



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 345-2013

To amend 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 SINGLE DETACHED R1E - 13.6 – 2460 (R1E -13.6 - 2460), RESIDENTIAL APARTMENT R4A – 2423 (R4A– 2423), OPEN SPACE - 2426 (OS-2426), OPEN SPACE (OS), and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“2460 The lands designated R1E–13.6 - 2460 on Schedule A to this by-law:

2460.1 Shall only be used for the purposes permitted in an R1E zone.

2460.2 Shall be subject to the following requirements and restrictions:

a) Minimum Front Yard:

i). 4.5 metres;

ii). 6.0 metres to the front of a garage;

iii). the main wall of a dwelling may encroach into the front yard to within 2.5 metres of a daylight rounding;

iv). a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard, eaves and cornices may project an additional 0.6 metres into the minimum required front yard;

- v). a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 1.5 metres of a daylight rounding;
- vi). a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the front yard; and
- vii). a bay/bow/or box window with or without foundation or cold cellar may encroach into the front yard to within 2.5 metres of a daylight rounding;

b) Minimum Exterior Side Yard:

- i). 4.5 metres;
- ii). 6.0 metres to a garage;
- iii). the main wall of a dwelling may encroach into the exterior side yard to within 2.5 metres of a daylight rounding;
- iv). a porch or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum required exterior side yard;
- v). a porch or balcony with or without a foundation or cold cellar may encroach into the exterior side yard to within 1.5 metres of a daylight rounding; and,
- vi). a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the exterior side yard;

c) Minimum Rear Yard:

- i). 7.5 metres for an interior lot; and,
- ii). a walkout balcony or uncovered terrace may encroach 2.5 metres into the rear yard;

d) Maximum Building Height: 11.0 metres;

e) Notwithstanding Section 13.49.2(j), the maximum interior garage width shall be 60% of the dwelling unit width on lots greater than 14.0 metres wide;

f) Bay windows, bow windows and box windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 - Permitted Yard Encroachments;

g) A temporary sales office shall be permitted;

h) A parking lot for a temporary sales office and/or display of model homes shall be permitted; and,

i) Notwithstanding any other provision, a maximum of four dwelling units may be permitted to be used as a model homes for display purposes, which may or may not include a sales office within said dwelling units.

2423 The lands designated R4A – 2423 on Schedule A to this by-law:

2423.1 Shall only be used for:

- (a) a skylight apartment dwelling; and,
- (b) the purposes permitted in a R4A zone.

2423.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 4.5 metres;
- b) Minimum Side Yard Width:
  - i). 4.5 metres for a 1-3 storey dwelling; and,
  - ii). 7.5 metres for a 4 storey building.
- c) Minimum Rear yard Depth:
  - i). 4.5 metres for a 1-3 storey dwelling; and,
  - ii). 7.5 metres for a 4 storey building.
- d) Maximum Building height:
  - 4 storeys (excluding rooftop mechanical enclosures);
- e) Maximum Lot Coverage:
  - 40 % by the main buildings;
- f) Minimum Landscaped Open Space, except at approved access locations:
  - i). 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
  - ii). Notwithstanding Section 2423.2.f) i) to the contrary, encroachments permitted within Section 6.13 are allowed to encroach into the minimum landscaped open space area;
- g) Minimum Number of Dwelling Units: 119 units;
- h) Maximum Number of Dwelling Units: 351 units;
- i) Notwithstanding Section 10.9.2(b), the following Condominium Apartment Minimum Parking Requirements shall apply for the uses permitted in Section 2423.1(a):
  - 1) 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
  - 2) 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
  - 3) 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;
  - 4) Visitor – 0.2 spaces per dwelling unit;
- j) Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned R4A-2423 are not considered in the calculation of the maximum number of dwelling units for display purposes in Section 6.28.(c);
- k) For the purpose of this section, the lands not owned by a Public Authority zoned R4A-2423 shall be treated as a single lot for zoning purposes;
- l) For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse; and,
- m) For the purpose of this zone the lot line abutting Beckonrose Court shall be deemed the front lot line.

2426 The lands designated OS – 2426 on Schedule A to this by-law:

2426.1 Shall only be used for the purposes:

- a) Those purposes permitted in an OS zone; and,
- b) Flood and erosion control.

2426.2 Shall be subject to the following requirements and restrictions:

- a) For those uses permitted within 2426.1a), the requirements and restrictions as set out in an OS zone; and,
- b) For those uses permitted within 2426.1b), the requirements and restrictions as set out in an F zone.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this  
11<sup>TH</sup> day of December, 2013.

