

**Notice of Passing of By-laws to
Clarify and Improve Residential Development Standards
City-wide**

Date of Decision: October 28 2020
Date of Notice: November 12, 2020
Last Date of Appeal: December 2, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-laws 209-2020, 210-2020, 211-2020, 212-2020, 213-2020, and 214-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to a City-initiated application.

The Purpose and Effect of By-law 209-2020: To amend the Parking of Trailers, Boats and Recreational Vehicles/Equipment Zoning By-law provisions as follows:

- 1) To permit the parking of utility trailers not carrying recreational equipment/vehicles in an interior side yard or rear yard, subject to maximum size restrictions; and
- 2) To regulate the size, height, location and number of trailers carrying various seasonal recreational equipment that may be parked/stored in each yard simultaneously.

Location of Lands affected by By-law 209-2020: By-law 209-2020 applies to any lot used for residential purposes.

Purpose and Effect of By-law 210-2020: To amend the Below Grade Exterior Stairs and Windows provisions for a single detached dwelling, with or without a second unit.

Location of Lands affected by By-law 210-2020: By-law 210-2020 applies to single detached residential dwellings, with or without a second unit.

Purpose and Effect of By-law 211-2020: To amend the Accessory Buildings Zoning By-law provisions to include size and height restrictions for swimming pool enclosures.

Location of Lands affected by By-law 211-2020: By-law 211-2020 applies to any lot used for residential purposes.

Purpose and Effect of By-law 212-2020: To:

- 1) Add a definition for a "Balcony", "Deck" and "Porch";
- 2) Add the words "with or without foundation" to the window bay structure encroachment;
- 3) Add a minimum setback for a balcony, deck and porch to a lot line, notwithstanding the maximum permitted encroachments for these structures; and
- 4) Amend the permitted encroachment (including eaves and cornices) of a roof projection extending above a residential balcony, deck and/or porch.

Location of Lands affected by By-law 212-2020: By-law 212-2020 applies to any lot used for residential purposes.

Purpose and Effect of By-law 213-2020: To add a definition for a “Privacy Screen” and to add requirements and restrictions to permit “Privacy Screens” on a patio, porch, deck, landscaped deck or balcony.

Location of Lands affected by By-law 213-2020: By-law 213-2020 applies to any lot used for residential purposes.

Purpose and Effect of By-law 214-2020: To:

- 1) Add a definition for a “Quonset Hut” and “Intermodal Shipping Container”;
- 2) Add a regulation that will prohibit a “Quonset Hut” and “Intermodal Shipping Container” from being used as an accessory structure, detached garage or carport;
- 3) Add a regulation that permits one open-sided shade structure, gazebo or pergola on an elevated platform (deck, landscaped deck, porch or balcony) subject to size and height restrictions; and
- 4) Add a requirement for the minimum interior dimensions of a detached garage.

Location of Lands affected by By-law 214-2020: By-law 214-2020 applies to any lot used for residential purposes.

Obtaining Additional Information: The complete background information is available at the City Clerk’s Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Michelle Gervais, Policy Planner, Planning, Building and Economic Development, at (905) 874-2073 or michelle.gervais@brampton.ca.

Any and all written submissions relating to these amendments that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

The City is currently processing various applications under the *Planning Act*. Information regarding current applications can be obtained by contacting the Planning, Building and Economic Development Department at 905-874-2050, or online at <https://www.brampton.ca/EN/Business/planning-development/Pages/welcome.aspx>

When and How to File an Appeal: An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than December 2, 2020**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.

Appointments to attend City Hall may be booked online at:

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

<p>Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.</p>



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 209 - 2020

To amend Comprehensive Zoning By-law 270-2004

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Section 10.6 in its entirety and replacing it with the following:

"10.6 Parking of Trailers, Boats and Recreational Vehicles/Equipment

10.6.1 Excepted as permitted in clause 10.6.2 and 10.6.3 of this by-law, a person shall not park or store, or permit to be parked or stored, a boat, a snowmobile, a personal watercraft, an all-terrain vehicle, a utility trailer, a camper trailer, a travel trailer, a house trailer, a mobile home or any other type of trailer on any lot used for residential purposes.

10.6.2 Notwithstanding clause 10.6.1, one (1) of the following vehicles or vehicle combinations may be parked or stored on a residential lot in the interior side yard or rear yard:

- (a) a utility trailer not exceeding 7.0 metres in length and/or 3.0 metres in height, excluding tongue but including attachments,
- (b) a camper trailer or travel trailer not exceeding 7.0 metres in length and/or 3.0 metres in height, excluding tongue but including attachments,
- (c) a boat with or without a trailer, altogether not exceeding 7.0 metres in length and/or 3.0 metres in height, excluding tongue but including attachments,
- (d) one or two snowmobiles with or without a trailer, altogether not exceeding 7.0 in length and/or 2.0 metres in height, excluding tongue but including attachments,
- (e) one or two personal watercrafts with or without a trailer, altogether not exceeding 7.0 metres in length and/or 2.0 metres in height, excluding tongue but including attachments,
- (f) one or two all-terrain vehicles with or without a trailer, altogether not exceeding 7.0 metres in length and/or 2.0 metres in height, excluding tongue but including attachments.

