



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 135-2015

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 on 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 -18.0 – 2502 (R1E-18.0-2502), Residential Single Detached E -14.0 – 2503 (R1E-14.0-2503), Residential Single Detached F -14.0 – 2504 (R1F-14.0-2504), Residential Single Detached E -11.6 – 2505 (R1E-11.6-2505), Residential Single Detached F -11.6 – 2506 (R1F-11.6-2506), Residential Single Detached E -18.0 – 2509 (R1E-18.0-2509), Floodplain (F) and Open Space (OS).

(2) By adding thereto the following sections:

“2502 The lands designated R1E-18.0-2502 on Schedule A to this by-law:

2502.1 Shall only be used for the purposes permitted in a R1E zone;

2502.2 Shall be subject to the following requirements and restrictions:

- a) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
- b) A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;

- c) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- d) The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- e) Maximum Building Height: 11.6 metres; and,
- f) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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.

2503 The lands designated R1E-14.0-2503 on Schedule A to this by-law:

2503.1 Shall only be used for the following purposes:

- a) uses permitted in a R1E zone,
or
- b) a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020.

2503.2 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 depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- b) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- c) The minimum lot width of a lot abutting a day-lighting triangle shall be 13.0 metres;
- d) The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- e) Maximum Building Height: 11.6 metres;

- f) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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; and,
- g) Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line;

2504 The lands designated R1F-14.0-2504 on Schedule A to this by-law:

2504.1 Shall only be used for the following purposes:

- a) uses permitted in a R1F zone,
or
- b) a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;

2504.2 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 depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- b) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- c) Notwithstanding section 13.5.2.(j)(4) and (5) of the By-law, the maximum interior garage width shall be 6.1 metres;
- d) The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
- e) The minimum lot width of a lot abutting a day-lighting triangle shall be 13.0 metres;
- f) Maximum Building Height: 11.6 metres; and,
- g) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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.

- 2505 The lands designated R1E-11.6-2505 on Schedule A to this by-law:
- 2505.1 Shall only be used for the following purposes:
- a) uses permitted in a R1E zone,
or
 - b) a sales office, for the sale of dwellings, which may or may not contain an associated parking lot, until January 1, 2020;
- 2505.2 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 depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
 - b) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
 - c) Notwithstanding section 13.4.2.(j)(3) and (4) of the By-law:
 - i). the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
 - ii). the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
 - iii). the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
 - d) The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
 - e) The minimum lot width of a lot abutting a day-lighting triangle shall be 11.0 metres;
 - f) Maximum Building Height: 11.6 metres;
 - g) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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; and,

- h) Lot Width, for lots where the side lot lines converge towards the front lot line, shall mean: the straight line distance between two points, one on each side lot line, each 6.0 metres back from the front lot line.

2506 The lands designated R1F-11.6 – 2506 on Schedule A to this by-law:

2506.1 Shall only be used for the purposes permitted in a R1F zone;

2506.2 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 depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
- b) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
- c) The minimum building setback to a daylighting triangle/rounding shall be 1.2 metres;
- d) Notwithstanding section 13.5.2.(j)(3) and (4) of the By-law:
 - i). the maximum cumulative garage door width for an attached garage shall be 5.05 metres and the maximum interior garage width shall be 5.65 metres, on lots equal to or greater than 11.6 metres but less than 12.5 metres in width;
 - ii). the maximum cumulative garage door width for an attached garage shall be 5.5 metres and the maximum interior garage width shall be 6.1 metres, on lots equal to or greater than 12.5 metres but less than 14 metres in width; and,
 - iii). the maximum interior garage width shall be 6.1 metres or 50 % of the dwelling unit width, whichever is greater, on lots equal to or greater than 14 metres in width;
- e) The minimum lot width of a lot abutting a day-lighting triangle shall be 11.0 metres;
- f) Maximum Building Height: 11.6 metres; and,
- g) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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.

