



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 188 - 2018

To amend By-law 270-2004, as amended

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:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A - SECTION 2901 (R4A- SECTION - 2901)

(2) By adding thereto, the following sections:

"2901 The lands designated R4A – 2901 on Schedule A to this by-law:

2901.1 Shall only be used for the following purposes:

a) Residential, which for the purposes of this section, shall only include the following uses:

- i. A rear-lane townhouse dwelling.
- ii. A stacked back-to-back townhouse dwelling.
- iii. An apartment dwelling.

iv. Purposes accessory to other permitted purposes.

b) Non-Residential, which for the purposes of this section, shall only include the following use:

- i. Only in conjunction with an apartment dwelling and only in ground floor units fronting onto Lagerfeld Drive, an office shall be permitted as a home occupation up to 40% of the area of the unit.

2901.2 Rear-lane townhouse dwellings shall be subject to the following requirements and restrictions:

- (a) A rear-lane townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of Creditview Road.
- (b) Minimum Dwelling Unit Width: 6.0 metres.
- (c) Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
- (d) Minimum Building Separation Distance: 3.0 metres.
- (e) Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane: 1.5 metres.
- (f) Minimum Setback from a Garage Door Opening to the Curb Face of a Private Lane: 1.0 metres.
- (g) Maximum Building Height: 3.5 storeys.

2901.3 Stacked back-to-back townhouse dwellings shall be subject to the following requirements and restrictions:

- (a) A stacked back-to-back townhouse dwelling shall not be permitted within 30.0 metres of the lot line abutting Lagerfeld Drive, including the daylight triangle at the intersection of Lagerfeld Drive and Creditview Road or within 55.0 metres of the lot line abutting a Floodplain Zone.
- (b) Minimum Dwelling Unit Width: 6.0 metres.
- (c) Minimum Setback from the Front Wall of a Dwelling to the Curb Face of a Private Street: 4.5 metres.
- (d) Minimum Setback from the Front Wall of a Dwelling to the lot line abutting a Public Street: 3.5 metres.
- (e) Minimum Building Separation Distance between End Walls: 5.0 metres.
- (f) Face-to-Face Separation: Where walls for stacked back to back townhouse dwellings are not facing a Private Lane or Private Street and are not considered an end wall (i.e. face-to-face separation), a central court yard shall have a minimum distance between front walls of 12.0 metres.
- (g) Minimum Setback from the End Wall of a Dwelling to the Curb Face of a Private Street or Private Lane, including parking: 1.5 metres.
- (h) Parking shall be provided in a Lay-by Lane, a Private Lane, or Private Street or a parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.
- (i) Maximum Building Height: 4.5 storeys.

2901.4 Apartment dwellings shall be subject to the following requirements and restrictions:

- (a) Minimum Setback to the lot line abutting Lagerfeld Drive:
 - i. 1.0 metres from the lot line abutting Lagerfeld Drive for a distance of 20.0 metres west from the daylight triangle.
 - ii. 2.2 metres for the remaining portion of the lot line abutting Lagerfeld Drive.
- (b) Minimum Setback to the lot line abutting Creditview Road: 3.0 metres.
- (c) Minimum Setback to a daylight triangle: 0.0 metres.
- (d) Minimum Setback from an Apartment Dwelling to the Curb Face of a Private Street or Private Lane: 2.0 metres.
- (e) Minimum Building Height: 4 storeys.
- (f) Maximum Building Height : 6 storeys.
- (g) Minimum Ground Floor Height: 3.5 metres.
- (h) All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- (i) Air conditioning units shall not be permitted on a balcony.

2901.5 Parking for all uses shall be provided in accordance with the following:

- i) One-bedroom dwelling units: 0.90 spaces per unit.
- ii) Two-bedroom dwelling units: 1.00 spaces per unit.
- iii) Three-bedroom dwelling unit: 1.20 spaces per unit.
- iv) Visitor parking: 0.15 spaces per unit.

2901.6 For the purposes of this by-law, the following shall apply:

- (a) Private Street shall mean a private thoroughfare providing primary access to abutting uses, but shall not include a public street or private or public lane.
- (b) Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic, and shall not include a private or public street or public lane.
- (c) Maximum Floor Space Index: No requirement.
- (d) Maximum number of units per hectare: 110.
- (e) Minimum distance between any portion of a building containing habitable space and the lot line abutting the Canadian National Railway shall be a minimum of 30.0 metres.
- (f) All lands zoned R4A – Section 2901 shall be treated as one lot for zoning purposes.

(g) Minimum Landscaped Open Space

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

(h) There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, or lot coverage requirements for rear lane townhouse dwellings, stacked back-to-back townhouse dwellings, and apartment dwellings.

(i) Notwithstanding the setback requirements of the R4A-Section 2901 zone above, utility meters, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, balconies or decks, and open, roofed porches not exceeding one storey in height, may be located in any yard not less than 1.65 metres to the curb face of a private street or lane.

(j) Notwithstanding Section 10.11, a retaining wall around a waste collection area shall be permitted to be located 0.6 metres to a non-residential zone.

(k) Notwithstanding Section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.


(l) Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.”

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


Approved as to form.
2018/09/05
[AWP]

Approved as to content.
2018/08/31
AAP

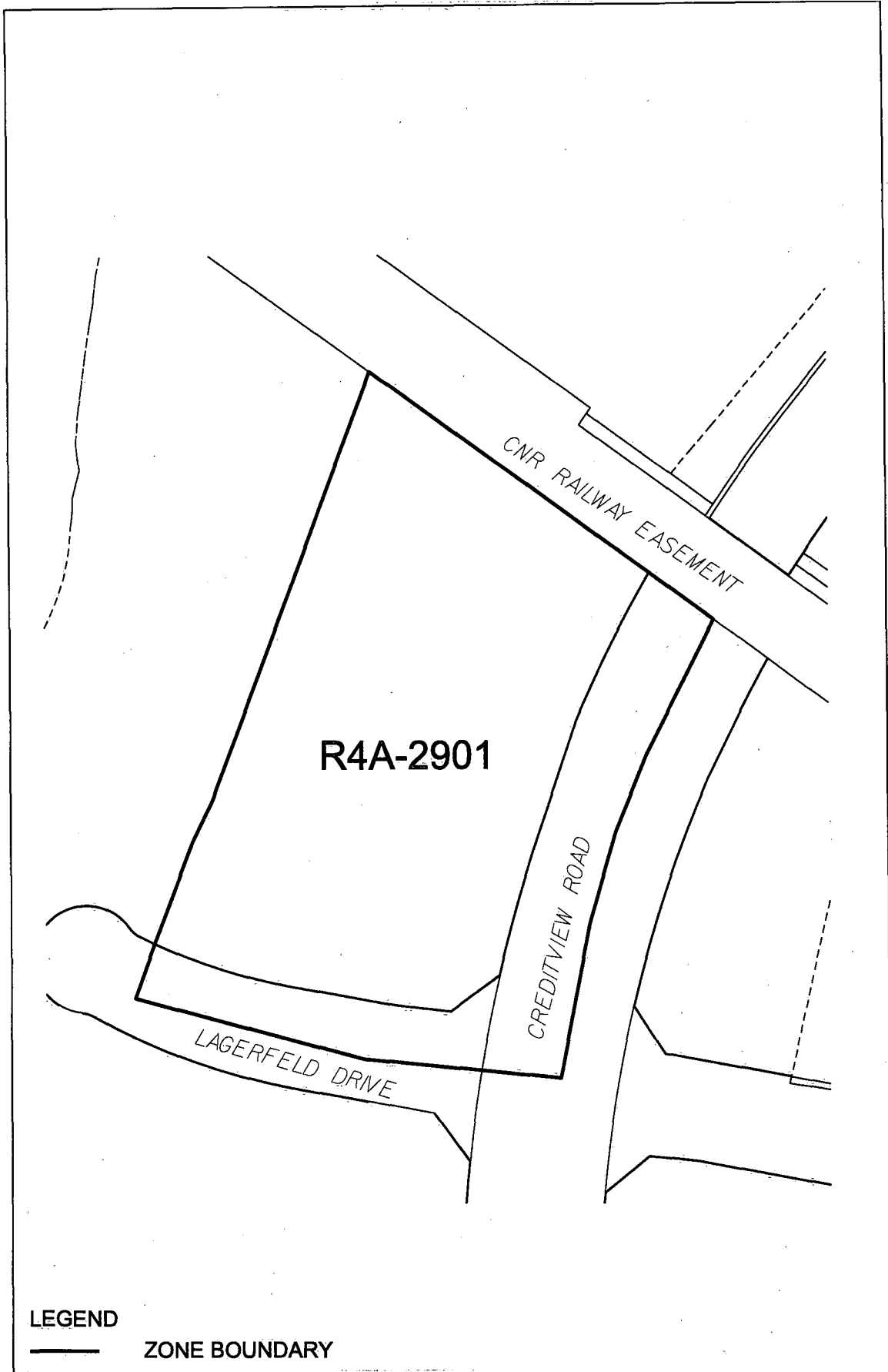
(City File: C04W11.013)



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

— ZONE BOUNDARY

PART LOT 11, CONCESSION 4 W.H.S.



