

**Adoption of Official Plan Amendment OP2006-190 (By-law 215-2020)
and Zoning By-law 216-2020
Ward 6**

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-law 215-2020, to adopt **Official Plan Amendment OP2006-190, and By-law 216-2020**, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Malone Given Parsons Ltd. – Shayma Dick Holdings Inc. – Kendalwood Land Development Inc. and 2570616 Ontario Inc. – File C05W06.007.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect: the purpose of Zoning By-law 216-2020 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Malone Given Parsons Ltd. - Shayma Dick Holdings Inc., Kendalwood Land Development Inc., and 2570616 Ontario Inc. is to permit the use of the subject lands for Single Detached Dwellings, Semi Detached Dwellings, Live-work Townhouse Dwellings, Street Townhouse Dwellings, Mixed Use, and Service Commercial purposes. The development will yield 399 single detached dwellings, 32 semi detached dwellings, 37 live-work townhouses, 69 street townhouses, a mixed use block, a service commercial block, and 13 residential reserve blocks.

Location of Lands Affected: located east of Heritage Road, north and south of Embleton Road within the Bram West Secondary Plan (Area 40a) – Ward 6

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Nasir Mahmood, Development Planner, Planning, Building and Economic Development, at 905.874.2094 or nasir.mahmood@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

Under the *Planning Act*, there is a Draft Plan of Subdivision pertaining to the subject lands – File 21T-06026B.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Local Planning and Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than December 2, 2020**, shown above as the last date of appeal. 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>

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.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 215 - 2020

To adopt Amendment Number OP2006 - 190 to the Official Plan of the City of Brampton Planning Area

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. Amendment Number OP2006- 190 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

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

Approved as to
form.


2020/10/01

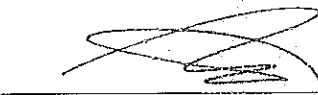
[AWP]

Approved as to
content.

2020/09/29

[Allan Parsons]


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP
2020- 190 TO THE OFFICIAL
PLAN OF THE CITY OF
BRAMPTON PLANNING
AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to change the land use designations of the lands shown on Schedules A and B to this amendment, to permit more residential units by removing a large portion of the Upscale Executive Housing Special Policy Area lands north of Embleton Road and east of Heritage Road and re-designating these lands from Executive Residential to Low/Medium Density Residential.

In addition, this OPA re-designates approximately 1 hectare of Service Commercial lands south of Embleton Road to Low/Medium Density Residential and Medium Density Residential.

Special Policy Area 15 which permitted increased density on approximately half of the Executive Residential lands north of Embleton Road will be deleted as the lands will become Low/Medium Density.

This Amendment also reclassifies the Parkette identified in Schedule B as a Neighbourhood Park and permits a limited number of lots with direct frontage on the North-South Collector Road.

2.0 Location:

The lands subject to this amendment are located north and south of Embleton Road, east of Heritage Road and west of the Village of Huttonville. The northern portion of the property has a frontage of approximately 523 metres (1716 feet) on Heritage Road and a frontage of approximately 427 metres (1400 feet) on Embleton Road, while the southern portion has a frontage of approximately 93 metres (305 feet) on Heritage Road and a frontage of approximately 183 metres (600 feet) on Embleton Road. The lands are legally described as part of east and west halves of Lot 6, part of east and west halves of Lot 5, part of the original road allowance between the east halves of lots 5 & 6 and part of the original road allowance between the west halves of Lots 5 & 6, Concession 5, west of Hurontario Street, in the City of Brampton.