- 2509 The lands designated R1E-18.0-2509 on Schedule A to this by-law:
- 2509.1 Shall only be used for the purposes permitted in a R1E zone;
- 2509.2 Shall be subject to the following requirements and restrictions:
- a) Minimum front yard depth shall be 4.5 metres to the main wall, including the side wall of a garage, and 6.0 metres to the front of the garage facing the street;
 - b) A balcony or porch, with or without a cold cellar, may project into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 1.2 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;
 - c) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and box-out windows;
 - d) Notwithstanding section 13.4.2.(j)(3) of the By-law, dwellings containing a 3 car garage shall:
 - i). have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres, where a garage door faces a front lot line; or shall,
 - ii). have a maximum individual garage door width of 5.5 metres, up to a maximum cumulative garage door width of 8.0 metres, where a garage door faces an interior side lot line;
 - e) Notwithstanding section 13.4.2.(j)(4) and (5) of the By-law, the maximum interior garage width shall be 9.4 metres;
 - f) Notwithstanding Section 10.9.1.B (7) of the By-law, if garage doors face the interior side lot line, the minimum driveway depth between the garage door(s) and the interior side lot line shall be 6.6 metres for the entire width of the garage doors;
 - g) The minimum building setback to a day-lighting triangle/rounding shall be 1.2 metres;
 - h) Maximum Building Height: 11.6 metres; and,
 - i) For the purposes of this section, Building Height shall mean the vertical distance measured from the average finished 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."

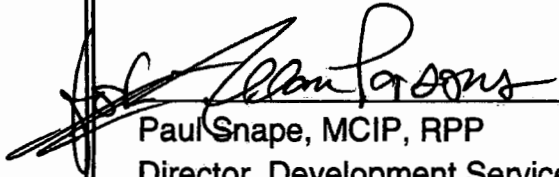
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 8TH day of July, 2015.


