



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 23-2015

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:
Industrial Four-1669 (M4-1669)	Residential Townhouse E-6.0-2497 (R3E-6.0-2497), Residential Townhouse E-6.0-2498 (R3E-6.0-2498), Residential Townhouse E-6.0-2499 (R3E-6.0-2499), Residential Townhouse E-6.0-2500 (R3E-6.0-2500), Residential Townhouse E-6.0-2501 (R3E-6.0-2501) and Open Space (OS).

(2) by adding thereto the following sections:

"2497 The lands designated R3E-6.0-2497 on Schedule A to this by-law:

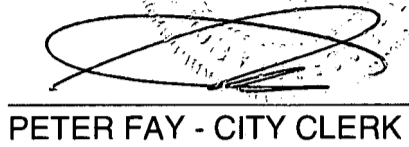
2497.1 Shall be used for the purposes permitted by the R3E-6.0 zone.

2497.2 Shall be subject to the following requirements and restrictions:

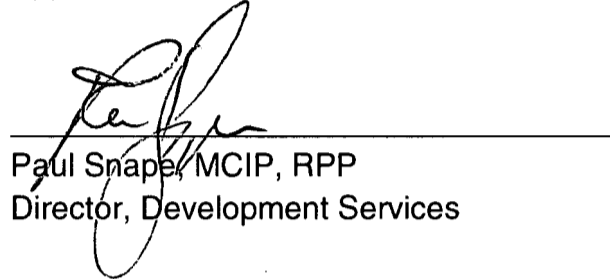
- 1) Minimum rear yard setback to lands that are zoned Open Space (OS): 7.5 metres;
- 2) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required front yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 11TH day of February, 2015.


LINDA JEFFREY - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Director, Development Services

APPROVED AS TO FORM
BY: <u>T.Z.</u>
LEGAL SERVICES
DATE: <u>21/01/15</u>

- 3) Bay windows, bow windows and box-out windows, without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth;
- 4) A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

2498 The lands designated R3E-6.0-2498 on Schedule A to this by-law:

2498.1 Shall be used for the purposes permitted by the R3E-6.0 zone.

2498.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Interior Side Yard Width to Lands Zoned R3E-6.0-2501: 0.0 metres;
- 2) 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 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- 3) A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

2499 The lands designated R3E-6.0-2499 on Schedule A to this by-law:

2499.1 Shall be used for the purposes permitted by the R3E-6.0 zone.

2499.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Rear Yard Depth: 6.5 metres;
- 2) 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 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- 3) A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

2500 The lands designated R3E-6.0-2500 on Schedule A to this by-law:

2500.1 Shall be used for one or any combination of the following purposes:

- 1) a townhouse dwelling;
- 2) a live-work townhouse dwelling;

- 3) an office;
- 4) a retail establishment having no outdoor storage;
- 5) a bank, trust company, or financial institution;
- 6) a personal service shop;
- 7) a dry-cleaning and laundry distribution station;
- 8) a printing or copying establishment;
- 9) a take-out restaurant;
- 10) a personal health or fitness centre;
- 11) a custom workshop;
- 12) a medical or dental practice or office;
- 13) a service shop;
- 14) a home occupation;
- 15) an artist and photography studio including framing;
- 16) a convenience store;
- 17) purposes accessory to the other permitted uses;

