



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 8 - 2021

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-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 Townhouse C – Section 3005 (R3C – Section 3005);  Residential Semi-Detached A – Section 3006 (R2A – Section 3006)

(2) By adding the following sections:

“3005 The lands designated R3C – Section 3005 on Schedule A to this By-law:

3005.1 Shall only be used for purposes permitted by the R3C zone:

3005.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum number of townhouse dwellings  
on lands zoned R3C – Section 3005: 43
- 2) Minimum setback to Wanless Drive: 7.3 metres
- 3) Minimum front or rear yard setback to  
a common element road: 6.0 metres, except for  
lots having a side yard  
abutting a common  
element road in which  
case the minimum front  
or rear yard setback  
shall be 4.8 metres

- 4) Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
  - 5) Minimum Side Yard Setback: 1.5 metres
  - 6) Notwithstanding Sections 3005.2 3), 4), 5) and 8), the following shall apply to a lot abutting an Amenity Space:
    - a) Minimum front yard setback: 5.9m
    - b) Minimum side yard setback: 4.9m
    - c) Minimum rear yard setback: 2.0m
  - 7) Minimum Dwelling Unit Width 6.0 metres
  - 8) Maximum Building Height: 11.0 metres
  - 9) A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
  - 10) Maximum garage door width per dwelling unit:
    - a) Interior lots abutting Wanless Drive: 3.7 metres
    - b) End/corner lots abutting Wanless Drive: 4.9 metres
  - 11) Section 16.8.2 (i) and Section 10.10 General Provisions regarding fencing shall not apply.
  - 12) Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier
  - 13) Section 10.13.2 of the General Provisions shall not apply.
  - 14) Setback to a Hydro Transformer: No requirement
  - 15) Minimum Common Amenity Area: 355 sq. m
  - 16) Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space
- 3005.3 For the purpose of this zone an amenity area is defined as follows:
- Common Amenity Area:** shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.
- 3005.4 All lands zoned R3C-3005 and R2A-3006 shall be treated as one lot for the purposes of required visitor parking.
- 1) Minimum visitor parking spaces: 10 spaces
- 3005.5 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

3006 The lands designated R2A – Section 3006 on Schedule A to this By-law:

3006.1 Shall only be used for purposes permitted by the R2A zone.

3006.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 5.8 metres
- 2) Minimum Lot Area: 163 square metres
- 3) Minimum Lot Depth: 26.0 metres
- 4) Minimum front yard setback: 6.0 metres
- 5) Minimum side yard setback to Wanless Drive: 6.25 metres
- 6) Minimum side yard setback to a common element road: 1.0 metres
- 7) Minimum interior side yard setback: 1.2 metres
- 8) Maximum Building Height: 11.0 metres
- 9) Setback to a Hydro Transformer: No requirement
- 10) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space

3006.3 All lands zoned R2A-3006 and R3C-3005 shall be treated as one lot for the purposes of required visitor parking.

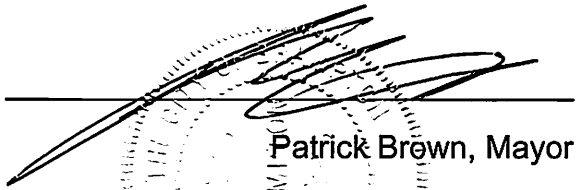
- 1) Minimum visitor parking spaces: 10 spaces

3006.4 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.”

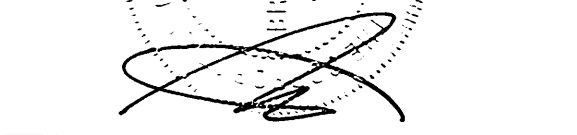
ENACTED and PASSED this 27<sup>th</sup> day of January, 2021.

