

**Adoption of Official Plan Amendment OP2006-203 (By-law 3-2022)
and Zoning By-law 4-2022
TFP Mayching Developments Ltd.
Ward 6**

**Date of Decision: January 26, 2022
Date of Notice: February 8, 2022
Last Date of Appeal: February 28, 2022**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 3-2022, to adopt **Official Plan Amendment OP2006-203, and By-law 4-2022**, 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 Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd. – File OZS-2021-0007.

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 of the Official Plan Amendment: to change the land use designation of the lands to reduce the size of the commercial designation that currently exists on the lands and to introduce a mix of residential uses.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004, as amended - to develop the property with 260 residential units made up of singles and townhouses, and a mixed-use medium density residential/convenience commercial block.

Location of Lands Affected: southeast corner of Mayfield Road and Chinguacousy Road, and the southeast corner of Clockwork Drive and Chinguacousy Road, municipally known as 11687 Chinguacousy Road, being part of Lot 17, Concession 2 WHS, in the City of Brampton – 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 Carmen Caruso, Development Planner, Planning, Building and Economic Development, at 905-874-2439 or carmen.caruso@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-21003B.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than February 28, 2022**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land 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 Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). 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 Ontario Land 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 St. W.,
Brampton, ON L6Y 4R2
905.874.2107

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 3 - 2022

To Adopt Amendment Number OP2006- 203

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- 203 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to
form.

2021/11/19


SDSR

Approved as to
content.

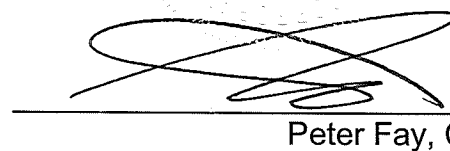
2021/Nov/18

AAP

(OZS-2021-0007)



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 203
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the City of Brampton Official Plan and Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedules 'A', 'B', and 'D' to this amendment to reduce the size of the commercial designation that exists on the lands and to introduce a mix of residential uses. Policies are being added and amended as appropriate to guide the development of the lands. This amendment also adds the 'Block Plan Layout Mount Pleasant Secondary Plan Area Block Plan Area 51-2' to the Secondary Plan document, which was approved through Official Plan Amendment Number OP2006-083, and as shown on Schedule 'C' to this amendment.

2.0 Location:

The lands subject to this amendment consist of two blocks, one located on the southeast corner of Mayfield Road and Chinguacousy Road and the other immediately south at the southeast corner of Clockwork Drive and Chinguacousy Road. The lands have a frontage of approximately 135 metres on Mayfield Road and Clockwork Drive, respectively, and 150 metres for both blocks on Chinguacousy Road (a total of 300 metres). The lands are legally described as Part Lot 17, Concession 2 WHS.

3.0 Amendments and Policies Relevant Thereto:

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

- a. by adding to the list of amendments pertaining to Secondary Plan Area Number 51: The Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 203; and
- b. by amending Schedule A2, Retail Structure, of the Official Plan by deleting the 'Neighbourhood Retail' designation and replacing it with a smaller 'Convenience Retail' designation located at the northeast corner of Chinguacousy Road and Clockwork Drive, as shown outlined on Schedule 'A' to this amendment.

3.2 The document known as Mount Pleasant Secondary Plan, being Chapter 51 (a), of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. by amending Schedule SP51(a) of Chapter 51(a) of Part II, by deleting the 'Neighbourhood Retail' designation and replacing it with a 'Low/Medium Density Residential' designation, a 'Natural Heritage System Area' designation, and a 'Mixed Use Area 7' designation, all as shown outlined on Schedule 'B' to this amendment.
- b. by deleting Section 5.2.1.1 in its entirety and replacing it as follows:

“5.2.1.1 Lands designated Mixed-Use Areas 1 to 5 inclusive, and Mixed-Use Area 7 on Schedule SP51 (a) are intended to accommodate Mixed-Use development incorporating a combination of commercial, retail, office, institutional, recreational open space, medium density residential and live-work uses in accordance with the provisions of Section 4.10.3.4 and other relevant policies of the Official Plan and this Chapter. Mixed-Use Areas shall contribute to the development of a complete and compact, transit supportive community by providing a unique built form and community character, including public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods. Higher density housing will be located in the Mixed-Use Areas to contribute to an appropriate overall Growth Plan target for the entire Secondary Plan area. Density in excess of 100 units per net residential hectare and building heights above 6 storeys will be permitted within Mixed-Use Areas subject to superior design and built form through the approved Community Design Guidelines at the Block Plan.”
- c. by adding to Section 5.2 (Mixed-Use), new subsections, as follows:

“5.2.1.13 Notwithstanding Section 5.2.1.4, buildings located on the northeast corner of Chinguacousy Road and Clockwork Drive designated Mixed-Use Area 7 on Schedule SP51(a) may be less than 3-storeys, but incorporating a higher building height and massing is encouraged.