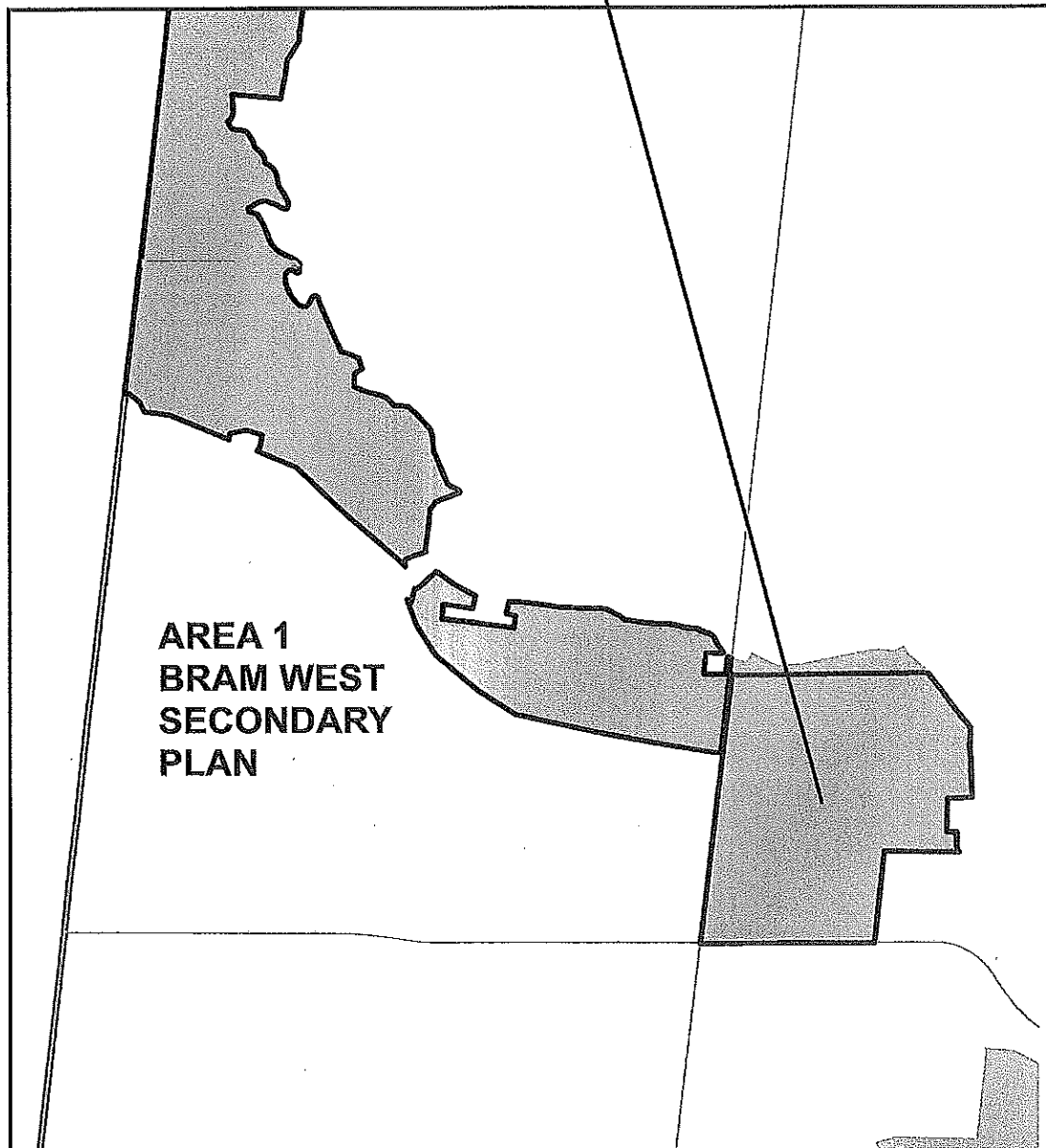
3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:



3.1.1 By removing on Schedule A1, Upscale Executive Housing Special Policy Areas, the "Upscale Executive Housing Special Policy Area" designation at the northeast corner of Embleton Road and Heritage Road as shown on Schedule A to this amendment;

