

Notice of Passing of Zoning By-law 105-2023

0 Mayfield Road

Date of Decision: June 14, 2023

Date of Notice: June 27, 2023

Last Date of Appeal: July 17, 2023

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 105-2023, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Goldberg Group – Cedar City Greenvale Mayor Inc., Ward 9, File: C05E17.004.

The Purpose and Effect of the Zoning By-law: To amend the Zoning By-law to permit a residential subdivision consisting of single detached, townhouse, park blocks, valleyland, and associated buffers and road systems.

Location of Lands Affected: Located southeast of Mayfield Road and Torbram Road

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or Arjun.Singh@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal of the by-law amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than July 17, 2023**. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 105 - 2023

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 SINGLE DETACHED R1F(H)-13.7 – SECTION 3669 (R1F(H)-13.7-3669),
	RESIDENTIAL SINGLE DETACHED R1F(H)-11.6 – SECTION 3670 (R1F(H)-11.6– 3670),
	RESIDENTIAL SINGLE DETACHED R1F(H)-9.2 – SECTION 3671 (R1F(H)-9.2– 3671),
	RESIDENTIAL TOWNHOUSE R3E(H) – 6.0 – SECTION 3672 (R3E(H)-6.0– 3672),
	RESIDENTIAL TOWNHOUSE R3E(H) – 6.0 – SECTION 3673 (R3E(H)-6.0– 3673),
	RESIDENTIAL TOWNHOUSE R3E(H) - 6.0 – SECTION 3690 (R3E(H)-6.0– 3690),
	RESIDENTIAL SINGLE DETACHED R1F(H)-13 – SECTION 3575 (R1F(H)-13-3575),

RESIDENTIAL SINGLE DETACHED
R1F(H)-9 – SECTION 3576 (R1F(H)-
9-3576),

OPEN SPACE (OS),

FLOODPLAIN (F)

(2) By adding the following sections:

3669 The lands designated R1F(H)-13.7 – 3669 on Schedule A to this By-law;

3669.1 Shall only be used for the purposes permitted in a R1F-13.7 zone;

3669.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - a) Interior Lot – 370 square metres;
 - b) Corner Lot – 415 square metres.
- 2) Minimum Lot Width:
 - a) Interior Lot – 13.7 metres;
 - b) Corner Lot – 15.5 metres.
- 3) Minimum Lot Depth: 27.5 metres.
- 4) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d) A porch and/or balcony 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 rounding/triangle;
 - e) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - f) 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 rounding/triangle.
- 5) Minimum Rear Yard Depth
 - a) 7.0 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 6.0 metres from the rear lot line;
 - c) 3.5 metres to a deck off the main floor;

- d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
 - e) 4.5 metres for open roofed porches and or uncovered terraces;
 - f) A bay window, bow window, box window or porch with or without foundation or cold cellar, or a chimney may encroach 1.0 metre into the minimum rear yard.
- 6) Minimum Interior Side Yard Width:
- a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - 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 at 1.2 metres and 1.2 metres per paired lots;
 - c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
 - d) A porch and/or balcony without foundation may encroach 0.5 metres into the minimum required 1.2 metres Interior Side Yard.
- 7) Minimum Exterior Side Yard Width:
- a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;
 - d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - e) A porch and/or balcony 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 rounding/triangle;
 - 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;
 - g) 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 1.2 metres of a daylight rounding/triangle.
- 8) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

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

b) The maximum cumulative garage door width of an attached garage shall be 6.4 metres or 50% of the dwelling unit width whichever is greater.

3669.3 Shall also be subject to the requirements and restrictions relating to the R1F-13.7 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3669.2.”

3669.4 Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;

b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3670 The lands designated R1F(H)-11.6 – 3670 on Schedule A to this By-law;

3670.1 Shall only be used for the purposes permitted in a R1F-11.6 zone;

3670.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

a) Interior Lot – 315 square metres;

b) Corner Lot – 375 square metres.

2) Minimum Lot Width:

a) Interior Lot – 11.6 metres;

b) Corner Lot – 13.4 metres.

3) Minimum Lot Depth: 27.5 metres.

4) Minimum Front Yard Depth:

- a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a rounding;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - e) A porch and/or balcony 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 rounding/triangle;
 - f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - g) 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 rounding/triangle.
- 5) Minimum Rear Yard Depth
- a) 7.0 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 6.0 metres from the rear lot line;
 - c) 3.5 metres to a deck off the main floor;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
 - e) 4.5 metres for open roofed porches and or uncovered terraces;
 - f) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
- 6) Minimum Interior Side Yard Width:
- a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - 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 at 1.2 metres and 1.2 metres per paired lots;
 - c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.
- 7) Minimum Exterior Side Yard Width:
- a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the exterior side yard for corner lots;

- c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;
 - d) The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a rounding;
 - e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - f) A porch and/or balcony 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 rounding/triangle;
 - g) 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;
 - h) 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 1.2 metres of a daylight rounding/triangle.
- 8) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.
- 9) Maximum Building Height: 12.0 metres.
- 10) The following Garage Controls shall apply:
- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - b) The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the dwelling unit width whichever is greater.

