



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 346-2013

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 the Existing Zoning of: | To: |
|------------------------------|--|
| AGRICULTURAL (A) | RESIDENTIAL SINGLE DETACHED F-11.4 – 2430 (R1F-11.4 – 2430); RESIDENTIAL TOWNHOUSE A – 2420 (R3A-2420); RESIDENTIAL TOWNHOUSE C – 2422 (R3C-2422); RESIDENTIAL TOWNHOUSE C – 2435 (R3C-2435); OFFICE CENTRE – 2424 (OC-2424); SERVICE COMMERCIAL – 2441 (SC-2441); COMMERCIAL TWO– 2440 (C2-2440); OPEN SPACE – 2426 (OS-2426); OPEN SPACE (OS); and, FLOODPLAIN (F). |

(2) by adding thereto the following sections:

- "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, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and 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.

- 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.
- 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:

The entire yard areas shall be landscaped open space other than a driveway, a walkway, an encroachment or an accessory building permitted by this by-law, and shall include an area 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle;

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:
 - vii) 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 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;

viii) Minimum Landscaped Open Space:

The entire yard areas shall be landscaped open space other than a driveway, a walkway, an encroachment or an accessory building permitted by this by-law, and shall include an area 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle;

- ix) 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.

- x) 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.

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.

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 use 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.

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

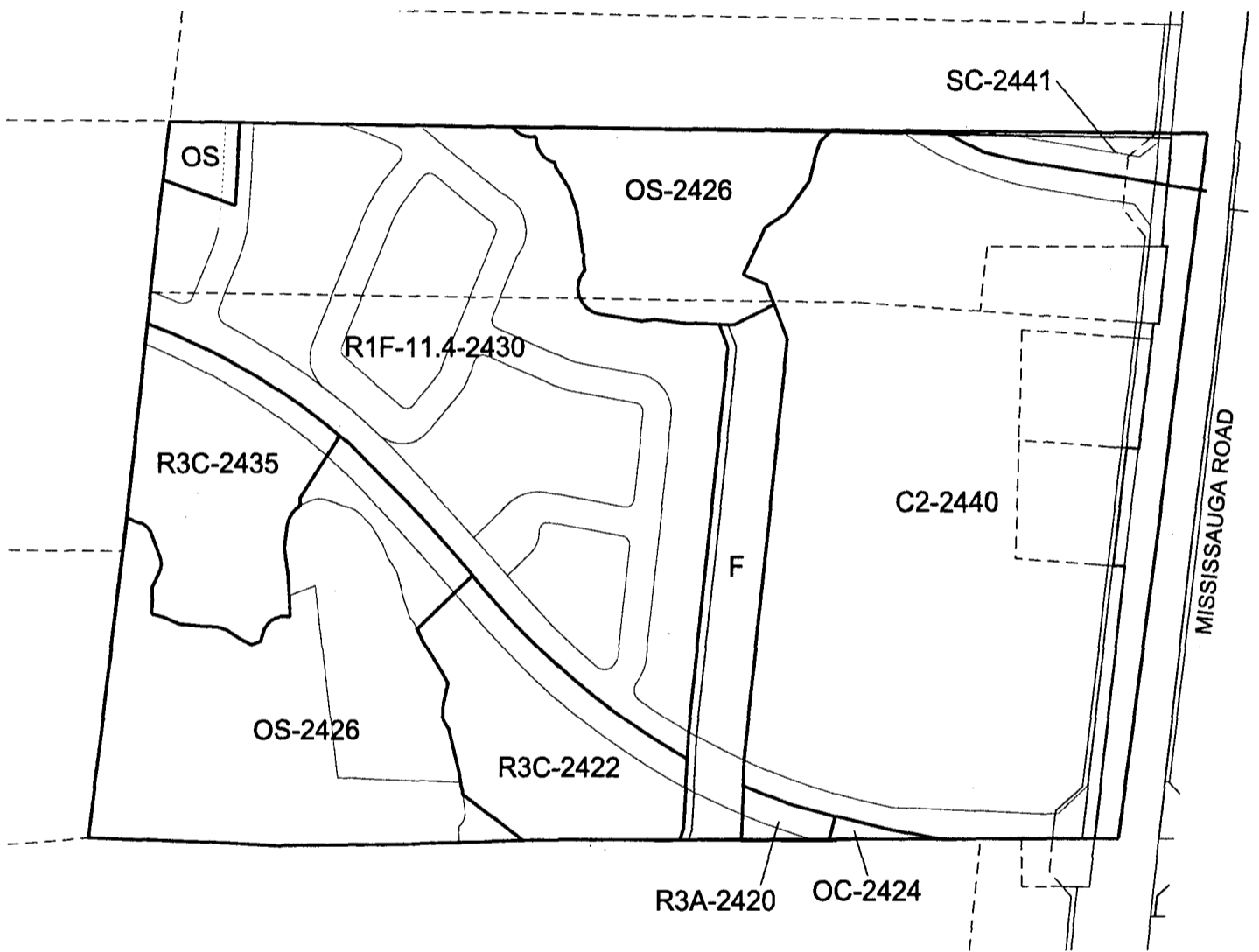

 PETER FAY - CITY CLERK

Approved as to content:



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

| |
|---|
| APPROVED AS TO FORM LAW DEPT. BRAMPTON |
| J 17 - |
| DATE 11/11/13 |



LEGEND

— ZONE BOUNDARY

PART LOT 3, CONCESSION 5 W.H.S.

