

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 2020 - \_\_\_\_\_

To amend By-law 270-2004, as amended

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

From:	To:
AGRICULTURAL ZONE (A)	RESIDENTIAL SINGLE DETACHED F - 9.0 – SECTION 2970 (R1F - 9.0 - 2970)
	RESIDENTIAL SEMI-DETACHED E - 7.5 – SECTION 2971 - (R2E - 7.5 - 2971)
	RESIDENTIAL TOWNHOUSE E - 5.5 - SECTION 2972 (R3E - 5.5 - 2972)
	RESIDENTIAL TOWNHOUSE C – SECTION 2973 (R3C - 2973)
	FLOODPLAIN ZONE (F)
	OPEN SPACE ZONE (OS)

- (2) by adding thereto, the following sections:
- “2970 The lands designated R1F - 9.0 - 2970 on Schedule A to this by-law:
- 2970.1 Shall only be used for the purposes permitted in an R1F-x zone.
- 2970.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:  
Interior Lot – 225.0 square metres
- (2) Minimum Lot Width:  
Interior Lot – 9.0 metres
- (3) Minimum Lot Depth: 25 metres
- (4) Minimum Front Yard:  
a) 3.0 metres;

- b) 5.5 metres to a garage door facing the front lot line;
- (5) Minimum Rear Yard Depth:
  - a) 6.0 metres;
  - b) 3.5 metres to a deck off the main floor;
  - c) 4.5 metres to an open roofed balcony and/or uncovered terrace from the second storey of a dwelling;
- (6) Minimum Interior Side Yard Width:
  - a) 1.2 metres on one side and 0.6 metres on the other side;
  - b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or 1.2 metres and 1.2 metres per paired lots;
  - c) 1.2 metres where the side yard abuts a non-residential zone;
- (7) Maximum Building Height: 12.0 metres
- (8) The following provisions apply to garages:
  - a) maximum cumulative garage door width: 3.7 metres;
  - b) the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- (9) Notwithstanding Section 6.13, the following encroachment shall be permitted:
  - a) a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - b) a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- (10) Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:
  - a) the maximum width of a bay, bow or box window with or without a foundation shall be 4.5 metres;
  - b) the maximum depth of a bay, bow or box window with or without a foundation shall be 1.0 metre;
  - c) a bay, bow or box window with a maximum depth of 0.6 metres is not required to include side windows;
  - d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre shall include side windows;

2970.3 Shall also be subject to the requirements and restrictions related to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2970.

- 2971 The lands designated R2E - 7.5 - 2971 on Schedule A of this by-law:
- 2971.1 Shall only be used for the purposes permitted in an R2E-x zone.
- 2971.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:  
Interior Lot – 185 square metres
  - (2) Minimum Lot Width:  
Interior Lot – 7.5 metres
  - (3) Minimum Lot Depth: 25.0 metres
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 metres to a garage door facing the front lot line;
  - (5) Minimum Rear Yard Depth:
    - a) 5.0 metres for an interior lot;
    - b) 3.5 metres to a deck off the main floor;
  - (6) Minimum Interior Side Yard Width:
    - a) 1.2 metres;
    - b) 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;
    - c) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
  - (7) Maximum Building Height: 12.0 metres
  - (8) The following provisions shall apply to garages:
    - a) the maximum cumulative garage door width shall be 3.7 metres;
    - b) the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
  - (9) Notwithstanding Section 6.13, the following shall be permitted:
    - a) a porch and/or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
    - b) a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
    - c) a bay window bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into the interior side yard
  - (10) Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:

- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) a bay, bow or box window with a maximum depth of 0.6m is not required to include side windows;
  - c) a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;
  
- 2971.3 Shall be subject to the requirements and restrictions related to the R2E-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2971.
  
- 2972 The lands designated R3E - 5.5 - 2972 on Schedule A to this by-law:
  
- 2972.1 Shall only be used for purposes permitted in an R3E-x zone.
  
- 2972.2 Shall be subject to the following requirements and restrictions:
  - (1) Minimum Lot Area:  
Interior Lot – 135.0 square metres;  
Corner Lot – 210.0 square metres;  
End Lot – 165.0 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: 25.0 metres
  - (4) Minimum Front Yard:
    - a) 3.0 metres;
    - b) 5.5 metres to garage door facing the front lot line;
  - (5) Minimum Exterior Side Yard:
    - a) 3.0 metres;
    - b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - (6) Minimum Rear Yard:
    - a) 5.0 metres for an interior lot;
    - b) 3.5 metres to a deck off the main floor;
  - (7) Minimum Interior Side Yard:
    - a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two Dwelling Units;
  - (8) Maximum Building Height: 12.0 metres
  - (9) Minimum Dwelling Unit Width: 5.0 metres
  - (10) The following provisions shall apply to garages:

- a) the maximum cumulative garage door width shall be 3.0 metres;
- b) the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

(11) For lands designated R3E-5.5-2972, Section 10.13.2 shall not apply.

2972.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2972.

