas; and,
 - ii. Notwithstanding 2440.2f)(i), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 929 square metres for each of the Supermarket and Garden Centre Sales Establishment uses;
- g) A gas bar shall not have direct frontage on Mississauga Road and shall be setback a minimum of 30 metres from the Mississauga Road right-of-way;
- h) A drive through facility shall not be permitted;
- i) Minimum Landscaped Open Space:
6.0 metres along Mississauga Road, Lionhead Golf Club 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 exclusively landscaped and not used for parking and/or driveway purposes;
- j) For the purpose of this section, the lands zoned C2- Section 2440 shall be treated as a single lot for zoning purposes; and,

- k) For the purpose of this zone, the lot line abutting Mississauga Road shall be deemed the front lot line.
- 2441 The lands designated SC- 2441 on Schedule A to this by-law:
- 2441.1 Shall only be used for the following purposes:
- (a) Those uses permitted in a SC zone; and,
 - (b) A Commercial, Technical or Recreational School;
- 2441.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Front Yard Depth: 4.5 metres;
 - b) Minimum Exterior Side Yard Width: 4.5 metres;
 - c) Minimum Rear Yard Depth: 3.0 metres;
 - d) Minimum Landscaped Open Space:
 - i) 6.0 metres along Mississauga Road and Lionhead Golf Club Road, 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;
 - ii) 9.0 metres abutting lands zoned Agricultural; and,
 - iii) 3 metres along all other property limits;
 - e) A drive through facility shall not be permitted;
 - f) For the purpose of this zone, the lot line abutting Lionhead Golf Club Road shall be deemed the front lot line; and,
 - g) For the purpose of this section, the lands zoned SC-Section 2441 shall be treated as a single lot for zoning purposes.
- 2442 The lands designated OS(H) – 2442 shall be subject to the following requirements and restrictions while the H is in place for the subject lands:
- 2442.1 Shall only be used for those purposes permitted in an Open Space zone;
- 2442.2 The holding symbol shall only be removed after the Chief of Planning and Infrastructure Services has deemed these lands to be surplus in accordance with City policy;
- 2442.3 Once the Holding (H) symbol has been lifted, the lands designated OS – 2442 can be used for those purposes, requirements and restrictions permitted in:
- a) a R1E-10.4-2427 zone;
 - b) a R1F-10.4-2428 zone;
 - c) a R1E-11.6-2429 zone;
 - d) a R1F-11.4 -2430 zone;
 - e) a R2D-7.3-2434 zone; and,
 - f) a R3D-6.0-2436 zone.

2418 The lands designated OS- 2418 on Schedule A to this by-law:

2418.1 Shall only be used for the following:

- (a) Those purposes permitted in an Open Space zone; and,
- (b) Those purposes permitted in the R1E-15.0-2431 zone;

2418.2 shall be subject to the following requirements and restrictions:

- a) for those uses permitted in a OS zone, the requirements and restrictions as set out in the OS zone; and,
- b) for those uses permitted in a R1E-15.0-2431 zone, the requirements and restrictions as set out in a R1E-15.0 - 2431 zone.

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.”

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

this 11TH day of December, 2013.



SUSAN FENNELL - MAYOR



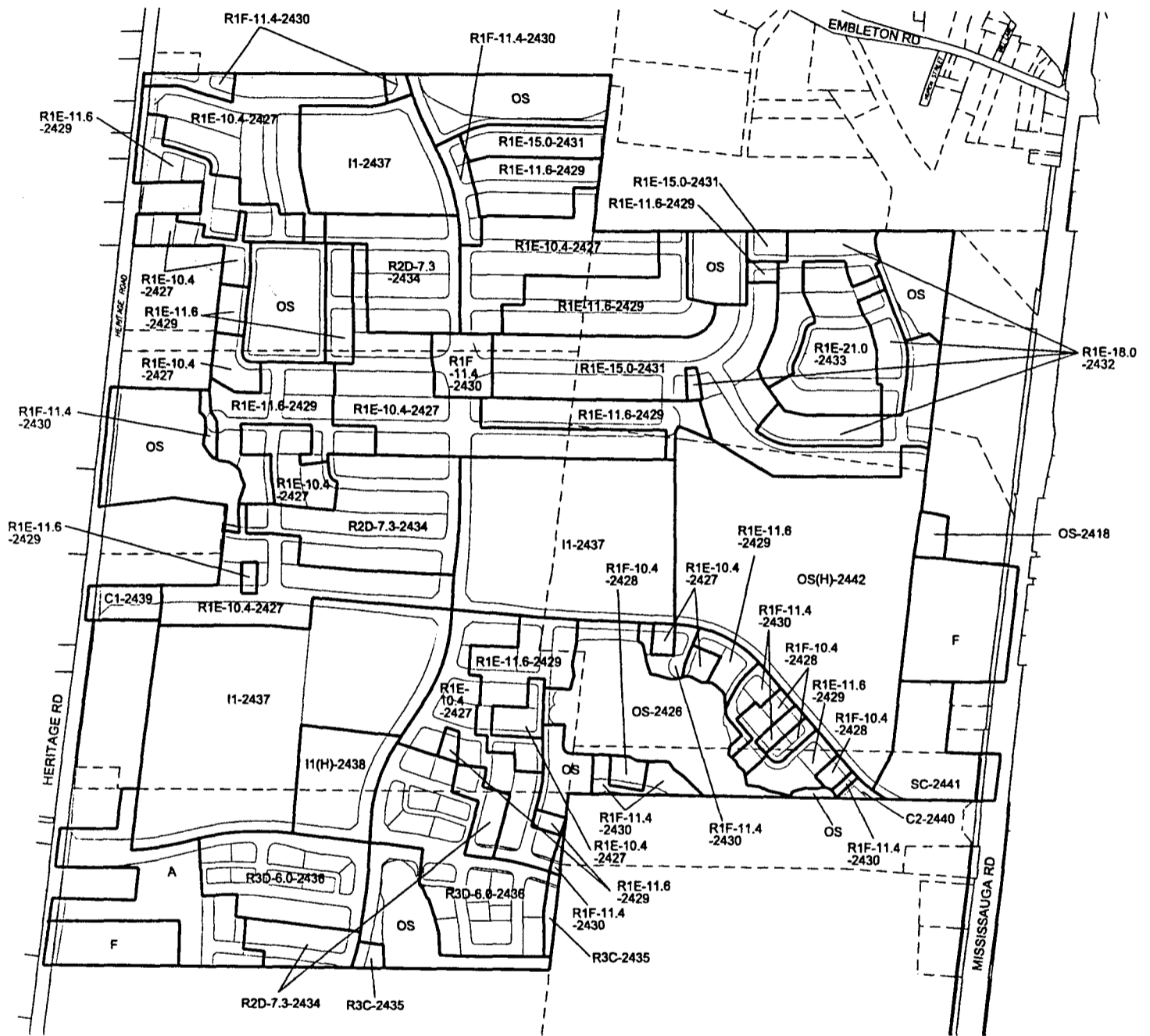
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, M.C.I.P., R.P.P
Senior Executive Director,
Planning and Building Division

