



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 195 - 2019

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 TOWNHOUSE C – SECTION 2932 (R3C-2932), RESIDENTIAL TOWNHOUSE C – SECTION 2933 (R3C-2933), AND FLOODPLAIN (F)

(2) By adding thereto, the following section:

"2932 The lands designated R3C-2932 on Schedule A to this by-law:

2932.1 Shall only be used for the purposes permitted in an R3C Zone.

2932.2 Shall be subject to the following requirements and restrictions:

i) Maximum Number of Townhouse Dwelling Units Permitted on Lands Zoned R3C-2932: 34 units.

ii) Minimum Yard Setback for a Principle Building:

a. The front wall of a dwelling unit: 4 metres to a private road, 1.5 metres to a common amenity area, and 4.5 metres in all other situations.

b. The rear wall of a dwelling unit: 5.75 metres to a lot line.

- c. The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, 1.5 metres to a common amenity area, 2.4 metres to the side wall of a dwelling unit.
 - d. The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- iii) Maximum Building Height: 12.0 metres.
 - iv) Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
 - v) Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
 - vi) For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R3C-2932 and R3C-2933 shall be treated as one lot.

2932.4 The provisions of Section 10.13.2 of this By-law shall not apply.”

(3) By adding thereto, the following section:

“2933 The lands designated R3C-2933 on Schedule A to this by-law:

2933.1 Shall only be used for the purposes permitted in an R3C Zone, and;

a) Dwelling, Dual Frontage Townhouse

2933.2 For the purpose of Section 2933.1, a Dwelling, Dual Frontage Townhouse shall be defined as follows:

Dwelling, Dual Frontage Townhouse: Shall mean a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or a street and a public or private lane in both the front and rear yard.

2933.3 Shall be subject to the following requirements and restrictions:

- i) For zoning purposes, Queen Street West shall be deemed the front lot line.
- ii) Maximum Number of Townhouse Dwelling Units on Lands Zoned R3C-2933: 9 units.
- iii) Maximum Number of Townhouse Dwelling Units in a Row: 9.
- iv) Minimum Lot Area: 100 square metres.
- v) Minimum Lot Width: 5.5 metres.
- vi) Minimum Yard Setback for a Principle Building:
 - a. The front wall of a dwelling unit: 3 metres to Queen Street.
 - b. The rear wall of a dwelling unit: 6 metres to a private road.

- c. The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, and 1.2 metres to a common amenity area.
- d. The garage door opening shall have a minimum setback of 6 metres from a private or public road.

vii) Maximum Building Height: 12.0 metres.

viii) Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.

ix) Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 5.0 square metres of landscape open space in its rear yard.

x) Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.

xi) For the purpose of providing visitor parking and landscape open space owner by the condominium corporation all lands zoned R3C-2932 and R3C-2933 shall be treated as one lot.


xii) Fencing shall be permitted in the front yard with a maximum height of 1.2 metres.

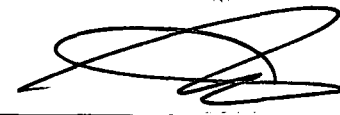
2933.4 The provisions of Section 10.13.2 of this By-law shall not apply.”

ENACTED and PASSED this 11th day of September, 2019.