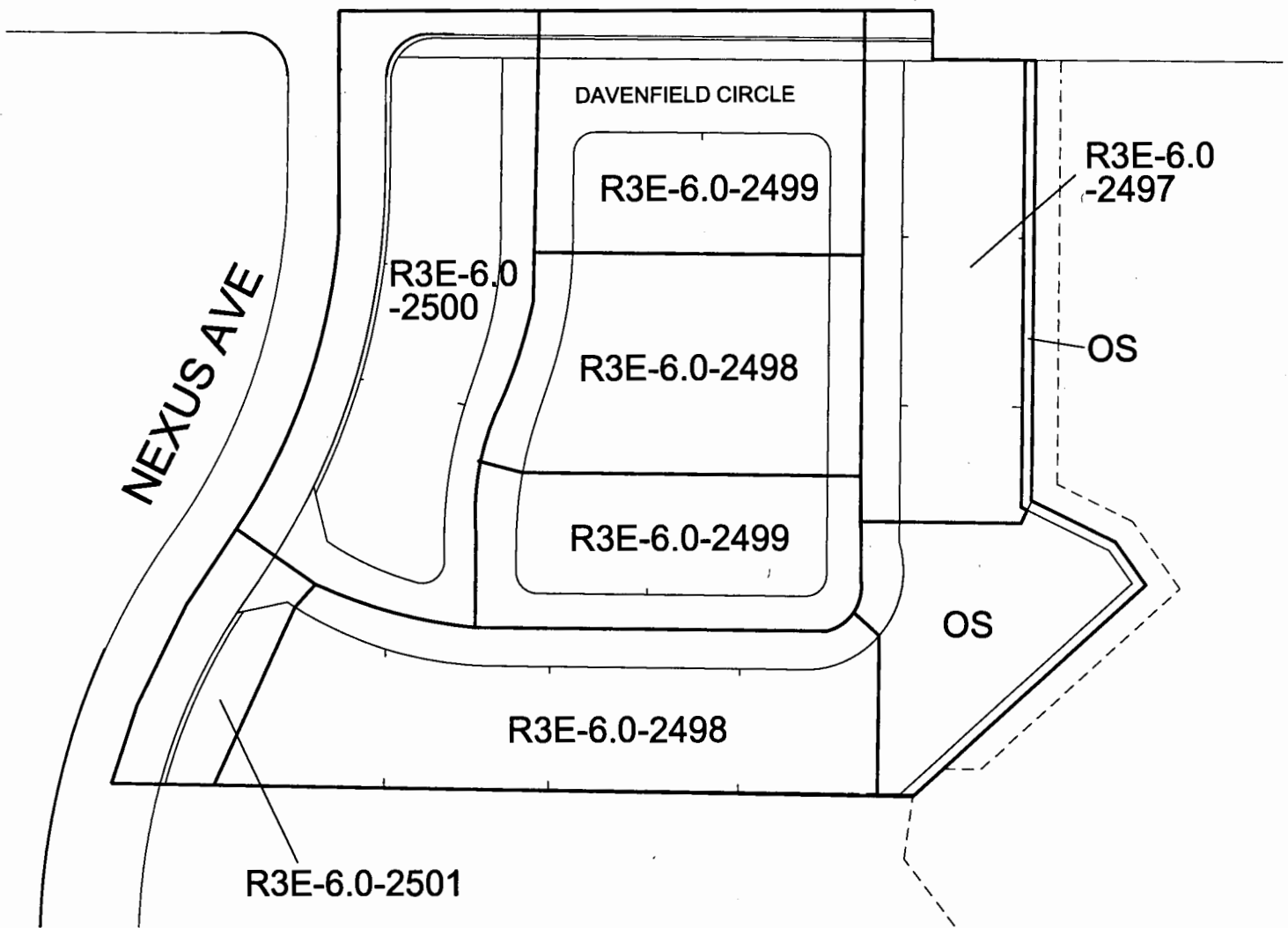
2500.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 6.0 metres;
- 2) Minimum Front Yard Depth: 0.6 metres;
- 3) Minimum Rear Yard Depth: 6.0 metres;
- 4) Maximum Building Height: 4 storeys;
- 5) Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- 6) Notwithstanding Section 10.9.1B (7), the maximum width of a driveway shall be 6.0 metres;
- 7) The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- 8) Maximum cumulative garage door width of an attached garage: 5.5 metres;
- 9) A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- 10) No minimum landscaped open space requirement shall apply;
- 11) Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- 12) Outdoor patios in the front yard of a live-work townhouse dwelling are permitted;
- 13) A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- 14) No parking spaces are required for non-residential uses;