- 3.1.2 By adding to the list of amendments pertaining to Secondary Plan Area 40(a), Chapter 40(d): BramWest as set out in Part II: Secondary Plans, Amendment Number OP 2020 - 190;
- 3.2 The portions of the document known the BramWest Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan, as amended), are hereby further amended:
- 3.2.1 By changing on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designations shown on Schedule B to this amendment, from "Executive Residential" to "Low/Medium Density" Residential, and from "Service Commercial" To "Low/Medium Density" Residential and "Medium Density" Residential;
- 3.2.2 By replacing on Schedule SP 40(a), the Parkette shown on Schedule B to this amendment, with a Neighbourhood Park;
- 3.2.3 By deleting on Schedule SP 40(b) of Chapter 40(d) of Part II: Secondary Plan, Special Policy Area 15, shown on Schedule C to this amendment;
- 3.2.4 By adding new Section 4.1.12 as follows:
Notwithstanding Section 4.1.4, direct residential frontage shall be permitted on the North-South Collector Road for a limited number of residential units located north of Embleton Road, subject to the satisfaction of the City.
- 3.2.5 By deleting Section 3.8.5, Special Policy Area 15 (Executive Residential), in its entirety.
- 3.3 The portions of the document known as Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), are hereby further amended:
- 3.3.1 By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule D to this amendment

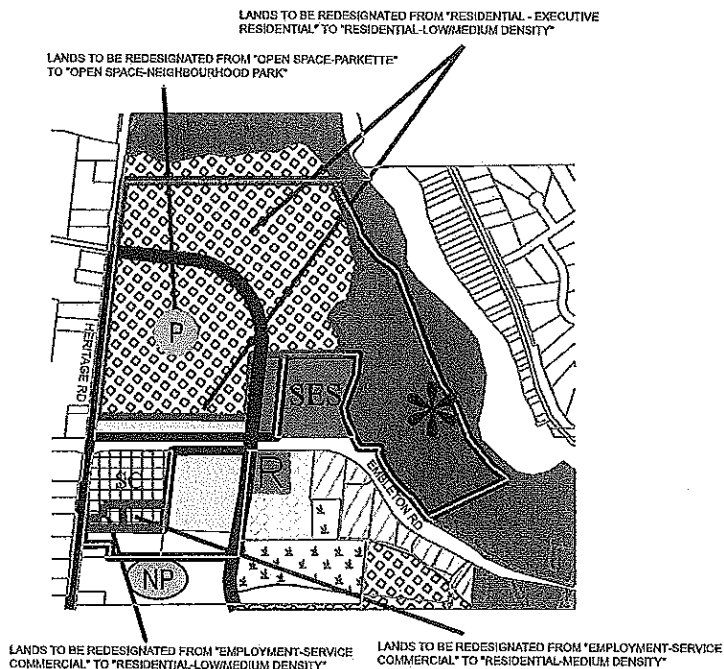
LANDS TO BE REMOVED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"



EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  APPEALED TO THE OMB/LPAT
-  UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS





EXTRACT FROM SCHEDULE SP40(A) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:

- Executive Residential
- Low / Medium Density
- Medium Density
- Village Residential
- Mixed Use

EMPLOYMENT:

- Service Commercial

ROAD NETWORK:

- Minor Collector Roads (23-26 metres)



INSTITUTIONAL:

Senior Elementary School

Retirement Home

OPEN SPACE:



Valleyland



Neighbourhood Park



Parkette



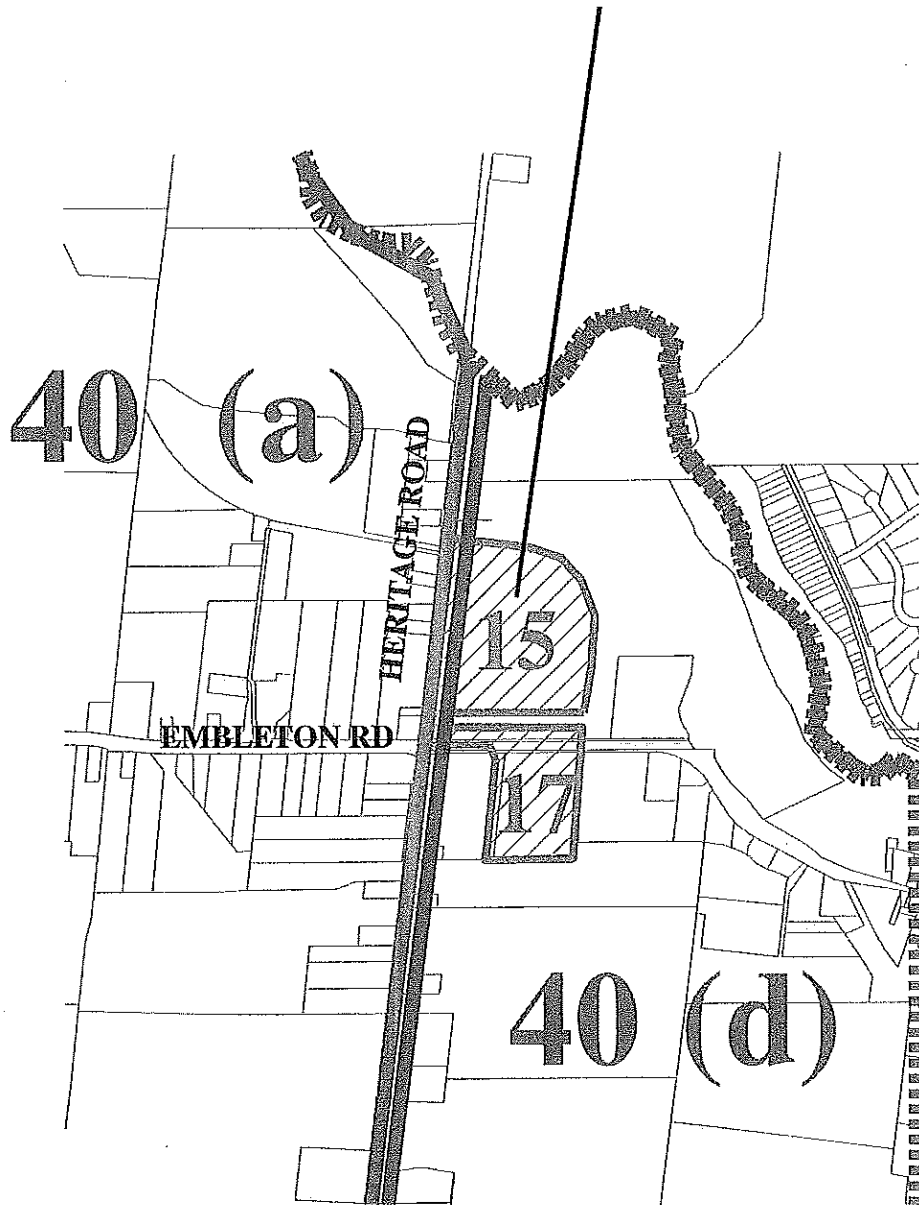
Wetland



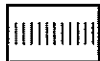
SWM Facilities



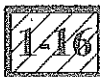
"SPECIAL POLICY AREA 15 TO BE DELETED"



EXTRACT FROM SCHEDULE SP40(b) OF THE DOCUMENT KNOWN AS THE SPECIAL POLICY AREA SCHEDULE



**Bram West Secondary
Plan Area Boundary**



Special Policy Area

BRAMPTON
FlowerCity
PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE C TO OFFICIAL PLAN
AMENDMENT OP2006# 190**
By-law 215-2020

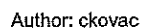
Date: 2020 09 23 Drawn By: CJK
File: C05W06.007_OPA_C

The map illustrates the Embleton Road Special Policy Area 17, divided into several land use zones with the following areas:

- PARK**: 1.9 ha.
- C1/C2 SWM**: 1.5 ha.
- EXISTING PUBLIC SCHOOL**: 3.7 ha.
- SC**: 3.0 ha.
- MIXED USE**: 3.0 ha.
- INST.**: 0.5 ha.
- MEDIUM DENSITY**: 2.2 ha.

The map also shows the **CREDIT RIVER** to the east and **EMBLETON ROAD** running through the area.

