



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 118 - 2018

To amend By-law 270-2004, as amended

WHEREAS 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;

By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Residential Rural Estate Two (RE2), Residential Townhouse B (R3B – 1939) and Agricultural (A)	Residential Townhouse B – Section 3455 (R3B – 3455), Residential Semi-Detached A – Section 1875 (R2A – Section 1875), Residential Townhouse C – Section 2870 (R3C – 2870), Residential Townhouse C – Section 2871 (R3C-2871), Residential Apartment A – Section 2872 (R4A – 2872) and Residential Apartment A – Section 2873 (R4A – 2873)

(2) By adding thereto the following sections:

“2870 The lands designated R3C - SECTION 2870 on Schedule A to this by-law:

2870.1 shall only be used for the purposes permitted within an R3C zone.

2870.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 125 square metres per dwelling unit

- (2) Minimum Lot Width:
- (i) Interior Lot: 5.5 metres;
 - (ii) Corner Lot: 6.5 metres;
- (3) Minimum Yard Setback for a Principal Building:
- (i) The front wall of a dwelling unit:
 - a. 3 metres to a private road,
 - b. 6 metres to a garage door,
 - c. 1.2 metres to a common amenity area, and
 - d. 3 metres in all other situations.
 - e. A Balcony, Porch or Bay Window with or without foundation may encroach an additional 1.8 metres into the required front yard setback.
 - (ii) The rear wall of a dwelling unit:
 - a. 6 metres to a lot line,
 - b. 1.2 metres to a common amenity area, and
 - c. 3 metres in all other situations.
 - (iii) The side wall of a dwelling unit:
 - a. 1.5 metres to a private road,
 - b. 1.4 metres to a lot line not zoned in the same zoning category
 - c. 1.2 metres to a lot line zoned in the same zoning category.
- (4) Maximum Building Height: 13 metres;
- (5) Minimum Landscaped Open Space: 25 square metres for each dwelling unit.

2870.3 shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2870.2.

2871 The lands designated R3C - SECTION 2871 on Schedule A to this by-law:

2871.1 shall only be used for the purposes permitted within an R3C zone.

2871.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 125 square metres per dwelling unit;
- (2) Minimum Lot Width:
 - (i) Interior Lot: 5.2 metres;
 - (ii) Corner Lot: 6.5 metres;
- (3) The lot line abutting The Gore Road shall be deemed to be the front lot line;
- (4) Minimum Yard Setbacks for a Principal Building:

- (i) To the front wall of a dwelling unit:
 - a. 3 metres.
 - b. A porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required front yard;

- (ii) The rear wall of a dwelling unit:
 - a. 4.5 metres to a private road;
 - b. 6 metres between a garage door opening and a private road.
 - c. A balcony, porch or bay window, with or without foundation, may encroach a maximum of 1.8 metres into the required rear yard setback;

- (iii) The side wall of a dwelling unit:
 - a. 1.5 metres to a private road,
 - b. 1.4 metres to a lot line not zoned in the same zoning category
 - c. 1.2 metres to a lot line zoned in the same zoning category;

(5) Maximum Building Height: 13 metres;

(6) Minimum Landscaped Open Space: No requirement when the front and rear of dwelling units face a public or private street.

2871.3 shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2871.2.

2872 The lands designated R4A – SECTION 2872 on Schedule A to this by-law:

2872.1 shall only be used for the purposes permitted within an R4A zone and the following:

- (1) Only in conjunction with an apartment dwelling and only on the ground and second floor of the same apartment building:
 - (i) A stacked townhouse dwelling;
 - (ii) A stacked back-to-back townhouse dwelling;
 - (iii) A ground floor townhouse dwelling unit.

