



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 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:  |
|---|--|
| <p>RESIDENTIAL RURAL ESTATE HOLDING (REH)</p> | <p>RESIDENTIAL TOWNHOUSE E – 6.0 – SECTION 2921 (R3E-6.0-2921),<br/>                     RESIDENTIAL TOWNHOUSE E – 6.0 – SECTION 2926 (R3E-6.0-2926),<br/>                     RESIDENTIAL TOWNHOUSE C – 5.5 – SECTION 2922 (R3C-5.5-2922),<br/>                     RESIDENTIAL TOWNHOUSE C – 5.5 – SECTION 2923 (R3C-5.5-2923),<br/>                     RESIDENTIAL TOWNHOUSE C – 5.5 – SECTION 2924 (R3C-5.5-2924),<br/>                     RESIDENTIAL APARTMENT A – SECTION 2925 (R4A-2925),<br/>                     FLOODPLAIN (F), AND OPEN SPACE (OS)</p> |

(2) By adding thereto, the following section:

“2921 The lands designated R3E-6.0-2921 on Schedule A to this by-law:

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- 2921.1 Shall only be used for the purposes permitted in an R3E Zone.
- 2921.2 Shall be subject to the following requirements and restrictions:
- i) Minimum Lot Area:
    - a. Interior Lot: 130 square metres;
  - ii) Minimum Lot Depth: 23 metres;
  - iii) Minimum Dwelling Unit Width: 6.0 metres;
  - iv) Minimum Interior Side Yard Width: 0.75 metres;
  - v) Minimum Exterior Side Yard Width: 1.5 metres;
  - vi) Minimum Rear Yard Depth: 6.0 metres; and,
  - vii) Maximum Building Height: 12.6 metres.
- 2921.3 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 2921.2.”

(3) By adding thereto, the following section:

“2926 The lands designated R3E-6.0-2926 on Schedule A to this by-law:

2926.1 Shall only be used for the purposes permitted in an R3E Zone.

2926.2 Shall be subject to the following requirements and restrictions:

- viii) Minimum Lot Area:
  - b. Interior Lot: 130 square metres;
- ix) Minimum Lot Depth: 23 metres;
- x) Minimum Dwelling Unit Width: 6.0 metres;
- xi) Minimum Interior Side Yard Width: 0.75 metres;
- xii) Minimum Exterior Side Yard Width: 1.5 metres;
- xiii) Minimum Rear Yard Depth: 6.0 metres; and,
- xiv) Maximum Building Height: 12.6 metres.
- xv) The provisions of Section 10.13.2 of this By-law shall not apply.

2926.3 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 2926.2.”

(4) By adding thereto, the following section:

“2922 The lands designated R3C-5.5-2922 on Schedule A to this by-law:

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- 2922.1 Shall only be used for the purposes permitted in an R3C Zone.
- 2922.2 Shall be subject to the following requirements and restrictions:
- i) Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R3C-2922, R3C-2923 and R3C-2924 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
  - ii) Minimum Lot Area per dwelling unit: 125 square metres;
  - iii) Minimum Lot Width:
    - a. Interior Lot: 5.5 metres;
    - b. Exterior Lot: 6.0 metres;
  - iv) Minimum Yard Setback from a Principle Building:
    - a. The front wall of a dwelling unit: 3.0 metres;
    - b. The rear wall of a dwelling unit: 6.0 metres;
    - c. The side wall of a dwelling unit:
      - i. 1.4 metres to a public road and a private road;
      - ii. 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
      - iii. 0.75 metres to a private walkway and a visitor parking space;
  - v) Maximum Building Height: 12.6 metres; and,
  - vi) For the purpose of providing visitor parking all lands zoned R3C-5.5-2922, R3C-5.5-2923, and R3C-5.5-2924 shall be treated as one lot;
- 2922.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2922.2.”