10.6.3 In addition to the vehicles or combination of vehicles permitted by clause 10.6.2 and notwithstanding clause 10.6.1, one (1) of the following recreational trailers shall also be permitted to be parked or stored on a residential driveway in the front yard or exterior side yard provided that the trailer does not occupy a parking space required by this by-law:

- (a) a camper trailer or travel trailer not exceeding 5.0 metres in length and 1.8 metres in height, excluding tongue but including attachments,
- (b) a boat on a trailer, altogether not exceeding 5.0 metres in length and/or 1.8 metres in height, excluding tongue but including attachments,
- (c) one or two snowmobiles on a trailer, altogether not exceeding 5.0 in length and/or 1.8 metres in height, excluding tongue but including attachments,
- (d) one or two personal watercrafts on a trailer, altogether not exceeding 5.0 metres in length and/or 1.8 metres in height, excluding tongue but including attachments,
- (e) one or two all-terrain vehicles on a trailer, altogether not exceeding 5.0 metres in length and/or 1.8 metres in height, excluding tongue but including attachments.

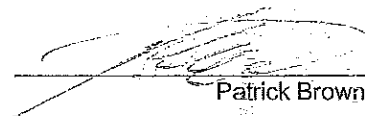
10.6.4 Notwithstanding the size requirements outlined in clause 10.6.3, a recreational trailer described in clause 10.6.3 (a) to (e) that exceeds the permitted length and/or height may be parked on a residential driveway in the front yard or exterior side yard for a period not exceeding 72 consecutive hours, twice per calendar month provided that:

- (a) the recreational trailer does not exceed 7.0 metres in length and/or 3 metres in height, excluding tongue but including attachments,
- (b) the recreational trailer is not located within a visibility triangle as described in Section 6.15 of this by-law, and
- (c) no portion of the recreational trailer, including tongue, overhangs the municipal sidewalk or curb."

ENACTED and PASSED this 28th day of October, 2020.

Approved as to
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2020/09/15
AWP

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2020/09/11
RJB


Patrick Brown, Mayor


Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 210 - 2020

To amend Comprehensive Zoning By-law 270-2004

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows

1. By-law 270-2004, as amended, is hereby further amended:

(1) by amending Section 10.23, Below Grade Exterior Stairs and Windows, as follows:

a) by deleting Section 10.23 in its entirety and replacing it with the following new sections:

"10.23 Below Grade Exterior Stairs and Windows

"10.23.1 For a single detached, semi-detached, townhouse dwelling, or two-unit dwelling, exterior stairways constructed below the established grade shall not be located in a required side yard or front yard, or in a yard located between a main wall of a dwelling and a front or flankage lot line.

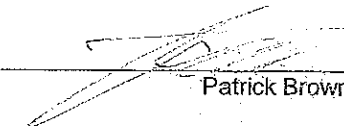
10.23.2. Notwithstanding 10.23.1, for a single detached dwelling, with or without a second unit, exterior stairways constructed below the established grade shall be permitted in a required interior side yard, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling and a minimum setback of 0.3 metres to the below grade stairway is maintained.

10.23.3. A below grade window shall not be permitted where the interior side yard width is less than 1.2 metres."

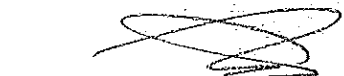
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Patrick Brown, Mayor



Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211 - 2020

To amend Comprehensive Zoning By-law 270-2004

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows

1. By-law 270-2004, as amended, is hereby further amended:

(1) by amending Section 10.3 Accessory Buildings, as follows:

a) by adding the following new sections after Section 10.3(g)(ii):

"(iii) no greater than 23 square meters in gross floor area and 4 metres in building height on a lot in a Residential Hamlet or Residential Estate Zone or on a lot in an Agricultural zone where the lot area is 2 hectares or less;

(iv) no greater than 15 square metres in gross floor area and 3 metres in building height on a lot in all other Residential Zones;"

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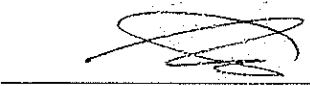
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Patrick Brown, Mayor


Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 212 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By amending Section 5 Definitions, as follows:

a) by adding the following:

"BALCONY shall mean an unenclosed attached platform projecting from the face of a wall that is only directly accessible from within a building with no direct exterior access to grade and may be surrounded by a balustrade, partial wall, or railing, where required.

DECK shall mean an attached or freestanding unenclosed platform or series of platforms, 0.6 metres or greater above ground level, which is located on the same level as or lower than the first storey of the building associated with the platform, with direct access to the ground, but shall not include a Landscaped Deck.

