

**Adoption of Official Plan Amendment OP2006-179 (By-law 296-2019)  
and Zoning By-law 297-2019  
Ward 6**

**Date of Decision: December 11, 2019**  
**Date of Notice: December 20, 2019**  
**Last Date of Appeal: January 9, 2020**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 296-2019, to adopt **Official Plan Amendment OP2006-179, and By-law 297-2019**, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. (File C01E17.029).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect:** To amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – to create seven (7) zones which will permit residential uses and also utilize two (2) established zones. The result of the zones will create a residential community with an integrated open space system.

**Location of Lands Affected:** Southwest corner of Mayfield Road and Kennedy Road – Ward 2

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to Stephen Dykstra, Development Planner, Planning and Development Services, at 905.874.3481 or [stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

Under the *Planning Act*, there is a Draft Plan of Subdivision application pertaining to the subject lands (File 21T-17014B).

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Local Planning and Appeal Tribunal (LPAT) to be filed with the Clerk of the City of Brampton **no later than 20 days from the date of this notice as shown above** as the last date of appeal. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://www.elto.gov.on.ca/tribunals/lpat/forms).

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be mailed/hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 296 - 2019

To Adopt Amendment Number OP 2006- 179  
to the Official Plan of the City of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13 hereby ENACTS as follows:

1. Amendment Number OP 2006 - 179 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL  
this 11<sup>th</sup> day of December 2019.

Approved as to  
form.

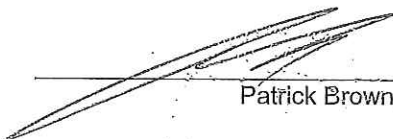

2019/12/09

AWP

Approved as to  
content.

2019/12/09

AAP

  
Patrick Brown, Mayor  
Peter Fay, City Clerk



AMENDMENT NUMBER OP 2006 – 179  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Snelgrove – Heart Lake Secondary Plan through the preparation and approval of an amendment for Special Site Area 2 within Snelgrove - Heart Lake Secondary Plan Area 1.

This amendment to Chapter 1 of the Snelgrove - Heart Lake Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective into the concept of an Upscale Executive Housing development on a greenfield site within the Snelgrove - Heart Lake Secondary Plan Area in the context of the current Provincial, Regional and local planning policy environment for the development of such sites.

2.0 LOCATION

The subject land comprises an area of approximately 20.0 hectares (49.4 acres) in north central Brampton and is located at the southwest corner of Mayfield Road and Kennedy Road. The land is largely an agricultural crop field but also contains part of a small provincially significant complexed wetland.

The subject lands are legally described as Part of the East Half of Lot 2 Concession 1, E.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 1 to the Snelgrove - Heart Lake Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by:

