



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 63-2014

To amend 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 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 F-13.0-2367 (R1F-13.0-2367), RESIDENTIAL SINGLE DETACHED F-9.0-2368 (R1F-9.0-2368), RESIDENTIAL TOWNHOUSE E-7.0-2370 (R3E-7.0-2370), RESIDENTIAL TOWNHOUSE E-6.0-2372 (R3E-6.0-2372), RESIDENTIAL SINGLE DETACHED F-18.0-2373 (R1F-18.0-2373), RESIDENTIAL TOWNHOUSE A-2472 (R3A-2472), RESIDENTIAL APARTMENT A – 2473 (R4A – 2473), INSTITUTIONAL ONE – 2379 (I1-2379), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) by adding thereto the following sections:

"2472 The lands designated R3A- 2472 on Schedule A to this by-law:

2472.1 Shall only be used for the following purposes:

- 1) A street townhouse dwelling;
- 2) A townhouse dwelling;
- 3) A duplex dwelling;
- 4) A multiple residential dwelling;
- 5) An apartment dwelling;
- 6) A stacked townhouse dwelling;
- 7) A skylight apartment dwelling;

2472.2 Shall be subject to the following requirements and restrictions:

- 1) Street townhouse dwellings with vehicular access to a public street shall be subject to the requirements and restrictions of the R3E-7.0-2370 zone;
- 2) Townhouse dwellings accessed with vehicular access to a public lane shall be subject to the requirements and restrictions of the either the R3E-4.4-2371 zone or the R3E-6.0-2372 zone;
- 3) Townhouse dwellings with no vehicular access to a public lane or a public street, Duplex dwellings, multiple residential dwellings, apartment dwellings, stacked townhouse dwellings and skylight apartment dwellings shall be subject to the following:
 - a) Section 16.1.2 shall not apply;
 - b) Minimum lot area: 175 square metres per dwelling unit;
 - c) Minimum lot width: no requirement;
 - d) Minimum lot depth: 25 metres;
 - e) Minimum front yard depth: 3 metres;
 - f) Minimum interior side yard:
 - (i) 3.0 metres if the interior side yard abuts land zoned Open Space (OS);
 - (ii) 1.2 metres if the interior side yard does not abut lands zoned Open Space (OS);
 - (iii) Notwithstanding Section 2472.2 3) f) (ii), no side yards are required abutting a side lot line that coincides with the party wall between two dwelling units.
 - g) Minimum exterior side yard width: 3 metres;
 - h) Minimum rear yard depth: 3 metres;
 - i) Maximum building height: 4 storeys;
 - j) Minimum landscaped open space: 35%;
 - k) Minimum landscaped buffer, except at approved access locations and permitted encroachments:
 - (i) 5.0 metres wide along Mayfield Road and Bramalea Road; within which a building may encroach a maximum of 2.0 metres; and,
 - (ii) 3.0 metres wide along a lot line abutting any other public street;
 - l) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

- m) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;
- n) Roof top amenity areas are permitted;
- o) Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:
 - (i) 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - (ii) 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - (iii) 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
 - (iv) Visitor – 0.2 spaces per dwelling unit;
- p) For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

2473 The lands designated R4A-2473 on Schedule A to this by-law:

2473.1 Shall be used for the purposes permitted by a R4A zone and the following:

- 1) A stacked townhouse dwelling;
- 2) A skylight apartment dwelling;

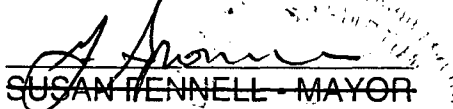
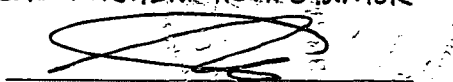
2473.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum lot area: no requirement;
- 2) Minimum lot width: no requirement;
- 3) Minimum front yard depth: 3 metres;
- 4) Minimum side yard width: 3 metres;
- 5) Minimum rear yard depth:
 - (i) First 6 storeys - 3 metres;
 - (ii) 7th storey – 6.0 metres;
 - (iii) 8th storey – 9.0 metres;
- 6) Minimum building height: 11.0 metres;
- 7) Maximum building height: 8 storeys;
- 8) Maximum lot coverage: no restriction;
- 9) Minimum landscaped open space: 35%;
- 10) Minimum landscaped buffer, except at approved access locations and permitted encroachments:

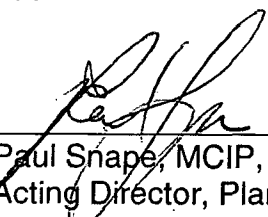
- (i) 5.0 metres wide along Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
 - (ii) 3.0 metres wide along a lot line abutting any other public street;
- 11) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;
 - 12) Maximum floor space index: no restriction;
 - 13) Roof top amenity areas are permitted;
 - 14) Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:
 - (i) 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - (ii) 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - (iii) 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
 - (iv) Visitor – 0.2 spaces per dwelling unit.
 - 15) For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