Approved as to form.  
2020/10/25  
AWP

Approved as to content.  
2020/October/14  
AAP

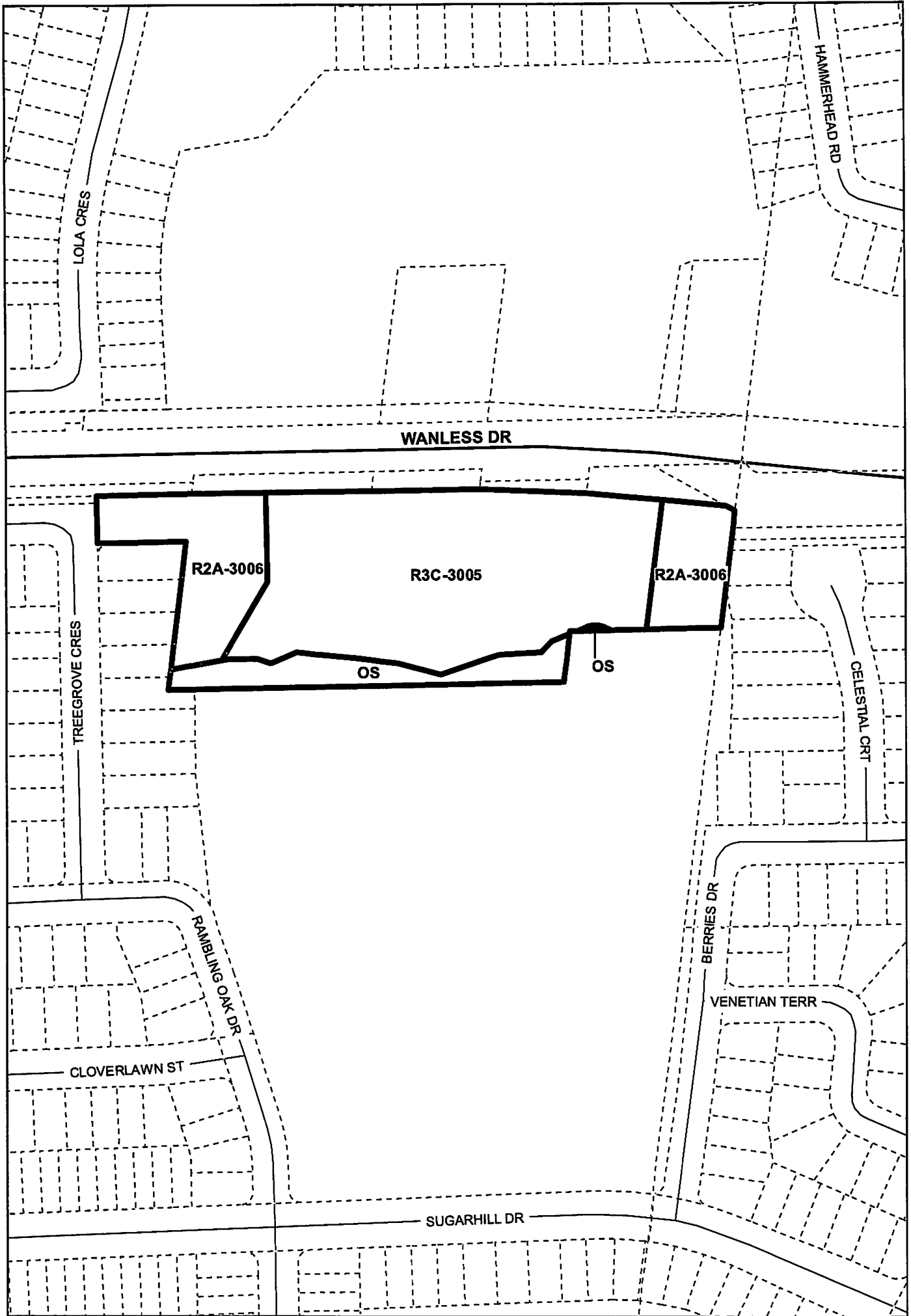


Patrick Brown, Mayor



Peter Fay, City Clerk

(C03W15.008)



Zone Boundary
  Existing Parcel Fabric



**BRAMPTON**  
Flower City

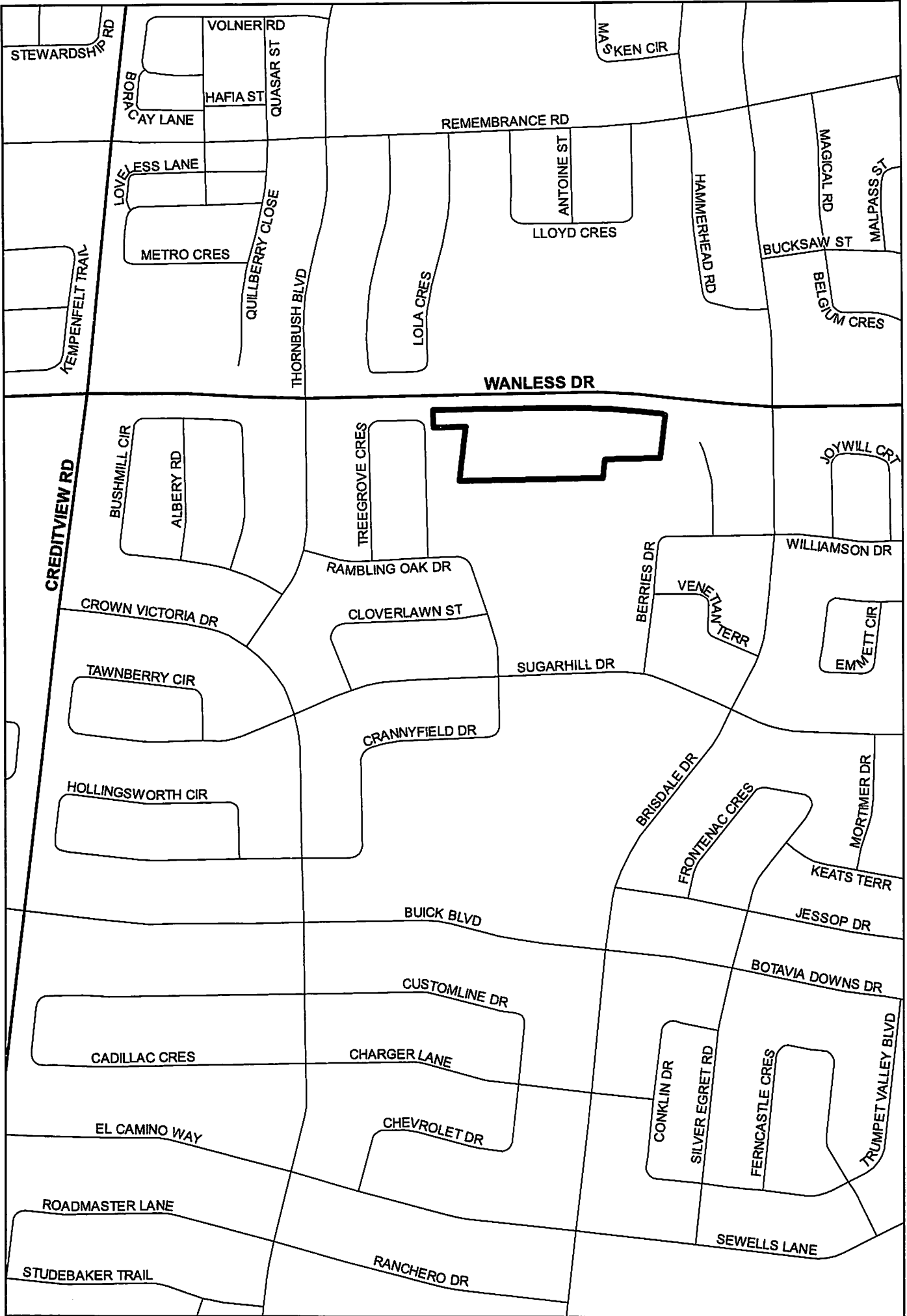


**PART LOT 15, CONCESSION 3 W.H.S.**

File: C03W15.008  
Date: October 5, 2020

**BY-LAW 8 -2021**

**SCHEDULE A**



 SUBJECT PROPERTY



**BRAMPTON**  
Flower City



**KEY MAP**

File: C03W15.008  
Date: October 5, 2020

**BY-LAW 8 -2021**

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 8-2021 being  
a by-law to amend Zoning By-law 270-2004, as amended,  
2128743 Ontario Inc. – Weston Consulting Group Inc. – File C03W15.008  
Ward 6

DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 8-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27<sup>th</sup> day of January, 2021.
3. Written notice of By-law 8-2021 as required by section 34 of the *Planning Act* was given on the 11<sup>th</sup> day of February, 2021, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
5. By-law 8-2021 is deemed to have come into effect on the 27<sup>th</sup> day of January, 2021, in accordance with Section 34 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 )  
11<sup>th</sup> day of March, 2021 )



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