LEGEND		LEGEND		LEGEND		LEGEND	
	GOVERNMENT		GOVERNMENT		GOVERNMENT		GOVERNMENT
	PRIVATE		PRIVATE		PRIVATE		PRIVATE
	NON-PROFIT		NON-PROFIT		NON-PROFIT		NON-PROFIT
	INDUSTRY		INDUSTRY		INDUSTRY		INDUSTRY
	ACADEMY		ACADEMY		ACADEMY		ACADEMY
	RESEARCH		RESEARCH		RESEARCH		RESEARCH
	EDUCATION		EDUCATION		EDUCATION		EDUCATION
	HEALTH		HEALTH		HEALTH		HEALTH
	ENVIRONMENT		ENVIRONMENT		ENVIRONMENT		ENVIRONMENT
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS		ARTS		ARTS		ARTS
	SPORTS		SPORTS		SPORTS		SPORTS
	LEISURE		LEISURE		LEISURE		LEISURE
	RELIGION		RELIGION		RELIGION		RELIGION
	SCIENCE		SCIENCE		SCIENCE		SCIENCE
	TECHNOLOGY		TECHNOLOGY		TECHNOLOGY		TECHNOLOGY
	ARTS						





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 216 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows:

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

- a. 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-10.4-2973 (R1F-10.4-2973);
	RESIDENTIAL SINGLE DETACHED E-11.6-2974 (R1E-11.6-2974);
	RESIDENTIAL SINGLE DETACHED F-11.6-2975 (R1F-11.6-2975);
	RESIDENTIAL SINGLE DETACHED E-13.7-2976 (R1E-13.7-2976);
	RESIDENTIAL SINGLE DETACHED F-13.7-2977 (R1F-13.7-2977);
	RESIDENTIAL SINGLE DETACHED E-15.0-2431 (R1E-15.0-2431);
	RESIDENTIAL SEMI- DETACHED D-7.3-2434 (R2D-7.3-2434);

	<p>RESIDENTIAL STREET TOWNHOUSE D-6.0-2978 (R3D-6.0-2978);</p> <p>RESIDENTIAL STREET TOWNHOUSE B-2015 (R3B- 2015);</p> <p>COMPOSITE RESIDENTIAL COMMERCIAL CRC- SECTION 2979 (CRC-2979);</p> <p>INSTITUTIONAL ONE-2437 (I1-2437);</p> <p>SERVICE COMMERCIAL- 2441 (SC-2441);</p> <p>OPEN SPACE (OS); and,</p> <p>FLOODPLAIN (F).</p>
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(2) By adding thereto the following sections:

- "2973 The lands designated R1F-10.4-2973 on Schedule A to this by-law:
- 2973.1 Shall only be used for the purposes permitted in a R1F zone.
- 2973.2 Shall be subject to the following requirements and restrictions:
- 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;
 - Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres 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;
 - 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;
 - Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
 - Minimum building setback to a daylighting triangle/rounding: 1.2 metres;
 - Minimum Rear Yard Depth: 6.0m;
 - Temporary sales offices shall be permitted until December 31, 2025;
 - 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 until December 31, 2025;
 - 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;
 - k) Maximum Building Height: 11.6 metres.
- 2973.3 For the purpose of Section 2973, Building Height shall be defined as 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.
- 2974 The lands designated R1E-11.6-2974 on Schedule A to this by-law:
- 2974.1 Shall only be used for the purposes permitted in a R1E zone.
- 2974.2 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 metres 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 daylighting triangle/rounding: 1.2 metres;
 - g) Temporary sales offices shall be permitted until December 31, 2025;
 - 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 until December 31, 2025;
 - 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;

- k) Maximum Building Height: 11.6 metres.
- 2974.3 For the purpose of Section 2974, 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.
- 2975 The lands designated R1F-11.6-2975 on Schedule A to this by-law:
- 2975.1 Shall only be used for the purposes permitted in a R1F zone.
- 2975.2 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 metres 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:
 - i) 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 daylighting triangle/rounding: 1.2 metres;
 - g) Minimum Rear Yard Depth: 6.0m;
 - h) Temporary sales offices shall be permitted until December 31, 2025;
 - 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 until December 31, 2025;
 - 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;
 - l) Maximum Building Height: 11.6 metres.

