



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 221 - 2018

To amend By-law 270-2004 (known as "Zoning By-law 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:
AGRICULTURAL (A), RESIDENTIAL SINGLE DETACHED F (RIF-11.6- 2101) and RESIDENTIAL SINGLE DETACHED F (R1F-11.6-2327)	RESIDENTIAL SEMI-DETACHED E – 7.5 – SECTION 2896 (R2E-7.5-2896), RESIDENTIAL SEMI-DETACHED E – 7.5 – SECTION 2897 (R2E-7.5-2897), RESIDENTIAL SEMI-DETACHED E – 7.3 – SECTION 2898 (R2E-7.3-2898), and OPEN SPACE (OS)

(2) By adding thereto, the following section:

"2896 The lands designated R2E-7.5-2896 on Schedule A to this by-law:

2896.1 Shall only be used for the purposes permitted in an R2E Zone.

2896.2 Shall be subject to the following requirements and restrictions:

i) Minimum Rear Yard Depth: 7.0 metres;

ii) A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle;

- iii) A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle; and,
- iv) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch, including eaves and cornices, may project a maximum of 1.8 metres into a required front, rear or exterior side yard."

By adding thereto, the following sections:

"2897 The lands designated R2E-7.5-2897 on Schedule A to this by-law:

2897.1 shall be subject to the following definition, which shall apply for the purposes of Section 2897:

- i) A "Back to Back Semi-Detached Dwelling" shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard.

2897.2 shall only be used for the purposes permitted in an R2E zone, and

- i) Back to Back Semi-Detached Dwelling

2897.3 shall be subject to the following requirements and restrictions:

- i) For a semi-detached dwelling, the requirement and restrictions of the R2E-7.5-2897 zone shall apply.

- ii) For a Back to Back Semi-Detached Dwelling:

- a) A Back to Back Semi-Detached Dwelling shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

- b) Minimum Lot Area per Dwelling Unit Shall be the value of 13 times the minimum lot width in square metres;

- c) Minimum Lot Depth: 13.0 metres;

- d) Minimum Interior Side Yard: 1.2 metres;

- e) Despite Section 2897.3 (d), the Minimum Interior Side Yard shall be 0.0 metres where a side lot line abuts the party wall between two dwelling units;

- f) Minimum Rear Yard Depth: 0.0 metres;

- g) Maximum Building Height: 11.5 metres;

- h) A main wall of a dwelling may encroach to within 1.5 metres of a daylight rounding/triangle;

- i) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or exterior side yard;

- j) 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;
- k) A bay, bow, or box window with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
- l) A bay or boxed out window with or without foundation or cold cellar may project a maximum of 1.8 metres, including eaves and cornices, into a required front or exterior side yard;
- m) Section 10.13.3 shall not apply;
- n) Minimum Amenity Area: 5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- o) Air conditioning units are permitted to be located on a balcony or uncovered terrace; and,
- p) Section 10.12 shall not apply.”

(4) By adding thereto, the following sections:

“2898 The lands designated R2E-7.3-2898 on Schedule A to this by-law:

2898.1 shall only be used for the purposes permitted in an R2E-7.3 zone, and:

i) Dwelling, Rear Lane Semi-Detached.

2898.2 Shall be subject to the following requirements and restrictions:

i) Minimum Lot Area per dwelling unit: Shall be the value of 22 times the minimum lot width in square metres;

ii) Minimum Lot Depth: 22.0 metres;

iii) Minimum Front Yard Depth: 3.0 metres;

iv) A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front, exterior side yard or rear yard;

v) Minimum Rear Yard Depth:

(a) 6.0 metres to a garage; and,

(b) 4.5 metres to a building wall.

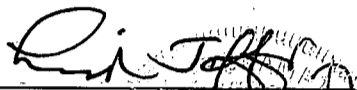
vi) Maximum Building Height: 12.5 metres;

vii) Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

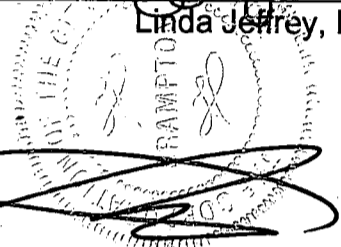
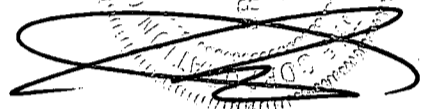
- viii) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- ix) No accessory buildings, structures, detached garages and/or swimming pools are permitted within the rear yard; and,
- x) For zoning purposes, the front lot line shall be deemed to be Chinguacousy Road.”

ENACTED and PASSED this 12 day of September, 2018.