- 15) A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required front yard depth by a maximum of 0.3 metres, or into the minimum required exterior side yard width by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required front yard depth and 0.6 metres into the minimum required exterior side yard;
 - 16) A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
 - 17) 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 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required exterior side yard width, and may encroach a maximum of 0.3 metres into the minimum required front yard depth.
- 2500.3 For the purposes of this Section, the lot line abutting Nexus Avenue shall be deemed to be the front lot line.
- 2501 The lands designated R3E-6.0-2501 on Schedule A to this by-law:
- 2501.1 Shall be used for one or any combination of the following purposes:
- 1) a townhouse dwelling;
 - 2) a live-work townhouse dwelling;
 - 3) an office;
 - 4) a retail establishment having no outdoor storage;
 - 5) a bank, trust company, or financial institution;
 - 6) a personal service shop;
 - 7) a dry-cleaning and laundry distribution station;
 - 8) a printing or copying establishment;
 - 9) a take-out restaurant;
 - 10) a personal health or fitness centre;
 - 11) a custom workshop;
 - 12) a medical or dental practice or office;
 - 13) a service shop;
 - 14) a home occupation;
 - 15) an artist and photography studio including framing;
 - 16) a convenience store;
 - 17) purposes accessory to the other permitted uses;
- 2501.2 Shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Width: 6.0 metres;
 - 2) Minimum Interior Side Yard Width to Lands Zoned R3E-6.0-2498: 0.0 metres;
 - 3) Minimum Exterior Side Yard Width: 0.6 metres;
 - 4) Minimum Rear Yard Depth: 6.0 metres;
 - 5) Maximum Building Height: 4 storeys;

- 6) Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- 7) Notwithstanding Section 10.9.1B (7), the maximum width of a driveway shall be 6.0 metres;
- 8) The requirement for maintaining a minimum 0.6 metre wide permeable landscaped surfaces abutting one side lot line shall not apply;
- 9) Maximum cumulative garage door width of an attached garage: 5.5 metres;
- 10) A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and or on roof terraces;
- 11) No minimum landscaped open space requirement shall apply;
- 12) Direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room is not required;
- 13) Outdoor patios in the exterior side yard of a live-work townhouse dwelling are permitted;
- 14) A minimum of two parking spaces is required for each Live-Work Townhouse Dwelling Unit;
- 15) No parking spaces are required for non-residential uses;
- 16) A balcony or porch, with or without a cold cellar and associated stairs, may project into the minimum required exterior side yard width by a maximum of 0.3 metres, or into the minimum required front yard depth by a maximum of 1.0 metre or into the minimum required rear yard depth by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.2 metres into the minimum required exterior side yard and 0.6 metres into the minimum required front yard depth;
- 17) A porch and/or balcony, with or without a foundation or cold cellar may encroach into the minimum required front yard depth or minimum required exterior side yard width to within 1.5 metres of a daylighting triangle/rounding; and,
- 18) 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 1.5 metres into the minimum required rear yard depth, may encroach a maximum of 1.0 metres into the minimum required front yard depth, and may encroach a maximum of 0.3 metres into the minimum required exterior side yard width."

EBENEZER RD



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 10 N.D.