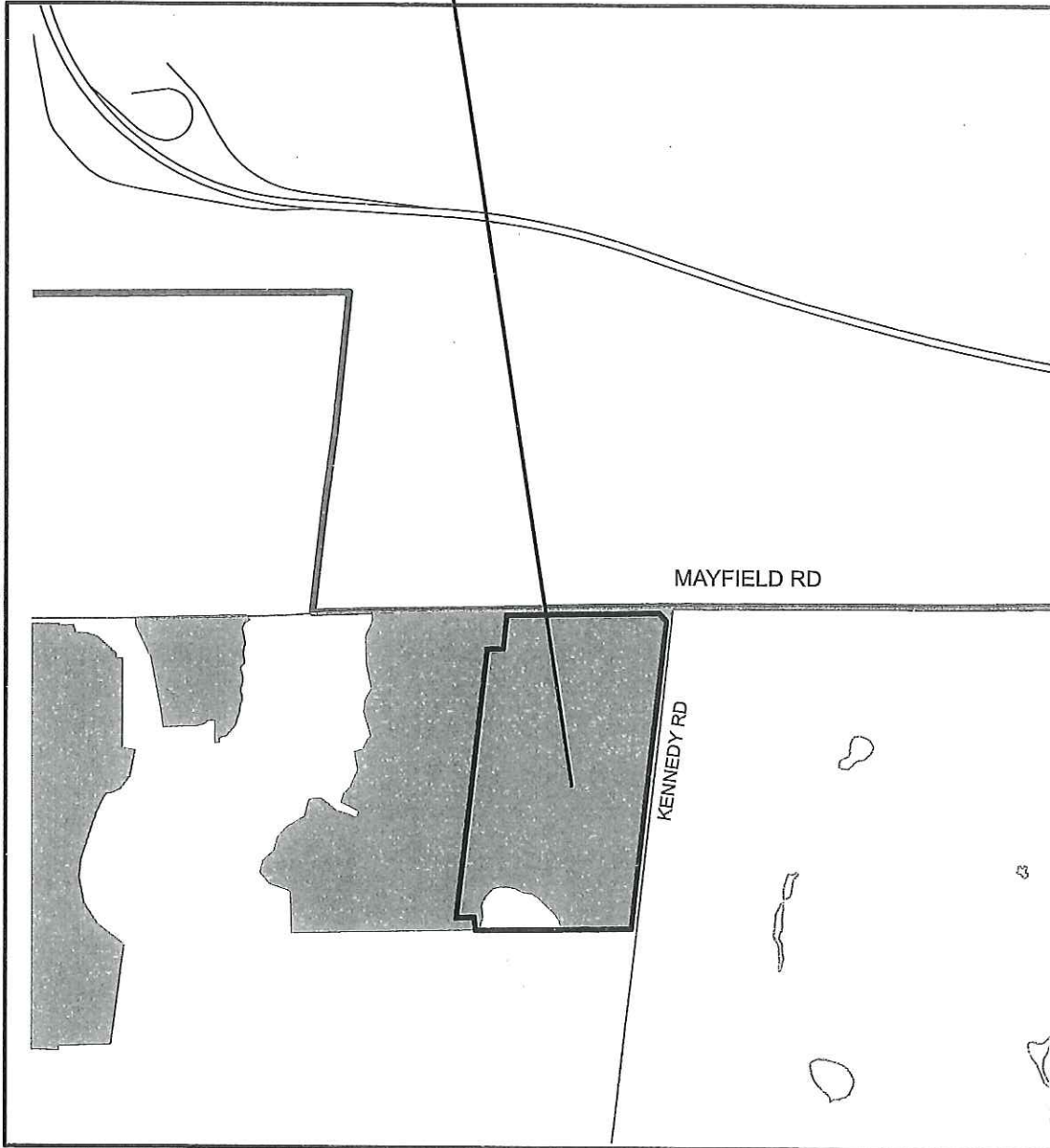
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove – Heart Lake Secondary Plan as set out in Part II: Secondary Plans thereof, 'Amendment Number OP2006- 179.'
- (2) amending Schedule A1 'Executive Housing Policy Areas' to the Brampton Official Plan to identify a 'Special Policy Area 3A' as shown on Schedule A to this amendment.
- (3) by adding the following site-specific policy section, as follows:

'4.2.2.9 Notwithstanding the density and lot sizes policies of Section 4.2.2 Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Special Policy Area 3 (Snelgrove – Heart Lake Secondary Plan) has been satisfied, the lands designated as Special Policy Area 3A on Schedule A1 may be developed for a wider range of housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing Designation.'
- (4) amending Schedule 1 to Chapter 1 to the Snelgrove – Heart Lake Secondary Plan (SPA1) to identify additional Natural Heritage System and Recreational Open Space designations as shown on Schedule B to this amendment.
- (5) adding to Section 8.2, Special Site Area 2 of Chapter 1: The Snelgrove – Heart Lake Secondary Plan thereof, the following additional text:



'Notwithstanding the density and lot sizes policies of Section 4.2.2 of the Official Plan regarding Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Area 3 (Snelgrove – Heart Lake

Secondary Plan) has been satisfied, the lands designated as Special Site Area 2 on Schedule 1 may be developed for a broader range of structural housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation. The overall maximum development density permitted on the lands designated Special Site Area 2 may be 37 units per net residential hectare (15 units per net residential acre).'

LANDS TO BE DESIGNATED "AREA 3A"



EXTRACT FROM SCHEDULE A1 - UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

-  APPEALED TO THE OMB
-  UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS





LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "RECREATIONAL- RECREATIONAL  
OPEN SPACE"

LANDS TO BE REDESIGNATED FROM  
"OPEN SPACE -RECREATIONAL OPEN  
SPACE" TO "OPEN SPACE - NATURAL  
HERITAGE SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

MAYFIELD RD

ACQUEDUCT

EXTRACT FROM SCHEDULE SP1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

**COMMERCIAL**

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- HIGHWAY AND SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- MIXED EMPLOYMENT COMMERCIAL
- NEIGHBOURHOOD RETAIL
- SERVICE COMMERCIAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- FIRE STATION
- INSTITUTIONAL
- PLACE OF WORSHIP

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**OPEN SPACE**

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- PRIVATE COMMERCIAL RECREATION

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY
- RAILWAY





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 297 - 2019

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows  
By-law 270-2004, as amended, is hereby further amended:

1. By changing on 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 F-9.0 – SPECIAL SECTION (R1F-9.0-2959)  RESIDENTIAL SINGLE DETACHED F-13.0 – SPECIAL SECTION (R1F-13.0-2960)  RESIDENTIAL SINGLE DETACHED F-13.0 – SPECIAL SECTION (R1F-13.0-2961)  RESIDENTIAL TOWNHOUSE E- 7.3 – SPECIAL SECTION (R3E- 7.3-2962)  RESIDENTIAL TOWNHOUSE E- 7.3 – SPECIAL SECTION (R3E- 7.3-2963)  RESIDENTIAL TOWNHOUSE E- 6.0 – SPECIAL SECTION (R3E- 6.0-2964)  RESIDENTIAL TOWNHOUSE E- 6.0 – SPECIAL SECTION (R3E- 6.0-2965)  FLOODPLAIN ZONE – (F)  OPEN SPACE ZONE – (OS)



2. By adding the following Sections:

"2959 The lands designated R1F – 9.0 – 2959 on Schedule A to this by-law:

2959.1 shall only be used for the purposes permitted in an R1F-9.0 zone;

2959.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot:	225.0 square metres;
Corner Lot:	270.0 square metres;

(2) Minimum Lot Width:

Interior Lot:	9.0 metres;
Corner Lot:	10.8 metres;

(3) Minimum Lot Depth: 25.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 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 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 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; and
- 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 Exterior Side Yard:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;
- c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- d) 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;
- 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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and

- 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;
- (6) Minimum Rear Yard Setback:
  - a) 6.0 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 for lots greater than 11.0 metres;
  - e) 4.5 metres for open roofed porches and or uncovered terraces; and
  - f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (7) Minimum Interior Side Yard:
  - 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) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
  - d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- (8) Maximum Building Height: 12.0 metres
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (10) The following provisions apply to garages:
  - a) the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - e) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - f) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (11) The following shall apply to a bay, bow or box window:
  - a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

- b) Notwithstanding Section 6.13 Table 6.13.A 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; and
  - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- 2959.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2959.2
- 2960 The lands designated R1F – 13.0 – 2960 on Schedule A to this by-law:
- 2960.1 shall only be used for the purposes permitted in an R1F-13.0 zone;
- 2960.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:

Interior Lot:	325.0 square metres;
Corner Lot:	370.0 square metres;
  - (2) Minimum Lot Width:

Interior Lot:	13.0 metres;
Corner Lot:	14.8 metres;
  - (3) Minimum Lot Depth: 25.0 metres;
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 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 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 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; and;
    - 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 Exterior Side Yard:
    - a) 3.0 metres;
    - b) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
    - c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;



- d) 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;
  - 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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
  - 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;
- (6) Minimum Rear Yard Setback:
- a) 6.0 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 for lots greater than 11.0 metres;
  - e) 4.5 metres for open roofed porches and or uncovered terraces; and
  - f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (7) Minimum Interior Side Yard: 1.2 metres
- (8) Maximum Building Height: 12.0 metres
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (10) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - b) for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - d) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (11) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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; and

- d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

2960.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2960.2

2961 The lands designated R1F – 13.0 – 2961 on Schedule A to this by-law:

2961.1 shall only be used for the purposes permitted in an R1F-13.0 zone;