5.2.1.14 For lands that are designated Mixed-Use Area 7, a minimum of 1,600 square metres of commercial gross floor area is required.”
- d. by deleting Section 5.3.3.2 in its entirety.
- e. by adding to Chapter 51(a) of Part III the Schedule for Block Plan For Sub-Area 51-2 approved through Official Plan Amendment Number OP2006-083 (By-law 94-2013) and shown as Schedule 'C' to this amendment.

- f. by amending Chapter 51(a) of Part III the Schedule for Block Plan For Sub-Area 51-2 to redesignate lands from 'Neighbourhood Commercial' to 'Low/Medium Density Residential' and 'Mixed Use Area' as shown as Schedule 'D'.

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD RETAIL" TO
"CONVENIENCE RETAIL"

MAYFIELD RD

CHINGUACOUSY RD

"NEIGHBOURHOOD RETAIL"
DESIGNATION TO BE DELETED

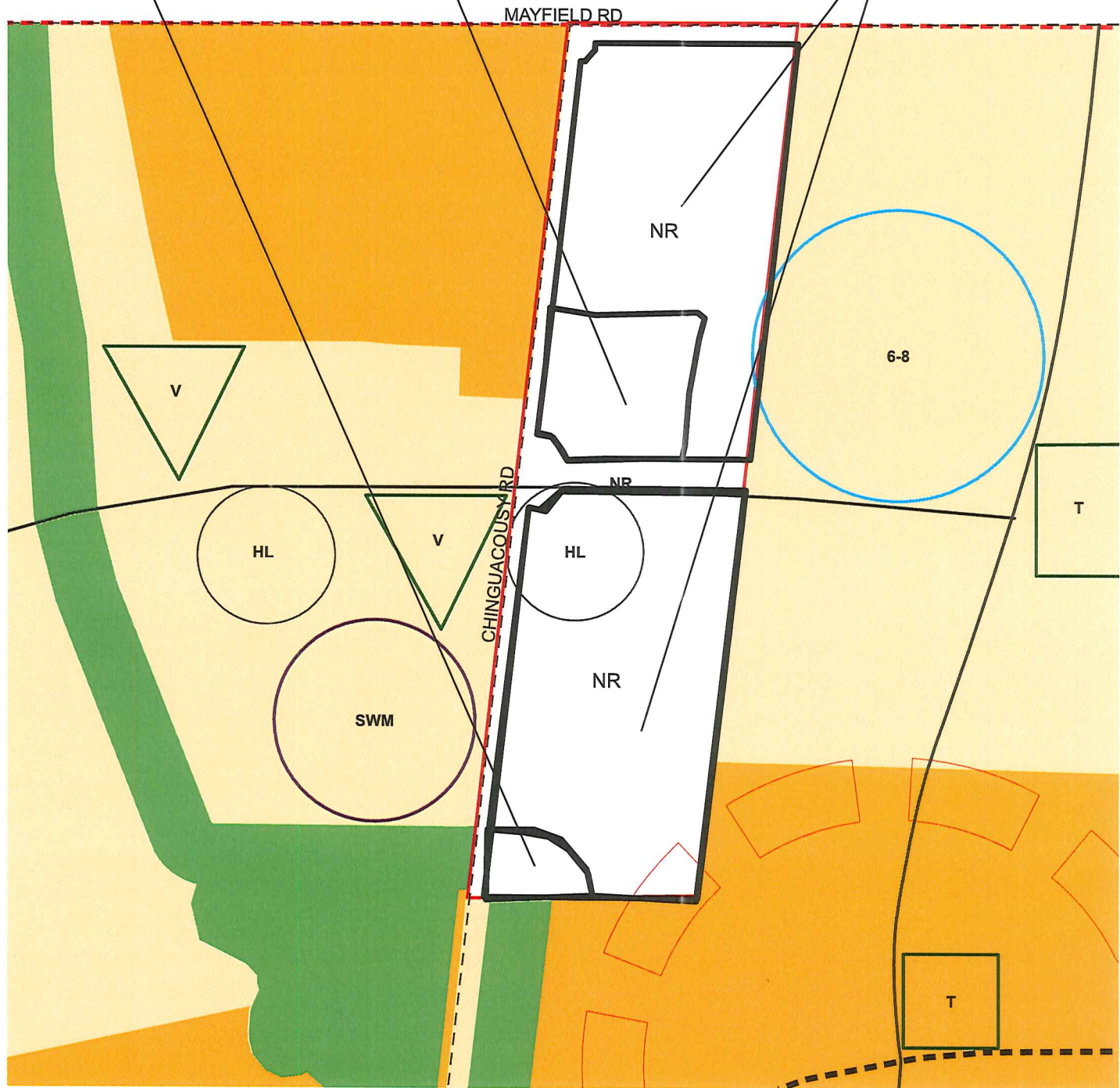
EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD RETAIL" TO
"NATURAL HERITAGE SYSTEM AREA"

