



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

NUMBER 138, 2018

To amend Comprehensive Zoning By-law 270-2004, as amended,
Re: 9768, 9778 and 9794 Creditview Road and Block 366, 43M-1720

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

By-law 270-2004, as amended, is hereby further amended by deleting Section 2354 in its entirety and replacing it with the following:

- 2354 The lands designated R4A - Section 2354 on Schedule A to this By-law:
- 2354.1 Shall only be used for the following purposes:
1. An Apartment Dwelling;
 2. A Street Townhouse Dwelling;
 3. A Rear Lane Townhouse Dwelling;
 4. Purposes accessory to other permitted purposes;
 5. Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross floor area of 1500 square metres;
 - a) A retail establishment;
 - b) A personal service shop;
 - c) A service shop;
 - d) A bank, trust company or finance company;
 - e) An office, including a medical office;
 - f) A dry cleaning and laundry distribution station;
 - g) A restaurant other than a convenience restaurant;
 - h) A printing or copying establishment;

- i) A community club;
- j) A health centre;
- k) A commercial school;
- l) A private school; and
- m) A day nursery.

2354.2 An Apartment Dwelling shall be subject to the following requirements and restrictions:

- 1. Minimum Lot Area: 1.2 hectares
- 2. Minimum Lot Width: 85 metres
- 3. Minimum Lot Depth: 132 metres
- 4. Minimum Front Yard Depth: 2.5 metres
- 5. Minimum Interior Side Yard Width: 6.0 metres
- 6. Minimum Exterior Side Yard Width: 1.5 metres
- 7. Maximum Building Height: 5 storeys
- 8. Maximum Lot Coverage: 31%
- 9. Minimum Landscaped Open Area: 22% of the lot area
- 10. Maximum Density: 119 residential units per net hectare
- 11. Maximum Floor Space Index: 1.27

2354.3 Shall also be subject to the requirements and restrictions of the R4A Zone which are not in conflict with those in 2354.2

2354.4 A Street Townhouse Dwelling and a Rear Lane Townhouse Dwelling, shall be subject to the following requirements and restrictions:

- 1. Minimum Lot Area: 114 square metres per dwelling unit.
- 2. Minimum Yard Setback for a Principal Building:
 - a) The front wall of a dwelling unit: 3.0 metres to a private road; 2.3 metres to a public road; 1.2 metres to a common amenity area; and 4.5 metres in all other situations provided that a minimum setback of 6.0 metres is maintained to a garage door.
 - b) The rear wall of a dwelling unit: 6.0 metres to a Rear lot line; 1.2 metres to a common amenity area; and 7.5 metres in all other situations.
 - c) The side wall of a dwelling unit: 3.0 metres to a

public road; 1.5 metres to a private road; 1.2 metres to a side lot line; 1.2 metres to a common amenity area; 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings.

- d) The main wall of a dwelling may encroach to within 2.0 metres of a daylight rounding/triangle.
- e) A porch with or without foundation or cold cellar including eaves and cornices may encroach into the required front yard to within 1.0 metre of the front lot line abutting a public road.
- f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle.
- g) A bay window, box window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum required front yard.
- h) Maximum Rear Yard encroachment for a rear Lane townhouse dwelling with a walkout balcony or uncovered terrace on the third storey or wood deck off the second floor: 3.0 metres.
- i) A wall containing utilities and having a maximum length of 3m may project into the rear yard of a rear lane townhouse dwelling.

3. Maximum Building Height: 11.2 metres

4. Minimum Landscaped Open Space:

- a) Each dwelling unit shall have a minimum of 29 square metres of landscaped open space in its rear yard, except dwelling units fronting a public street with rear access from a private road which shall have a minimum of 11.0 square metres of uncovered terrace amenity space.

5. Garage Control:

- a) The maximum cumulative garage door width for a lot having a width equal to 6.0 metres but less than 9.8 metres shall be 4.9 metres.
- b) The interior garage width as calculated 3.0 metres from the garage door opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- c) These requirements do not apply to the garage door facing a flankage lot line.
- d) The driveway width shall not exceed the

interior width of the garage for a street townhouse dwelling fronting on a public road with rear access from a private road.