2961.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Corner Lot: 450.0 square metres;

(2) Minimum Lot Width:

Corner Lot: 20.0 metres;

(3) Minimum Lot Depth: 20.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 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; and
- e) Daylight roundings and triangles shall not be applicable;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the exterior side
- 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 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; and
- e) Daylight roundings and triangles shall not be applicable;

(6) Minimum Rear Yard Setback:

- a) 6.0 metres for an interior lot;
- b) 3.0 metres 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) 4.5 metres for open roofed porches and or uncovered terraces; and
- e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

(7) Minimum Interior Side Yard: 1.2 metres

- (8) Maximum Building Height: 12.0 metres
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (10) The following provisions apply to garages:
  - a) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and
  - b) the garage door width restriction does not apply to a garage door facing the exterior lot line/ or front lot line;
- (11) The following shall apply to a bay, bow or box window:
  - a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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; and
  - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

2961.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2961.2

2962 The lands designated R3E – 7.3 2962 on Schedule A to this by-law:

2962.1 shall only be used for the purposes permitted in an R3E-7.3 zone, and;

- a) Dwelling, Rear Lane Townhouse;

2962.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot:	160 square metres;
End Lot:	187 square metres;

(2) Minimum Lot Width:

Interior Lot:	7.3 metres
End Lot:	8.5 metres

(3) Minimum Lot Depth: 22.0 metres;

(4) Minimum Front Yard Depth:

- a) 4.0 metres;
- b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and
- c) 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;



- (5) Minimum Rear Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to garage door facing the rear lot line;
  - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard; and
  - d) 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;
- (6) Minimum Interior Side Yard Width:
  - a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - b) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
  - c) 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and
  - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (7) Maximum Building Height: 12.0 metres;
- (8) Minimum Amenity Space:
  - a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;
- (9) The following provisions apply to garages:
  - a) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 12 metres shall be 5.6 metres; and
  - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- (10) The following shall apply to a bay, bow or box window:
  - a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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 0.6m does not need to contain side windows; and
  - d) A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- (11) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided;
- (12) Notwithstanding Section 10.9.1B.1, the following shall apply:
  - a) The minimum driveway width shall be 2.75 metres;
- (13) The width of the driveway shall not exceed 4.9m or the width of the garage or whichever is greater;

- (14) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- (15) For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Kennedy Road;
- (16) Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;
- (17) No permanent accessory structures shall be erected in the front yard; and
- (18) No outdoor storage is permitted in the front yard;

2962.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2962.2"

2963 The lands designated R3E – 7.3 2963 on Schedule A to this by-law:

2963.1 shall only be used for the purposes permitted in an R3E-7.3 zone, and;

a) Dwelling, Rear Lane Townhouse with Optional Live-Work Unit;

2963.2 shall be subject to the following requirements and restrictions:

- (1) The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first floor:
  - a) a residential unit;
  - b) bank, trust company and finance company;
  - c) service shop;
  - d) retail establishment with no outdoor storage or display;
  - e) home occupation;
  - f) commercial, technical or recreational school;
  - g) art gallery;
  - h) artist and photography studio including framing;
  - i) personal service shop;
  - j) health or fitness centre;
  - k) a dining room restaurant, and take-out restaurant;
  - l) a laundromat;
  - m) a dry cleaning and laundry distribution station;
  - n) a printing or copying establishment;
  - o) a custom workshop;
  - p) an animal hospital;
  - q) a convenience store;
  - r) an office, including the office of a health care practitioner;
  - s) a day nursery;
  - t) a police station;
  - u) a radio or television broadcast establishment; and;
  - v) purposes accessory to the other permitted purposes;
- (2) The following uses shall not be permitted:
  - a) amusement arcade;
  - b) massage or body rub parlour; and

