



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 238 - 2017

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:
RESIDENTIAL SINGLE DETACHED C (R1C), RESIDENTIAL SINGLE DETACHED D (R1D) and AGRICULTURAL (A).	RESIDENTIAL SINGLE DETACHED E-9.0-SECTION 2549 (R1E-9.0-2549), RESIDENTIAL SINGLE DETACHED E-10.1-SECTION 2550 (R1E-10.1-2550), RESIDENTIAL SINGLE DETACHED E-11.6-SECTION 2551 (R1E-11.6-2551), RESIDENTIAL DETACHED E-12.1-2552 (R1E-12.1-2552), RESIDENTIAL SINGLE DETACHED E-12.0-SECTION 2553 (R1E-12.0-2553) and OPEN SPACE (OS)

(2) By adding thereto the following sections:

“2549 The lands designated R1E-9.0–2549 on Schedule A to this by-law;

2549.1 Shall only be used for the purposes permitted in an R1E-X zone;

2549.2 Notwithstanding Section 10.27 of this By-Law, the following requirements and restrictions shall apply:

(1) Minimum Lot Depth:

a) 27 metres;

(2) Minimum Interior Side Yard Width:

a) Where the minimum interior lot width is less than 12.5 metres:

(i) 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;

- b) Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - (i) 1.2 metres and 1.2 metres for an interior lot;
 - (ii) 0.6 metres for a corner lot abutting an interior lot; and,
- c) Where the minimum interior lot width is 15.8 metres or greater:
 - 1.2 metres;
- (3) Minimum Rear Yard:
 - a) 7.0 metres; and,
 - b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- (4) Maximum Building Height: 10.6 metres;
- (5) Garage Control:
 - a) Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - b) No garage shall face the flankage lot line;
 - c) The maximum cumulative garage door width for an attached garage shall be:
 - (i) 3.7 metres if the lot width is less than 10.4 metres;
 - (ii) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - (iii) 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
 - (iv) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
 - (v) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
 - d) The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
 - e) On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- (6) Encroachment:
 - a) A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,

- b) Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;
- (7) Maximum Lot Coverage: 55%, excluding permitted accessory structures;
- (8) The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
 - a) A temporary sales office;
 - b) A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;
 - c) Notwithstanding Section 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned R1E-9.0-2549, R1E-10.1-2550, R1E-11.6-2551 and R1E-12.1-2552;
 - d) A temporary parking lot associated with a new home sales office; and,
 - e) A temporary parking lot associated with a model home used for display purpose, with or without a sales office.
- 2549.3 Shall also be subject to the requirements and restrictions relating to the R1E-X zone and the general provisions of this by-law not in conflict with those set out in sections 2549.2 and 2549.3.
- 2550 The lands designated R1E-10.1-2550 on Schedule A to this by-law;
- 2550.1 Shall only be used for the purposes permitted in an R1E-X zone;
- 2550.2 Notwithstanding Section 10.27 of this By-Law, the following requirements and restrictions shall apply:
 - (1) Minimum Interior Side Yard Width:
 - a) Where the minimum interior lot width is less than 12.5 metres:
 - (i) 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
 - b) Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - (i) 1.2 metres and 1.2 metres for an interior lot;
 - (ii) 0.6 metres for a corner lot abutting an interior lot; and,
 - c) Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
 - (2) Minimum Rear Yard Depth:
 - a) 7.0 metres;
 - (i) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

(3) Maximum Building Height:

- a) 10.6 metres;

(4) Garage Control:

- a) Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
- b) No garage shall face the flankage lot line;
- c) The maximum cumulative garage door width for an attached garage shall be:
 - (i) 3.7 metres if the lot width is less than 10.4 metres;
 - (ii) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - (iii) 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
 - (iv) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
 - (v) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- d) The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- e) On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

(5) Maximum Lot Coverage: 45%, excluding permitted accessory structures;

(6) The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

- a) A temporary sales office;
- b) A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;
- c) Notwithstanding Section 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned R1E-9.0-2549, R1E-10.1-2550, R1E-11.6-2551, and R1E-12.1-2552;
- d) A temporary parking lot associated with a new home sales office; and,

- e) A temporary parking lot associated with a model home used for display purpose, with or without a sales office.