By-Law 346-2013

Schedule A

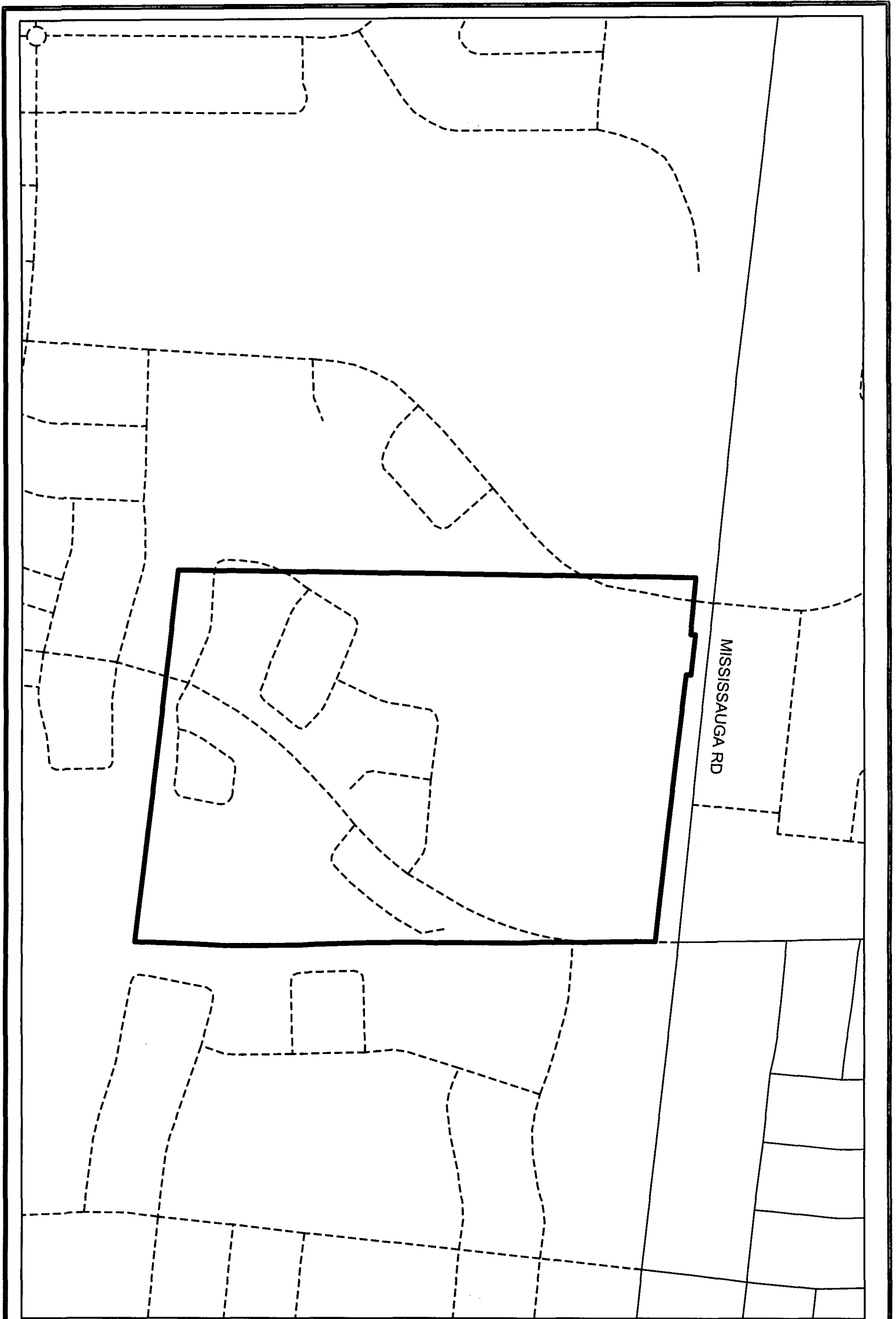


CITY OF BRAMPTON
 Planning, Design and Development

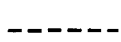
Date: 2013 11 18

Drawn by: CJK

File no. C05W03.006_ZBLA



SUBJECT LANDS



PROPOSED STREETS



BUILT STREETS

FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON.CA

Date: 2013 08 02 Drawn By: CJK
File: C05W03.006zkm

Key Map By-Law 346-2013

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 346-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. – Kaneff Properties Ltd.
(File C05W03.006)

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 346-2013 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 346-2013 as required by section 34 of the *Planning Act*
was given on the 16th 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 346-2013 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



Jeannie Myers
A Commissioner, etc.