- c) adult video store or adult book store;
- (3) Minimum Lot Area:
  - Interior Lot: 160 square metres;
  - End Lot: 187 square metres;
- (4) Minimum Lot Width:
  - Interior Lot: 7.3 metres;
  - End Lot: 8.5 metres;
- (5) Minimum Lot Depth: 22.0 metres;
- (6) Minimum Front Yard Depth:
  - a) 4.0 metres;
  - b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - c) 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; and
  - d) a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres;
- (7) Minimum Rear Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to garage door facing the rear lot line;
  - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard; 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 rear yard to within 0.0 metres of a daylight rounding/triangle;
- (8) Minimum Interior Side Yard Width:
  - a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - b) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
  - c) 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,
  - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (9) Maximum Building Height – 12.0 metres;
- (10) Minimum Landscape Open Space:
  - a) those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk, shall consist of landscaped open space;
- (11) Maximum Lot Coverage: - No Requirement;
- (12) Minimum Amenity Space:
  - a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level;



- (13) The following provisions apply to garages:
- a) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 5.6 metres; and;
  - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- (14) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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 0.6m does not need to contain side windows; and
  - d) A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- (15) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided;
- (16) Notwithstanding Section 10.9.1B.1, the following shall apply:
- a) The minimum driveway width shall be 2.75 metres;
- (17) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- (18) For zoning purposes, the front property line shall be deemed to be on Kennedy Road;
- (19) Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;
- (20) No permanent accessory structures shall be erected in the front yard;
- (21) No outdoor storage is permitted in the front yard; and
- (22) No additional parking is required for commercial uses.
- 2963.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2963.2"
- 2964 The lands designated R3E - 6.0 – 2964 on Schedule A to this by-law:
- 2964.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and;
- a) Dwelling, Street Townhouse
- 2964.2 shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Area:  
Interior Lot: 150.0 square metres;  
Corner Lot : 225.0 square metres;

- End Lot: 180.0 square metres;
- 2) Minimum Lot Width:
- Interior Lot: 6.0 metres;
- Corner Lot: 9.0metres;
- End Lot: 7.2 metres;
- 3) Minimum Lot Depth: 25 metres;
- 4) Minimum Front Yard Depth:
- a) 3.0 metres;
- b) 5.5 metres to garage door facing the front lot line;
- c) the main wall of a dwelling may encroach into the front yard to within 1.0 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 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; and
- 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 Exterior Side Yard:
- a) 3.0 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 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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/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;
- (6) Minimum Rear Yard
- a) 6.0 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 5.0 metres from the rear lot line;
- c) 3.5 metres to a deck off the main floor; and
- d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

- (8) Maximum Building Height: 12.0 metres;
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (10) The following provisions apply to garages:
- a) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- (11) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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; and
  - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- (12) Notwithstanding Section 10.13.2 the following shall apply:
- a) front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- (13) Notwithstanding Section 1 0.9.1 B (1) the following shall apply:
- a) the minimum driveway width shall be 2.75 metres;
- 2964.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2964.2"
- 2965 The lands designated R3E - 6.0 – 2965 on Schedule A to this by-law:
- 2965.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and;
- a) Dwelling, Street Townhouse
- 2965.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
    - Interior Lot: 150.0 square metres;
    - Corner Lot: 225.0 square metres;
    - End Lot: 180.0 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot: 6.0 metres;
    - Corner Lot: 9.0metres;
    - End Lot: 7.2 metres;
  - (3) Minimum Lot Depth: 25 metres;



- (4) Minimum Front Yard Depth:
- a) 3.0 metres;
  - b) 5.5 metres to garage door facing the front lot line;
  - c) the main wall of a dwelling may encroach into the front yard to within 1.0 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 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; and
  - 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 Exterior Side Yard:
- a) 3.0 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 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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/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;
- (6) Minimum Rear Yard
- 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 5.0 metres from the rear lot line;
  - c) 3.5 metres to a deck off the main floor; and
  - d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- (8) Maximum Building Height: 12.0 metres;
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (10) The following provisions apply to garages:

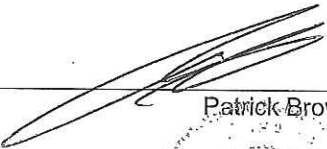
- a) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- (11) The following shall apply to a bay, bow or box window:
  - a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A 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; and
  - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- (12) Notwithstanding Section 10.13.2 the following shall apply:
  - a) front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- (13) Notwithstanding Section 1 0.9.1 B (1) the following shall apply:
  - a) the minimum driveway width shall be 2.75 metres;

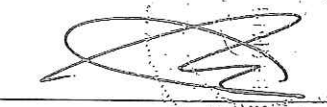
2965.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2965.2"

ENACTED and PASSED this 11<sup>th</sup> day of December, 2019.

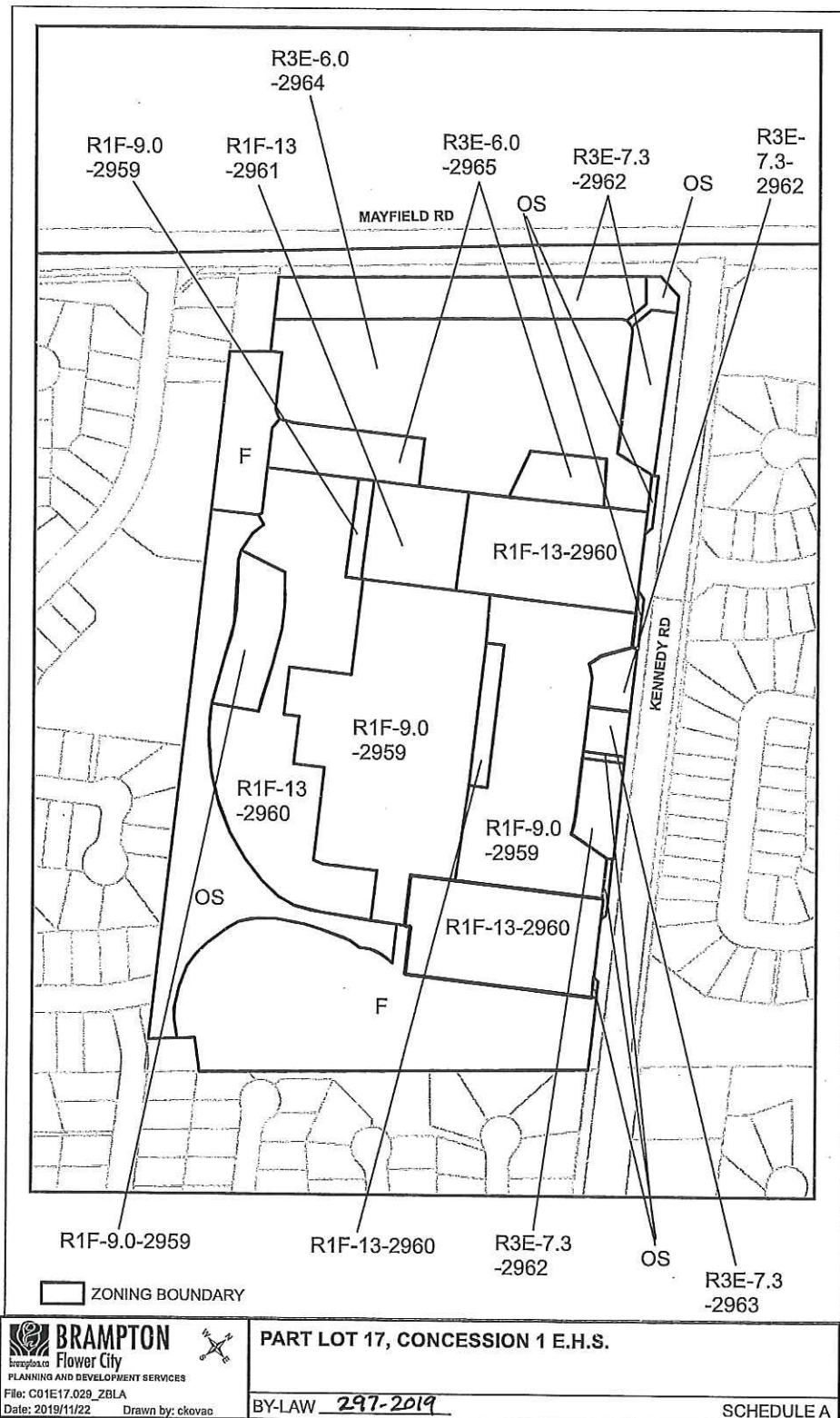
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2019/11/26  
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