2872.2 shall be subject to the following requirements and restrictions:

- (1) The minimum setback from any lot line to any portion of a building below finished grade shall be 0.3 metres;
- (2) The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- (3) Minimum Front Yard Depth:
 - a. 3 metres to the front wall and
 - b. 1.7 metres to balcony, porch or bay window;
- (4) Minimum Rear yard Depth: 6 metres;

- (5) Minimum Interior Side Yard Width:
 - a. 6 metres to a lot line abutting an R3C – 3455 zone
 - b. 3 metres to a lot line abutting an R4A – 2873 zone;

 - (6) Maximum Lot Coverage: No Requirement;

 - (7) Minimum Landscaped Open Space: 20% of the lot area;

 - (8) Minimum Floor Space Index: 1.25;

 - (9) Minimum Building Height: 4 Storeys;

 - (10) Maximum Building Height: 5 Storeys;

 - (11) Minimum Separation Distance Between Buildings:
 - (i) 12.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 4 storeys in height;

 - (ii) 15.0 metres between two exterior walls which contain balconies, doors or windows of habitable rooms where the adjacent buildings are 5 storeys in height;

 - (iii) 5.0 metres between two exterior walls which contain no balconies, doors or windows to habitable rooms;

 - (iv) No requirement to a rooftop deck;

 - (12) Where there is a difference in building heights of adjacent buildings, the greater of the two building heights shall be used for the calculation of minimum separation distances under 2872.2 (11);

 - (13) Minimum dwelling unit width: 5.5 metres for townhouse dwellings;

 - (14) A minimum of 80% of the required parking spaces for the development shall be accommodated in a below grade parking garage.

 - (15) All lands zoned R4A - SECTION 2872 shall be considered one lot for zoning purposes.
- 2872.3 For the purposes of this section “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- 2872.4 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2872.2.

2873 The lands designated R4A - SECTION 2873 on Schedule A to this by-law:

2873.1 shall only be used for the purposes permitted within an R4A zone.

2873.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.4 hectares;
- (2) Minimum Lot Width: 25 metres;
- (3) Minimum Lot Depth: 60 metres;
- (4) The minimum setback from any lot line to any portion of a building below finished grade shall be 0.3 metres;
- (5) The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- (6) Minimum Front Yard Depth: 3 metres;
- (7) Maximum Front Yard Depth: 5 metres;
- (8) Minimum Rear Yard Depth: 7.5 metres;
- (9) Minimum Exterior Side Yard Width: 5 metres;
- (10) Maximum Exterior Side Yard Width: 7.5 metres;
- (11) Minimum Interior Side Yard Width: 7.5 metres;
- (12) Minimum Setback to a Daylight Triangle: 3 metres;
- (13) No portion of any building located within 15 metres of an R3C-2870 or an R3C-2871 zone shall be located more than 30 metres away from a lot line abutting the Gore Road.
- (14) Maximum Lot Coverage: 45% of the lot area;
- (15) Minimum Landscaped Open Space: 20% of the lot area;
- (16) Minimum Floor Space Index: 2.0;
- (17) Minimum Building Height: 6 storeys;
- (18) Maximum Building Height: 8 storeys;

(19) Minimum Ground Storey Height: 4.5 metres;

2873.3 All lands designated R4A - SECTION 2873 shall be considered one lot for zoning purposes.”

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 13th day of June, 2018.