2550.3 Shall also be subject to the requirements and restrictions relating to the R1E-X zone and the general provisions of this by-law not in conflict with those set out in sections 2550.2 and 2550.3.

2551 The lands designated R1E-11.6–2551 on Schedule A to this by-law;

2551.1 Shall only be used for the purposes permitted in an R1E-X zone;

2551.2 Notwithstanding Section 10.27 of this By-Law, the following requirements and restrictions shall apply:

(1) Minimum Interior Side Yard Width:

a) Where the minimum interior lot width is less than 12.5 metres:

(i) 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;

b) Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:

(i) 1.2 metres and 1.2 metres for an interior lot;

(ii) 0.6 metres for a corner lot abutting an interior lot; and,

c) Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

(2) Minimum Rear Yard Depth:

a) 7.0 metres; and,

b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

(3) Maximum Building Height: 10.6 metres;

(4) Garage Control:

a) Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;

b) No garage shall face the flankage lot line;

c) The maximum cumulative garage door width for an attached garage shall be:

(i) 3.7 metres if the lot width is less than 10.4 metres;

(ii) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;

(iii) 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;

(iv) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres; and,

(v) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;

d) The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,

e) On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

(5) Maximum Lot Coverage:

a) For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,

b) For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;

(6) The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

a) A temporary sales office;

b) A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;

c) Notwithstanding Section 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned R1E-9.0-2549, R1E-10.1-2550, R1E-11.6-2551, and R1E-12.1-2552;

d) A temporary parking lot associated with a new home sales office; and,

e) A temporary parking lot associated with a model home used for display purpose, with or without a sales office;

2551.3 Shall also be subject to the requirements and restrictions relating to the R1E-X zone and the general provisions of this by-law not in conflict with those set out in sections 2551.2 and 2551.3.

2552 The lands designated R1E-12.1-2552 on Schedule A to this by-law;

2552.1 Shall only be used for the purposes permitted in an R1E-X zone;

2552.2 Notwithstanding Section 10.27 of this By-Law, the following requirements and restrictions shall apply:

(1) Minimum Interior Side Yard Width:

a) Where the minimum interior lot width is less than 12.5 metres:

(i) 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres; and,

b) Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:

- (i) 1.2 metres and 1.2 metres for an interior lot;
 - (ii) 0.6 metres for a corner lot abutting an interior lot; and,
 - c) Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;
- (2) Minimum Rear Yard Depth:
- a) 7.0 metres; and,
 - b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;
- (3) Maximum Building Height: 10.6 metres;
- (4) Garage Control:
- a) Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
 - b) No garage shall face the flankage lot line;
 - c) The maximum cumulative garage door width for an attached garage shall be:
 - (i) 3.7 metres if the lot width is less than 10.4 metres;
 - (ii) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;
 - (iii) 5.0 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres only in conjunction with a lot area greater than 500 square metres;
 - (iv) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;
 - (v) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
 - d) The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
 - e) On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;
- (5) Encroachment:
- a) A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices; and,
 - b) Setback from an open roof porch to a Daylight Rounding or Triangle: 2.5 metres;
- (6) Maximum Lot Coverage:

- a) For lots having a lot area less than 500 square metres: 55%, excluding permitted accessory structures; and,
 - b) For lots having a lot area equal to or greater than 500 square metres: 45% excluding permitted accessory structures;
- (7) The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:
- a) A temporary sales office;
 - b) A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;
 - c) Notwithstanding Section 6.28, a total of ten (10) model homes shall be permitted, across the lands zoned R1E-9.0-2549, R1E-10.1-2550, R1E-11.6-2551, and R1E-12.1-2552;
 - d) A temporary parking lot associated with a new home sales office; and,
 - e) A temporary parking lot associated with a model home used for display purpose, with or without a sales office.

2552.3 Shall also be subject to the requirements and restrictions relating to the R1E-X zone and the general provisions of this by-law not in conflict with those set out in sections 2552.2 and 2552.3.

2553 The lands designated R1E-12.0-2553 on Schedule A to this by-law;

2553.1 Shall only be used for the purposes permitted in an R1E-X zone;

2553.2 Notwithstanding Section 10.27 of this By-Law, the following requirements and restrictions shall apply:

(1) Minimum Interior Side Yard Width:

- a) Where the minimum interior lot width is less than 12.5 metres:
 - (i) 0.6 metres provided the combined total of the interior side yards on an interior lot is 1.8 metres;
- b) Where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:
 - (i) 1.2 metres and 1.2 metres for an interior lot;
 - (ii) 0.6 metres for a corner lot abutting an interior lot; and,
- c) Where the minimum interior lot width is 15.8 metres or greater: 1.2 metres;

(2) Minimum Rear Yard Depth:

- a) 7.0 metres; and,
- b) A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback;

(3) Maximum Building Height: 10.6 metres;

(4) Garage Control:

- a) Where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling;
- b) No garage shall face the flankage lot line;
- c) The maximum cumulative garage door width for an attached garage shall be:
 - (i) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 12.0 metres; and,
 - (ii) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres;
- d) The maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width; and,
- e) On lots greater than 14 metres wide, the maximum interior garage width shall be 50% of the dwelling unit width;

(5) Maximum Lot Coverage: 55%, excluding permitted accessory structures;

(6) The following temporary uses shall be permitted until December 31, 2020, or extended at the discretion of the Commissioner of Planning & Development Services:

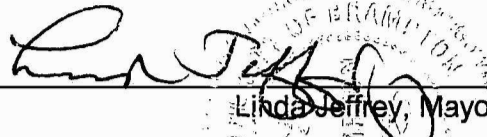
- a) A temporary sales office;
- b) A model home used for display purposes in accordance with Section 6.28 of this by-law, which may or may not include a sales office;
- c) A temporary parking lot associated with a new home sales office; and,
- d) A temporary parking lot associated with a model home used for display purpose, with or without a sales office.

2553.3 Shall also be subject to the requirements and restrictions relating to the R1E-X zone and the general provisions of this by-law not in conflict with those set out in sections 2553.2 and 2553.3.”


READ a FIRST, SECOND and THIRD TIME and PASSED this 8th day of November 2017.