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD RETAIL"
TO "MIXED USE AREA 7"

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD RETAIL" TO
"LOW/MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- Grade Separation
- Stormwater Management Facility

INSTITUTIONAL

- Public Junior Elementary School Site
- Public Senior Elementary School Site
- Separate Elementary School Site
- Public Secondary School Site
- Separate Secondary School Site
- Place of Worship

RECREATIONAL OPEN SPACE

- City Park
- Local Park
- Parkette
- Town Square
- Vest Pocket

RETAIL

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

OTHER

- Heritage Resource Designation under the Ontario Heritage Act
- Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- Special Policy Area 1-2
- Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Osmington Special Policy Area (Mixed Use Centre)



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



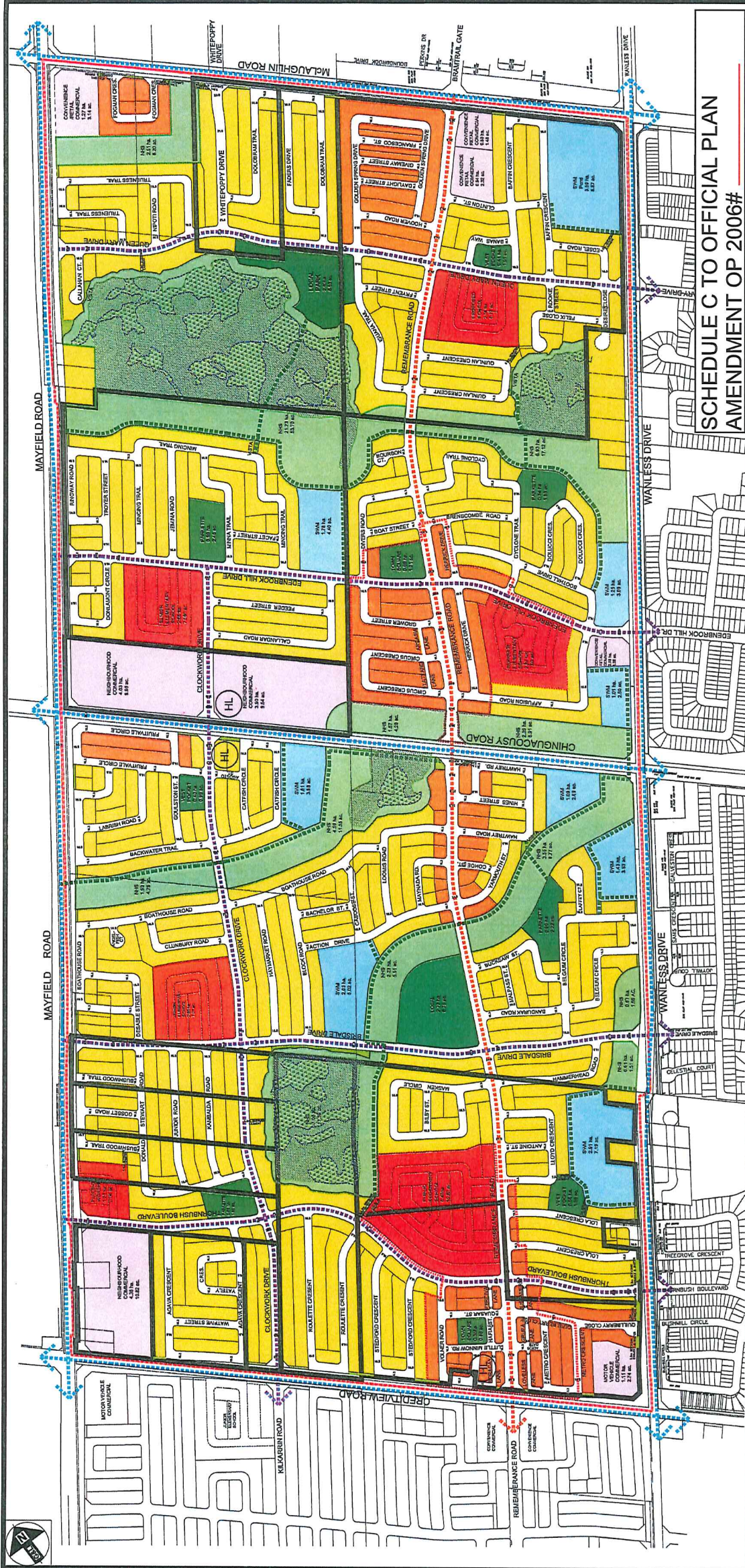
SCHEDULE B TO OFFICIAL PLAN AMENDMENT
OP2006# 203