- 2975.3 For the purpose of Section 2975, 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.
- 2976 The lands designated R1E-13.7-2976 on Schedule A to this by-law:
- 2976.1 Shall only be used for the purposes permitted in a R1E zone.
- 2976.2 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 metres 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 building setback to a daylighting triangle/rounding: 1.2 metres;
 - f) Temporary sales offices shall be permitted until December 31, 2025;
 - 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 until December 31, 2025;
 - 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;
 - j) Maximum Building Height: 11.6 metres.
- 2976.3 For the purpose of Section 2976, 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.

- 2977 The lands designated R1F-13.7-2977 on Schedule A to this by-law:
- 2977.1 Shall only be used for the purposes permitted in a R1F zone.
- 2977.2 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 metres 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 building setback to a daylighting triangle/rounding: 1.2 metres;
 - f) Minimum Rear Yard Depth: 6.0m;
 - g) Temporary sales offices shall be permitted until December 31, 2025;
 - 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 until December 31, 2025;
 - 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;
 - k) Maximum Building Height: 11.6 metres.
- 2977.3 For purpose of Section 2977, 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.
- 2978 The lands designated R3D-6.0-2978 on Schedule A to this by-law:
- 2978.1 Shall only be used for the purposes permitted in a R3D zone.
- 2978.2 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 metres 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) Minimum Rear Yard Depth: 6.0 metres;
- d) Minimum Lot Area per dwelling unit: 160 square metres;
- e) Minimum Lot Depth: 27 metres;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- g) Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;
- h) Maximum Building Height: 12.5 metres.

2978.3 For the purpose of Section 2978, 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.

2979 The lands designated CRC-2979 on Schedule A to this by-law:

2979.1 Shall only be used for the purposes permitted in a CRC zone and the following permitted purposes:

- a) Apartment Dwellings;
- b) Back to Back Townhouse Dwellings;
- c) Stacked Townhouse Dwellings;
- d) Live Work Townhouse Dwellings;
- e) Townhouse Dwellings;
- f) Rear Lane Townhouse Dwellings;
- g) Bank, Trust Company and Finance Company;
- h) Service Shop;
- i) Retail Establishment, having no outside storage or display;
- j) Home occupation;
- k) Commercial, Technical or Recreational School;
- l) Art gallery;
- m) Artist and Photography Studio including framing;
- n) Personal Service Shop;
- o) Health or Fitness Centre;
- p) Dining Room Restaurant and Take-Out Restaurant;

- q) Laundromat;
- r) Dry Cleaning and Laundry Distribution Station;
- s) Printing or Copying Establishment;
- t) Custom Workshop;
- u) Animal Hospital;
- v) Convenience Store;
- w) Office including the office of a health care practitioner;
- x) Day Nursery;
- y) Radio or Television broadcast Establishment; and,
- z) Purposes Accessory to the other permitted purposes.

2979.2 The following uses shall not be permitted:

- a) Tattoo Parlour;
- b) Amusement Arcade;
- c) Massage or Body Rub Parlour;
- d) The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;
- e) Billiard Parlour or Pool Hall; and,
- f) Adult Video Store or Bookstore.

2979.3 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the R3B- 2015 zone.

2979.4 Stacked Townhouses shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: No requirement;
- b) Minimum Lot Width: No Requirement;
- c) Minimum Lot Depth: No requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;
- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;
- i) Maximum Building Height: 4 storeys;
- j) Minimum Landscaped Open Space – no requirement;
- k) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3, a minimum 2 parking spaces for each stacked townhouse dwelling unit shall be provided.

2979.5 Residential Apartments shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: no requirement;
- b) Minimum Lot Width: no requirement;
- c) Minimum Lot Depth: no requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;

- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;
- i) Minimum Setback to an underground parking structure: 0.0 metres;
- j) Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;
- k) Maximum Building Height: 3 storeys;
- l) Minimum Landscaped Open Space -- no requirement;
- m) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3, a minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided.

2979.6 Shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in CRC-2979".

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 28th day of October, 2020.

Approved as to
form.

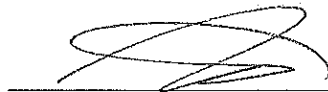
AWP
2020/04/08

Approved as to
content.

