

ATTACHMENT 1



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number OLT ZB 1- 2024

To amend Comprehensive Zoning By-law 270-2004

The Ontario Land Tribunal, in accordance with the provisio
Act, R.S.O. 1990, c.P.13, hereby order the coming into force
_____ - 2024 as follows:

- 1) By changing Schedule A thereto, the zoning designation of
outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Si F-11.6-3692 (I) Residential Si F-11.6-3693 (I) Residential Si F-15.0 (R1F-1)

- 1) By adding thereto the following section:

"3692 The lands designated R1F-11.6 – Section 3692 on Schedule A to
this By-law:

3692.1 Shall only be used for the following purposes:

- a) Purposes permitted in an R1F-x Zone;
- b) Open Space;
- c) Walkway;
- d) Emergency Access.

3692.2 Shall be subject to the following requirements and restrictions:

- 1. Minimum Lot Width: Corner Lot: 14.6 metres
- 2. Minimum Front Yard:
 - a) 4.5 metres, but 6.0 metres to the front of the garage
 - b) The main wall of a dwelling may encroach into the front yard to
within 1.0 metres of a daylight rounding/triangle;
 - c) A porch and/or balcony with or without foundation or cold
cellar including steps, eaves and cornices may encroach into

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the front yard to within 0.0 metres of a daylight rounding triangle;

- d) A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- e) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.

3. Minimum Exterior Side Yard Width:

- a) 3 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;
- c) A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- d) A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- e) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight triangle; and
- f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

4. Minimum Interior Side Yard Width:

- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and
- b) 1.2 metres for a corner lot abutting an interior lot.

5. Garage Control:

minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

6. Driveways Dimensions:

- a) Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared)".

2) By adding thereto the following section:

"3725 The lands designated R1F-15.0 – Section 3725 on Schedule A to this By-law:

3725.1 Shall only be used for the following purposes:

- a) purposes permitted in an R1F-x Zone;
- b) Temporary sales office and accessory uses until December 31, 2028;
- c) Model Homes, subject to the following:

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- i. Notwithstanding any other provisions to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said units, shall be permitted; and
- ii. A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

3725.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Width: 15.0 metres
2. Minimum Front Yard:
 - a) 4.5 metres, but 6.0 metres to the front of the garage;b)
The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - c) A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle; and
 - d) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.
3. Minimum Interior Side Yard width:
 - a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
4. Garage Control:
 - a) minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.
5. Driveways Dimensions:
 - a) Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared)".

3) By adding thereto the following section:

"3693 The lands designated R1F-11.6 – Section 3693 on Schedule A to this By-law:

3693.1 Shall only be used for the purposes permitted in an R1F-x Zone;

3693.2 Shall be subject to the following requirements and restrictions:

1. Garage Control:
 - a) The maximum interior garage width shall not exceed 85% of the dwelling unit width and shall not project past the main building façade.
 - b) The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment."

ENACTED and PASSED this 26th day of February, 2024.