File: OZS-2021-0007_OPA_B

Date: 2021/11/08

Author: ckovac

BY-LAW 3-2022



**SCHEDULE C TO OFFICIAL PLAN
AMENDMENT OP 2006# _____**



P.N.: 09.1546.00	MAY 16, 2013	1:4,000
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File No. 1546BP MAY 16, 2013

21 Queen Street East,
Suite 500
Brampton, Ontario,
Canada L6W 3P1
Phone (905) 796-5790
Fax (905) 796-5792



LEGEND

BOUNDARY OF BLOCK

NODE BOUNDARY

EXPERIMENTAL

DENSITY
RESIDENTIALMEDIUM DENSITY
RESIDENTIAL

COMMERCIAL

SWM PONDS

 SWM PONDS

INSTITUTIONAL

PARKS / VESTI
PARKETTES /

OPEN SPACE/
BUILT-UP

NATURAL HERITAGE S'

BUFFERS

 NHS WEILAINHERITAGE LISTED
RESOURCE

MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)

ON-STREET BIKE LANE (CLASS 2)

(CLASS 3)

CHANNEL ALIGNMENT VIGNETTES

MEDIUM DENSITY

NATURAL HERITAGE SYSTEM (NHS)

NHS CHANNELS /

COMMERCIAL NILS WEST ANDS

SWM PONDS

3. **RECOMMENDATIONS**

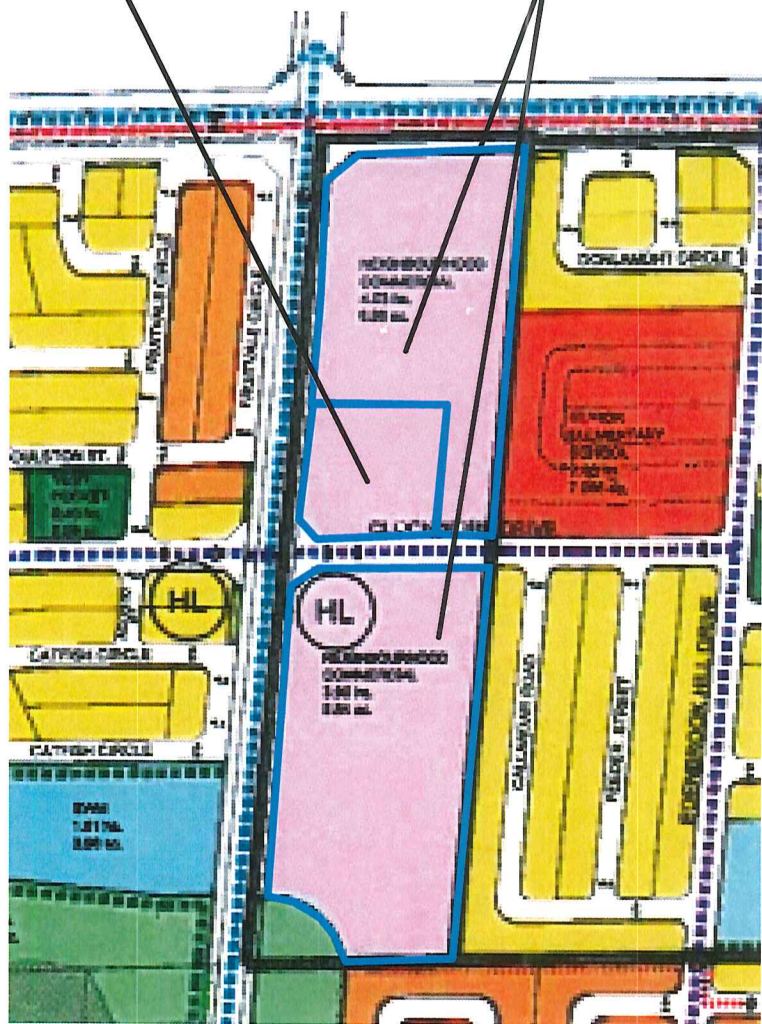
1. "THE FINAL LOCATION FOR PATISBERRY RESERVE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
2. "THE FINAL LOCATION FOR PATISBERRY RESERVE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
3. "WHERE LANDWAYS HAVE A 90° DEGREE ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."

