



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 138 - 2020

To amend Comprehensive Zoning By-law 270-2004, as amended

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

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

From:	To:
Residential Townhouse C – Special Section 2466 (R3C-Section 2466)	Residential Apartment A – Special Section 2466 (R4A-Section 2466)

- (2) By deleting Section 2466 in its entirety and replacing it with the following:

“2466 The lands designated R4A-Section 2466 on Schedule A to this by-law:

2466.1 Shall only be used for the following purposes:

- (1) Back-to-Back stacked townhouse dwellings
- (2) Purposes accessory to the other permitted uses.

2466.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.64 ha
- (2) Minimum Front Yard Setback to the lot line abutting Clarence Street: 3m
- (3) Minimum Easterly Side Yard Setback to a principal building: 5.5m
- (4) Minimum Westerly Side Yard Setback to a principal building: 2.7m
- (5) Minimum Rear Yard Setback : 7m
- (6) Minimum Side Yard Setback to a stair enclosure leading to a below grade parking garage: 1m.
- (7) M
- (8) inimum Side Yard Setback to a hydro transformer: 1m.

- (9) Minimum Side Yard Setback to a hydro transformer enclosure:
0m
- (10) Minimum below grade Setback:
 - a. Front Yard Setback: 0m
 - b. Side Easterly Yard Setback: 1.0m
 - c. Side Yard Westerly Setback: 0.0m
 - d. Rear Yard Setback: 6.5 metres to any structure is required from the southern boundary of the R4A-2466 zone starting from the easterly boundary of the zone and ending at 81 metres from the easterly boundary of the zone, otherwise 1 metre is required.
- (11) Maximum Height: 11m (excluding parapets, railings, privacy screens/dividers, and a roof structure used to house stairways / mechanical and electrical equipment)
- (12) Maximum Coverage: 42%
- (13) Minimum Landscape Open Space: 45%
 - a) 6.5 metres along the southern boundary of the R4C-2466 zone starting from the easterly boundary of the zone and ending at a point 81 metres from the easterly boundary of the zone.
- (14) Maximum FSI: 1.5
- (15) Maximum number of dwelling units: 90
- (16) Minimum width of a private street: 6m
- (17) Permitted Yard Encroachments:
 - a. Window Bays, with or without foundation: 1.3m
 - b. Decks/Balconies: 1.6m
 - c. Porches and exterior stairs: 2.0m
 - d. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: 0.6m
 - e. Entry feature columns: 3m
- (18) Maximum Front Yard Fence Height: 1.2m
- (19) Parking Requirements:
 - a. Resident parking spaces: 1.25 spaces per dwelling unit.
 - b. Visitor parking spaces: 0.25 spaces per dwelling unit.
- (20) The provisions of Section 6.27 shall not apply.
- (21) The provisions of Section 10.2 shall not apply.
- (22) A Maximum 25% of required resident parking spaces may be provided in a tandem configuration.

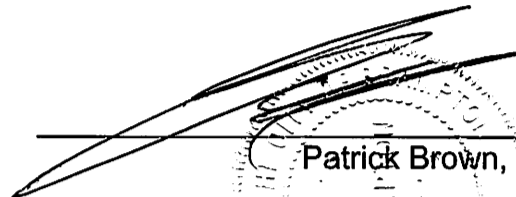
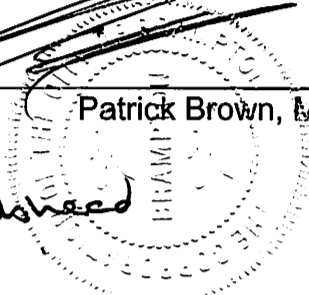
2446.3

