



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 265 - 2019

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
COMMERCIAL THREE C3 – SECTION 2234 (C3- SECTION 2234)	RESIDENTIAL SEMI-DETACHED E-7.5 – SECTION 2557 (R2E-7.5- SECTION-2557); RESIDENTIAL TOWNHOUSE E- 5.5 – SECTION 2957 (R3E-5.5- 2957); RESIDENTIAL TOWNHOUSE E- 5.5 – SECTION 2561 (R3E-5.5- SECTION-2561); RESIDENTIAL TOWNHOUSE E- 6.0 – SECTION 2562 (R3E-6.0- SECTION-2562); COMMERCIAL ONE (C1) – SECTION 2958 (C1-2958)

(2) By adding thereto, the following sections:

"2957 The lands designated R3E – 5.5 – 2957 on Schedule A to this by-law:

2957.1 shall only be used for the purposes permitted in an R3E-5.5 zone, and;

a) Dwelling, Rear Lane Townhouse;

2957.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 120 square metres;

Corner Lot – 185 square metres;

End Lot – 145 square metres;

(2) Minimum Lot Width:

Interior Lot – 5.5 metres

Corner Lot – 8.5 metres

End Lot – 6.7 metres

(3) Minimum Lot Depth: 22.0 metres;

(4) Minimum Front Yard Depth:

a) 6.0 metres;

b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and

f) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;

(5) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) 1.2 metres where the exterior side yard abuts a public or private lane;
- c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- d) A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- f) A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- h) For corner lots with a 1.2m exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(6) Minimum Rear Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to garage door facing the rear lot line;
- c) the main wall of a dwelling may encroach into the rear yard to within 1.0 metres of a daylight rounding/triangle;
- d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
- e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
- f) a bay window, bow window or box window with or without foundation or cold cellar may

encroach 1.0 metres into the minimum rear yard; and

- g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- b) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

(8) Maximum Building Height –14.0 metres;

(9) Notwithstanding Section 16.10.2 d); the minimum dwelling unit width shall be 5.5 metres

(10) Minimum Amenity Space:

- a) 4.5 square metres shall be provided either on an uncovered balcony/terrace on the second or third floor or in the rear yard at ground level;

(11) The following provisions apply to garages:

- a) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- b) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- c) the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- d) the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- e) the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- f) a two bay garage shall be permitted on a corner lot;

- g) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot; and
 - h) A garage door width shall not exceed the width of any unit or main wall of a dwelling;
- (12) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - d) A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- (13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided:
- (14) Notwithstanding Section 10.9.1B.1, the following shall apply:
- a) The minimum driveway width shall be 2.75 metres
- (16) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- (17) A public/private lane is deemed to be a street for zoning purposes;
- (18) For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Mississauga Road;
- (19) Maximum fence height required within the front yard and in the rear yard – 1.2 metres

- (20) No accessory structures shall be erected in the rear yard; and

2957.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2957.2”

- (3) By adding thereto, the following sections:

“2958 The lands designated C1 - 2958 on Schedule A to this by-law:

2958.1 Shall only be used for the following purposes:

- (1) Purposes permitted in the C1 zone;
- (2) An Apartment Dwelling;
- (3) A Retirement Home;
- (4) A Commercial School
- (5) A Private School
- (6) A Day Nursery
- (7) Purposes accessory to the other permitted purposes.

2958.2 Notwithstanding the definition of Convenience Restaurant, a drive-through facility associated with any permitted use shall be prohibited

2958.3 Shall be subject to the following requirements and restrictions:

- (1) The lot line abutting Mayfield Road shall be the front lot line and the entire lands zoned C1-Section 2958 shall be considered as one lot for zoning purposes.
- (2) Minimum Lot Width: No requirement
- (3) Minimum Yard Depth:
3.0 meters to any lot line abutting a street or daylight triangle.
- (4) Minimum Rear Yard Depth:
6.0 metres for the first 3 storeys and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- (5) Setback to an Underground Garage:
0.0 metres to the front and exterior side lot lines and 3.0 metres to the rear property lines.

- (6) Minimum Landscaped Open Space:
A minimum 3.0 metre wide strip along all property lines.

- (7) Maximum Building Height for all residential and office/retail/commercial uses: 6 storeys

- (8) Minimum Ground Floor Height for commercial uses in an Apartment Dwelling or Retirement Home: 5.0 meters

- (9) Maximum Floor Space Index: 2.00

- (10) Maximum Dwelling Units per Hectare: 150

- (11) Maximum Lot Coverage: No requirement

- (12) Garbage, Refuse and Waste:
Refuse storage for an Apartment Dwelling or Retirement Home, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

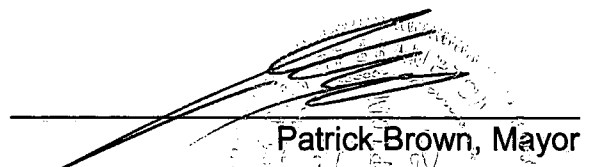
- (13) In conjunction with an Apartment Dwelling or Retirement Home a minimum of 900 meters square of commercial space shall be provided on the ground floor."

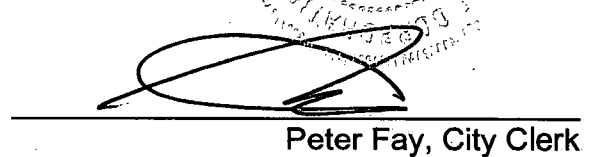
ENACTED and PASSED this 23rd day of October, 2019.