(5) By adding thereto, the following section:

“2923 The lands designated R3C-5.5-2923 on Schedule A to this by-law:

2923.1 Shall only be used for the purposes permitted in an R3C Zone.

2923.2 Shall be subject to the following requirements and restrictions:

- i) Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R3C-2922, R3C-2923 and R3C-2924 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;

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- ii) Minimum Lot Area per dwelling unit: 125 square metres;
- iii) Minimum Lot Width:
  - a. Interior Lot: 5.5 metres;
  - b. Exterior Lot: 6.0 metres;
- iv) Minimum Yard Setback from a Principle Building:
  - a. The front wall of a dwelling unit: 3.0 metres;
  - b. The rear wall of a dwelling unit: 6.0 metres;
  - c. The side wall of a dwelling unit:
    - i. 1.4 metres to a public road and a private road;
    - ii. 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
    - iii. 0.75 metres to a private walkway and a visitor parking space;
- v) Maximum Building Height: 12.6 metres;
- vi) For the purpose of providing visitor parking all lands zoned R3C-5.5-2922, R3C-5.5-2923, and R3C-5.5-2924 shall be treated as one lot; and,
- vii) The provisions of Section 10.13.2 of this By-law shall not apply.

2923.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2923.2.”

(6) By adding thereto, the following section:

“2924 The lands designated R3C-5.5-2924 on Schedule A to this by-law:

2924.1 Shall only be used for the purposes permitted in an R3C Zone, and;

- i) Dwelling, Dual Frontage Townhouse.

2924.2 Shall be subject to the following requirements and restrictions:

- i) Nothing in this by-law shall prevent the use of land or the use or erection of a temporary building or structure for the purpose of a sales or rental office and associated parking, on the lands identified on Schedule A to this by-law as R3C-2922, R3C-2923 and R3C-2924 provided that draft plan approval has been granted and sales are exclusively for these lands, until such time as the work has been discontinued for a period of one year or is finished;
- ii) Minimum Lot Area per dwelling unit: 125 square metres;
- iii) Minimum Lot Width: 5.5 metres;
- iv) Minimum Yard Setback from a Principle Building:

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- d. The front wall of a dwelling unit: 3.0 metres;
  - e. The rear wall of a dwelling unit: 4.5 metres to a lot line;
  - f. The side wall of a dwelling unit:
    - i. 1.5 metres to a lot line not zoned in the same zoning category and 0.75 metres to a lot line zoned in the same zoning category;
    - ii. 0.9 metres to a private walkway and a visitor parking space;
  - v) Maximum Building Height: 12.6 metres;
  - vi) For zoning purposes, the front lot line shall be deemed to be Goreway Drive;
  - vii) Minimum Landscaped Open Space: 27 square metres;
  - viii) For the purpose of providing visitor parking all lands zoned R3C-5.5-2922, R3C-5.5-2923, and R3C-5.5-2924 shall be treated as one lot; and,
  - ix) The provisions of Subsection 16.8.2 (g) of this by-law shall not apply.
- 2924.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2924.2.”

(7) By adding thereto, the following section:

“2925 The lands designated R4A-2925 on Schedule A to this by-law:

2925.1 Shall only be used for the following purposes:

- i) Stacked townhouse dwellings;
- ii) Back-to-back stacked townhouse dwellings; and,
- iii) Purposes accessory to other permitted purposes.

2925.2 Shall be subject to the following requirements and restrictions:

- i) Maximum number of residential units on one lot shall not exceed 100 dwelling units;
- ii) For zoning purposes, the front lot line shall be the lot line abutting Goreway Drive;
- iii) Minimum front yard depth: 6.0 metres;
- iv) Minimum side yard width: 3.0 metres;
- v) Minimum exterior side yard width: 3.0 metres;
- vi) Minimum rear yard depth: 3.0 metres;
- vii) Notwithstanding Section 6.13, the maximum permitted encroachment into any yard is 2.1 metres: sunken patios, porches (covered and uncovered) and stairs;
- viii) The following shall be permitted in a minimum yard: walkways, hard and soft landscaping, retaining walls, stairways, driveways and parking areas;

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- ix) The minimum setback to a daylight triangle exceeding 10 metres by 10 metres shall be 1.5 metres;
- x) A garbage enclosure shall be a permitted encroachment in a side yard to within 0.5 metres of a property line;
- xi) Maximum Lot Coverage: 30%;
- xii) Minimum Landscape Open Space: 30%;
- xiii) Minimum Parking Requirements: 127 parking spaces including tandem parking spaces shall be provided for both residents and visitors; and,
- xiv) Maximum Floor Space Index: 1.1.

