



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 16 - 2016

To amend Comprehensive Zoning By-law 270-2004, as amended, re:
17, 19, 21, 23, 25, 27 and 29 Clarence Street

The Council of the Corporation of the City of Brampton ENACTS as follows:

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
"Residential Single Detached B (R1B)" and "Residential Townhouse C – Special Section 2466 (R3C-Section 2466)"	"Residential Townhouse C – Special Section 2466 (R3C-Section 2466)"

- (2) by DELETING Section 2466 in its entirety and replacing it with the following:

"2466 The lands designated R3C – Section 2466 on Schedule A to this By-law:

2466.1 Shall only be used for the following purposes:

- (1) Townhouse dwelling, including a rear lane townhouse dwelling
- (2) Purposes accessory to the other permitted purposes

2466.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot: 100 square metres per dwelling unit
- b) End Lot: 125 square metres per dwelling unit
- c) Corner Lot: 140 square metres per dwelling unit

(2) Minimum Lot Width:

- a) Interior Lot: 5.3 metres
- b) End Lot: 6.7 metres

(3) Minimum Lot Depth: 18.0 metres

(4) Minimum Front Yard Setback:

- a) 3.0 metres
- b) 1.2 metres to a daylight rounding / triangle

(5) Minimum Setback to a Garage Door:

- a) 5.4 metres for rear lane townhouse dwellings
- b) 6.0 metres for townhouse dwellings with a garage facing the front lot line

(6) Minimum Setback from the Clarence St. Property Line: 3.0 metres

(7) Minimum Side Yard Setback: 1.2 metres

(8) Minimum Rear Yard Setback:

- a) 4.5 metres for townhouse dwellings with a garage facing the front lot line
- b) 3.9 metres for rear lane townhouse dwellings
- c) 2.0 metres to a covered or uncovered at grade patio, landscape deck, and/or rear yard balcony or uncovered terrace on the second or third storey

(9) Special Setbacks:

- a) A setback of 6.5 metres to any structure is required from the southern boundary of the R3C-2466 zone starting from the easterly boundary of the zone and ending at a point 30 metres from the easterly boundary of the zone
- b) A landscaped open space of 5.85 metres in width is required along the southern boundary of the R3C-2466 zone starting from a point 30 metres from the easterly boundary of the zone and ending at a point 81 metres from the easterly boundary of the zone

(10) Maximum Building Height:

3 storeys, not including a roof structure used to house enclosed stairways and / or mechanical equipment

(11) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveways shall consist of landscaped open space

(12) Garage Control:

The maximum permitted cumulative garage door width per dwelling unit shall be 2.5 metres

(13) Wall Openings:

A minimum of 25% of the gross area of any exterior wall facing and within 7.0 metres of the Clarence Street property line shall have windows and/or doors

(14) Visitor Parking Requirements:

A minimum of 0.25 spaces per dwelling unit shall be provided for visitor parking

(15) Minimum Private Street Width:

6.0 metres including where parking spaces are located adjacent to the street

(16) Notwithstanding Section 10.13.4 of the By-law, one block of townhouses located within 25 metres of the easterly boundary of the R3C-2466 zone is permitted to have up to 9 dwelling units attached


2466.3 For the purposes of this section:


- (1) End Lot: shall mean a lot that is other than a corner lot that contains an end dwelling unit in a block of townhouse dwellings
- (2) Corner Lot: shall mean a lot situated at the intersection of two or more public or private streets or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees

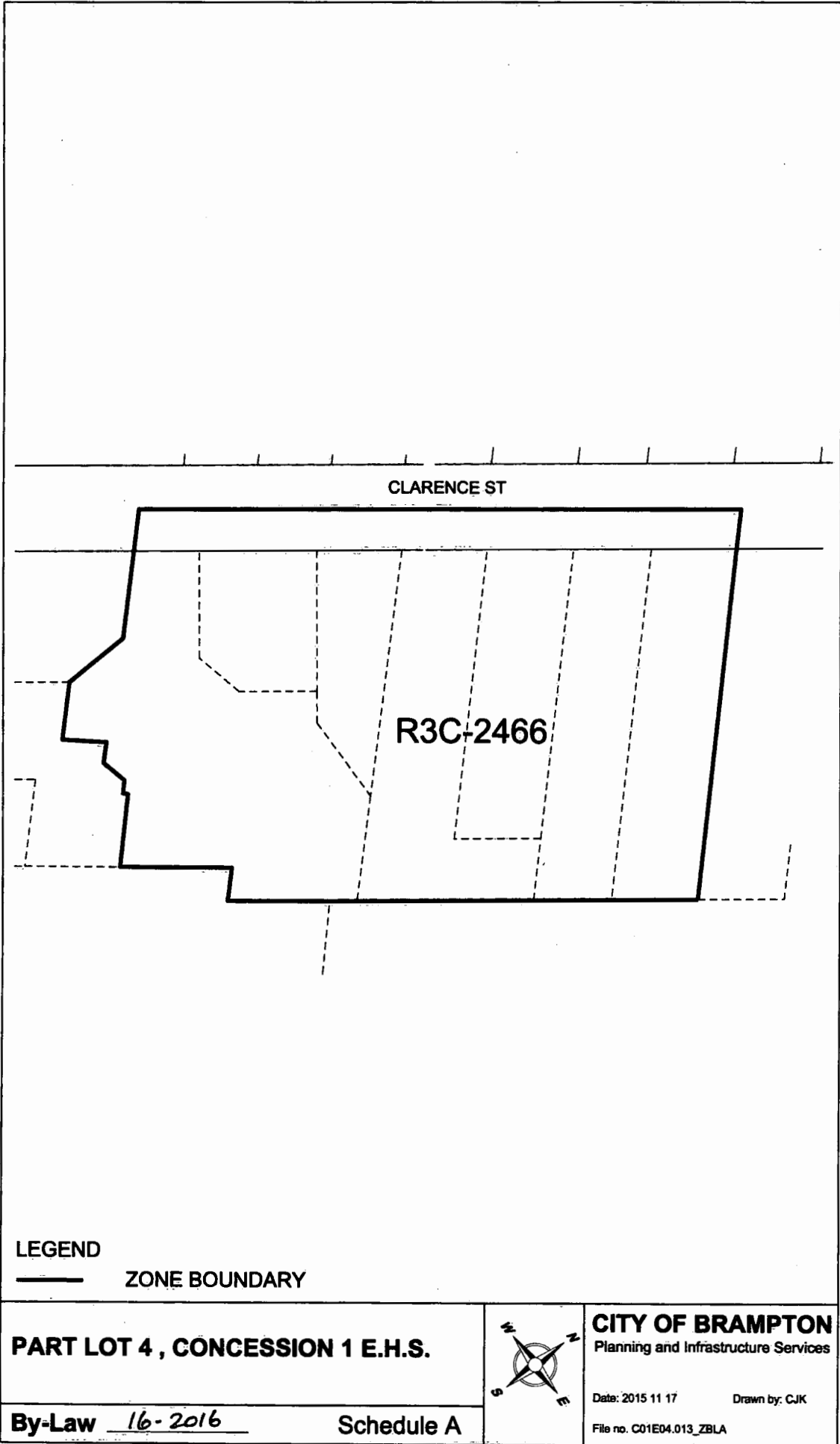
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 24TH day of February, 2016.