3670.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3670.2.

3670.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

- a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
- b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3671 The lands designated R1F(H)-9.2– 3671 on Schedule A to this By-law;

3671.1 Shall only be used for the purposes permitted in a R1F-9.2 zone;

3671.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - a) Interior Lot – 253 square metres;
 - b) Corner Lot – 272 square metres.
- 2) Minimum Lot Width:
 - a) Interior Lot – 9.2 metres;
 - b) Corner Lot – 11.0 metres, notwithstanding the minimum lot width is 9.9 metres where the corner lot is adjacent to a public lane.
- 3) Minimum Lot Depth: 27.5 metres.
- 4) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - e) A porch and/or balcony 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 rounding/triangle;
 - f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - g) 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 1.2 metres of a daylight rounding/triangle.
- 5) Minimum Rear Yard Depth
 - a) 7.0 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 6.0 metres from the rear lot line;

- c) 3.5 metres to a deck off the main floor;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
 - e) 4.5 metres for open roofed porches and or uncovered terraces;
 - f) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
- 6) Minimum Interior Side Yard Width:
- a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - 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 at 1.2 metres and 1.2 metres per paired lots
 - c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.
- 7) Minimum Exterior Side Yard Width:
- a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the exterior side yard for corner lots;
 - c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
 - d) 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;
 - e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - f) A porch and/or balcony 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 rounding/triangle;
 - g) 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;
 - h) 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 1.2 metres of a daylight rounding/triangle.
- 8) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

- b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the dwelling unit width whichever is greater.
- c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

3671.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.2 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3671.2.

3671.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3672 The lands designated R3E(H)-6.0 – 3672 on Schedule A to this By-law;

3672.1 Shall only be used for the following purposes:

- 1) Purposes permitted in a R3E-6.0 zone;

3672.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - a) Interior Lot – 156 square metres;
 - b) Corner Lot – 234 square metres;
 - c) End Lot – 187 square metres.

- 2) Minimum Lot Width:
 - a) Interior Lot – 6.0 metres;
 - b) Corner Lot – 9.0 metres;
 - c) End Lot – 7.2 metres.

- 3) Minimum Lot Depth: 26.0 metres.

- 4) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) The main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding.
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - e) A porch and/or balcony 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 rounding/triangle;
 - f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - g) 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 1.2 metres of a daylight rounding/triangle.

- 5) Minimum Rear Yard Depth
 - a) 6.0 metres for an interior lot;
 - b) 3.5 metres to a deck off the main floor;
 - c) 4.5 metres for open roofed porches and or uncovered terraces;
 - d) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.

- 6) Minimum Interior Side Yard Width: 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings.

- 7) Minimum Exterior Side Yard Width:
 - a) 3.0 metres;
 - b) 1.2 metres where the exterior side yard abuts a public walkway, public lane, or a non-residential zone;
 - c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding.
 - d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;

- e) A porch and/or balcony 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 rounding/triangle;
 - 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;
 - g) 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 1.2 metres of a daylight rounding/triangle.
- 8) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.
- 9) Maximum Building Height: 12.0 metres.
- 10) The following Garage Controls shall apply:
- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
 - c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.
- 11) Section 10.13.2 shall not apply.
- 12) Section 10.13.3 shall not apply.

3672.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3672.2.”

3672.4 Holding (H):

- 3) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 4) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - d) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

- "3673 The lands designated R3E(H)-6.0 – 3673 on Schedule A to this By-law;
- 3673.1 Shall only be used for the following purposes:
- 1) Purposes permitted in a R3E-6.0 zone;
- 3673.2 Shall be subject to the following requirements and restrictions:
- 2) Minimum Lot Area:
 - a) End Lot – 180 square metres.
 - 3) Minimum Lot Width:
 - a) End Lot – 7.2 metres measured six (6) metres back from the front lot line.
 - 4) Minimum Lot Depth does not apply.
 - 5) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.
 - 6) Minimum setback to the intersection of two interior side lot lines
 - a) 7.5 metres;
 - 7) Minimum Interior Side Yard Width:
 - a) 1.2 metres and 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
 - b) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 0.5 metres into the interior side yard;
 - c) A bay window, bow window or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum exterior side yard.
 - 8) The following shall apply to a bay, bow or box windows:
 - a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;

- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.