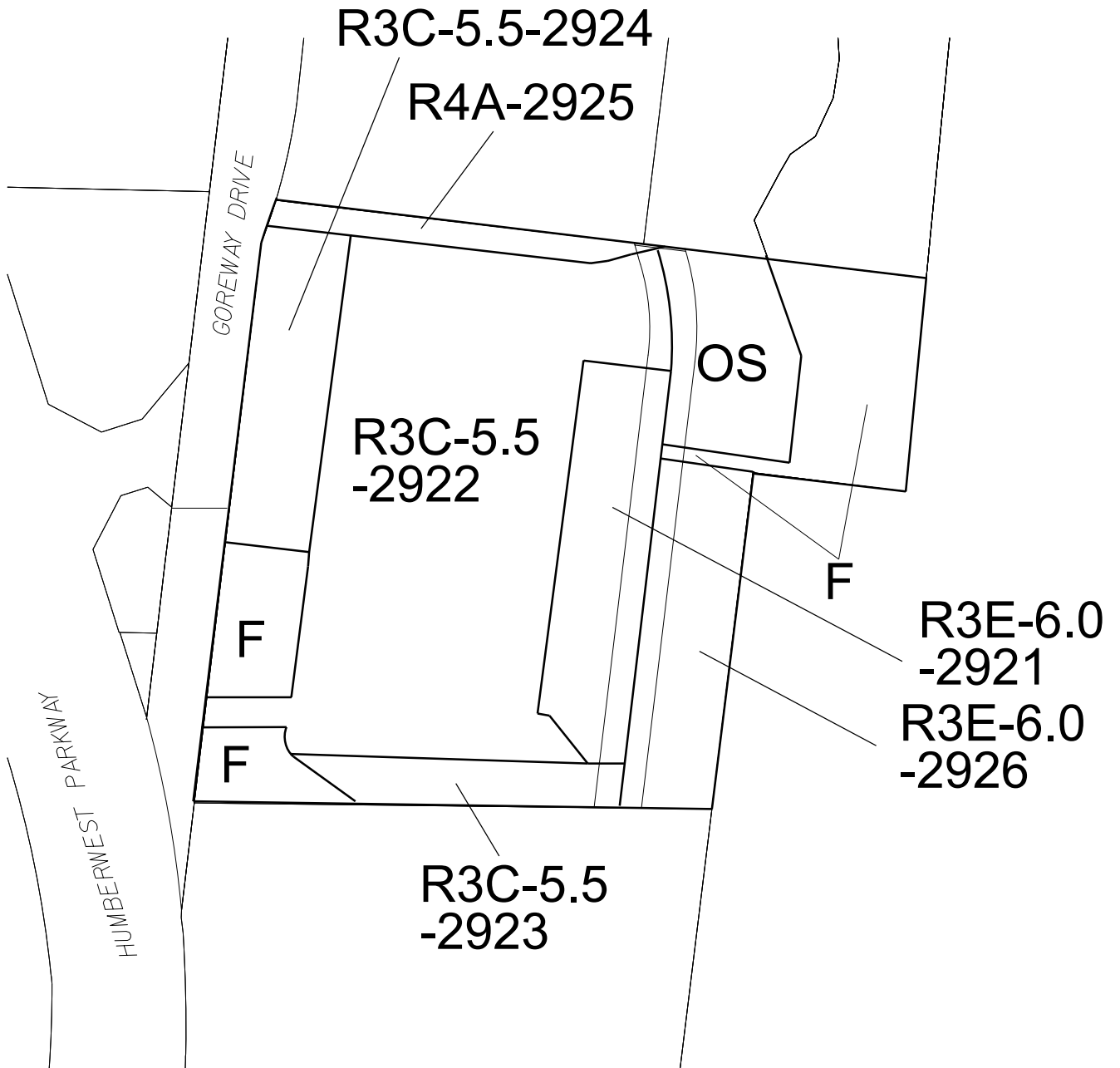
2925.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2925.2.”

ENACTED and PASSED this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

(City File: C08E06.008)



LEGEND

—— ZONE BOUNDARY

**PART LOT 6, CONCESSION 8 N.D.**

**By-Law \_\_\_\_\_ Schedule A**



**CITY OF BRAMPTON**  
Planning and Development Services

Date: 2019 04 24 Drawn by: CJK

File no. C08E06.008\_ZBLA