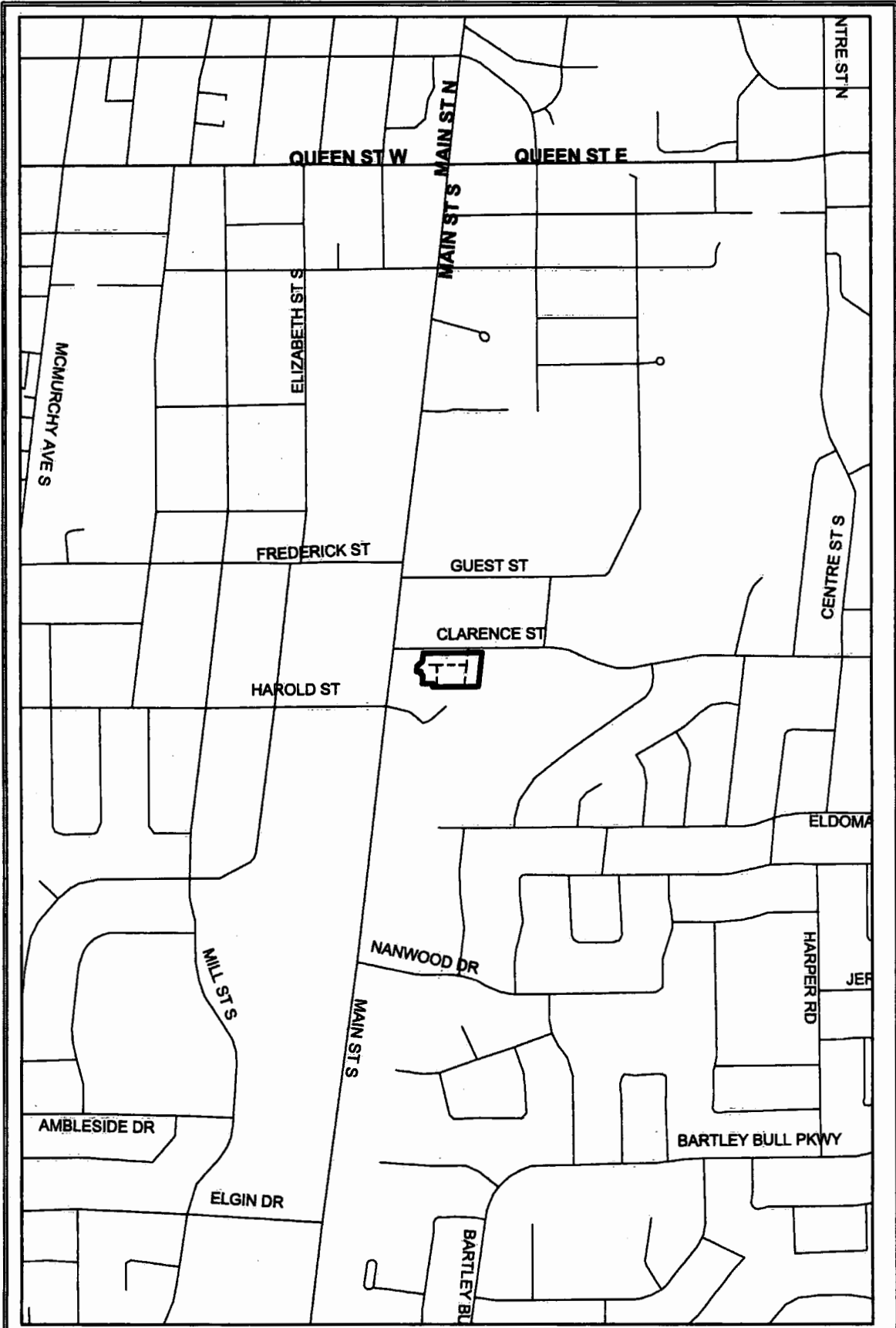
Approved as to form.
02/03/2016
JZ

Approved as to content.
Feb 19, 2016
Heather MacDonald


Linda Jeffrey, Mayor


Peter Fay, City Clerk





SUBJECT LANDS
 BUILT STREETS
 PROPOSED STREETS



Date: 2015 11 17 Drawn By: CJK
 File: C01E04.013_ZKM

Key Map By-Law 16-2016