Approved as to
form.
2017/10/18
C. Pratt


Approved as to
content.
2017/10/24
AP
Allan Parsons



Linda Jeffrey, Mayor

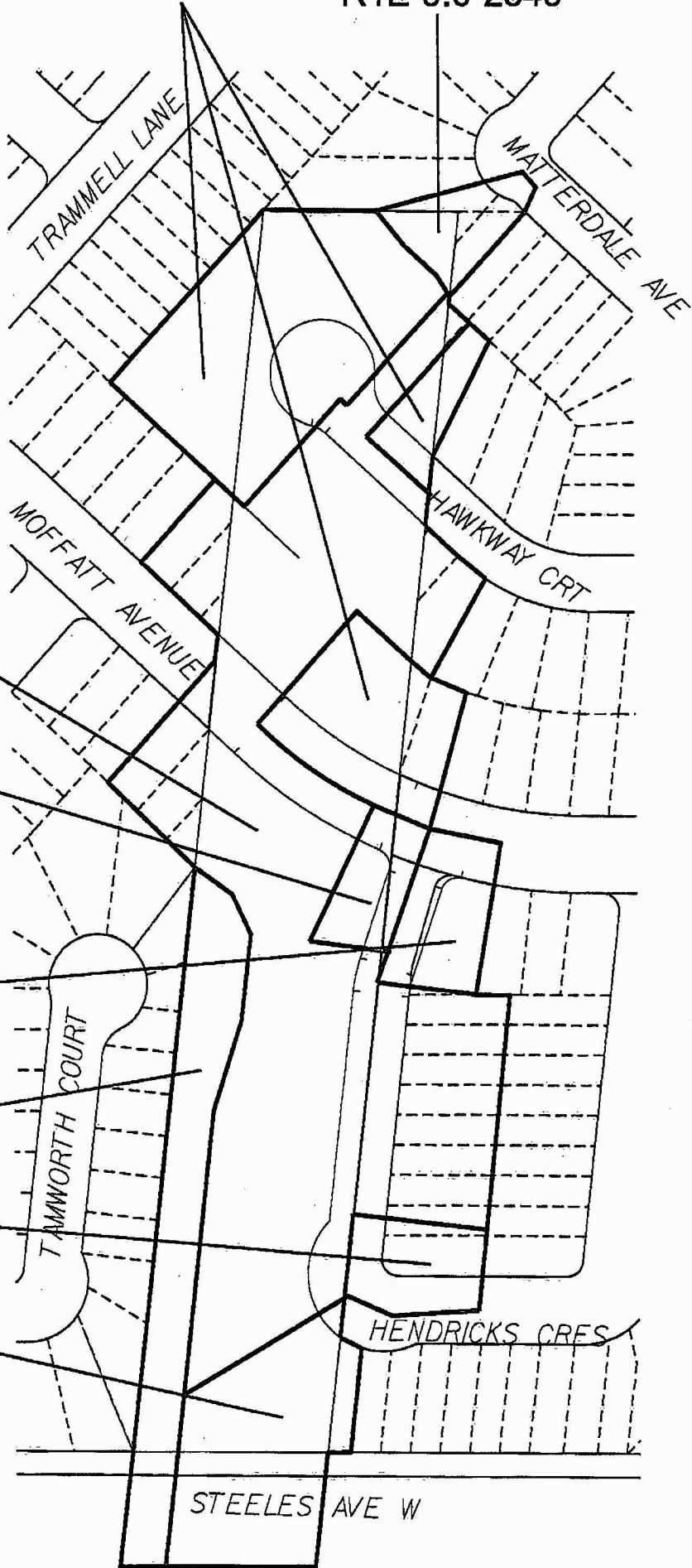


Peter Fay, City Clerk



R1E-12.1-2552

R1E-9.0-2549



R1E-11.6-2551

R1E-9.0-2549

R1E-12.1-2552

R1E-12.0-2553

R1E-12.1-2552

R1E-10.1-2550

LEGEND

— ZONE BOUNDARY

PART LOT 1, CONCESSION 2 W.H.S.