LINDA JEFFREY - MAYOR

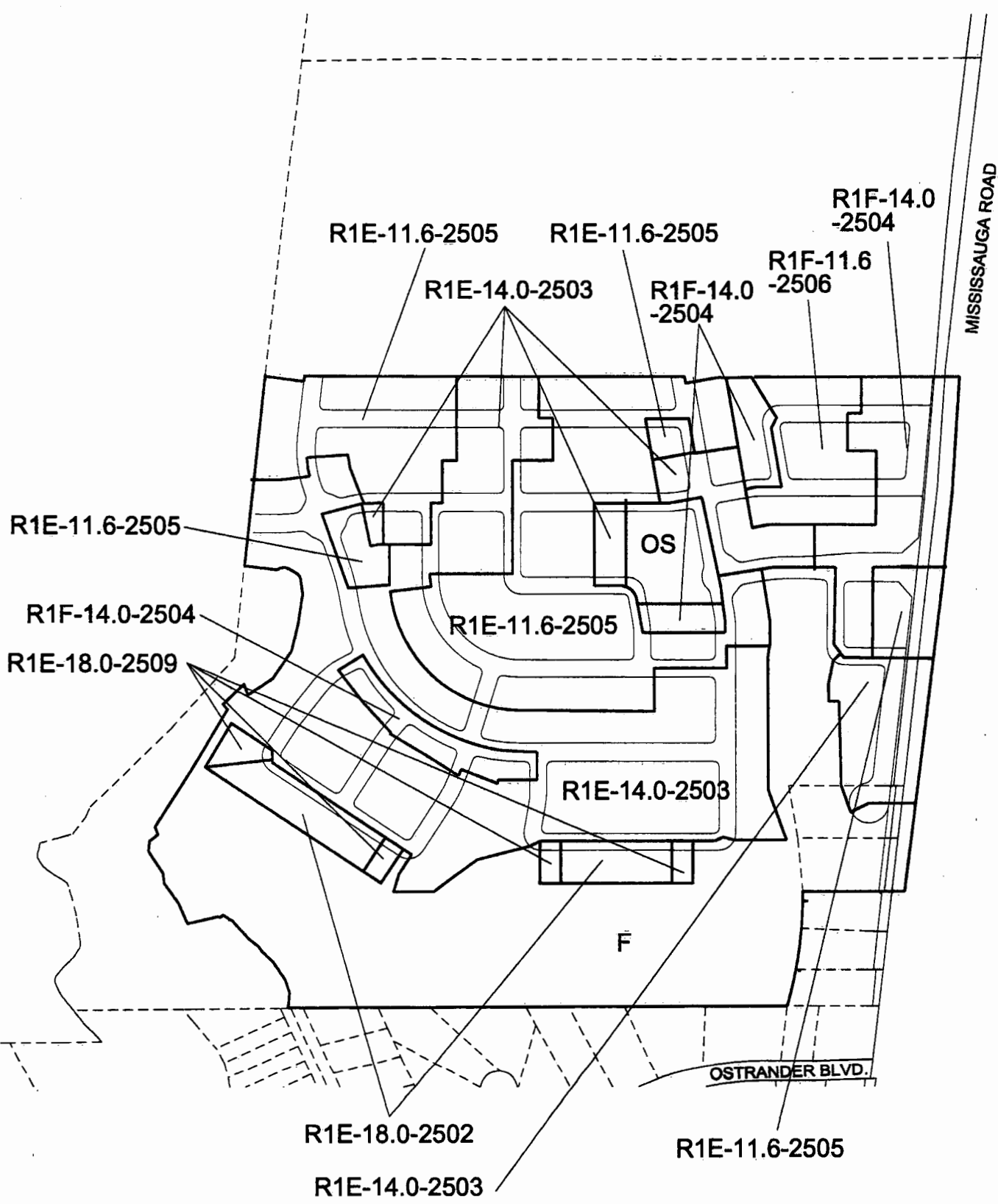

~~PETER FAY - CITY CLERK~~

EARL EVANS - DEPUTY CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Director, Development Services
Planning and Building Division

APPROVED AS TO FORM
BY: <u>J.E.</u>
LEGAL SERVICES
DATE: <u>26/06/15</u>



LEGEND

—— ZONE BOUNDARY

PART LOT 7 , CONCESSION 5 W.H.S.