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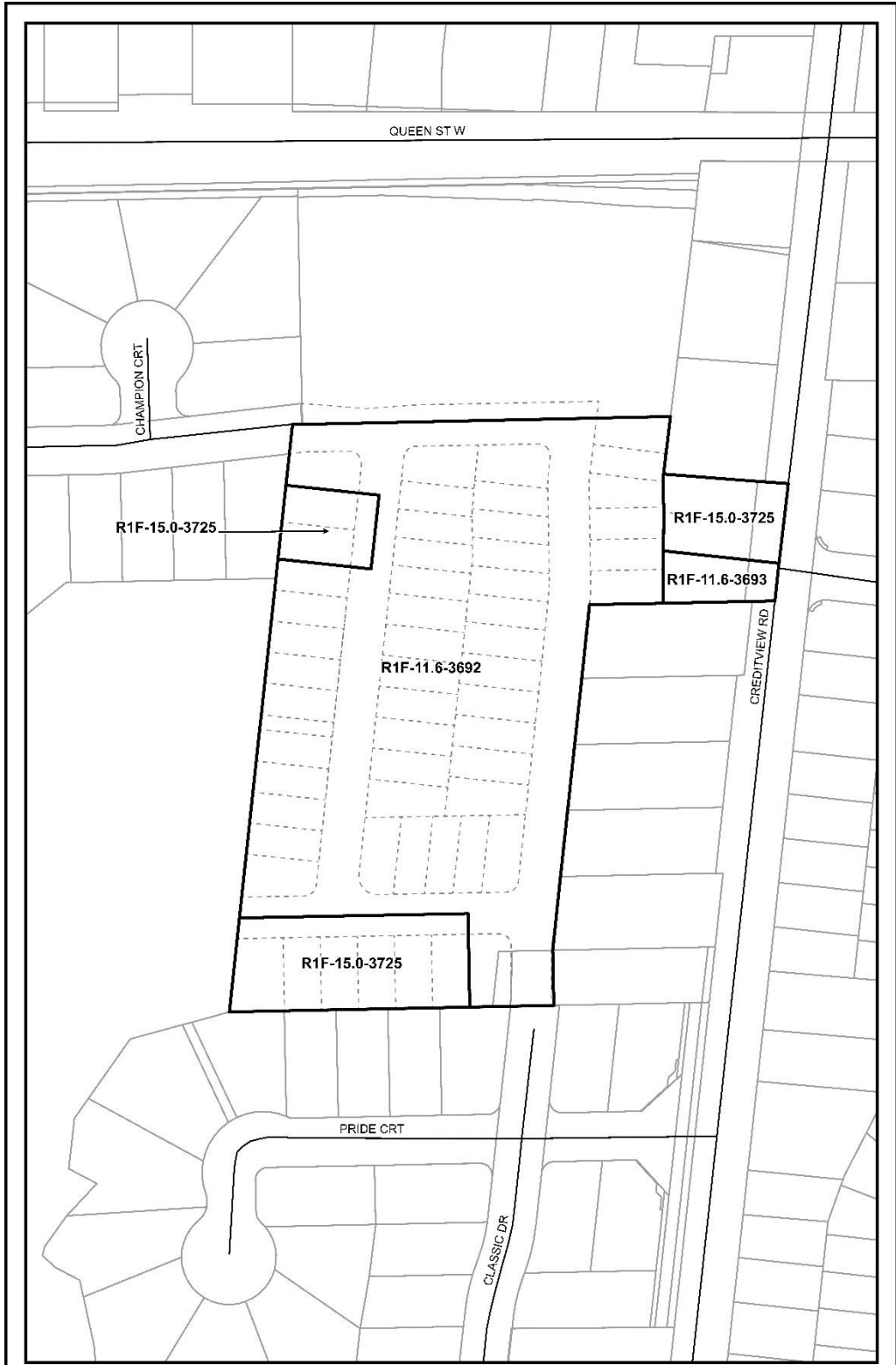
Approved as to
form.
20__ /month/day
[insert name]



Patrick Brown, Mayor

Approved as to
content.
20__ /month/day
[insert name]

Peter Fay, City Clerk

(OZS-2022-0014)



 <p>BRAMPTON Flower City PLANNING, BUILDING AND GROWTH MANAGEMENT</p> <p>File: OZS-2022-0014_ZBL Date: 2024/01/16</p>		<p>LOT 4, CONCESSION 4 W.H.S.</p> <p>BY-LAW <u>OLT ZB 1-2024</u></p>	<p>SCHEDULE A</p>
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EXPLANATORY NOTE**THE PURPOSE OF BY-LAW _____ - 2024**

