



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 187 - 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:

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
SERVICE COMMERCIAL (SC)	RESIDENTIAL TOWNHOUSE C Section 2899 – (R3C – 2899)

2) By adding thereto the following sections:

"2899. The lands zoned Residential Townhouse C – SECTION 2899 on Schedule A to this by-law:

2899.1 Shall only be used for the following purposes:

- (a) Dual Frontage Townhouse Dwellings
- (b) Townhouse Dwellings

2899.2 Shall be subject to the following requirements and restrictions, which shall apply to dual frontage townhouse dwellings:

- a) The lot line abutting McMurchy Avenue South shall be deemed to be the front lot line for Zoning purposes
- b) Minimum Lot Area: 120 square metres per dwelling unit
- c) Minimum Lot Width: Interior Lot: 5.5 metres
Corner Lot: 6.5 metres
- d) Minimum Yard Setbacks for a Principal Building:
 - i) the front wall of a dwelling unit:
3 metres to a lot line abutting a street
 - ii) the rear wall of a dwelling unit:
 - 4.5 metres to a lot line abutting a private road
 - 6 metres between a garage door opening and a lot line abutting private road
 - iii) The side wall of a dwelling unit
 - 1.2 metres to a private road

- 2.5 metres to a lot line abutting lands zoned R4A-3347

- e) Maximum Building Height: 13.0 metres
- f) Maximum Building Height within 12 metres of Lands Zoned R2A: 11.0 metres
- g) Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 6.13 of this By-law, the front yard, rear yard and side yard of a dwelling shall only be used as landscaped open space
- h) The following shall not be permitted in the rear yard:
 - i. Sheds or accessory structures
 - ii. Boats, trailers and/or seasonal recreational equipment
- i) Garbage and refuse, including containers for the storage of recyclable materials, shall not be stored in the front yard, rear yard, and/or side yard
- j) Air conditioning units shall not be permitted in the front yard
- k) Section 10.13.2 of this By-law shall not apply

2899.3 Shall be subject to the following requirements and restrictions, which shall apply to townhouse dwellings:

- a) Minimum Lot Area: 120 square metres per dwelling unit
- b) Minimum Lot Width: Interior Lot: 5.0 metres
Corner Lot: 6.0 metres
- c) Minimum Yard Setbacks for a Principal Building:
 - i) the front wall of a dwelling unit:
 - 4.5 metres to a lot line abutting a private road
 - 6 metres between a garage door opening and a lot line abutting a private road
 - ii) the rear wall of a dwelling unit:
 - 6.0 m to a rear lot line
 - No more than two consecutive dwelling units shall be sited at the same distance from the rear lot line after which subsequent dwelling unit shall be sited at a minimum variation of 1.5 m
 - iii) The side wall of a dwelling unit:
 - 1.5 metres to a common amenity area
 - 1.2 metres to a lot line abutting lands zoned R2A
- d) Maximum Building height 11.0 metres
- e) Minimum Landscaped Open Space: Other than approved driveway locations and encroachments permitted by Section 6.13 of this By-law, the front yard and side yard of a dwelling shall only be used as landscaped open space

Each dwelling unit shall have a minimum of 25 square metres of landscaped open space in the rear yard

- f) Garbage and refuse, including containers for the storage of recyclable materials shall not be stored in the front yard and/or the side yard

2899.4 For all uses permitted in Section R3C – SECTION 2899 the following additional provisions shall apply:


- a) Notwithstanding Section 10.10 (a) of this By-law, within a required front yard, the maximum height of a fence shall not exceed 1.2 metres;
- b) Notwithstanding Section 6.17.1 (d)(3) of this By-law, a private road having a minimum width of 6.0 metres shall be permitted as an access aisle to parking spaces located on a private residential driveway; and,
- c) Notwithstanding Section 10.9.1.B (7), a residential driveway shall have a maximum width of 3.0 metres.