2473.3 For the purposes of this section, the front lot line is the line abutting Bramalea Road."

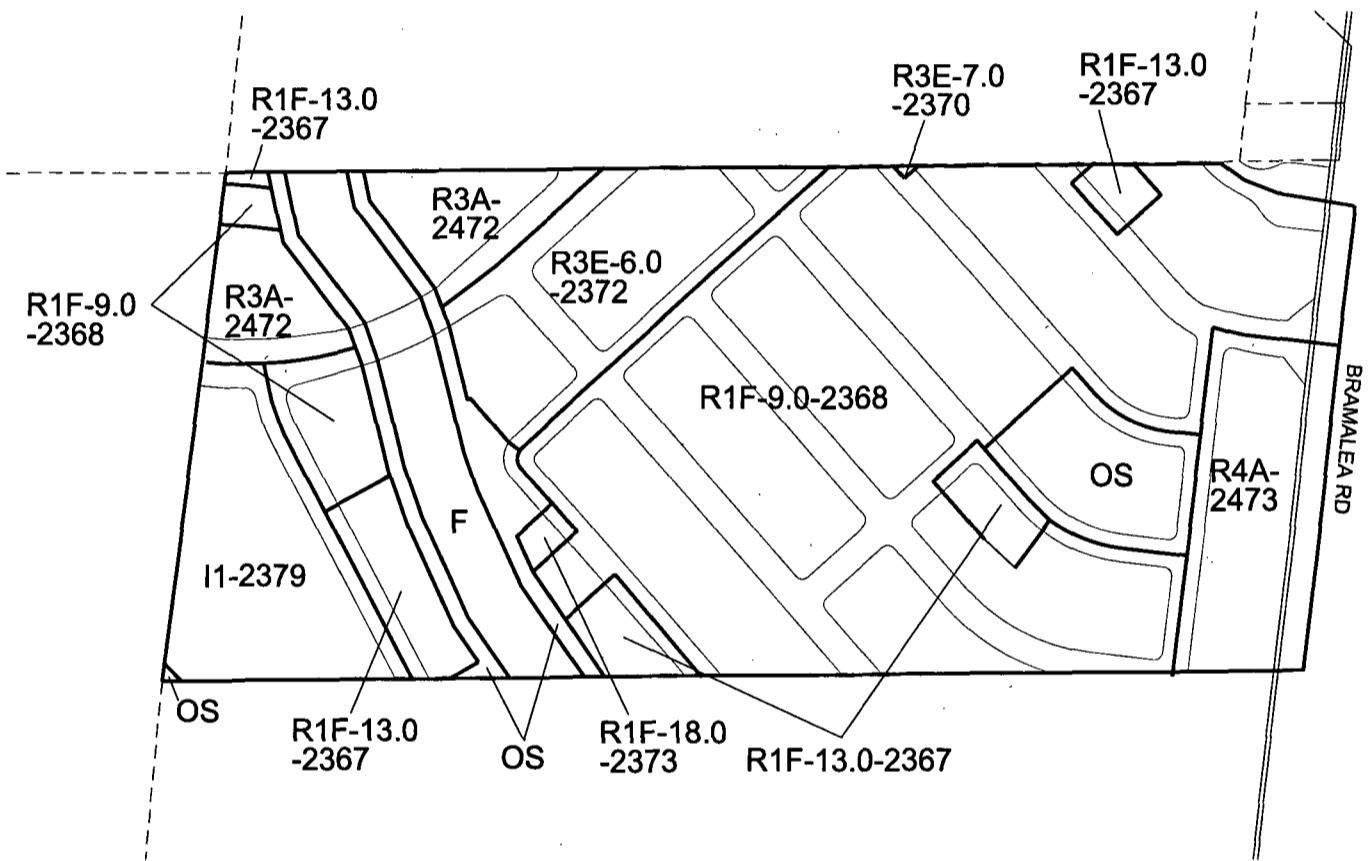
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 26TH day of March, 2014.


 SUSAN FENNEL - MAYOR
 JOHN SPROVIERI - ACTING MAYOR

 PETER FAY - CITY CLERK

Approved as to Content:


 Paul Snape, MCIP, RPP
 Acting Director, Planning and Building

APPROVED AS TO FORM
BY: <u>J.F.</u>
LEGAL SERVICES
DATE: <u>03 07 14</u>



LEGEND

—— ZONE BOUNDARY

PART LOT 16, CONCESSION 4 E.H.S.

By-Law 63-2014

Schedule A



CITY OF BRAMPTON
 Planning and Infrastructure Services

Date: 2013 02 25

Drawn by: CJK

File no. C04E16.003_ZBLA



SUBJECT LANDS
 BUILT STREETS
 PROPOSED STREETS



Date: 2014 01 27 Drawn By: CJK
 File: C04E16.003zkm

Key Map By-Law 63-2014

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 63-2014 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Inc. – Neamsby Investments Inc. (C04E16.003)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, hereby make oath
and say as follows:


1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 63-2014 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 26th day of March, 2014.
3. Written notice of By-law 63-2014 as required by section 34 of the *Planning Act*
was given on the 4th day of April, 2014, in the manner and in the form and to the
persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the
final date for filing objections.
5. By-law 63-2014 is deemed to have come into effect on the 26th day of March, 2014, in
accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
28th day of April, 2014)



Earl Evans


A Commissioner, etc.

PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc., ...
in the Regional Municipality of Peel