By-Law 23-2015

Schedule A



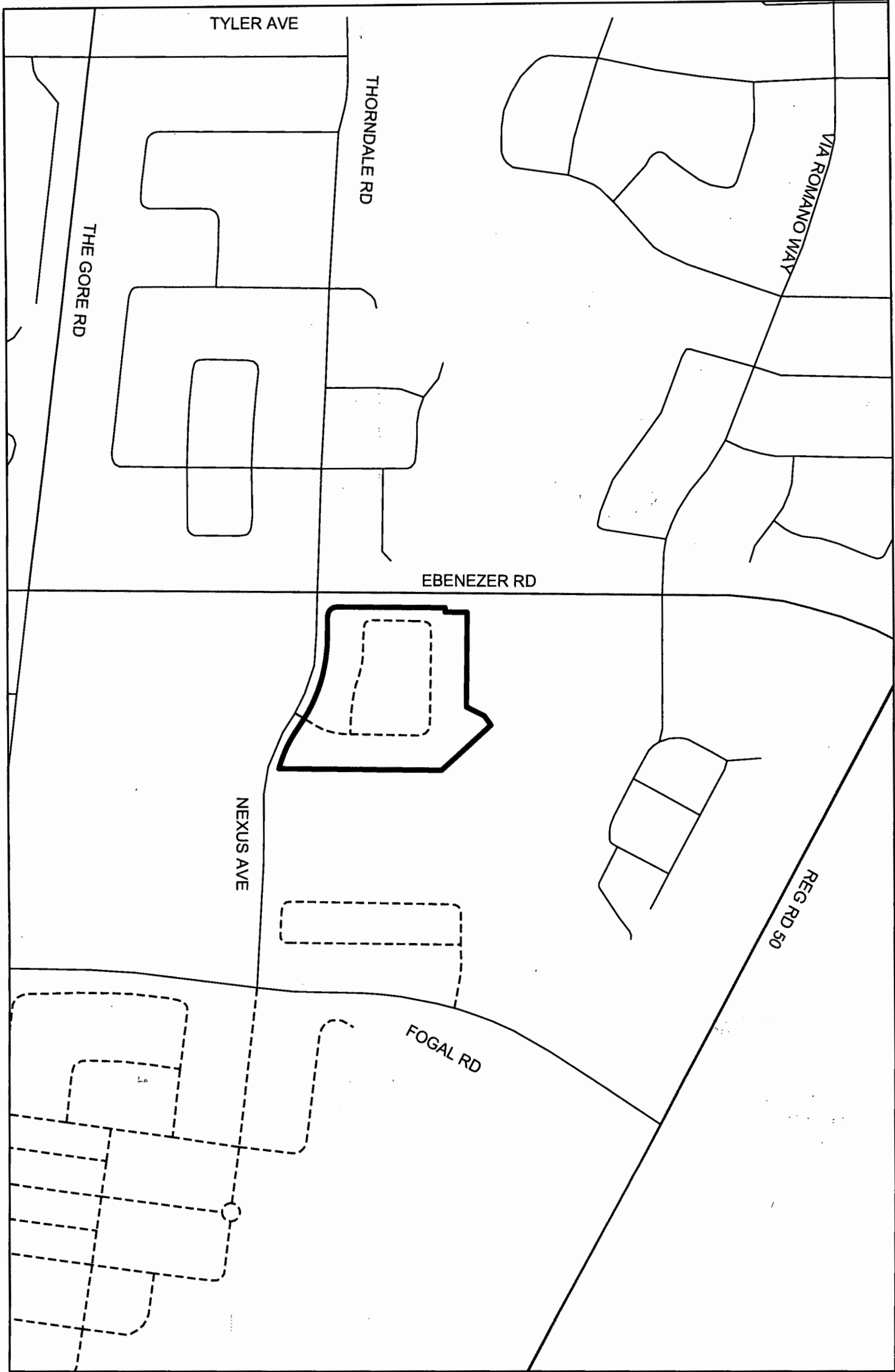
CITY OF BRAMPTON

Planning and Infrastructure Services

Date: 2015 01 05

Drawn by: CJK

File no. C10E05.020_ZBLA



SUBJECT LANDS



BUILT STREETS



PROPOSED STREETS



Date: 2015 01 05 Drawn By: CJK
 File: C10E05.020zkm

Key Map By-Law 23-2015

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 23-2015 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
J.H. Stevens Planning and Development Consultants – Ouray Developments Inc. – Ward 8
(File C10E05.020)

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 23-2015 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 11th day of February, 2015.
3. Written notice of By-law 23-2015 as required by section 34 of the *Planning Act*
was given on the 25th day of February, 2015, 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 23-2015 is deemed to have come into effect on the 11th day of February, 2015,
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)
23rd day of March, 2015)



Earl Evans



A Commissioner, etc.

**Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.**