2973 The lands designated R3C - 2973 on Schedule A to this by-law:

2973.1 Shall only be used for the following purposes:

- a) Townhouse Dwelling;
- b) Back to Back Townhouse Dwelling;
- c) Rear Lane Townhouse Dwelling;

2973.2 For land designated R3C-2973, Section 10.13.2 shall not apply.

2973.3 For the purposes of this by-law, a Townhouse Dwelling shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 135.0 square metres;  
Corner Lot – 210.0 square metres;  
End Lot – 165.0 square metres;
- (2) Minimum Lot Width:  
Interior Lot – 5.5 metres;  
Corner Lot – 7.0 metres;  
End Lot – 6.7 metres;
- (3) Minimum Lot Depth: 25.0 metres
- (4) Minimum Front Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to garage door facing the front lot line;
- (5) Minimum Exterior Side Yard Width:
  - a) 1.2 metres;
  - b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (6) Minimum Rear Yard Depth:
  - a) 5.0 metres for an interior lot;
  - b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
  - c) 3.5 metres to a deck off the main floor;

- d) 4.5 metres for open roofed porches and/or uncovered terraces on second floor;
  - e) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
  - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- (8) Maximum Building Height: 12.0 metres
- (9) Minimum Dwelling Unit Width: 5.0 metres
- (10) Minimum Landscape Open Space: No requirement
- (11) The following provisions shall apply to garages:
  - a) the maximum cumulative garage door width shall be 3.0 metres;
  - b) the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

2973.4 For the purposes of this by-law a Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot – 72 square metres;
  - Corner Lot – 108 square metres;
  - End Lot – 95 square metres;
- (2) Minimum Lot Width:
  - Interior Lot – 6.0 metres;
  - Corner Lot – 9.0 metres;
  - End Lot – 7.2 metres;
- (3) Minimum Front Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to a garage door facing the front lot line;
- (4) Minimum Exterior Side Yard Width:
  - a) 1.2 metres to a public road;
  - b) 1.2 metres where a side yard abuts a common amenity area;
- (5) Minimum Rear Yard Depth: 0.0 metres
- (6) Minimum Interior Side Yard Width:
  - a) 1.2 metres;
  - b) 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;

- (7) Maximum Building Height: 12.0 metres, except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres;
- (8) For Back to Back Townhouses, a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- (9) Minimum Amenity Area:
  - a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- (10) Minimum Landscape Open Space: No requirement
- (11) Air conditioning units may be located on a balcony or uncovered terrace.
- (12) The following provisions shall apply to garages:
  - a) the maximum cumulative garage door width shall be 3.0 metres;
  - b) the maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width;

2973.5 For the purposes of this by-law a Rear Lane Townhouse Dwelling shall be subject to the following requirements and restrictions:

- (1) For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Queen Street West.
- (2) Minimum Lot Area:  
Interior Lot – 84 square metres;  
Corner Lot – 120 square metres;  
End Lot – 90 square metres;
- (3) Minimum Lot Width:  
Interior Lot – 5.5 metres;  
Corner Lot – 8.0 metres;  
End Lot – 6.2 metres;
- (4) Minimum Front Yard Depth:
  - a) 1.40 metres;
  - b) the main wall of a dwelling may encroach into the front yard within 1.0 metre of a daylight rounding/triangle;
- (5) Minimum Exterior Side Yard Width:
  - a) 1.2 metres;
  - b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle

- (6) Minimum Rear Yard Depth:
  - a) 1.0 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 metre of a daylight rounding/triangle;
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres; for a total separation of a minimum of 2.4 metres between townhouse blocks;
  - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - c) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
- (8) Maximum Building Height: 12.0 metres
- (9) Minimum Dwelling Unit Width: 5.5 metres
- (10) Minimum Amenity Area:
  - a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;
- (11) Minimum Landscape Open Space: No requirement.
- (12) The following shall apply to garages:
  - a) the maximum cumulative garage door width shall be 3.0 metres;
  - b) 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;
- (13) Air conditioning units may be located on a balcony or uncovered terrace or rear yard.
- (14) Maximum fence height permitted within the front yard: 1.2 metres.

2973.6 Notwithstanding Section 6.13, the following encroachments shall be permitted:

- a) a porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
- b) a bay window, bow window or box window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;
- c) a bay window, bow window or box window with or without a foundation or cold cellar may encroach a maximum of 0.7 metres into a 1.2 metre interior side yard;

- 2973.7 Notwithstanding Section 6.13, Table 6.13.A, the following shall apply:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
  - c) a bay, bow or box window with a maximum depth of 0.6metres is not required to include side windows;
  - d) a bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres shall include side windows;
- 2973.8 Shall also be subject to the requirements and restrictions to the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2973.”

READ a FIRST, SECOND AND THIRD TIME, AND PASSED IN OPEN COUNCIL,  
this                      day of                      2020.