CITY OF BRAMPTON
Planning and Development Services

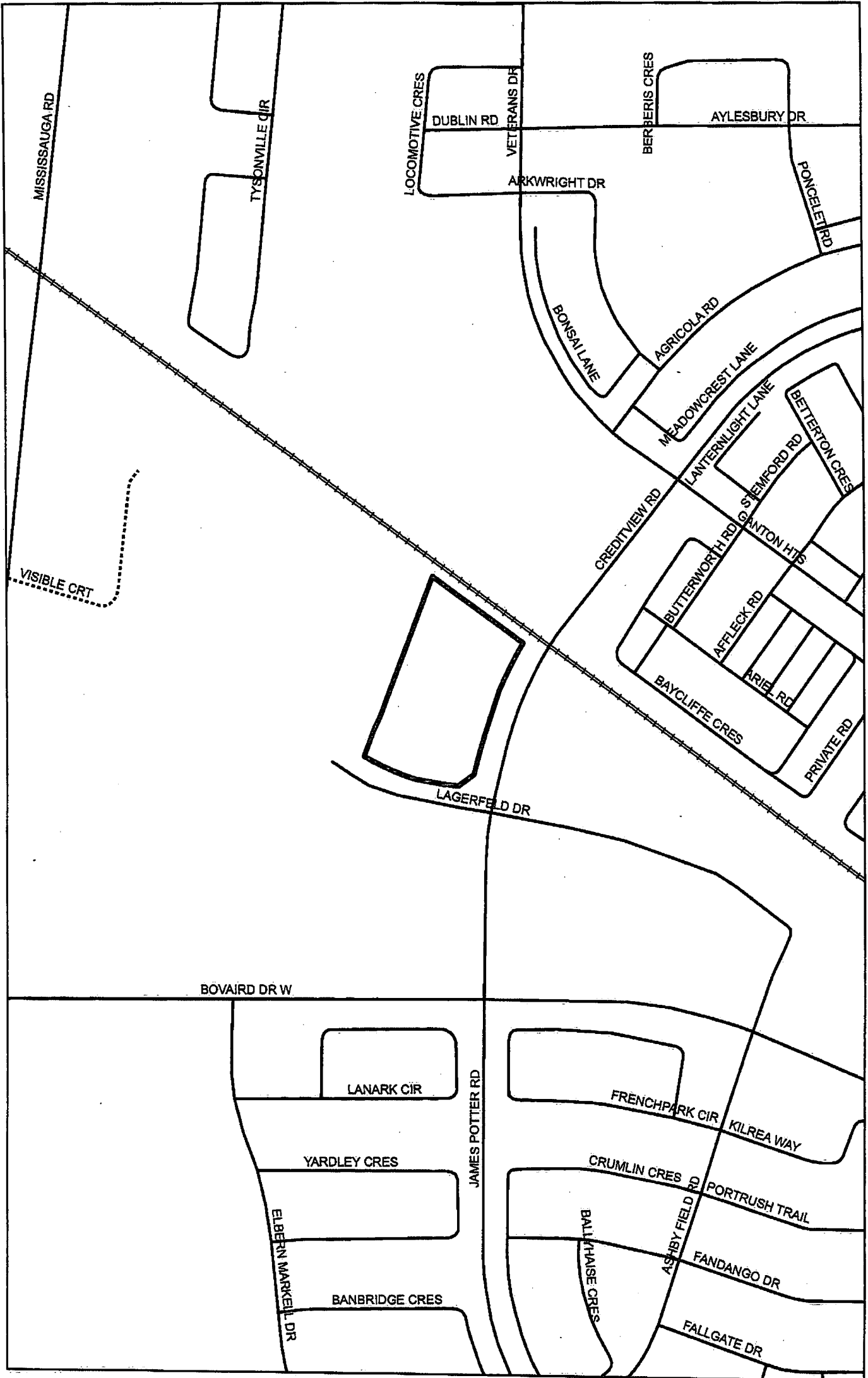
Date: 2018 08 24

Drawn by: CJK

By-Law ~~188-2018~~

Schedule A

File no. C04W11.013_ZBLA



 SUBJECT LANDS



KEY MAP

File: C04W11.013_ZKM
Date: 2018 08 24

Drawn By: CJK

BY-LAW 188-2018

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 188-2018 being a by-law
to amend Comprehensive Zoning By-law 270-2004, as amended, Mattamy
(Credit River) Limited – Korsiak & Company Limited (File C04W11.013)

DECLARATION

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

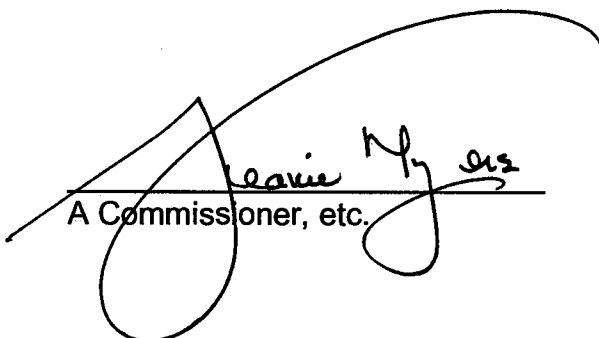
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 188-2018 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 12th day of September, 2018.
3. Written notice of By-law 188-2018 as required by section 34 of the *Planning Act*
was given on the 21st day of September, 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 188-2018 is deemed to have come into effect on the 12th day of September,
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)
19th day of November, 2018)



Charlotte Gravlev



A Commissioner, etc.

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