  
SUSAN FENNELL - MAYOR

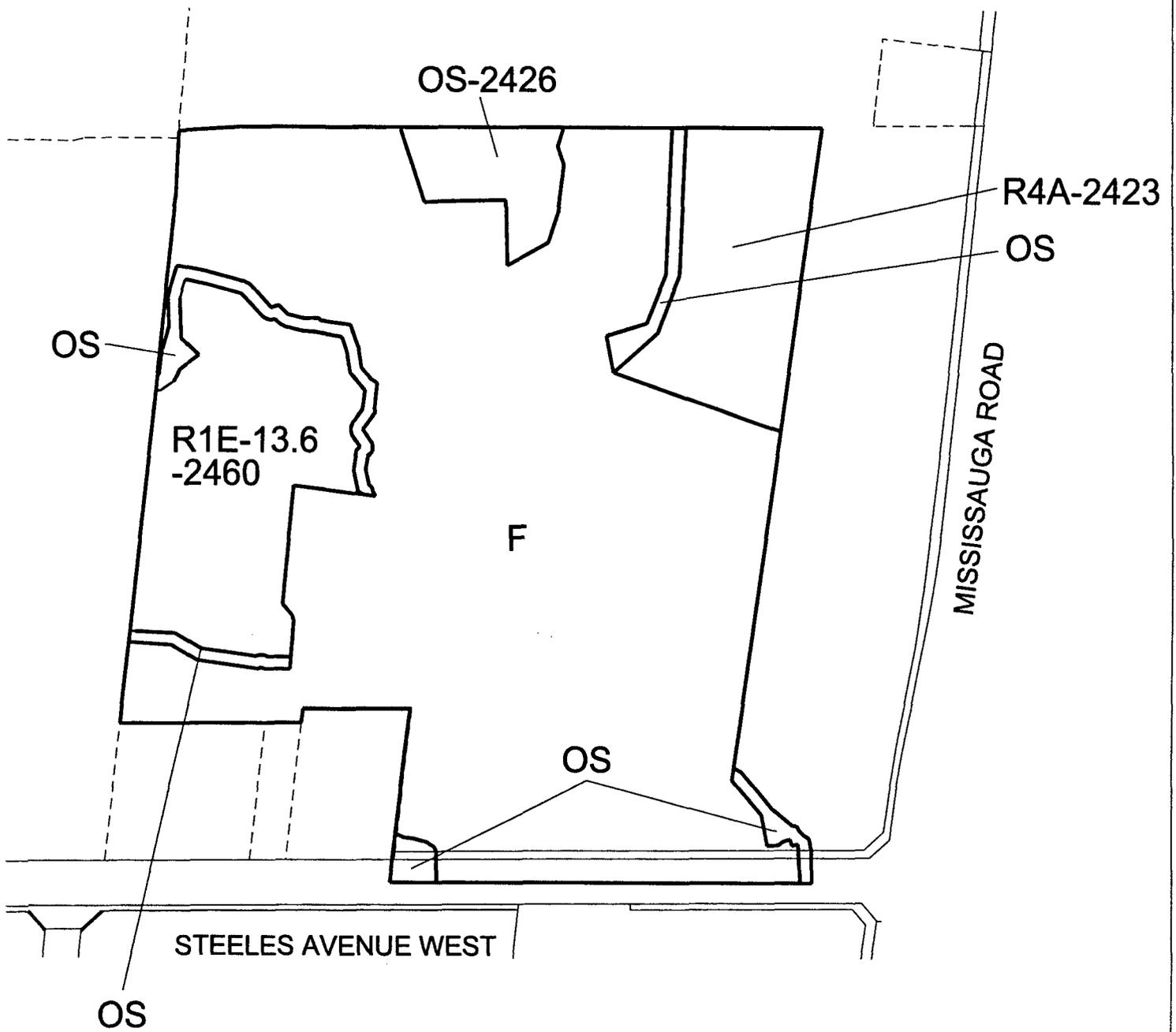
  
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, M.C.I.P., R.P.P  
Senior Executive Director,  
Planning and Building Division

