



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172 - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

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 thereto the following paragraphs in Subsection 4 of Section 5 Residential High Density Zone of Minister's Zoning Order 171/20:

- a. By deleting paragraph 8 in its entirety and replacing with the following:
"8. The maximum building height is 35 storeys."
- b. By deleting paragraph 9 in its entirety and replacing with the following:
"9. The maximum lot coverage of the buildings is 60 per cent of the total lot area."
- c. By deleting paragraph 10 in its entirety and replacing with the following:
"10. The minimum area of the lot to be landscaped is 18 per cent."
- d. By deleting paragraph 13 in its entirety and replacing with the following:
"13. The minimum parking requirement for an apartment dwelling is 1.0 parking space per dwelling unit for residents and 0.15 parking spaces per dwelling unit for visitors."

(2) By adding thereto the following paragraphs to Subsection 4 of Section 5 Residential High Density Zone:

"14. No additional parking shall be required for commercial uses in subsection (3). Residential visitor parking spaces may also be used for permitted commercial uses.

15. Underground buildings or structures shall have a minimum setback of 0 metres from all lot lines."

ENACTED and PASSED this 11th day of August, 2021.

Approved as to
form.

2021/07/22

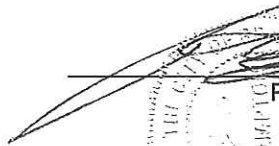
C.deSereville


Approved as to
content.