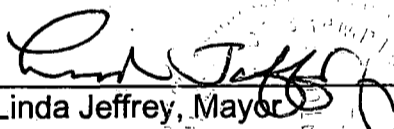
6. Notwithstanding Section 10.13.2, front to rear yard access shall be permitted via non-habitable rooms or habitable rooms or any combination of the two and with more than a two step grade difference.
7. Utilities including a hydro transformer shall be exempt from the setback requirements of this zone.
8. Notwithstanding 10.9.1.B(7) and 10.9.1.B(4)(b) requirement for a 0.6m permeable landscape strip abutting one side lot line shall not apply for a rear lane townhouse dwelling.
9. For a rear lane townhouse dwelling the public street shall be deemed the front lot line.

2354.5 Shall also be subject to the requirements and restrictions of the R3C Zone which are not in conflict with those in 2354.4.


READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 27th DAY OF JUNE, 2018.

Approved as to form. 06/18/2018 AWP
--

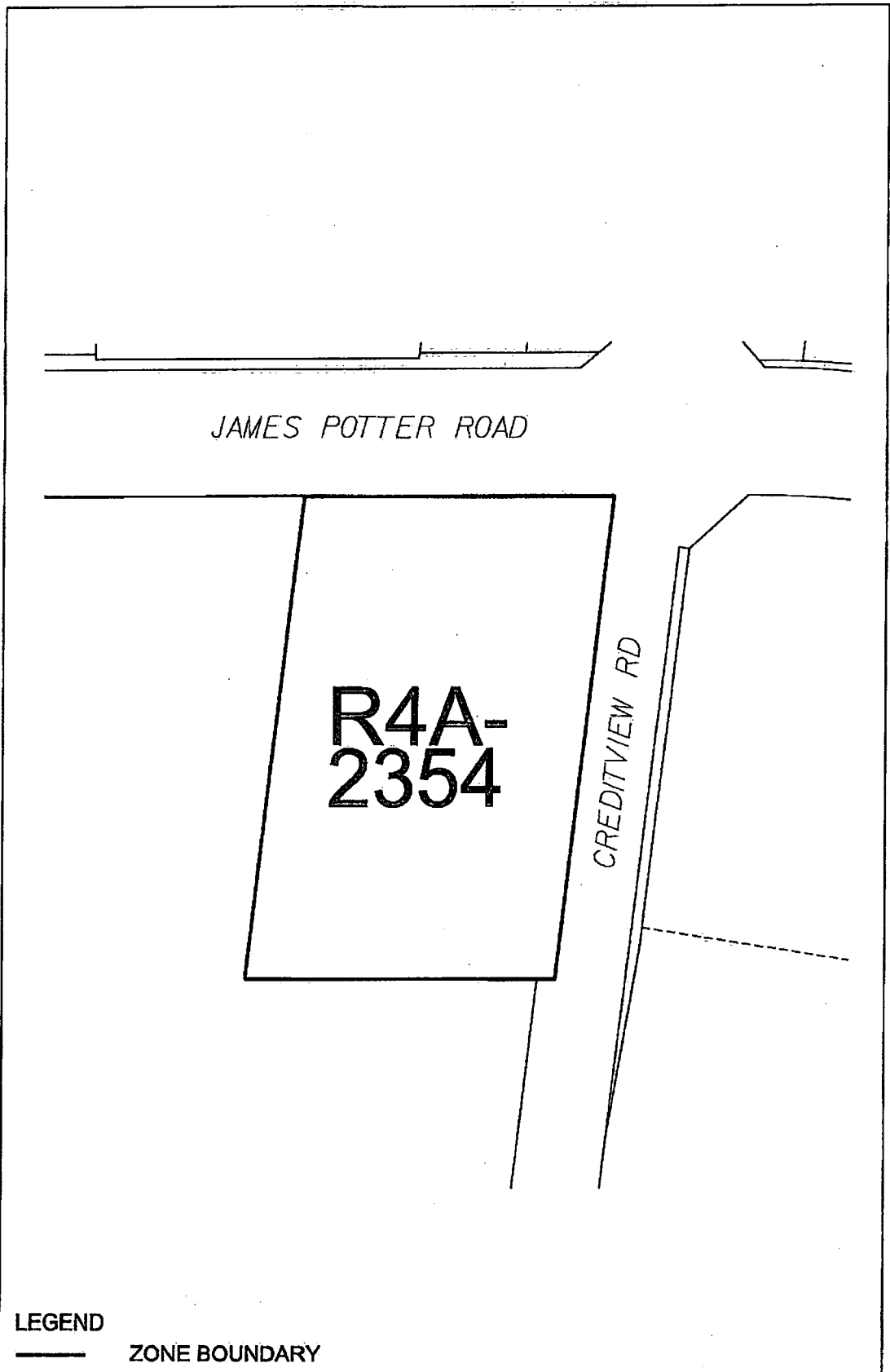
Approved as to content. 2018/06/20 AP
--