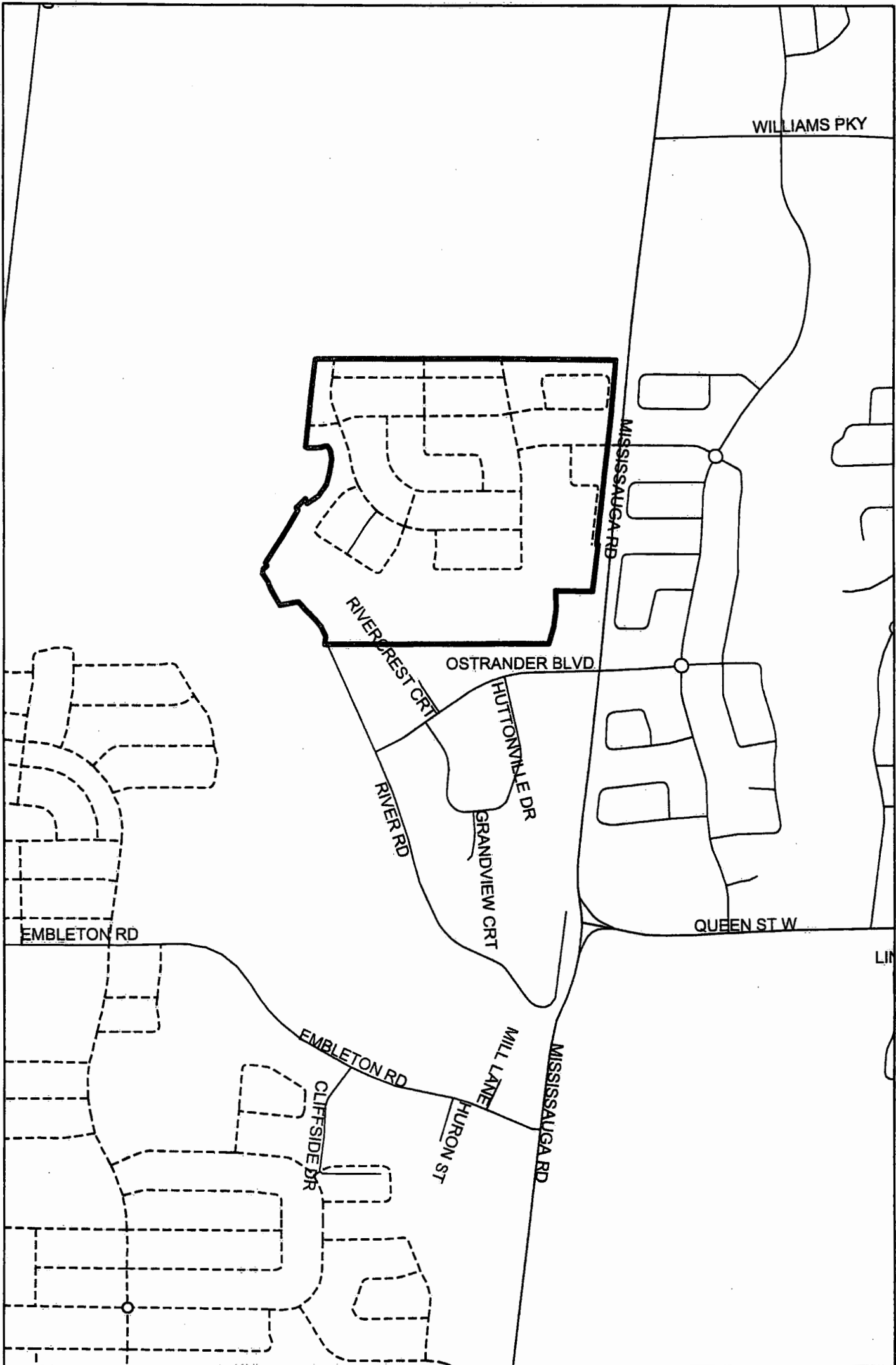
CITY OF BRAMPTON
 Planning and Infrastructure Services

Date: 2015 03 23 Drawn by: CJK

File no. C05W07_004_ZBLA

By-Law 135-2015

Schedule A



SUBJECT LANDS
 BUILT STREETS
 PROPOSED STREETS

FLOWER CITY

PLANNING & INFRASTRUCTURE SERVICES
 BRAMPTON, CA
 Date: 2015 03 06 Drawn By: CJK
 File: C05W07.004_ZKM

Key Map By-Law 135-2015

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 135-2015 being a by-law
to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Inc. – Four X Development Inc. (File C05W07.004)

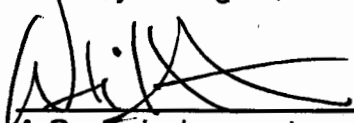
DECLARATION

I, Peter Fay, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

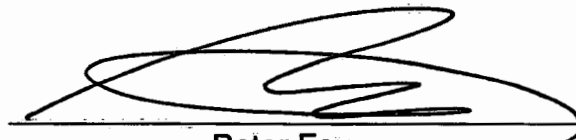
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 135-2015 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 8th day of July, 2015.
3. Written notice of By-law 135-2015 as required by section 34 of the *Planning Act* was given on the 17th day of July, 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 135-2015 is deemed to have come into effect on the 8th day of July, 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)
28th day of August, 2015)



A Commissioner, etc.



Peter Fay

WENDI HUNTER, a Commissioner, etc.,
Regional Municipality of Peel for The
Corporation of The City of Brampton.
Expires November 5, 2016.