2021/07/05

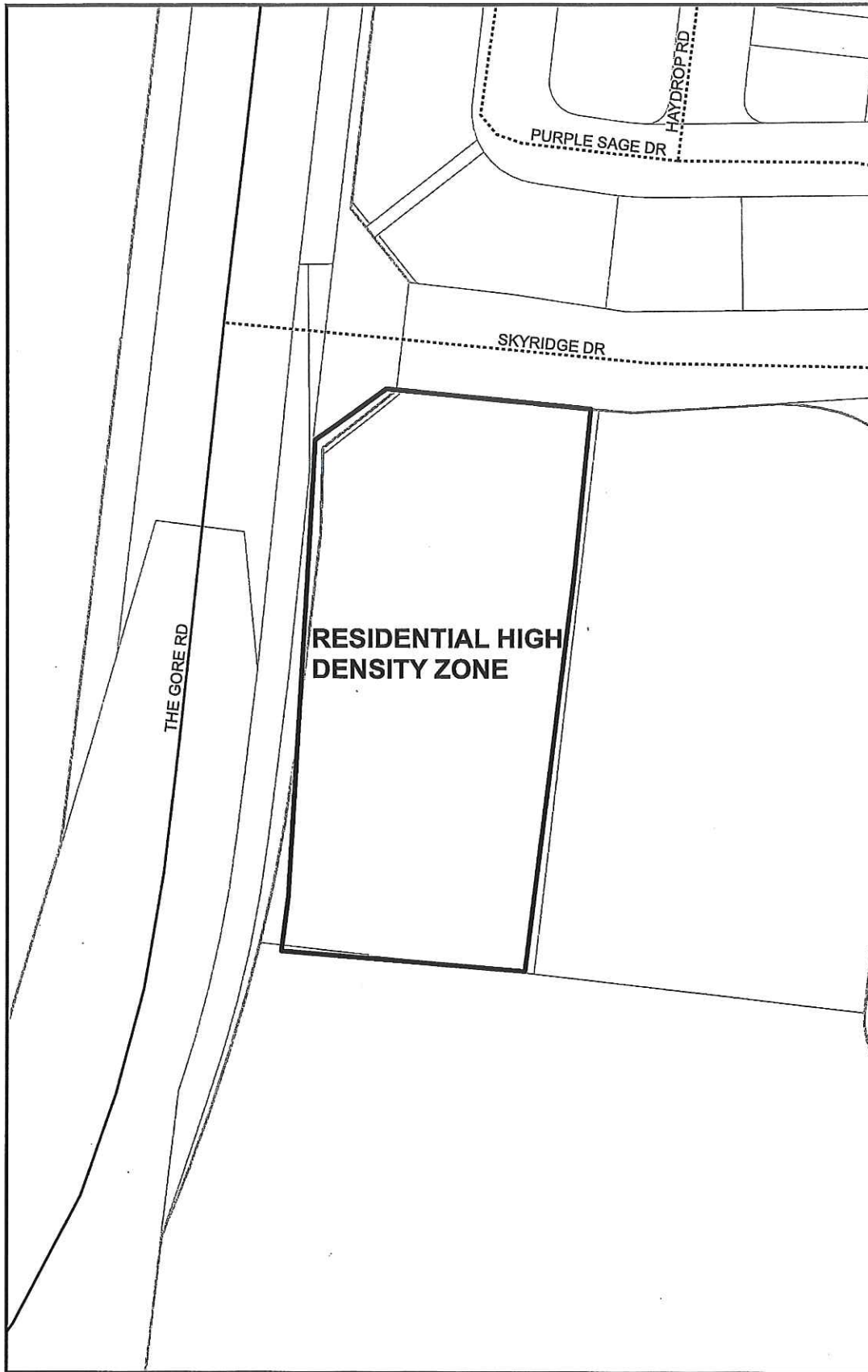
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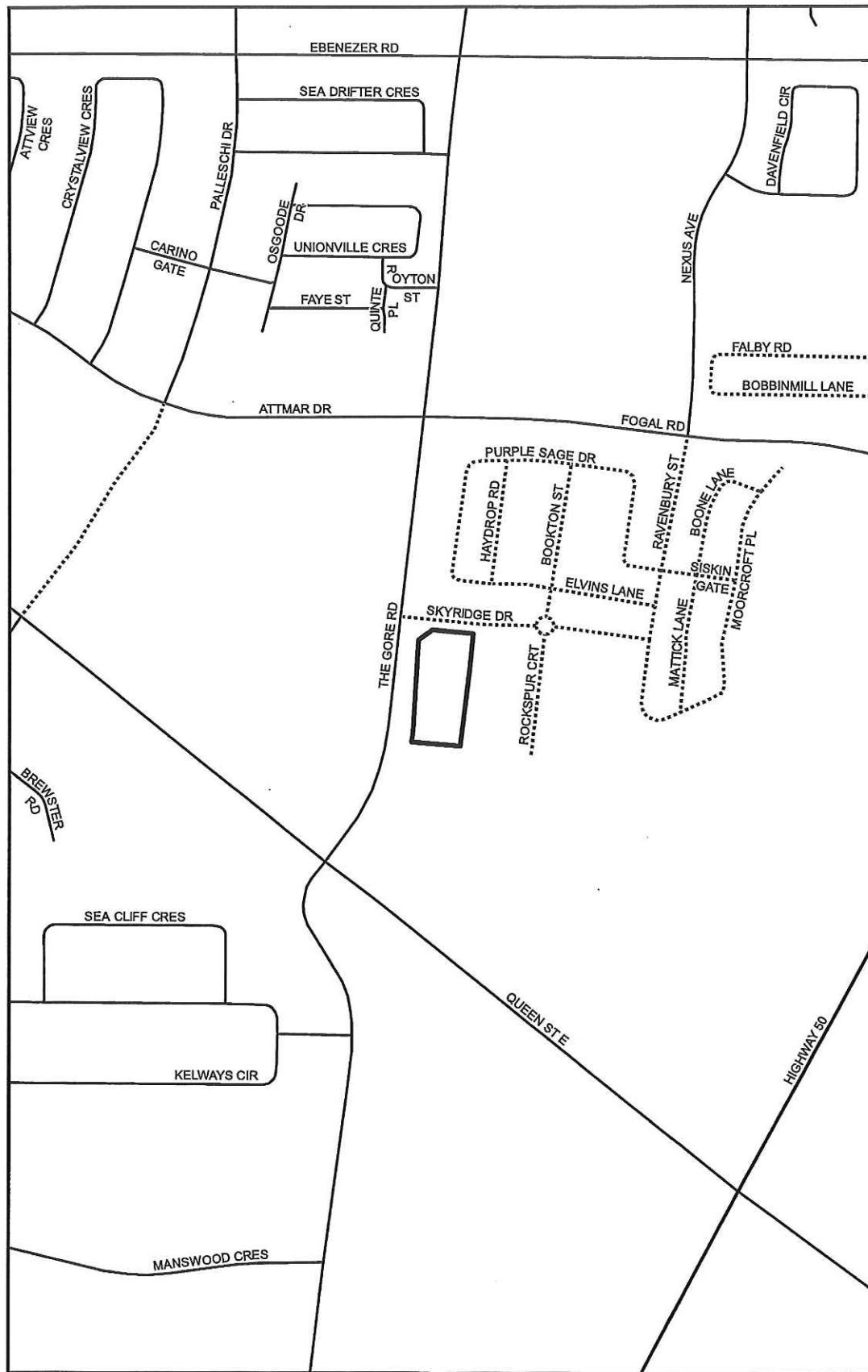
(OZS-2020-0032)