Approved as to
form.
17/May/2018
AWP

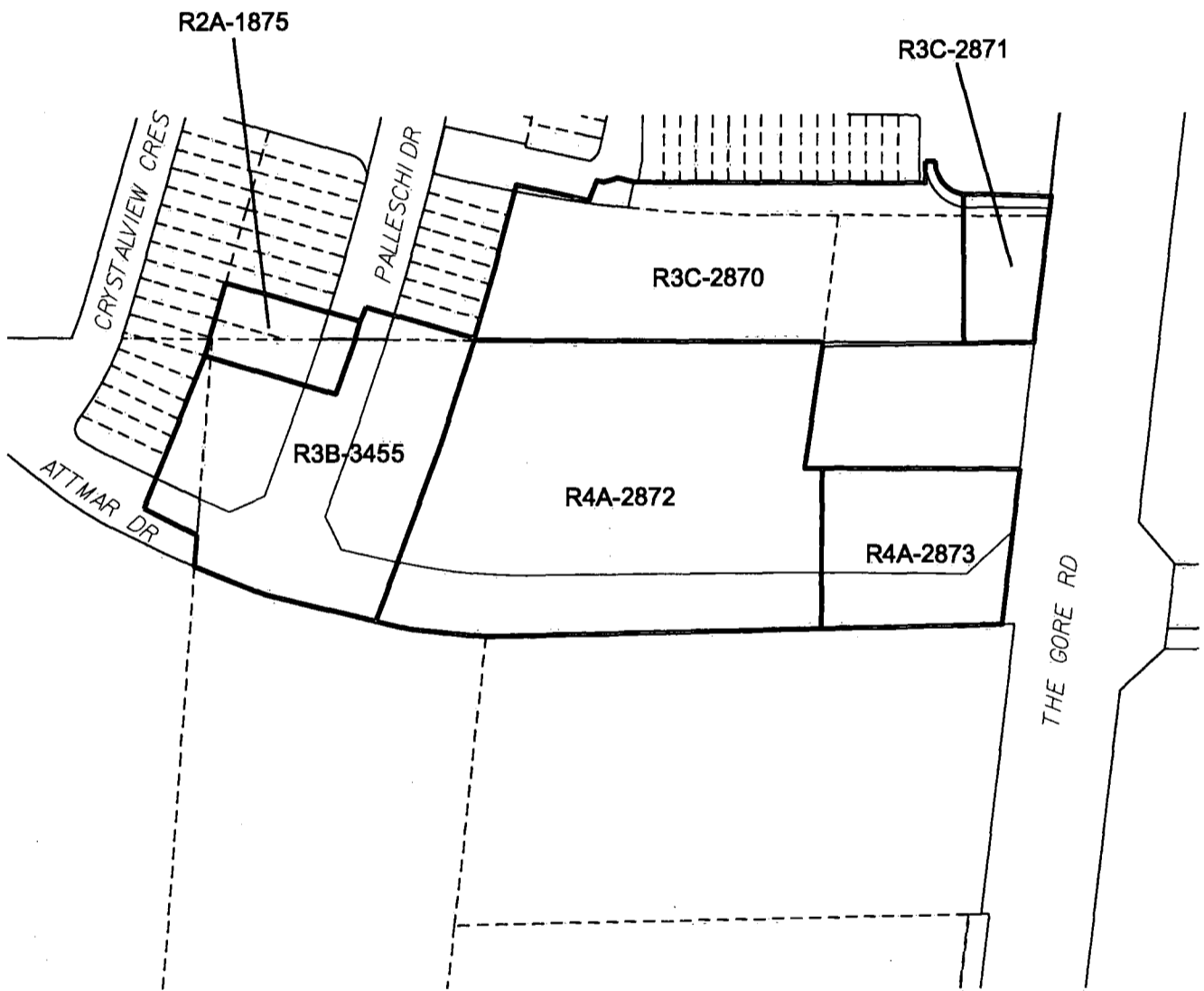
Approved as to
content.
22/May/2018
AP



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 9 N.D.