CITY OF BRAMPTON

Planning and Development Services

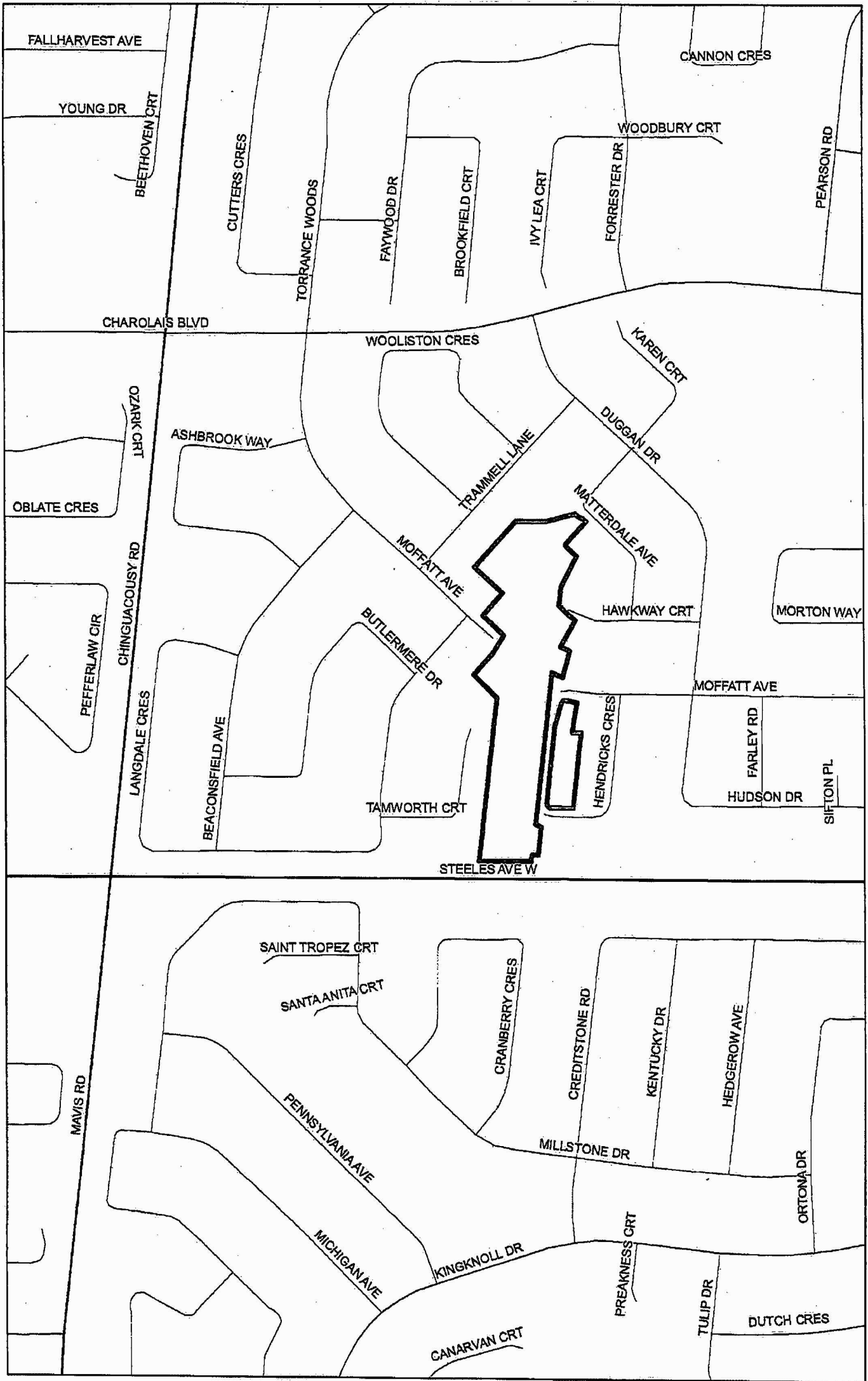
Date: 2017 09 25

Drawn by: CJK

By-Law 238-2017

Schedule A

File no. C02W01.011_ZBLA



 SUBJECT LANDS



PLANNING AND INFRASTRUCTURE SERVICES

File: C02W01.011ZKM Drawn By: CJK

Date: 2017 09 22



KEY MAP

BY-LAW 238-2017

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 238-2017 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Gagnon Walker Domes Ltd. – Argo (Steeles) Ltd.
(File C02W01.011)

DECLARATION

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

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as
such have knowledge of the matters herein declared:
2. By-law 238-2017 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 8th day of November, 2017.
3. Written notice of By-law 238-2017 as required by section 34 of the *Planning Act*
was given on the 23rd day of November, 2017, 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 238-2017 is deemed to have come into effect on the 8th day of November,
2017, 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)
14th day of December, 2017)



Charlotte Gravlev

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



A Commissioner, etc.