Patrick Brown, Mayor


Peter Fay, City Clerk





 SUBJECT LANDS  RAILWAYS

Filed with the Registrar of Regulations
Déposé auprès du registraire des règlements

APR 24 2020

Number (O. Reg.)
Numéro (Règl. de l'Ont.) → 171/20

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING AREA - CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Definition

1. In this Order,

“accessory” means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot;

“outdoor amenity space” means an area which provides a private environment for a range of outdoor living activities;

“Zoning By-law” means Zoning By-Law No. 270-2004 of the City of Brampton.

Application

2. This Order applies to lands in the City of Brampton in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 234 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Commercial Zone

3. (1) This section applies to the lands located in the area shown as the Commercial Zone on the map described in section 2.

(2) For the purpose of this section, all lands located in the area shown as the Commercial Zone on the map described in section 2 shall be treated as one lot.

(3) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

(a) an office together with accessory uses, buildings and structures that may include,

- (i) a retail establishment,
- (ii) a convenience store,
- (iii) a personal service shop,
- (iv) a banquet hall,
- (v) a dry cleaning and laundry distribution station,
- (vi) a restaurant, excluding a drive thru restaurant,
- (vii) a commercial school,
- (viii) a community club,
- (ix) a health centre,
- (x) a fitness centre,
- (xi) a day nursery,
- (xii) an art gallery, and
- (xiii) a printing and copying establishment;

(b) a research and development facility;

(c) a hotel; and

(d) a conference centre.

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. The minimum lot area is 3 hectares.
2. The minimum gross floor area is 23,200 square metres.
3. The minimum yard width is 6 metres.

4. Despite paragraph 3, the minimum yard width abutting a Residential High Density or Open Space Zone is 9 metres.
5. The minimum building height is 3 storeys.
6. There is no maximum building height.
7. The minimum area to be landscaped along the lot lines is 3 metres.
8. Despite paragraph 7, the minimum area to be landscaped along the lot lines abutting the Gore Road and Regional Road 107, as shown on the map described in section 2, is 6 metres.
9. The maximum combined total of the gross floor area for accessory uses, buildings and structures set out in clause (3) (a) is 15 per cent.
10. Outdoor storage of goods and materials is not permitted.

Residential Zone

4. (1) This section applies to the lands located in the area shown as the Residential Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) a single detached dwelling that may be accessed from a laneway;
- (b) a rear-laneway townhouse dwelling; and
- (c) a back-to-back townhouse dwelling.

(3) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (a) are as follows:

1. The minimum lot width is 9.1 metres.
2. Despite paragraph 1, the minimum lot width for a lot with three sides and no front lot line is 3 metres.
3. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 10.9 metres.
4. The minimum lot depth is 27.5 metres.

5. The minimum front yard setback is 4.5 metres.
6. Despite paragraph 5, the minimum front yard setback for a dwelling accessed from a laneway is 3 metres.
7. The maximum encroachment into the minimum required front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
8. The minimum interior side yard setback is 0.6 metres.
9. The minimum combined total of the interior side yard setbacks on an interior lot is 1.8 metres.
10. The maximum encroachment into the minimum interior side yard setback, is
 - i. for an open and roofed porch, 0.5 metres, or
 - ii. for a balcony or deck, 0.3 metres.
11. The minimum exterior side yard setback is 3 metres.
12. Despite paragraph 11, the minimum exterior side yard setback for a dwelling accessed from a rear laneway is 2 metres.
13. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
14. Despite paragraph 13, the maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck for a dwelling accessed from a rear laneway is 1 metre.
15. The minimum rear yard setback is 6 metres.
16. Despite paragraph 15, the minimum rear yard setback from a laneway is 0.3 metres.
17. The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
18. The maximum building height is 11.5 metres.
19. No garage may project more than 1.5 metres beyond the porch or front wall.
20. Maximum driveway width for a lot with three sides and no front lot line is 6.71 metres.

21. Section 10.9.1B(1) and 10.9.1B(4) of the Zoning By-law shall not apply to a lot that is accessed from a rear laneway provided that the length of the driveway does not extend beyond the rear wall of the garage.
22. The minimum driveway width is 2.75 metres.
23. The minimum distance between a driveway and a street intersection is 1.9 metres.
24. The minimum outdoor amenity space for a single detached dwelling accessed from a laneway is 34 square metres.
25. Despite paragraph 24, for a lot with three sides, the minimum outdoor amenity space is 20 square metres.