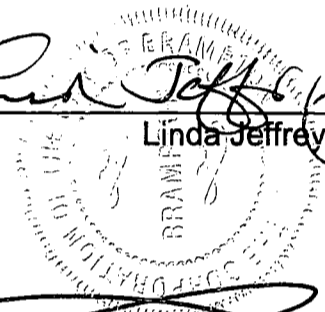
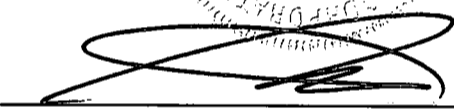
ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.
2018/08/27
AWP

Approved as to
content.
2018/08/27
AP

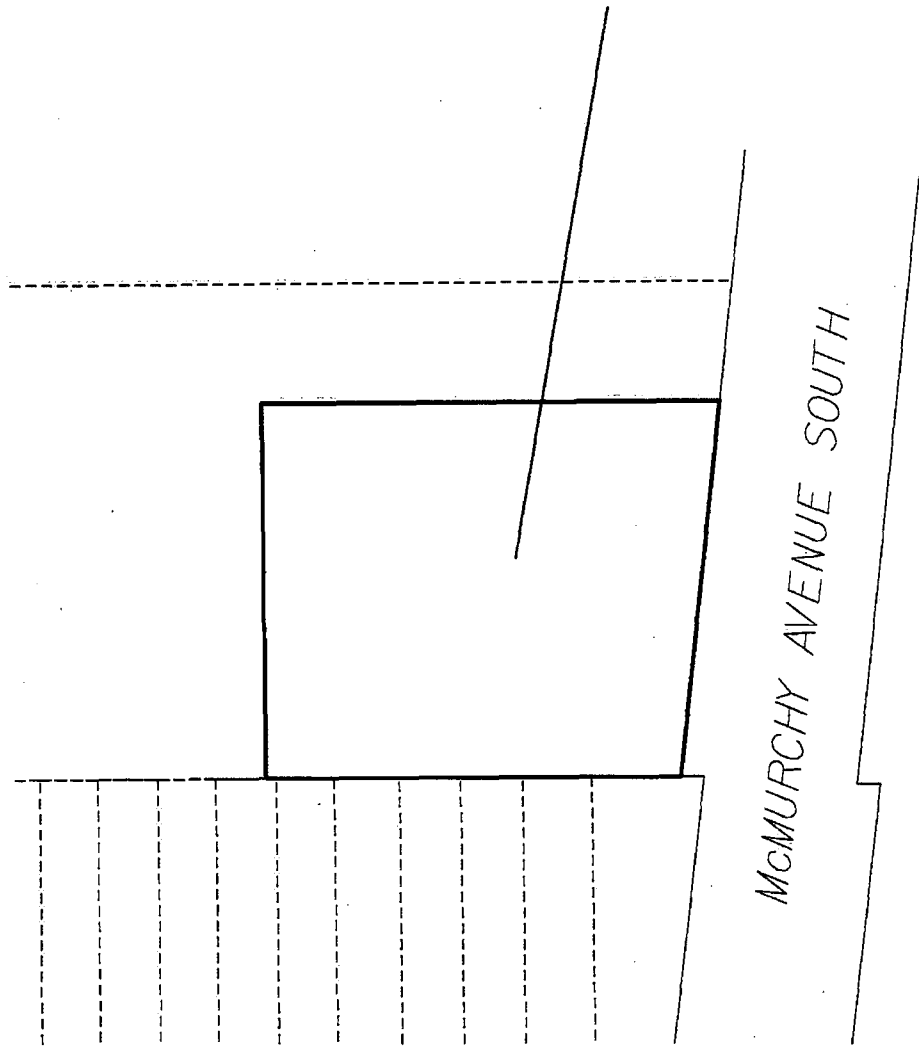
(File C01W05.041)



Linda Jeffrey, Mayor



Peter Fay, City Clerk

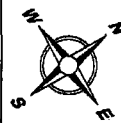
R3C-2899



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 1 W.H.S.



CITY OF BRAMPTON
Planning and Development Services

Date: 2018 08 07

Drawn by: CJK

By-Law 187-2018

Schedule A

File no. C01W05.041_ZBLA