9) Maximum Building Height: 12.0 metres.

10) The following Garage Controls shall apply:

- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres.
- c) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.

11) Section 10.13.2 shall not apply.

12) Section 10.13.3 shall not apply.

3673.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3673.2.

3673.4 Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

- a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
- b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3690 The lands designated R3E(H)-6.0 – 3690 on Schedule A to this By-law;

3690.1 Shall only be used for the following purposes:

1) Purposes permitted in a R3E-6.0 zone;

2) Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.

3690.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - a) Interior Lot – 120 square metres;
 - b) Corner Lot – 180 square metres;
 - c) End Lot – 144 square metres.

- 2) Minimum Lot Width:
 - a) Lot width to be measured 6.0 metres from the rear lot line;
 - b) Interior Lot – 6.0 metres;
 - c) Corner Lot – 9.0 metres;
 - d) End Lot – 7.2 metres.

- 3) Minimum Lot Depth: 20.0 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylighting triangle.

- 4) For the purpose of this zone, the front lot line is deemed to be Mayfield Road and/or Torbram Road;

- 5) Where a corner lot abuts a daylight or visibility triangle larger than 12.0 metres by 12.0 metres:
 - a) The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;
 - b) The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;
 - c) Minimum Front Yard Depth: 1.2 metres;
 - d) Minimum Lot Depth does not apply

- 6) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) The main wall of a dwelling may encroach into the front yard to within 0.3 metre of a daylight rounding/triangle;
 - c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d) A porch and/or balcony 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 rounding/triangle;
 - e) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - f) 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 1.2 metres of a daylight rounding/triangle.

- 7) Minimum Rear Yard Depth
 - a) 3.0 metres for an interior lot;
 - b) 6.0 metres to a garage door facing the rear lot line;

- c) The main wall of a dwelling may encroach into the rear yard to within 0.3 metres of a daylight rounding/triangle;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard;
 - e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle;
 - f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum rear yard;
 - g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 1.2 metres of a daylight rounding/triangle.
- 8) Minimum Interior Side Yard Width:
- a) 1.2 metres and 0.0 metres when abutting a side lot line that coincides with a common wall between two dwellings;
 - b) 0.0 metres when abutting a side lot line coincides with a common wall between two garages;
- 9) Minimum Exterior Side Yard Width:
- a) 3.0 metres;
 - b) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone;
 - c) The main wall of a dwelling may encroach into the exterior side yard to within 0.3 metres of a daylight rounding/triangle;
 - d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the exterior side yard;
 - e) A porch and/or balcony 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 rounding/triangle;
 - 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;
 - g) 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 1.2 metres of a daylight rounding/triangle.
 - h) For corner/end lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.
- 10) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

- b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain 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 metres shall contain side windows.
- 11) Maximum Building Height: 14.0 metres and shall not exceed 3-storeys.
- 12) Minimum Amenity Area: 3.5 square metres shall be provided on a balcony or uncovered terrace on the second or third floor or in the rear yard at ground level.
- 13) The following Garage Controls shall apply:
- a) The maximum cumulative garage door width for interior lots having a lot with less or equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - b) The maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - c) A two bay garage width shall be permitted on a corner lot;
 - d) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width permitted on the lot;
 - e) The driveway width shall not exceed the width of any unit.
 - f) The maximum required interior garage dimensions shall be 3.0 metres by 6.5 metres for a single car garage.
- 14) Section 10.8 shall not apply.
- 15) Section 10.12 shall not apply.
- 16) Section 10.21 shall not apply.
- 17) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- 18) A maximum fence height of 1.2 metres shall be permitted in any yard, unless required to address acoustical requirements.
- 19) An accessory structure shall not be permitted in any yard.
- 20) Section 10.9.1.B.4) shall not apply.
- 21) Notwithstanding Section 10.13.4 no more than 9 dwelling units shall be attached where located between a right-of-way and an open space zone.
- 22) Section 10.13.2 shall not apply.

- 23) Section 10.13.3 does not apply.
- 24) Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:
 - a) The minimum driveway width shall be 2.75 metres;
 - b) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1B(1)(a) or (b) or the width of the garage, whichever is greater.

3690.3 Shall also be subject to the requirements and restrictions relating to the R3E-6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3690.2.