CITY OF BRAMPTON
 Planning and Development Services

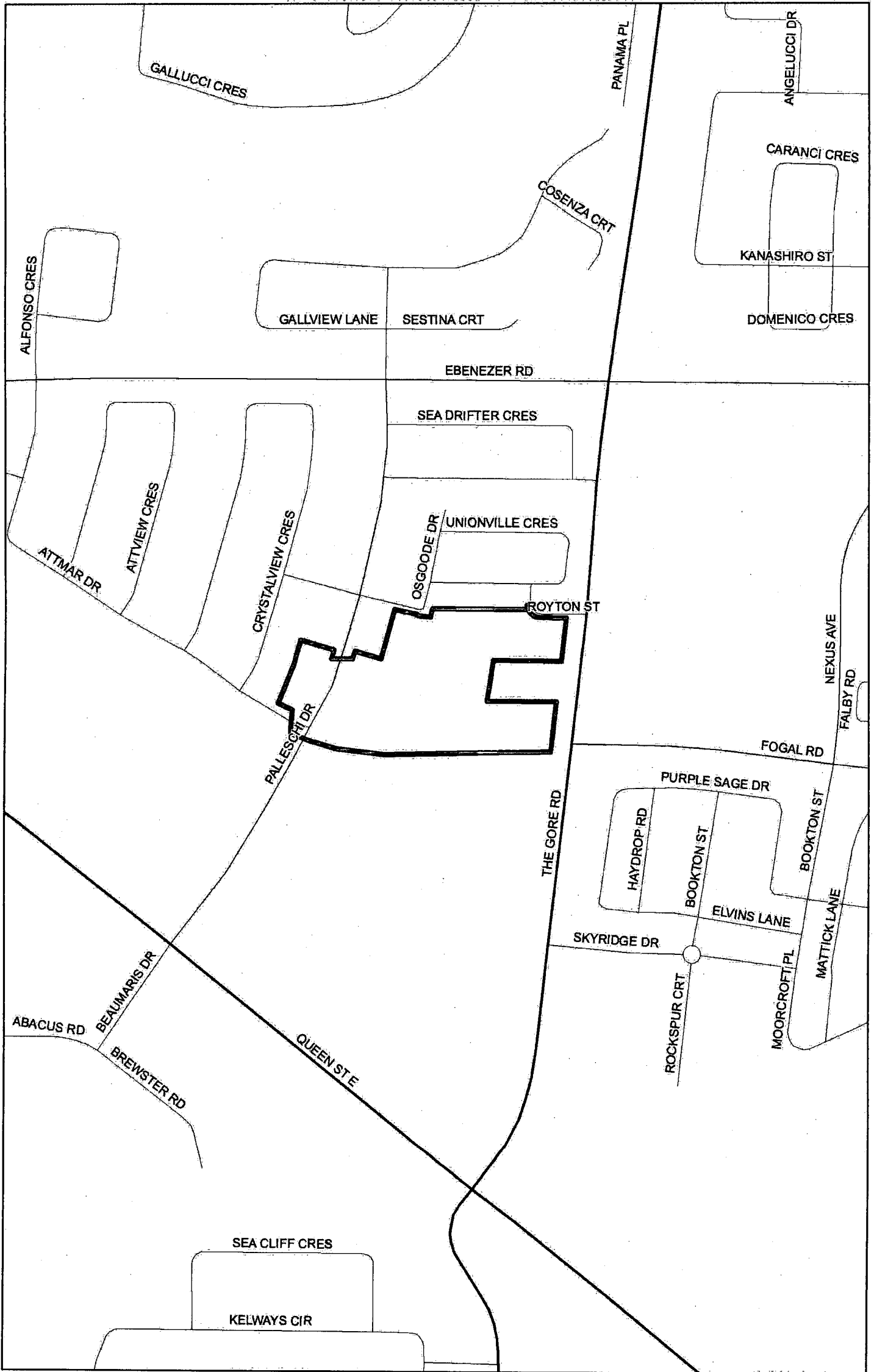
Date: 2018 04 27

Drawn by: CJK

By-Law 118-2018

Schedule A

File no. C09E04.017_ZBLA



 SUBJECT LANDS



KEY MAP

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 118-2018
Being a by-law to amend Comprehensive Zoning By-law 270-2004,
Candevcon Limited - Forestside Estates Inc., as amended
(File C09E04.017)

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 118-2018 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13th day of June, 2018.
3. Written notice of By-law 118-2018 as required by section 34 of the *Planning Act* was given on the 19th day of June, 2018, 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 118-2018 is deemed to have come into effect on the 13th day of June, 2018, 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)
26th day of July, 2018)



Charlotte Gravlev



Jeanie Myers
A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

