



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To amend By-law 270-2004, as amended

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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. By-law 270-2004, as amended, is hereby further amended:
  - 1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)  Residential Rural Estate Two (RE2)  Public Ownership and Utilities	Residential Townhouse E – 5.5 – Section 3712 (R3E-5.5 - 3712)  Residential Townhouse C – Section 3713 (R3C-3713)  Residential Apartment A – Section 3714 (R4A-3714)  Residential Apartment A (H) – Section 3753 (R4A(H)-3753)  Residential Townhouse C (H) – Section 3752 (R3C(H)-3752)  Residential Townhouse E (H) – 5.5 – Section 3754 (R3E-5.5(H)- 3754)  Open Space (OS)  Floodplain (F)

- 2) By adding thereto the following sections:

- “3712            The lands designated R3E – 5.5 – Section 3712 of Schedule A to this by-law:
- 3712.1        Shall only be used for the purposes permitted in an R3E zone;
- 3712.2        Shall be subject to the following requirements and restrictions:

(1) Minimum lot width	Interior lot: 5.5 metres End Lot : 6.9 metres Corner lot: 7.0 metres
(2) Minimum lot area per dwelling units	145 square metres
(3) Minimum Dwelling Unit Width	5.5 metres
(4) Minimum Front Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres but 6.0 metres to the front of the garage;</li> <li>b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;</li> <li>c) a bay window, bow window, box window with or without foundation may encroach 1.0 metre into the minimum front yard;</li> </ul>
(5) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> <li>a) 1.2 metres when a lot abuts a private road;</li> <li>b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;</li> <li>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 with an additional 0.25 metre encroachment for steps;</li> <li>d) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</li> </ul>
(6) Minimum rear yard	<ul style="list-style-type: none"> <li>a) 6.0 metres</li> <li>b) A deck may encroach in to the rear yard to within 3.0 metres of the rear lot line;</li> <li>c) a bay window, bow window or box window with or without a foundation and a porch or cold</li> </ul>

	cellar may encroach 1.0 metre into the rear yard.
(7) Maximum building height	14 metres
(8) Minimum landscaped open space	A minimum of 20 square meters for the entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
(9) The following shall apply to a bay, bow or box window:	<p>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;</p> <p>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 metre;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</p> <p>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;</p>
(10) Garage Control	<p>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.</p> <p>b) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</p>
(11) Encroachments	<p>a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres</p> <p>b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard</p>
(12) Maximum Lot Coverage	No Requirement
(13) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	
(14) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.	

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designated R3C - Section 3713 on Schedule A to this by-law:

3713.1 Shall only be used for the purposes permitted in a R3C zone;

3713.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	140 square metre per dwelling unit
(2) Minimum lot width	Interior lot: 5.5 metres End Lot: 6.9 metres Corner lot: 6.9 metres
(3) Minimum Exterior Side Yard	1.2 metres; 0.6 metres from a parking area and public walkway
(4) Minimum Rear Yard	6.0 metres
(5) Minimum Interior Side Yard	a) 1.2 metres  b) 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
(6) Maximum building height	14 metres
(7) Minimum landscaped open space	Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
(8) 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 metre;  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 metre does need to contain side windows;
(9) Garage Control	a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.  b) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers)

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	into the minimum garage length;
(10) Encroachments	a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
(11) Maximum Lot Coverage	No Requirement
(12) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	
(13) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided. “	

designated R4A-3714 on Schedule A to this by-law:

3714.1 Shall only be used for the purposes permitted in section 3714.1(1), or the purposes permitted by section 3714.1(2), but not both sections or not any combination of both sections:

(1) either:

(b) those purposes permitted in a R3C – Section 3713 zone.

(2) or:

(b) those purposes permitted in an R4A-3714 zone.

3714.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes permitted in the R3C-3713 zone, the requirements and restrictions set out in the R3C-3713 zone shall apply.
- 2) For those uses permitted in section R4A-3714, shall be subject to the following requirements and restrictions:

(1) Minimum front yard	4.5 metres
(2) Minimum side yard	4.5 metres
(3) Minimum rear yard to an R3C Zone	11.0 metres
(4) Maximum lot coverage	50% by the main building(s)
(5) Minimum landscaped open space	20%
(6) Maximum floor space index	No requirement
(7) Lands zoned R4A-3714 shall be treated as a single lot for zoning purposes.	
(8) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2	

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metres in height may be located a minimum 1.5 metres from any lot line.”

designated R4A(H)-3753 on Schedule A to this by-law:

- 3753.1 Shall only be used for the purposes permitted in the R4A-3714 zone.
- 3753.2 Shall be subject to the requirements and restrictions as set out in the R4A-3714 zone.
- 3753.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
  - 1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3753.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
  - 1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
  - 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”
- “3752 The lands designated R3C(H) - Section 3752 on Schedule A to this by-law:
  - 3752.1 Shall only be used for the purposes permitted in the R3C-3713 zone;
  - 3752.2 Shall be subject to the requirements and restrictions as set out in the R3C-3713 zone
  - 3752.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
    - 1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
  - 3752.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
    - 1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
    - 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

- “3754 The lands designated R3E(H) – 5.5 – Section 3754 of Schedule A to this by-law:
- 3754.1 Shall only be used for the purposes permitted in the R3E-5.5-3712 zone.
  - 3754.2 Shall be subject to the requirements and restrictions as set out in the R3E-5.5-3712 zone.
  - 3754.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
    - 1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
  - 3754.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
    - 1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
    - 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 24<sup>th</sup> day of January, 2024.

Approved as to form.  
2024/01/18  
MR

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Patrick Brown, Mayor

Approved as to content.  
2024/01/18  
AAP

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Peter Fay, City Clerk

(OZS-2021-0050)