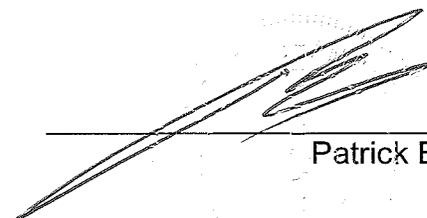
3690.4 Holding (H):

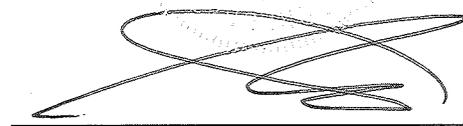
- 3) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 4) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

ENACTED and PASSED this 14th day of June, 2023.

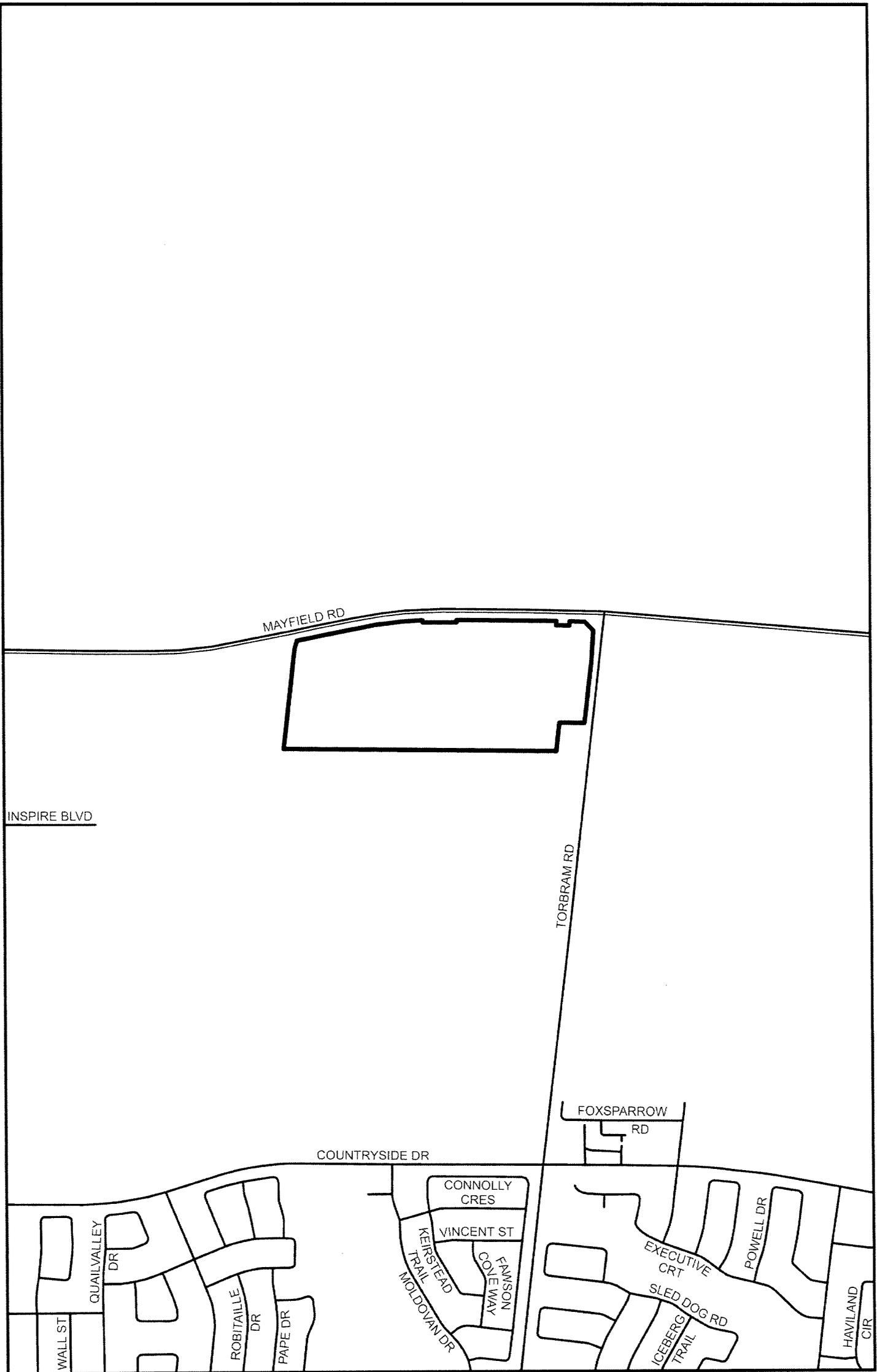
Approved as to
form.
2023/06/05
SDSR

Approved as to
content.
2023/06/02
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(C05E17.004)



 SUBJECT LANDS  CITY LIMIT



KEY MAP

BY-LAW 105-2023

Drawn by: ckovac