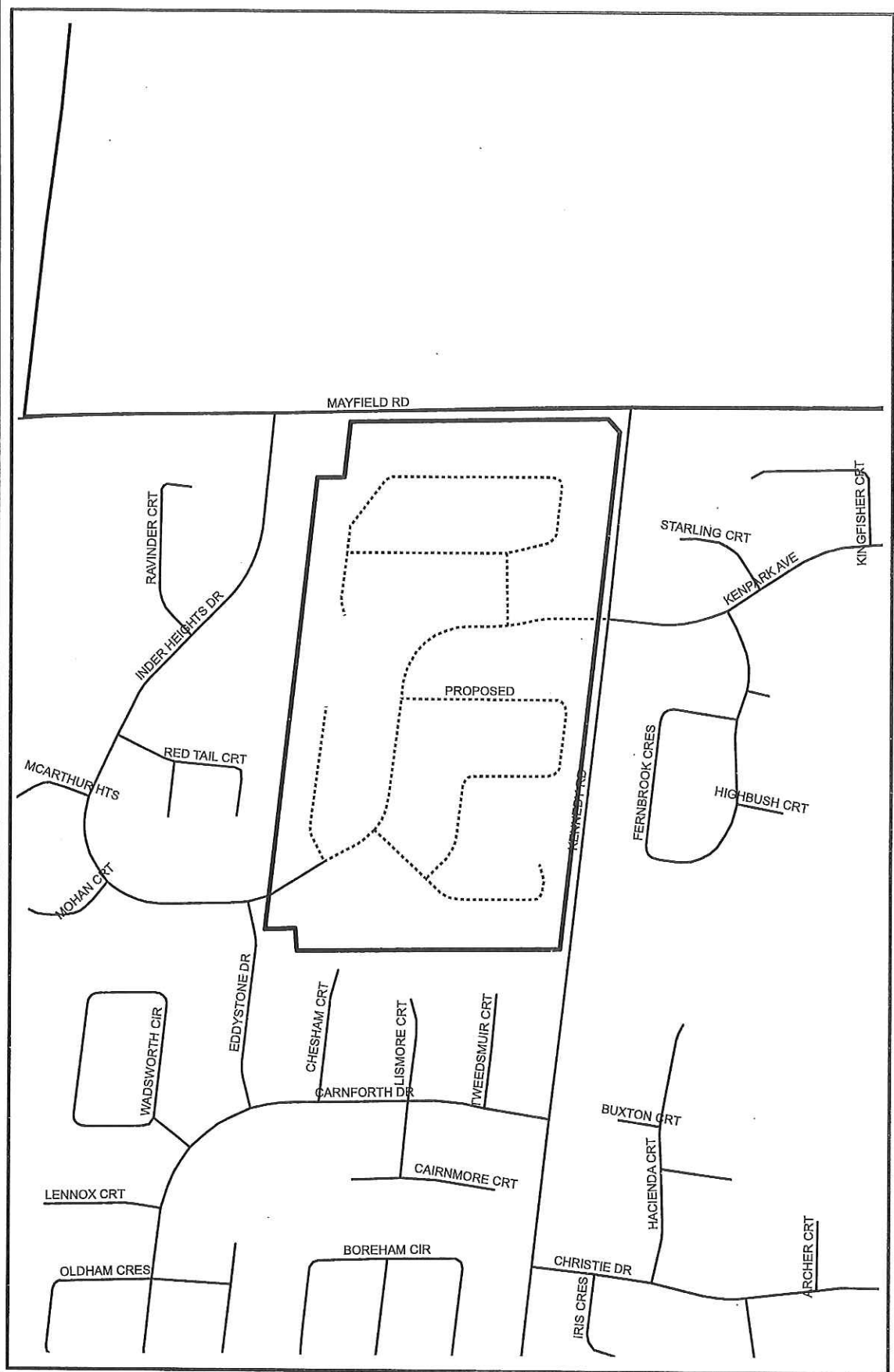
Approved as to  
content.  
2019/11/26  
AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

(C01E17.029)





**KEY MAP**