APPROVED AS TO FORM LAW DEPT. BRAMPTON
JZ.
DATE 02/21/13



LEGEND

— ZONE BOUNDARY

PART LOTS 3-5, CONCESSION 5 W.H.S

By-Law 344-2013

Schedule A



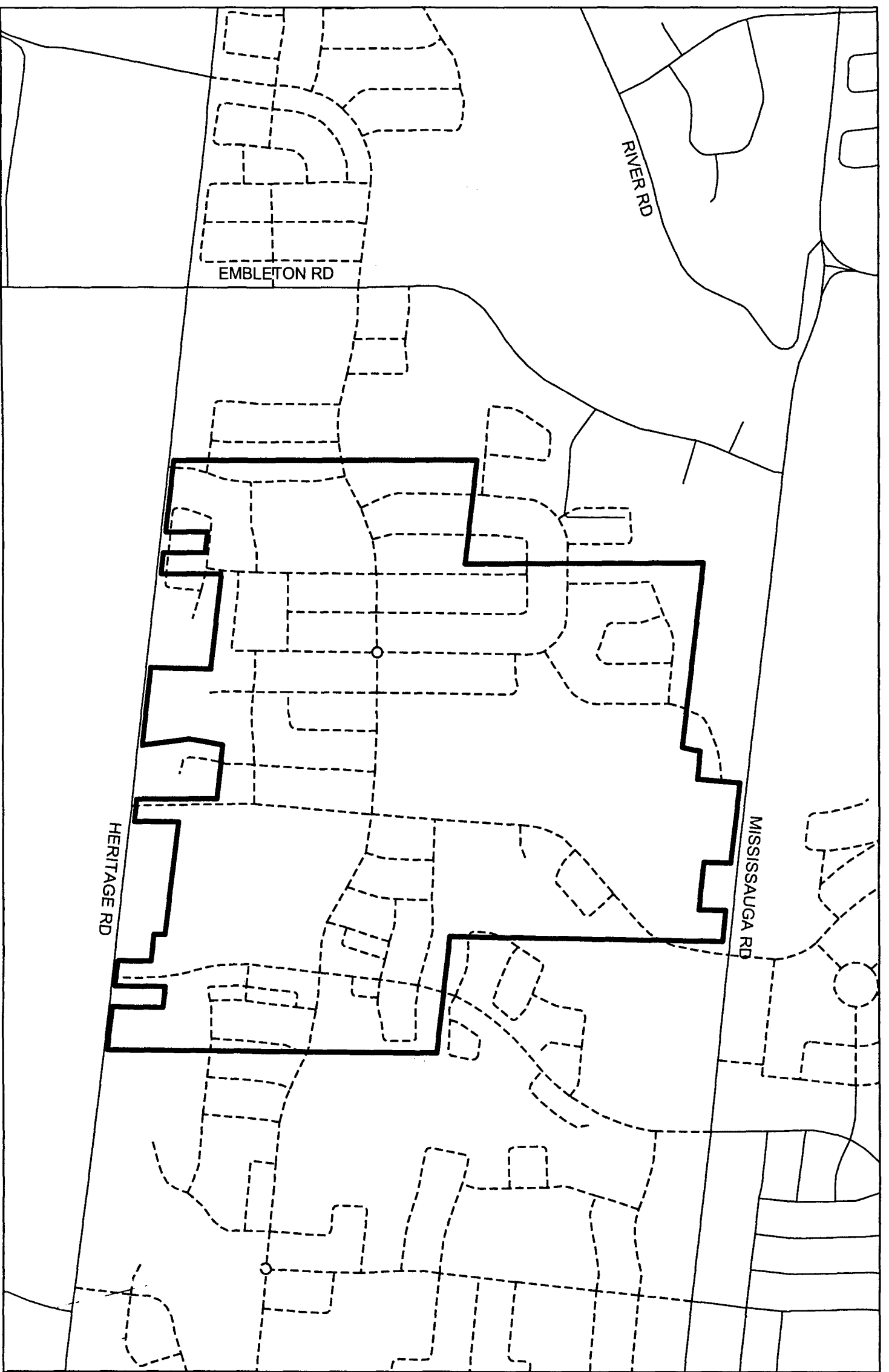
CITY OF BRAMPTON

Planning, Design and Development

Date: 2013 11 18

Drawn by: CJK

File no. C05W04.005_ZBLA



SUBJECT LANDS

 PROPOSED STREETS

 BUILT STREETS

FLOWER CITY

 PLANNING,
 DESIGN &
 DEVELOPMENT
 BRAMPTON.CA

Date: 2013 08 02 Drawn By: CJK
 File: C05W04.005zkm

Key Map By-Law 344-2013

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 344-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Malone Given Parsons Ltd. – Great Gulf (Brampton) Ltd.
(File C05W04.005)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, hereby make oath
and say as follows:

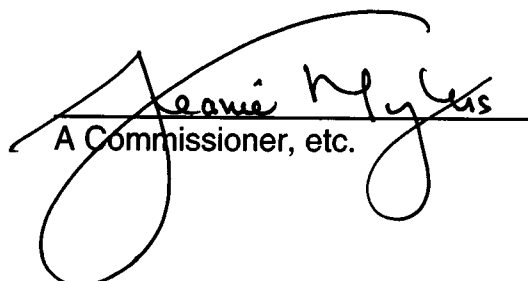
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 344-2013 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 11th day of December, 2013
3. Written notice of By-law 344-2013 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 344-2013 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.