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Patrick Brown, Mayor

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Peter Fay, City Clerk

Approved as to Content:

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Richard Forward, MCIP, RPP  
Commissioner

**EXPLANATORY NOTE****THE PURPOSE OF BY-LAW - 20**

The purpose of By-law -20 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Glen Schnarr & Associates Inc. for 1951 Queen Street Holdings (File No. 21T-16010B / C04W05.012).

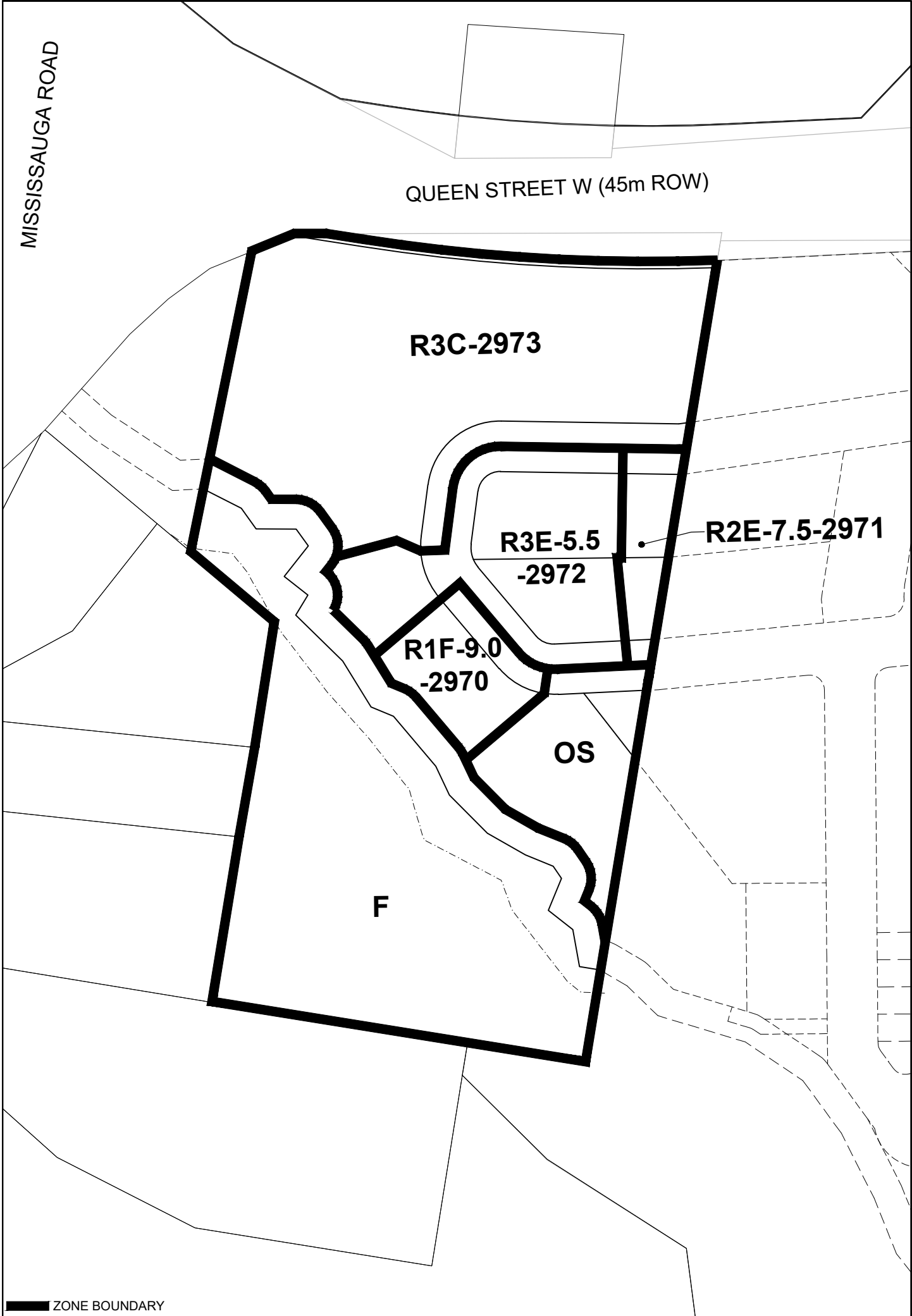
**EFFECT OF THE BY-LAW**


The effect of By-law -20 is to permit 5 single detached dwellings, 2 semi-detached dwellings, 14 street townhouse dwellings, 59 condominium townhouse dwellings with a condominium road as well as, 2 residential reserve blocks, part of a stormwater management block and part of a park block.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law -20 are located at 1951 Queen Street West, Part of Lot 5, Concession 4, West of Hurontario Street in the Geographic Township of Chinguacousy in the City of Brampton.

**Any further inquiries or questions should be directed to Krista Walkey City of Brampton Planning and Infrastructure Services Department, 905-874-2089.**



PART OF LOT 5, CONCESSION 4, W.H.S.	 1:1500	<b>CITY OF BRAMPTON</b> PLANNING, DESIGN, AND DEVELOPMENT	
BY-LAW _____ SCHEDULE A		DATE: FEBRUARY, 2020	DRAWN BY: