



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number OLT ZB 1-2022

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

The Ontario Land Tribunal approves 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 A - Special Section 3555 (R3A - 3555)

(2) by adding thereto the following sections:

- “3555 The lands designated R3A-3555 on Schedule A to this by-law:
- 3555.1 Shall only be used for the following permitted purposes:
- 1) Rear Lane Townhouse Dwellings, but not including stacked or back-to-back townhouses;
- 3555.2 Rear Lane Townhouse dwellings shall be subject to the following requirements and restrictions:

- 1) For the purposes of this section, Hurontario Street shall be deemed to be the front lot line;
- 2) Minimum lot area per dwelling unit: no requirement;
- 3) Minimum lot depth: no requirement;
- 4) Minimum separation distance between rear facing facades of buildings separated by a private lane: 11 m;
- 5) Minimum dwelling unit width:
 - a. Units fronting Hillpath Crescent: 6.0 M;
 - b. Units fronting Hurontario Street: 4.5 m;
- 6) Maximum length of townhouse block fronting onto Hillpath Crescent: 31m;
- 7) Minimum front yard depth: 3.0m;
- 8) Minimum building setback to a lot line abutting a daylight triangle: 0 m;
- 9) Minimum exterior side yard width: 1.3m
- 10) Minimum rear yard depth: 3.0m
- 11) Minimum separation distance between two end walls: 2.8m
- 12) Except as restricted in 3555.2.26), a balcony or porch, with or without a cold cellar or foundation, may project into any required yard by a maximum of 0.3m. Eaves and cornices may project an additional 0.6m;
- 13) Bay windows, bow windows and box-out windows with or without foundations, to a maximum width of 4m, may encroach a maximum of 0.75m into the minimum front and rear yards and may encroach a maximum of 0.75m into the minimum side yard;
- 14) Maximum building height:
 - a. Units fronting Hillpath Crescent: 10.6m, with a maximum main wall height of less than 3 storeys for the main wall facing Hillpath Crescent;
 - b. Units fronting Hurontario Street: 13m;
- 15) Maximum number of dwelling units: 33;
- 16) Maximum lot coverage: 42%
- 17) Minimum landscaped open space:
 - a. 3.5m along the lot line abutting Hurontario Street, except for approved building locations;
 - b. A retaining wall permitted within required landscaping
- 18) Section 10.13.2 shall not apply
- 19) Section 10.9.1 shall not apply;
- 20) Garage control: garages shall be accessed and located abutting a private lane;
- 21) Section 10.5(b) shall not apply;

- 22) Minimum aisle width serving 70-90 degree parking spaces: 6.0 metres;
- 23) Minimum parking requirements for:
 - a. Rear Lane Townhouse – 2 spaces per dwelling unit;
 - b. Visitor – 0.25 spaces per unit;
- 24) A minimum of one common outdoor amenity area of at least 72.0 sq. m. shall be provided fronting onto Hillpath Crescent;
- 25) Units abutting Hillpath Crescent shall not include rooftop amenity space;
- 26) No balconies on or above the second storey shall be permitted to encroach into the yard abutting Hillpath Crescent.

3555.3

Shall also be subject to the requirements and restrictions relating to the R3A zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3555.2.”

Approved by the Ontario Land Tribunal on _____, 2021,
pursuant to Order No. _____.

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW

The purpose of By-law _____ is to amend comprehensive Zoning By-law 270-2004a s amended pursuant to an application by 2042843 Ontario Inc./Trevi Homes Inc. (File C01E18.017).

EFFECT OF THE BY-LAW

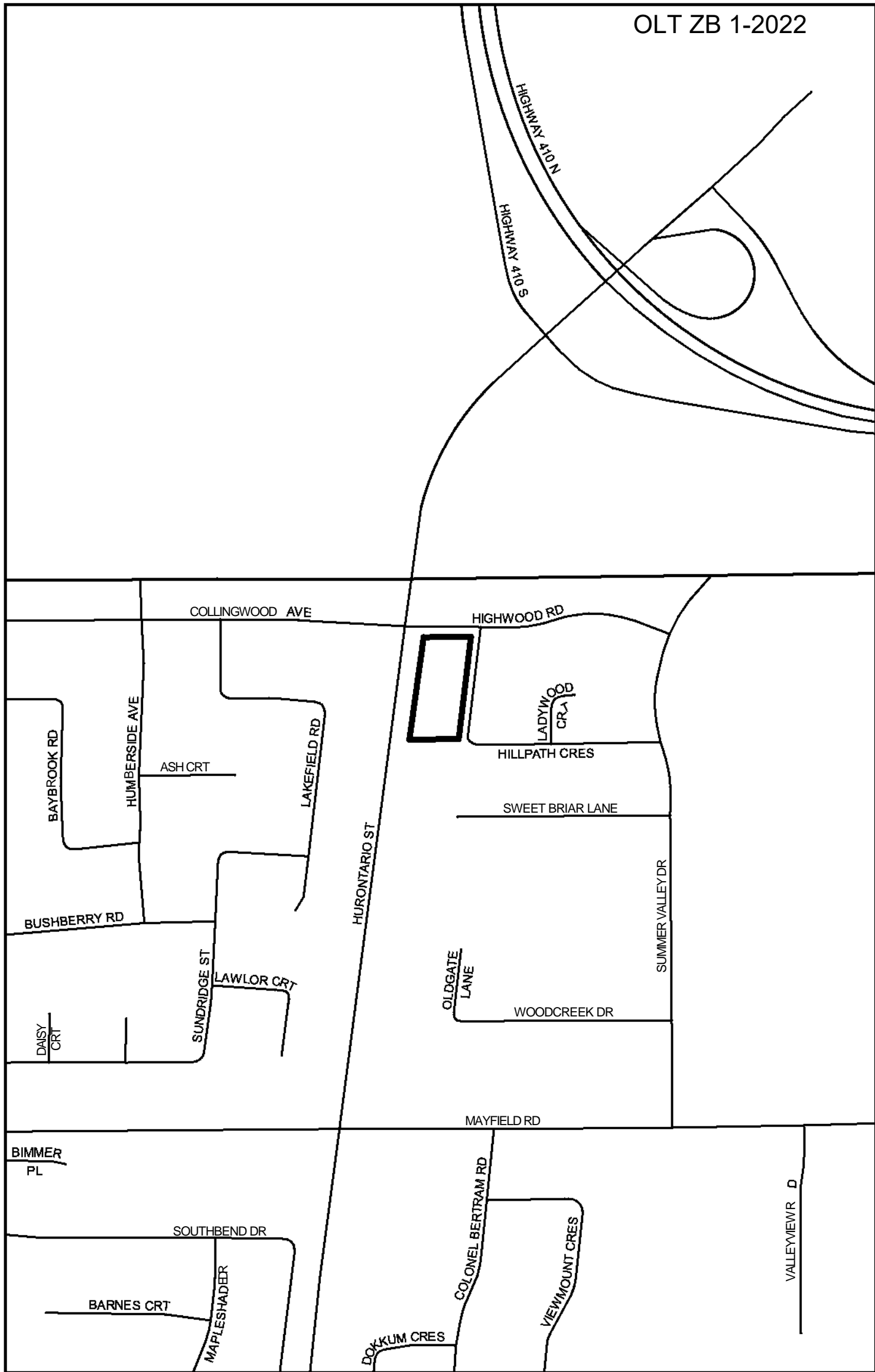
The effect of By-law _____ is to permit the use of the subject lands for townhouse residential purposes. The development will yield 33 rear lane townhouse units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located east of Hurontario Street, south of Highwood Road within the Snelgrove Secondary Plan (SPA 1).



R3A-3555



 SUBJECT LANDS



KEY MAP