Approved as to form. 2018/08/28 AWP
Approved as to content. 2018/08/27 AP

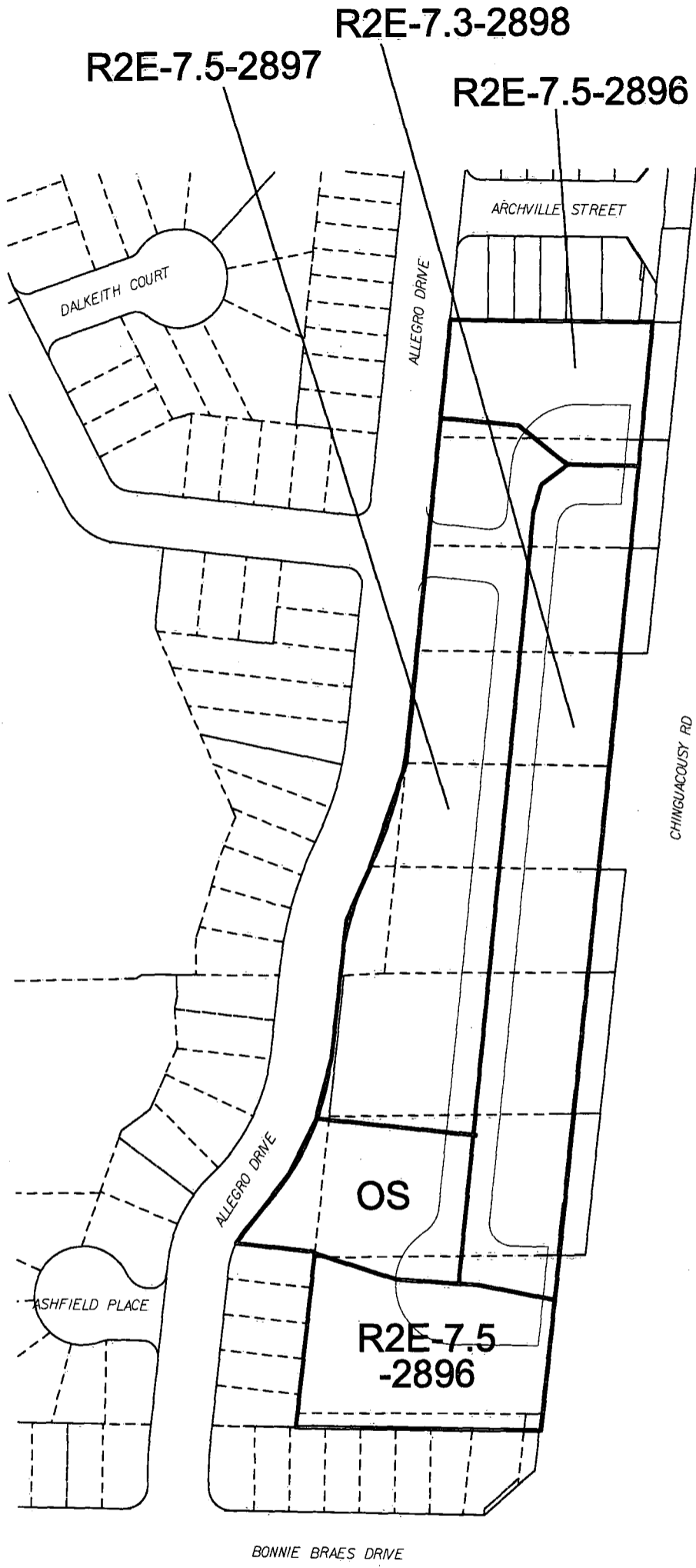


Linda Jeffrey, Mayor

Peter Fay, City Clerk

(City File: C03W05.020)



LEGEND

— ZONE BOUNDARY

PART LOTS 4 & 5, CONCESSION 3 W.H.S.