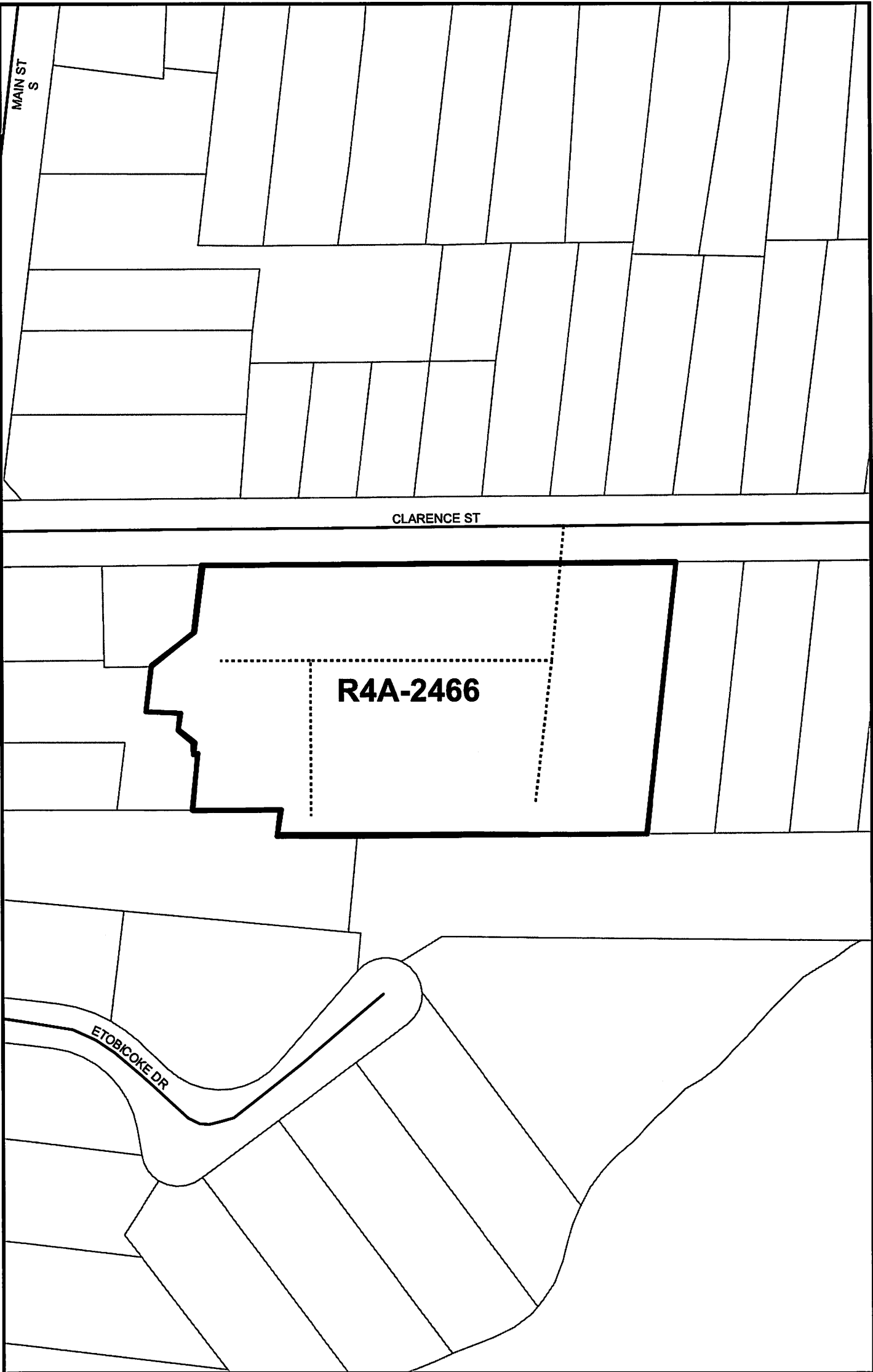
For the purposes of this section a “Back-to-back stacked townhouse dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building

ENACTED and PASSED this 8th day of July, 2020.