CITY OF BRAMPTON
Planning, Design Development Department
FINAL APPROVAL

Dan Kraszewski, MCIP RPP
"Acting Commissioner"

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD COMMERCIAL" TO
"MIXED USE AREA"

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD COMMERCIAL" TO
"LOW/MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM BLOCK PLAN BP51-2 KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

LEGEND

	BOUNDARY OF BLOCK PLAN AREA 51-2		SWM PONDS		HERITAGE LISTED RESOURCE
	NODE BOUNDARY		INSTITUTIONAL		MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
	PARTICIPATING PROPERTIES		PARKS / VEST POCKETS PARKETTES / TOWN SQUARE		ON-STREET BIKE LANE (CLASS 2)
	LOW / MEDIUM DENSITY RESIDENTIAL		OPEN SPACE/ BUFFERS		POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
	MEDIUM DENSITY RESIDENTIAL		NATURAL HERITAGE SYSTEM (NHS)		GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)
	COMMERCIAL		NHS CHANNELS / BUFFERS		
	SWM PONDS		NHS WETLANDS		
	MIXED USE AREA		NHS WOODLANDS		

NOTES:
1. "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
2. "THE FINAL LOCATION FOR PATHS/BIKELANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
3. "WHERE LANWAYS HAVE A 10° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 4 - 2022

To Amend comprehensive Zoning 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Single Detached C – Section 3600 (R1C-3600); Residential Single Detached F-11.0 – Section 3601 (R1F-11.0-3601); Residential Townhouse E-5.7 – Section 3602 (R3E-5.7-3602); Commercial One (C1) – Section 3603 (C1-3603); Residential Single Detached F-9.0 – Section 2556 (R1F-9.0-2556); Residential Townhouse E-5.5 – Section 2561 (R3E-5.5-2561); Residential Townhouse E-6.0 – Section 2562 (R3E-6.0-2562); Floodplain (F); and, Open Space (OS).

(2) By adding thereto, the following Sections:

“3600 The lands designated R1C-3600 on Schedule A to this By-law:

3600.1 Shall only be used for the purposes permitted in an R1C zone,

3600.2 Shall be subject to the following requirements and restrictions:

- 1) For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- 2) Minimum Lot Depth: 23.0 metres.
- 3) Minimum Front Yard Depth:
 - a. 4.5 metres;
 - b. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - c. 5.5 metres to a garage door facing the front lot line.
- 4) Minimum Rear Yard Depth:
 - a. 3.0 metres;
 - b. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard.
- 5) An accessory structure shall not be permitted in any yard.
- 6) A maximum fence height of 1.2 metres shall be permitted in any yard.

3600.3 Shall be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 3600.2.”

(3) By adding thereto, the following Sections:

“3601 The lands designated R1F-11.0-3601 on Schedule A to this By-law:

3601.1 Shall only be used for the purposes permitted in an R1F-11.0 zone.

3601.2 Shall be subject to the following requirements and restrictions:

- 1) For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- 2) Minimum Lot Area: 270.0 square metres.
- 3) Minimum Lot Depth: 25.0 metres.
- 4) Minimum Front Yard Depth:
 - a. 3.0 metres;
 - b. 5.75 metres to a garage door facing the front lot line;
 - c. the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - d. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - e. a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - f. a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - g. a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- 5) Minimum Exterior Side Yard Width:

- a. 1.5 metres;
 - b. the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - c. a porch and/or balcony with or without foundation or cold cellar and a chimney may encroach to within 0.0 metres of the exterior side lot line;
 - d. 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 0.0 metres of a daylight rounding triangle;
 - e. 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 0.0 metres of a daylight rounding/triangle;
 - f. 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.
- 6) Minimum Interior Side Yard Width: 0.6 metres.
- 7) The following provisions apply to garages:
- a. the maximum cumulative garage door width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - b. the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- 8) The following shall apply to a bay, bow or box windows:
- a. 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;
 - b. The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c. A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - d. A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- 3601.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3601.2.”
- (4) By adding thereto, the following Sections:
- “3602 The lands designated R3E–5.7–3602 Schedule A to this by-law:
- 3602.1 Shall only be used for the purposes permitted in an R3E-5.7 zone.
- 3602.2 Shall be subject to the following requirements and restrictions:
- 1) For zoning purposes, the front lot line shall be deemed to be Mayfield Road, Chinguacousy Road or Clockwork Drive.
 - 2) Minimum Lot Area:
 - a. Interior Lot – 120 square metres;
 - b. Corner Lot – 185 square metres;

- c. End Lot – 145 square metres.
- 3) Minimum Lot Depth: 22.0 metres.
- 4) Minimum Front Yard Depth:
- a. 6.0 metres;
 - b. the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - c. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d. a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - e. a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - f. a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.
- 5) Minimum Exterior Side Yard Width:
- a. 3.0 metres;
 - b. The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - c. 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;
 - d. 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 0.0 metres of a daylight rounding/triangle;
 - e. 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 0.0 metres of a daylight rounding/triangle;
 - f. 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.
- 6) Minimum Rear Yard Depth:
- a. 3.0 metres;
 - b. 5.75 metres to garage door facing the rear lot line;
 - c. the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
 - d. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
 - e. a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the

rear yard to within 0.0 metres of a daylight rounding/triangle;

- f. a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
- g. a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.

7) Minimum Interior Side Yard Width:

- a. 1.2 metres and 0.0 metres when the side lot line coincides with a common wall between two dwellings;
- b. 0.0 metres when the side lot line coincides with a common wall between two garages;
- c. A bay window, or box window with or without foundation or a cold cellar may encroach 0.5 metres into the 1.2 metre interior side yard.

8) Maximum Building Height –12.0 metres.

9) Notwithstanding Section 16.10.2 d), the minimum dwelling unit width shall be 5.7 metres.

10) Minimum Amenity Space:

- a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

11) The following provisions apply to garages:

- a. the maximum cumulative garage door width for interior lots having a lot width less than 6.0 metres shall be 3.7 metres;
- b. the maximum cumulative garage door width for interior lots having a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- c. the maximum cumulative garage door width for interior lots having a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- d. the maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- e. a two bay garage shall be permitted on a corner lot;
- f. the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- g. A garage door width shall not exceed the width of any unit or main wall of a dwelling.

12) The following shall apply to a bay, bow or box window:

- a. 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;
- b. The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- c. A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - d. A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
 - 13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.
 - 14) Notwithstanding Section 10.9.1B.1, the following shall apply to residential driveways:
 - a. The minimum driveway width shall be 2.75 metres;
 - b. For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1B(1)(a) or (b) or the width of the garage, whichever is greater.
 - 15) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
 - 16) A maximum fence height of 1.2 metres shall be permitted in any yard.
 - 17) An accessory structure shall not be permitted in any yard.
- 3602.3 Shall also be subject to the requirements and restrictions relating to the R3E-5.7 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3602.2.”

(5) By adding thereto, the following Sections:

“3603 The lands designated C1-3603 on Schedule A to this by-law:

3603.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the C1 zone;
- 2) A Day Nursery;
- 3) A Commercial School;
- 4) A Private School, subject to Section 3603.2 (1);
- 5) An Apartment Dwelling, subject to Section 3603.2 (1);
- 6) A Retirement Home, subject to Section 3603.2 (1);
- 7) Purposes accessory to the permitted uses.

3603.2 Shall be subject to the following requirements and restrictions:

- 1) Uses set out in 3603.1(4), (5), and (6) shall only be permitted in conjunction with a minimum 1,600 square metres of gross commercial floor area.
- 2) For zoning purposes, the lot line abutting Clockwork Drive shall be the front lot line.
- 3) Minimum Front Yard Depth: 3.0 metres.
- 4) Minimum Side Yard Depth: 3.0 metres abutting Chinguacousy Road and that portion of Alfalfa Crescent that runs perpendicular to Clockwork Drive.
- 5) Minimum Rear Yard Depth:
 - a. 6.0 metres for the first 3 storeys;
 - b. 7.5 metres for the 4th storey, plus an additional 3.0 metres for each storey above the 4th storey.
- 6) Minimum setback to a daylight triangle: 1.0 metre;