Approved as to form. 2019/06/11 AWP

Approved as to content. 2019/06/10 AAP
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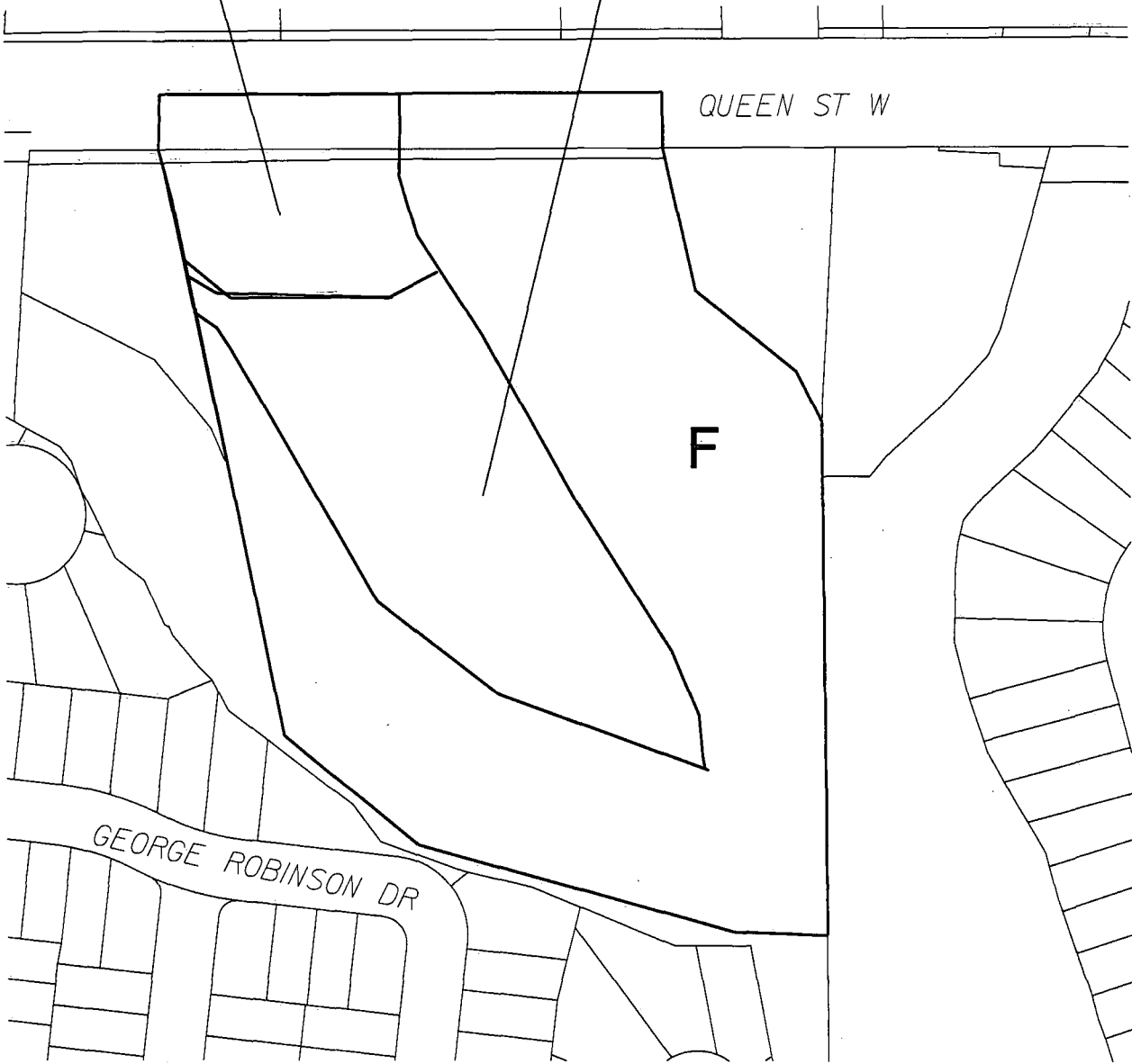

Patrick Brown, Mayor


Peter Fay, City Clerk

(City File: C03W05.021)

R3C-5.5-2933

R3C-6.0-2932



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 3 W.H.S.



CITY OF BRAMPTON

Planning and Development Services

Date: 2019 05 31

Drawn by: CJK

By-Law 195-2019

Schedule A

File no. C03W05.021_ZBLA



 SUBJECT LANDS

 **BRAMPTON**
 Flower City
 PLANNING AND DEVELOPMENT SERVICES
 File: C03W05.021_ZKM
 Date: 2019.05.31

KEY MAP
 BY-LAW 195-2019
 Drawn By: CJK

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 194-2019 being a by-law to adopt Official Plan Amendment OP2006-163, and By-law 195-2019 to amend Zoning By-law 270-2004, as amended – Coppertrail Estates Inc. – KLM Planning Partners Inc.
(C03W05.021)

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 194-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-163 to the 2006 Official Plan.
3. By-law 195-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of September, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 194-2019 as required by section 17(23) of the *Planning Act* was given on the 26th day of September, 2019, 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 195-2019 as required by section 34(18) of the *Planning Act* was given on the 26th day of September, 2019, 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. OP2006-163, adopted by By-law 194-2019, is deemed to have come into effect on the 11th day of September, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 195-2019 is deemed to have come into effect on the 11th day of September, 2019, 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)
25th day of October, 2019)



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.