APPROVED AS TO FORM LAW DEPT. BRAMPTON
J.R.
DATE 02/12/13



LEGEND

—— ZONE BOUNDARY

**PART LOT 1, CONCESSION 6 W.H.S.**

**By-Law** 345-2013

**Schedule A**



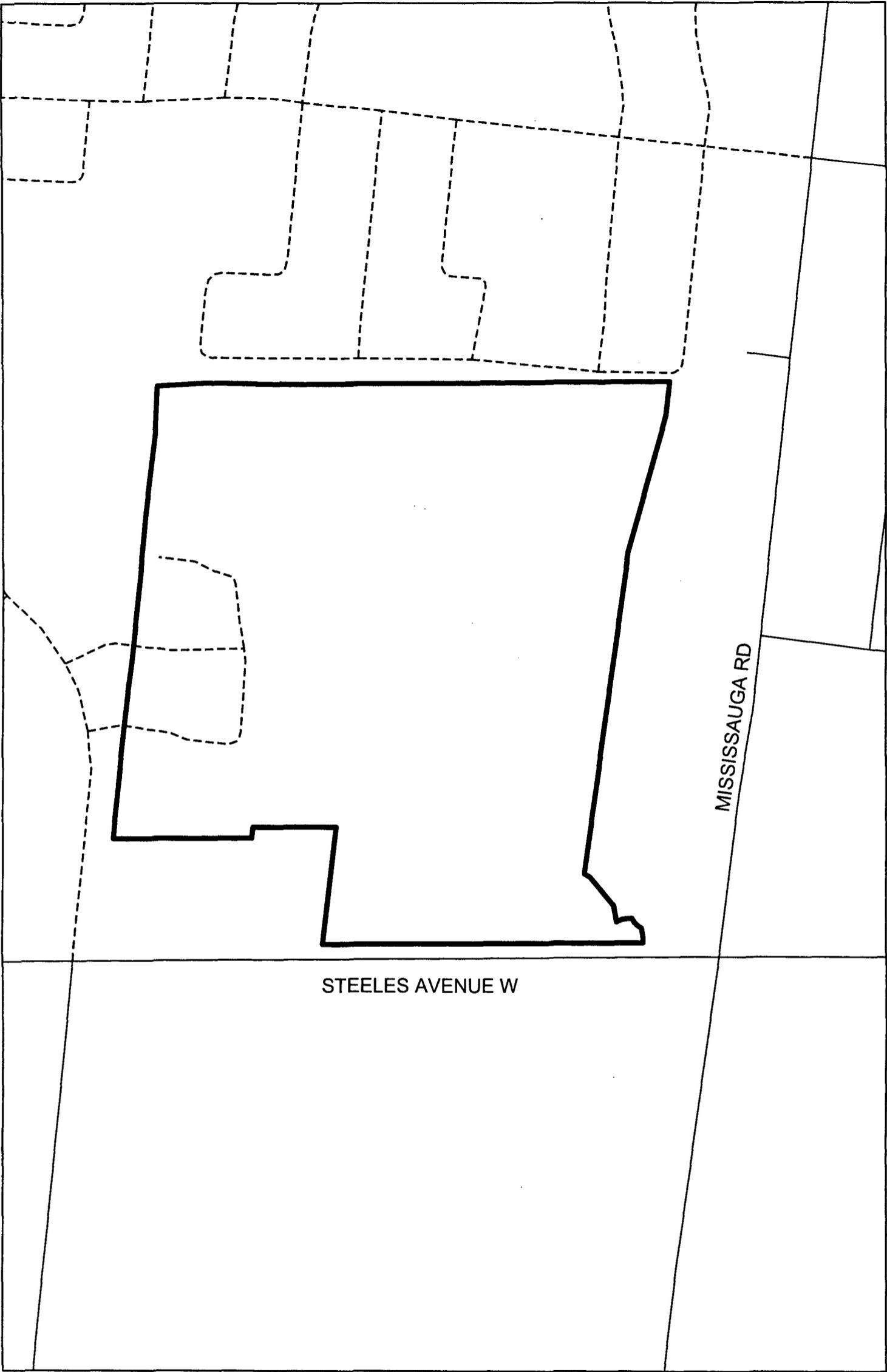
**CITY OF BRAMPTON**

Planning, Design and Development

Date: 2013 11 08

Drawn by: CJK

File no. C05W01.006\_ZBLA



SUBJECT LANDS   
 - - - - - PROPOSED STREETS   
 ——— BUILT STREETS

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
 BRAMPTON, CA



Date: 2013 10 04    Drawn By: CJK  
 File: C05W01.006zkm

**Key Map By-Law 345-2013**

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 345-2013 being  
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
Gagnon & Law Urban Planners Ltd. – Ornstock Developments Ltd.  
(File C05W01.006)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, hereby make oath  
and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such  
have knowledge of the matters herein declared:
2. By-law 345-2013 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 11<sup>th</sup> day of December, 2013
3. Written notice of By-law 345-2013 as required by section 34 of the *Planning Act*  
was given on the 18<sup>th</sup> day of December, 2013, 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 345-2013 is deemed to have come into effect on the 11<sup>th</sup> day of December,  
2013, 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 )  
28<sup>th</sup> day of January, 2014 )

  
\_\_\_\_\_  
Earl Evans

  
\_\_\_\_\_  
A Commissioner, etc.