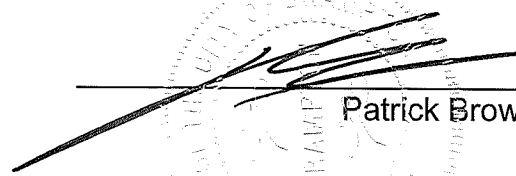
- 7) Setback to an Underground Garage:
0.0 metres to the front and exterior side lot lines, and 3.0 metres to the rear property line.
- 8) Minimum Landscaped Open Space:
- a. 3.0 metres along the front and exterior side lot lines, except at approved access locations and along a lot line abutting daylight triangle where 1.0 metre shall be provided;
 - b. 6.0 metres along the rear lot line, except at approved access locations.
- 9) Maximum Building Height: 6 storeys.
- 10) Maximum Floor Space Index: 2.00.
- 11) Maximum Units per Hectare: 150.
- 12) Maximum Lot Coverage: No requirement.
- 13) Garbage, Refuse and Waste:
Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.


ENACTED and PASSED this 26th day of January, 2022.

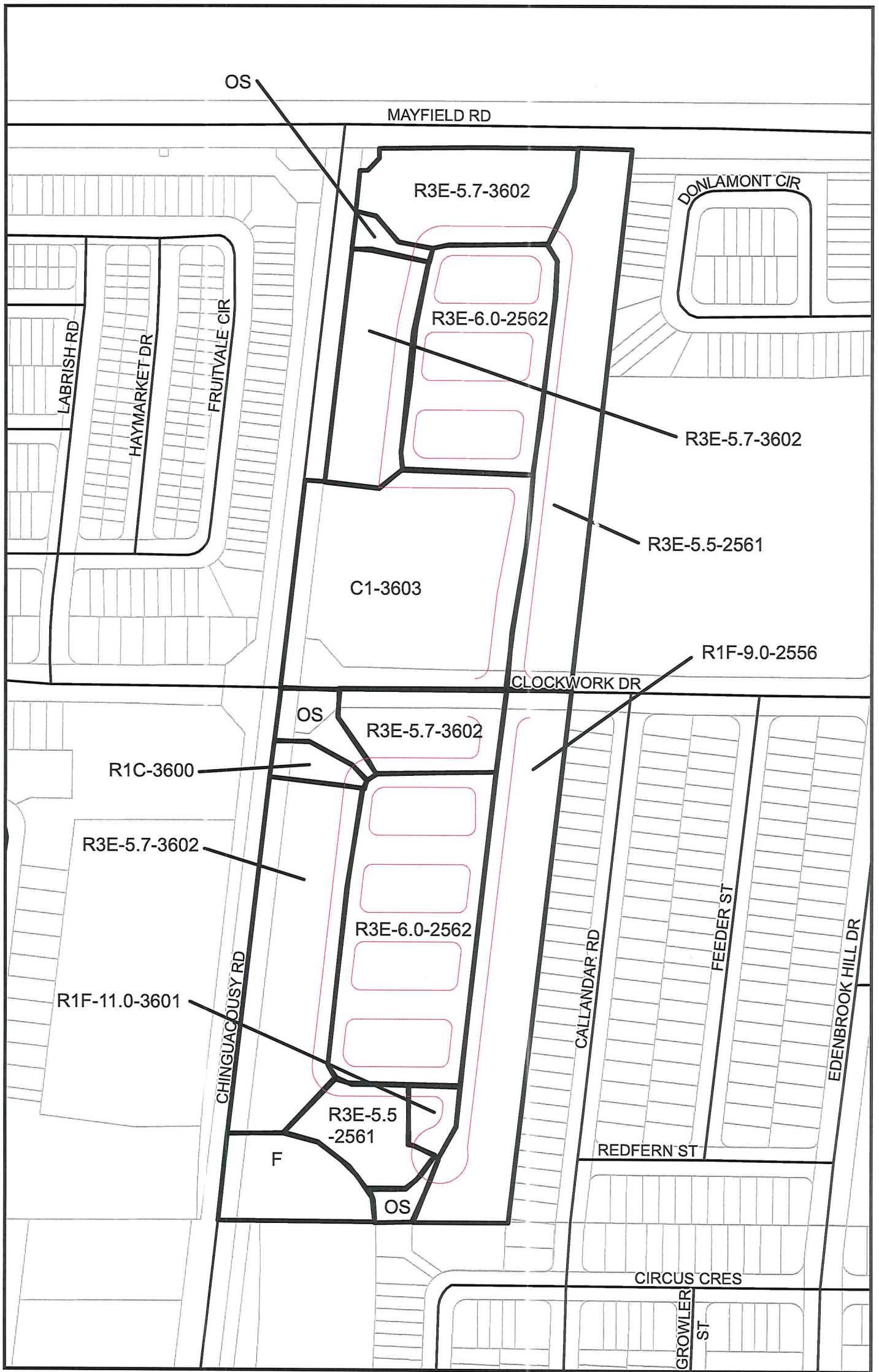
Approved as to
form.
2021/11/24
SDSR

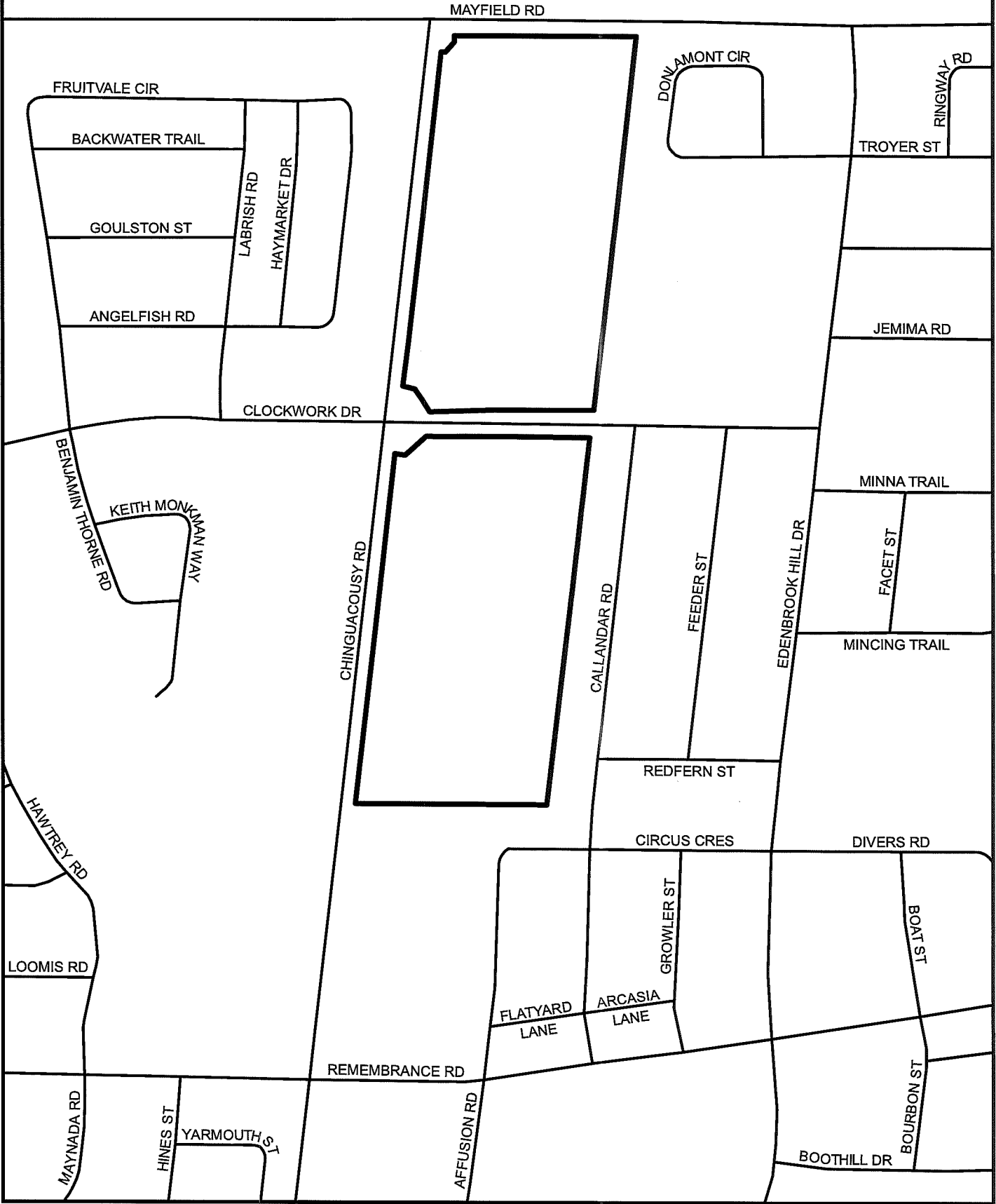
Approved as to
content.
2020/11/24
AAP

(OZS-2021-0007)


Patrick Brown, Mayor


Peter Fay, City Clerk





SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



KEY MAP

BY-LAW 4-2022

File: OZS-2021-007_ZKM

Date: 2021/10/26

Drawn by: ckovac