Linda Jeffrey, Mayor



Peter Fay, City Clerk



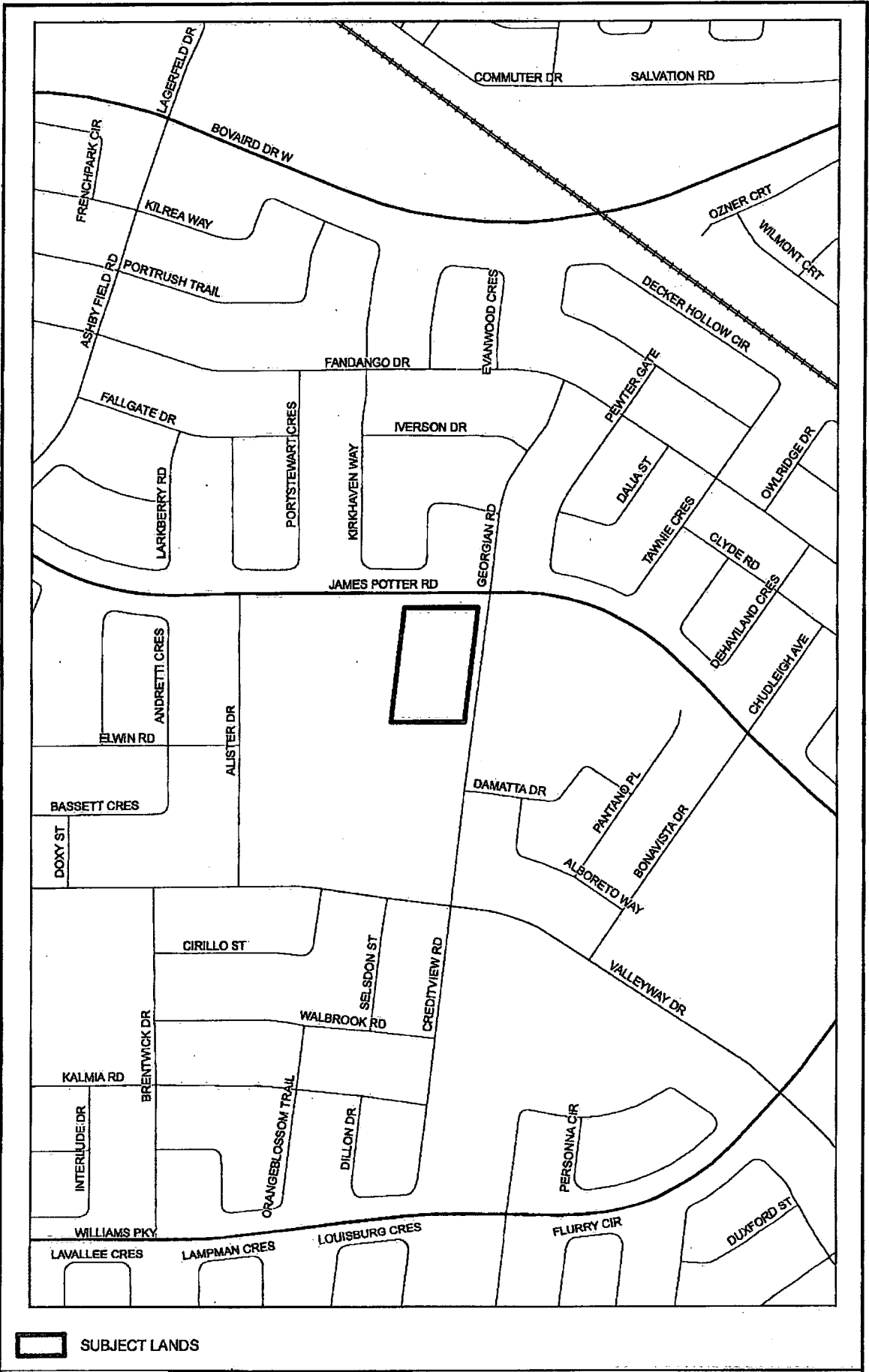
PART LOT 9, CONCESSION 4 W.H.S.


By-Law 138-2018 Schedule A



CITY OF BRAMPTON
 Planning and Development Services

Date: 2018 04 24 Drawn by: CJK
 File no. C04W09.007_Z6LA



 SUBJECT LANDS



KEY MAP

File: C04W09.007_ZKM
Date: 2018 04 24

Drawn By: CJK

BY-LAW 138-2018