By-Law 221-2018

Schedule A



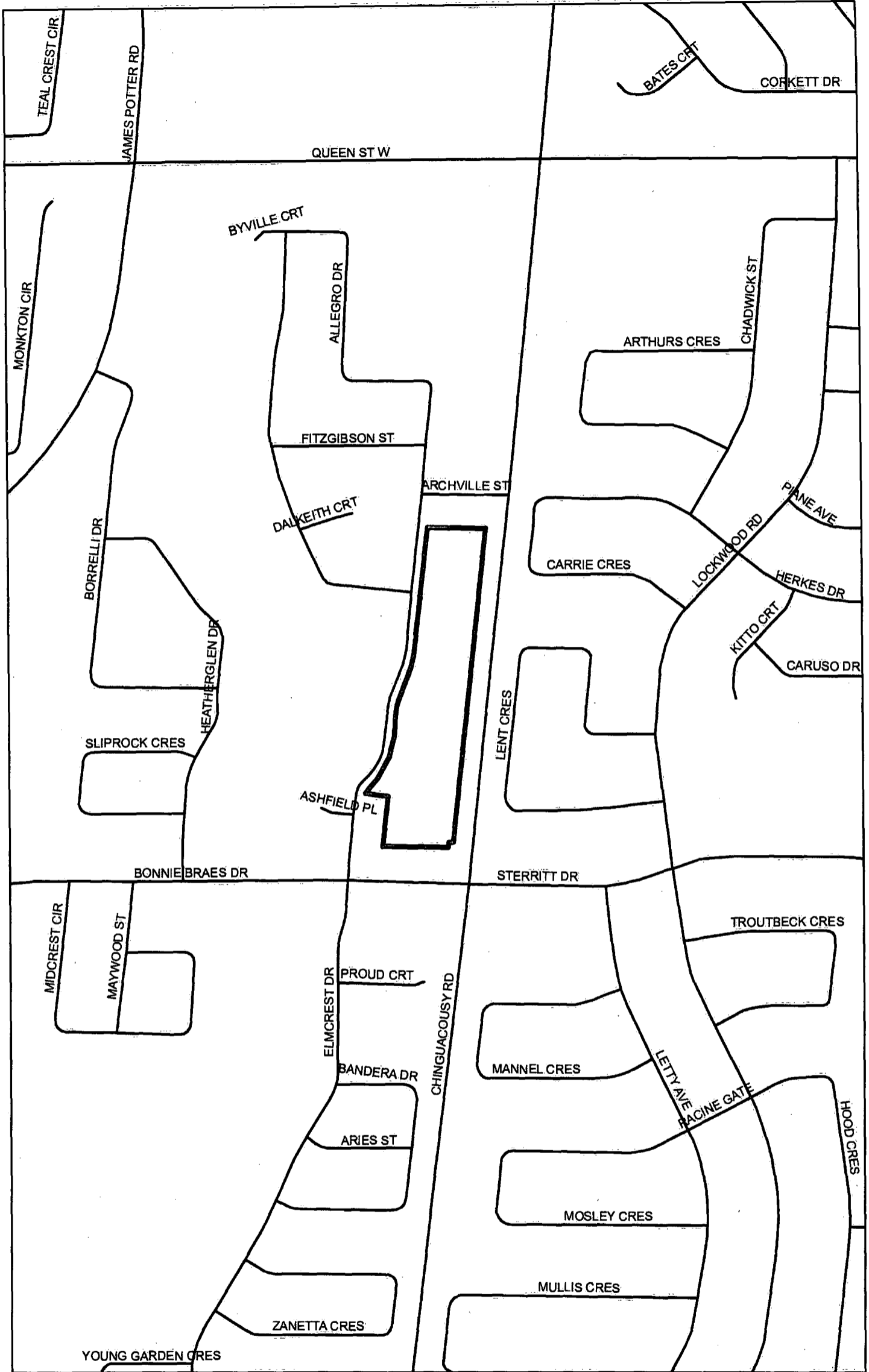
CITY OF BRAMPTON

Planning and Development Services

Date: 2018 08 03

Drawn by: CJK

File no. C03W05.020_ZBLA



IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 220-2018 being a by-law to
adopt Official Plan Amendment OP2006-155, and By-law 221-2018 to amend
Zoning By-law 270-2004, as amended – Glen Schnarr and Associates Inc. –
Mississauga Flea Market Management Inc. (File C03W05.020)

DECLARATION

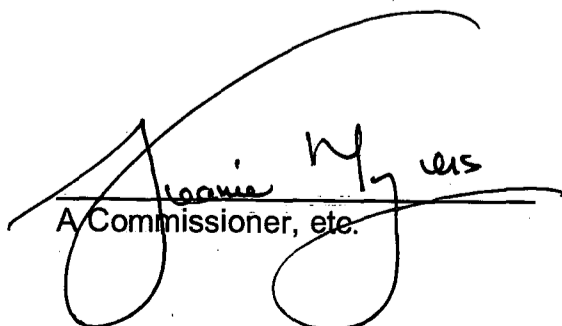
I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

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 220-2018 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of September, 2018, to adopt Official Plan Amendment OP2006-155 to the 2006 Official Plan.
3. By-law 221-2018 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of September, 2018, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 220-2018 as required by section 17(23) of the *Planning Act* was given on the 24th 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.
5. Written notice of By-law 221-2018 as required by section 34(18) of the *Planning Act* was given on the 24th 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.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-155, adopted by By-law 220-2018, is deemed to have come into effect on the 16th day of October, 2018, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 221-2018 is deemed to have come into effect on the 12th day of September, 2018, in accordance with Section 34(21) 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)
13th 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.