PORCH shall mean an attached unenclosed platform, with or without a foundation and/or basement with direct access to the ground."

b) to re-organize the definitions in alphabetical order accordingly.

(2) by amending Section 6.13, Permitted Yard Encroachments as follows:

a) by deleting "Table 6.13.A" in its entirety and replacing it with the following new Table 6.13.A:

Table 6.13.A:

<u>Structure</u>	<u>Required Yard</u>	<u>Maximum Encroachment into the Required Yard</u>
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any yard	0.5 metres

By-law Number 212 - 2020

Window bays, with or without foundation	Front, rear and exterior side yards	1.0 metre to a maximum width of 3 metres
Porch, Deck or Balcony	Front and exterior side yards	1.8 metres, but no closer than 0.6 metres to any lot line
Porch, Deck or Balcony	Rear yard	3.0 metres, but no closer than 3.0 metres to the rear lot line

(3) by adding the following new section after Section 6.13(c):

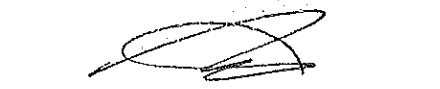
"(d) A roof structure, including an open framework of beams and rafters, attached to a main wall of the building, may project above a balcony, deck and/or porch permitted in Table 6.13.A provided that the roof structure, including eaves and cornices, encroaches into the required yard by a maximum of 2 metres or the depth of the associated deck, balcony or porch, whichever is less."

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Patrick Brown, Mayor


Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 213 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by amending Section 5 Definitions, as follows:

a) by adding the following:

“ **PRIVACY SCREEN** shall mean a constructed barrier or feature with a maximum of two vertical sides or segments, that is affixed to, and designed to obscure sightlines and provide privacy for, a patio, porch, deck, landscaped deck or balcony.”

b) to re-organize the definitions in alphabetical order accordingly.

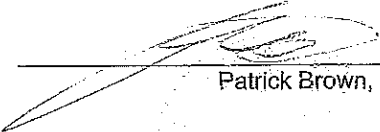
(2) by amending Section 10.10 Fences by adding the following new section after Section 10.10(b):

“(c) notwithstanding 10.10 (a) and (b), a privacy screen shall be permitted on any patio, porch, deck, landscaped deck or balcony subject to the following:

- (i) a privacy screen shall not exceed a maximum height of 1.8 meters measured from the walking surface of the deck, landscaped deck, porch, or balcony patio;
- (ii) an individual side or segment of screening shall not project more than 2 metres from the wall of the dwelling or the depth of the walking platform to which it is affixed, whichever is less; and
- (iii) a privacy screen affixed to a landscaped deck shall have a minimum setback of 0.6 metres from any lot line.”

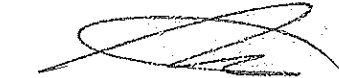
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Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 214 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by amending Section 5 Definitions, as follows:

a) by adding the following:

QUONSET HUT shall mean a building or structure made of corrugated steel, plastic or fabric covering or any combination of steel, plastic, fabric and concrete, having a semi-circular or rounded peak cross-section, which may or may not include end walls.

INTERMODAL SHIPPING CONTAINER shall mean an enclosed metal structure designed to facilitate the transportation of goods by several different means of transportation, and shall include shipping containers, seacans, transport truck trailers, and straight truck boxes and similar prefabricated metal storage units."

b) to re-organize the definitions in alphabetical order accordingly.

(2) by amending Section 10.3 Accessory Buildings, as follows:

a) by deleting 10.3(i) in its entirety and replacing it with the following:

"(i) a Quonset hut, intermodal shipping container or transport trailer shall not be used as an accessory building or structure in any Residential Zone or in an Agricultural Zone where the lot area is 2 hectares or less;"

b) by adding the following new section after section 10.3(m):

"(n) Notwithstanding 10.3(h), one open-sided shade structure, gazebo or pergola shall be permitted on a deck, landscaped deck, porch or balcony, provided that the building height of the open-sided shade structure, gazebo or pergola does not

exceed 3 metres when measured from the walking surface of the deck, landscaped deck, porch or balcony, and has a maximum gross floor area of 10 square metres.”

(3) by amending Section 10.4 Detached Garage or Carport as follows:

a) by deleting 10.4(i) in its entirety and replacing it with the following:

“(i) a Quonset hut, intermodal shipping container or transport trailer shall not be used as a detached garage or carport in any Residential Zone or in an Agricultural Zone where the lot area is 2 hectares or less;”

b) by renumbering clause 10.4(k) to 10.4(l);

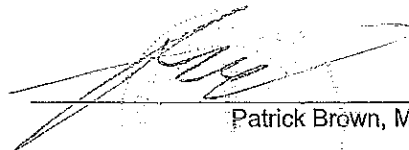
c) by adding the following new section after section 10.4(j) as follows:

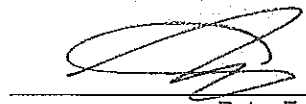
“(k) the interior space shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.”

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