Approved as to
form.
2019/10/03
AWP

Approved as to
content.
2019/10/02
AAP

(City file: C04W17.003)


Patrick Brown, Mayor


Peter Fay, City Clerk

R2E-7.5-2557

MAYFIELD RD

R3E-5.5-2957

C1-2958

R3E-6.6-2562

R3E-5.5-2561

TRUFFLE CRT

MISSISSAUGA RD

ADVENTURA RD

VETERANS DR

COBRIZA CRES

GODERICH DR

EMERALD COAST

EMERALD COAST TRAIL

AVERILL RD



PLANNING AND DEVELOPMENT SERVICES



PART LOT 17, CONCESSION 4 W.H.S.

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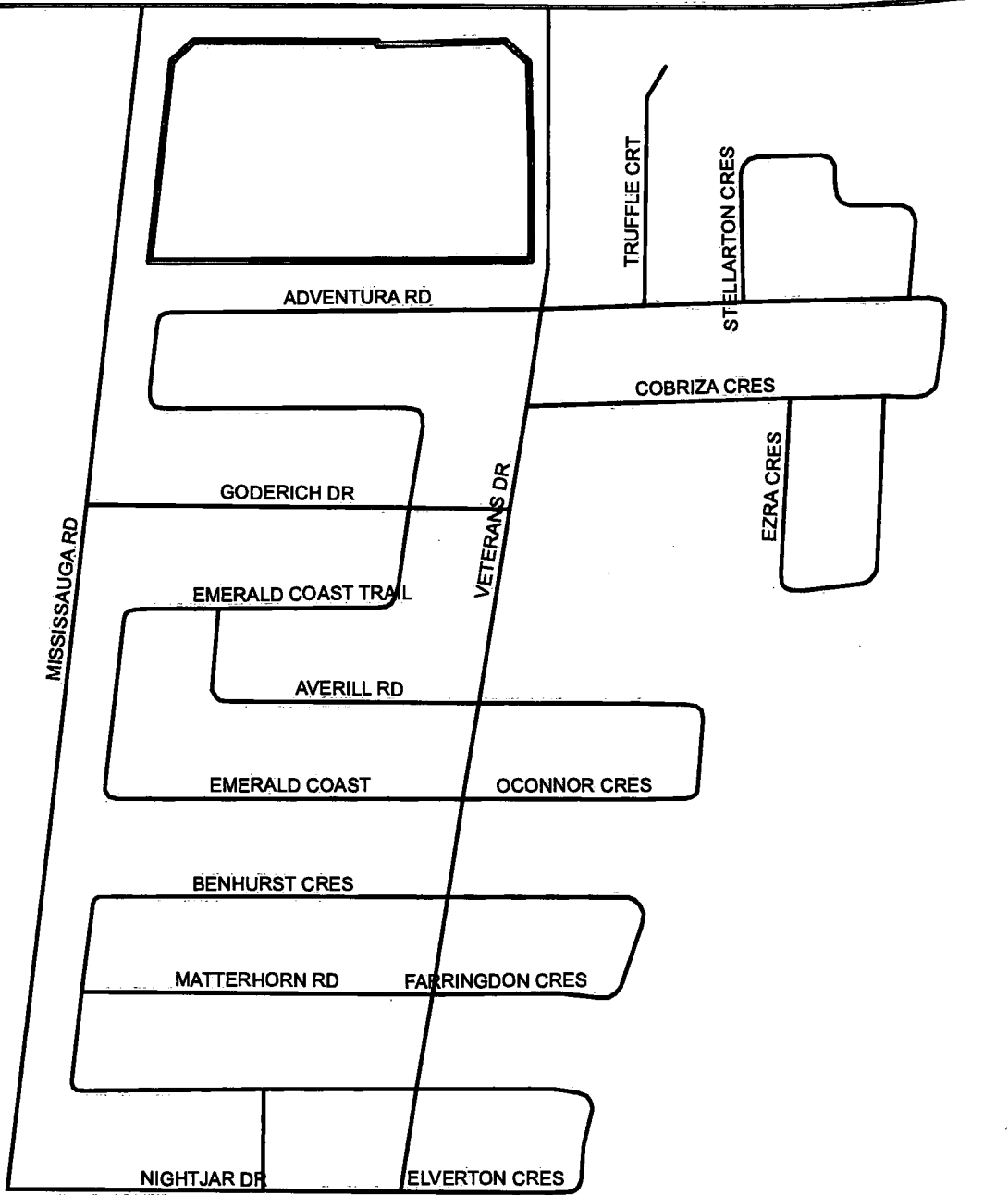
Date: 2019/09/27

Drawn by: ckovac

BY-LAW 265-2019

SCHEDULE A

MAYFIELD RD



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C04W17.003_ZKM

Date: 2019/09/26

Author: ckovac

BY-LAW 265-2019

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 264-2019 being a by-law to adopt Official Plan Amendment OP2006-177, and By-law 265-2019 to amend Zoning By-law 270-2004, as amended – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. (C04W17.003)

DECLARATION

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

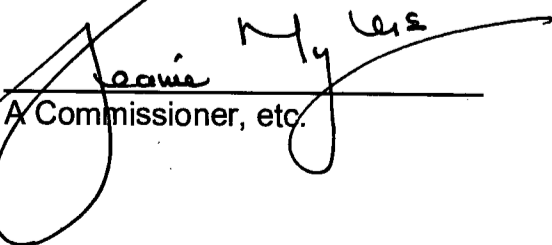
1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 264-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of October, 2019, to adopt Amendment Number OP2006-177 to the 2006 Official Plan.
3. By-law 265-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23rd day of October, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 264-2019 as required by section 17(23) of the *Planning Act* was given on the 30th day of October, 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 265-2019 as required by section 34(18) of the *Planning Act* was given on the 30th day of October, 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. OP2006-177, adopted by By-law 264-2019, is deemed to have come into effect on the 23rd day of October, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 265-2019, is deemed to have come into effect on the 23rd day of October, 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 November, 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.