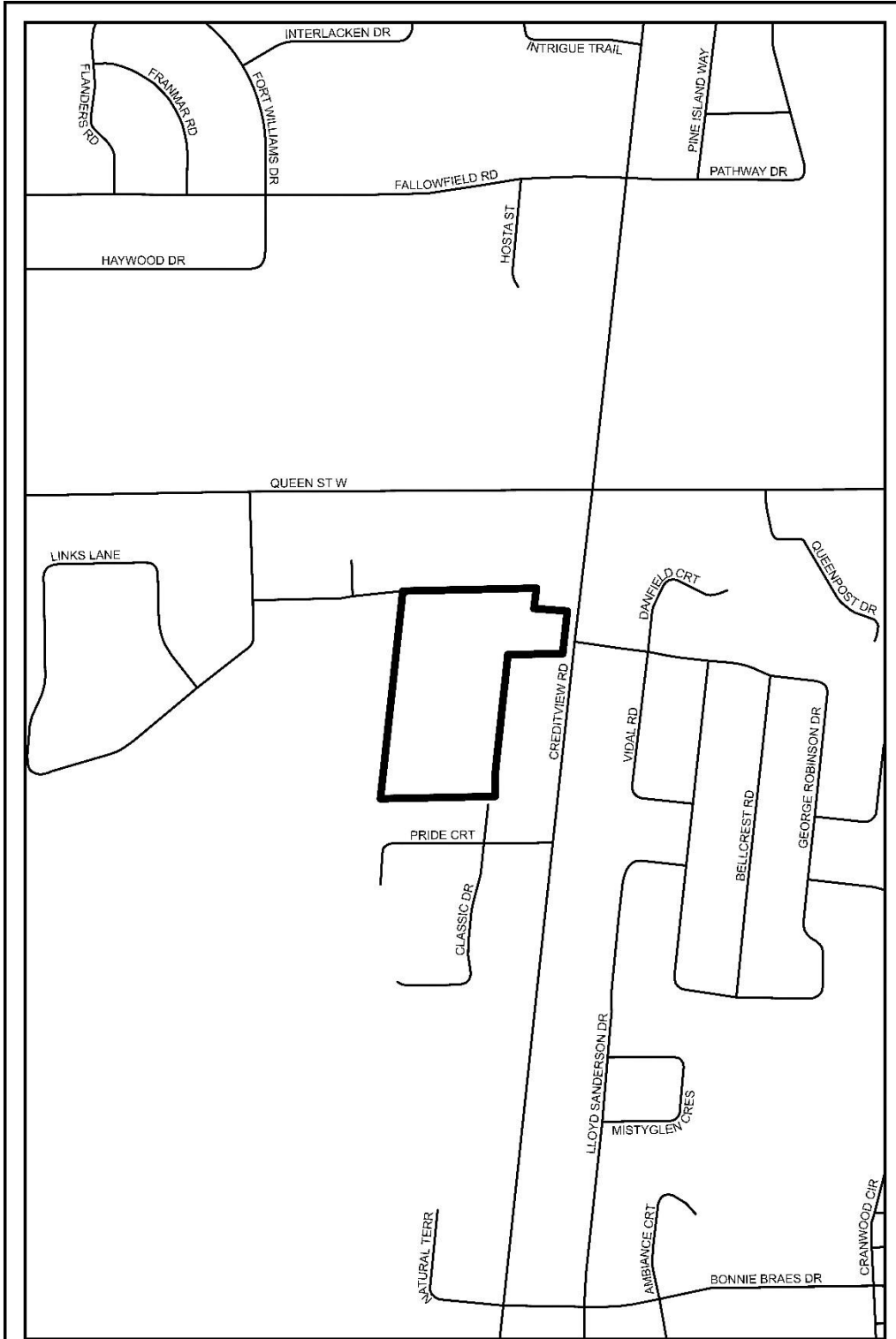
The purpose of By-law _____ - 2024 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Inc. (c/o Branthaven Creditview Inc.), (File No. OZS-2022-0014).


EFFECT OF THE BY-LAW

The effect of By-law _____ - 2024 is to request for an amendment to the Zoning By-law and for a proposed Draft Plan of Subdivision to permit a residential development of single detached dwellings.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ - 2024 are located on the south side of Creditview Road and west side of Queen Street W. and is legally described as Con 4, WHS Part Lot 5, RP 43R14727, Part 1 and RP 43R40144 Parts 3 and 4, 8940 Creditview Road, Brampton. Any further inquiries or questions should be directed to Nitika Jagtiani, City of Brampton, Planning, Building and Growth Management Services Department at Nitika.Jagtiani@brampton.ca



 Subject Lands



KEY MAP

File: OZS-2022-0014_ZKM
Date: 2023/11/28 Drawn by: LCarter

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