Approved as to
form.
2020/06/24
AWP

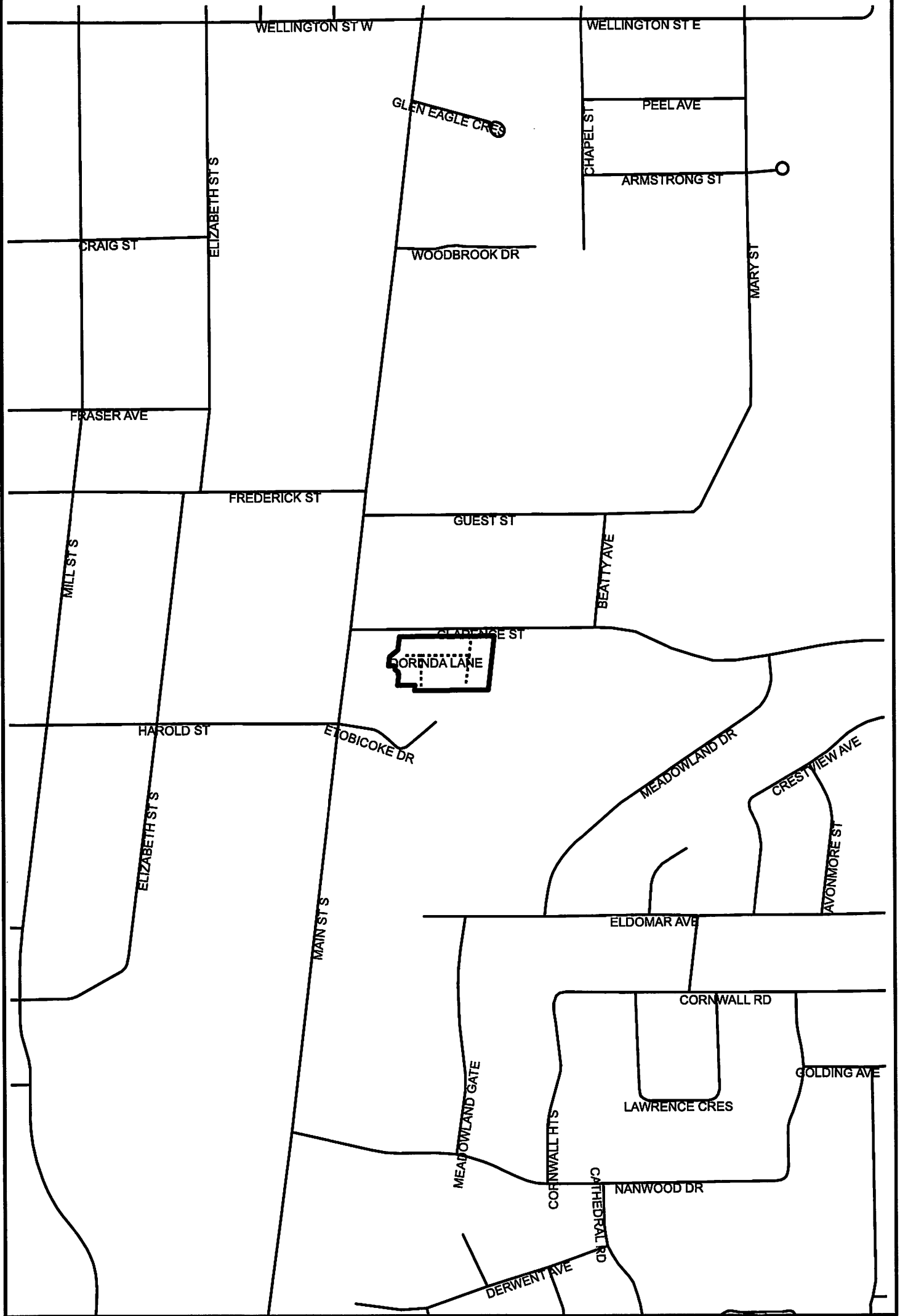
Approved as to
content.
2020/06/24
AAP


Patrick Brown, Mayor

Janice Anshara, Deputy Clerk
For Peter Fay, City Clerk



 ZONE BOUNDARY





 SUBJECT LANDS

 **BRAMPTON**
Flower City
PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C01E04.015_ZKM

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