



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* LPAT ZB 12-2020

To amend Comprehensive Zoning By-law 270-2004

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The Council of the Corporation of the City of Brampton ENACTS as follows  
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 (H)11.6 - Section 2983 (R1F(H) – 11.6 - Section 2983);  Residential Townhouse E (H) – 6.0 – Section 2984 (R3E(H)-6.0-2984)  Residential Townhouse E (H) – 4.5 – Section 2985 (R3E(H)-4.5-2985)  Residential Apartment A (H) – 2986 (R4A(H)-2986)  Open Space OS

By adding the following Sections:

“2983 The lands designated R1F(H)-11.6-Section 2983 on Schedule A to this By-law:

2983.1 Shall only be used for the following purposes:

- 1) Shall only be used for the purposes permitted within the R1F-x zone.

2983.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

- 2) Maximum cumulative garage door width: 5.5 metres

2983.3 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - b) Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - c) Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - d) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

2984 The lands designated R3E(H)-6.0-Section 2984 on Schedule A to this By-law:

2984.1 Shall only be used for the following purposes:

- 1) Shall only be used for the purposes permitted within the R3E-x-x zone.

2984.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- 2) Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- 3) Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres
- 4) No minimum dwelling unit width shall apply;
- 5) Minimum Interior Side Yard Width:
  - a. 1.2 metres; or
  - b. 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- 6) Maximum Lot Coverage: No requirement
- 7) Maximum garage door width: 3.5 metres

2984.3 The Holding (H) :

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
- a) Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - b) Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - c) Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - d) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

2985 The lands designated R3E(H)-4.5-Section 2985 on Schedule A to this By-law:

2985.1 Shall only be used for the following purposes:

- 1) Permitted uses:
- a. Purposes permitted within the R3E-x zone
  - b. Dual Frontage Townhouse Dwelling;

2985.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
  - 2) Minimum building setback to a daylighting triangle/rounding: 1.5 metres
  - 3) No minimum dwelling unit width shall apply;
  - 4) Minimum Rear Yard Depth 4.5 metres to any living space above a garage
  - 5) Minimum setback to a garage door: 0.0 metres when accessed from from the rear yard
  - 6) Minimum Interior Side Yard Width:
    - a. 1.2 metres; or
    - b. 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
  - 7) Minimum Front Yard Depth: 3.0 metres
- For the purposes of lands zoned R3E(H)-4.5-Section 2982, the front lot line shall be deemed to be Torbram Road.
- 8) Maximum Building Height: 14.0 metres
  - 9) Maximum Lot Coverage: no requirement

- 10) The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- 11) Maximum garage door width: 3.5 metres

2985.3 The Holding (H) :

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - b) Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - c) Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - d) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

2986 The lands designated R4A(H)-Section 2986 on Schedule A to this By-law:

2986.1 Shall only be used for the following purposes:

- 1) Permitted uses
  - a. Permitted uses within the R4A zone;
  - b. Townhouse Dwellings;
  - c. Rear Lane Townhouse Dwellings;
  - d. Stacked Townhouse Dwellings;
  - e. Live-work Townhouse Dwellings.

2986.2 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation of the filing of a Record of Site Condition (RSC) to the satisfaction of the Chief Building Official; and,
  - b) Approval of a Functional Servicing Report to the satisfaction of the Director of Engineering Services; and,
  - c) Approval of a Sustainability Matrix to the satisfaction of the Director of Development Services; and,
  - d) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road

as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.”

ENACTED and PASSED this [enter date] day of [enter month], 2020.

Approved as to  
form.  
20\_\_/\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
20\_\_/\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(C06E16.007)

ATTACHMENT 1