(4) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (b) are as follows:

1. The minimum lot width is 5.5 metres.
2. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 8.5 metres.
3. The minimum lot depth is 24 metres.
4. The minimum front yard setback is 3 metres.
5. The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
6. The minimum interior side yard setback is 1.2 metres.
7. Despite paragraph 6, there is no minimum interior side yard setback where a common wall is shared between two dwellings.
8. The minimum exterior side yard setback is 3 metres.
9. Despite paragraph 8, the minimum exterior side yard setback from a laneway is 1.2 metres.
10. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
11. The minimum rear yard setback is 6 metres.

12. Despite paragraph 11, there is no minimum rear yard setback to a garage accessed from a laneway.
13. Despite paragraph 11, there is no minimum rear yard setback if the lot is accessed from a laneway or is a corner lot.
14. The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
15. The maximum building height is 14 metres.
16. The minimum driveway width is 2.75 metres.
17. The maximum driveway width on a lot having a lot width equal to or greater than 7.5 meters is 6 metres.
18. The maximum driveway width for a lot fronting onto the Gore Road or Fogal Road, as shown on the map described in section 2, is,
 - i. for a lot having a lot width less than 7.5 metres, 4.9 meters, or
 - ii. for a lot having a lot width equal to or greater than 7.5 meters, 6 meters.
19. The minimum distance between a driveway and the actual or projected point of a street intersection is 1.9 metres.
20. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

(5) For the purposes of subsection (4), the lot line for those lots abutting the Gore Road or Fogal Road is the front lot line for those lots.

(6) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (c) are as follows:

1. The minimum lot width is 6.8 metres.
2. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 9.2 metres.
3. There is no minimum yard depth.
4. The minimum front yard setback is 3 metres.

5. The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
6. The minimum interior side yard setback is 1.2 metres.
7. Despite paragraph 6, there is no minimum interior side yard setback where a common wall is shared between two dwellings.
8. The minimum exterior side yard setback is 2.4 metres.
9. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
10. There is no minimum rear yard setback.
11. There is no minimum front yard landscaping.
12. The maximum building height is 14 metres.
13. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
14. The minimum driveway width is 2.75 metres.

Residential High Density Zone

5. (1) This section applies to the lands located in the area shown as the Residential High Density Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) an apartment dwelling;
- (b) a senior citizen residence;
- (c) a retirement home; and
- (d) accessory uses and buildings.

(3) The following may be permitted on the ground floor of the buildings referred to in subsection (2),

- (a) a retail establishment;

- (b) a personal service shop;
- (c) an office;
- (d) a place of worship; and
- (e) a day nursery.

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. The minimum lot area is 0.5 hectares.
2. The minimum lot width is 30 metres.
3. There is no minimum lot depth.
4. The minimum front yard setback is 3 metres.
5. The minimum side yard setback is 3 metres.
6. The minimum rear yard setback is 6 metres.
7. The minimum building height is 3 storeys.
8. The maximum building height is 10 storeys.
9. The maximum lot coverage of the buildings is 40 per cent of the total lot area.
10. The minimum area of the lot to be landscaped is 25 per cent.
11. The minimum combined gross floor area for the uses set out in subsection (3) in conjunction with an apartment dwelling is 850 square metres.
12. The minimum parking requirement for the use described in clause (2) (b) is 0.5 parking spaces per unit.
13. The minimum parking requirement for all uses set out in subsection (3) is one parking space for each 23 square metres of gross floor area or portion thereof.

Open Space Zone

6. (1) This section applies to the lands located in the area shown as the Open Space Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses described in section 44.1 of the Zoning By-law.

Environmental Protection Zone

7. (1) This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) the protection, maintenance, enhancement and restoration of ecosystem forms and functions; and
- (b) drainage, flood control and erosion control.

Terms of use

8. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

9. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Brampton.

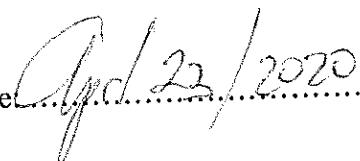
Commencement

10. This Regulation comes into force on the day it is filed.

Made by:


Signature (in blue ink)

Minister of Municipal Affairs and Housing

Date made 

Part of Lots 4 & 5, Concession 10 N.D
City of Brampton, Regional Municipality of Peel