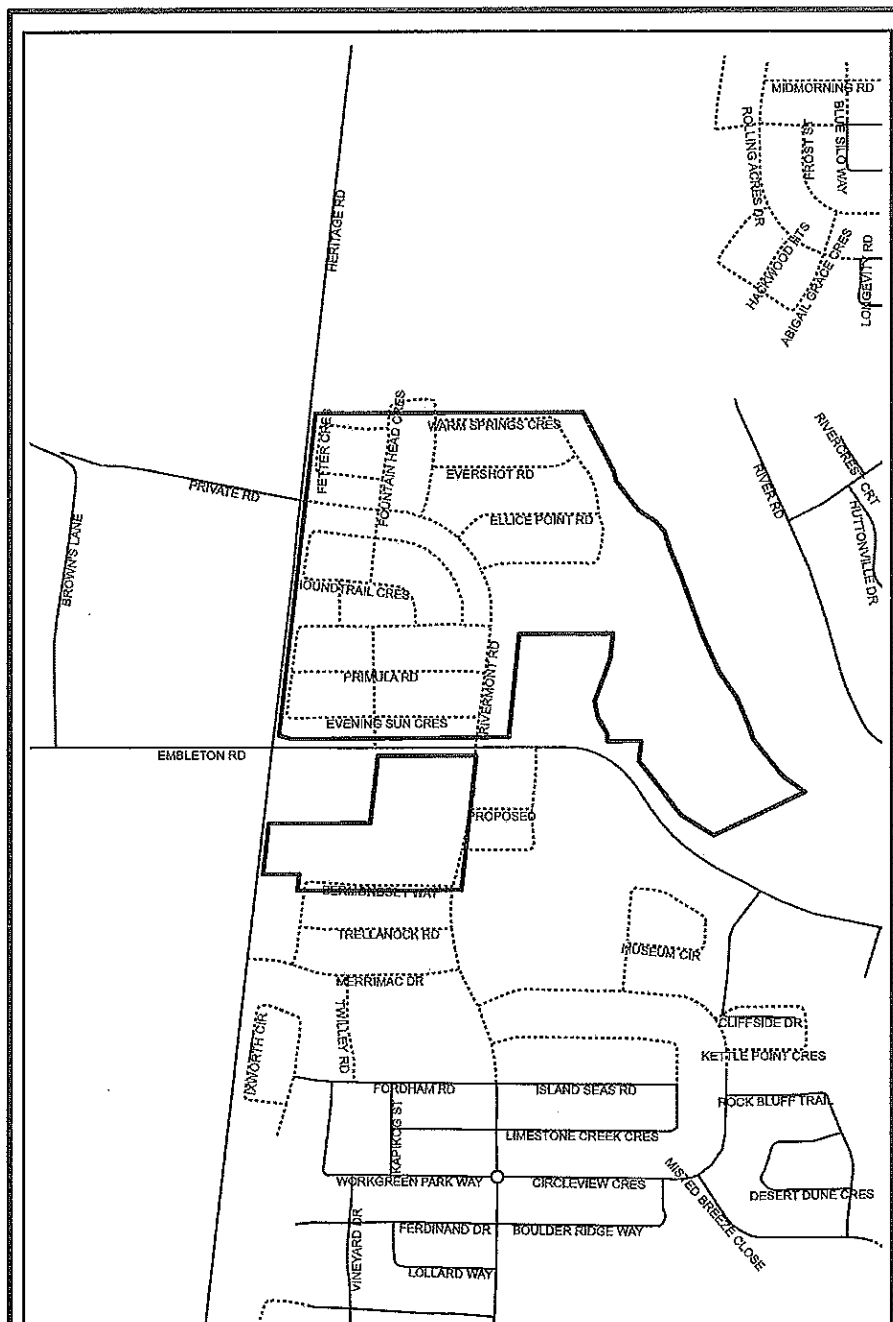
Allan Parsons
2020/04/06




Patrick Brown, Mayor



Peter Fay, City Clerk



 SUBJECT LANDS

 **BRAMPTON**
Flower City
PLANNING AND DEVELOPMENT SERVICES

File: C05W06.007_ZKM

Date: 2020/03/24

Author: ckovac



KEY MAP

BY-LAW 216-2020