



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To Amend Comprehensive Zoning By-law 270-2004

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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural Section 3630 – (A-3630)	RESIDENTIAL TOWNHOUSE C - Section 3794 (R3C – 3794)

2) By adding thereto the following sections:

“3794 The lands zoned Residential Townhouse C – Section 3794 on Schedule A to this by-law:

3794.1 Shall only be used for the following purposes:

- (a) Dual Frontage Townhouse Dwellings
- (b) Townhouse Dwellings
- (c) Back-to-back Townhouse Dwellings
- (d) purposes accessory to the other permitted purposes

3794.2 Shall be subject to the following requirements and restrictions for Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	5.5 metres
c) Minimum Lot Depth	20 metres
d) Minimum Yard Setbacks for a Principal Building:	<ul style="list-style-type: none">i) the front wall of a dwelling unit:<ul style="list-style-type: none">- 3.0 metres to a private road or walkway- 1.5 metres to a rounding (road or walkway)- 5.5 metres between a garage door opening and a

	<p>lot line abutting a private road or sidewalk</p> <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 6.0 m to a rear lot line <p>iii) the side wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 3.0 metres to a public street - 3.0 metres to lands in a different zone category - 1.8 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk). - 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings - 3.0 metres to a common amenity area - 1.5 metres to an open, roofed porch of an end unit abutting a common amenity area
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) Garage Control:</p> <p>i. The maximum width of an individual garage door shall be 2.5 metres, including an individual garage door of a double car garage on an end unit lot.</p> <p>ii. No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit, except for a double garage on an end unit lot where the porch faces an interior side lot line abutting a common amenity area or a flankage side lot line.</p> <p>iii. A double car garage shall only be permitted on an end unit lot and, notwithstanding Section 10.9.1B(7), the associated driveway width shall not exceed the width of the garage.</p>	

3794.3 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	6.0 metres
c) Minimum Lot Depth	13 metres
d) Minimum Yard Setbacks for a Principal Building:	<p>i) the front wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 3.0 metres to a private road or walkway

	<ul style="list-style-type: none"> - 1.5 metres to a rounding (road or walkway) - 6.0 metres between a garage door opening and a lot line abutting a private road or sidewalk <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 0 m to a rear lot line <p>iii) The side wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings - 2.0 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk)
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) A dwelling unit at the end of a block of back-to-back townhouses that does not share a common rear wall with another unit, shall be treated as a back-to-back townhouse dwelling for the purpose of applying this section of the by-law.</p> <p>h) Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.</p>	

3794.4 Shall be subject to the following requirements and restrictions for Dual frontage Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	6 metres
c) Minimum Lot Depth	21 metres
d) Minimum Yard Setbacks for a Principal Building:	<p>i) the front wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 3.0 metres to a common element walkway <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 5.0 m to a rear lot line - 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk

	<p>iii) The side wall of a dwelling unit:</p> <ul style="list-style-type: none"> - 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings - 2.0 metres to a private road or sidewalk - 2.0 metres to a different zone category
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) For purposes of this Section, a dual frontage townhouse includes all units within a street townhouse block having frontage on both a public street and a private road, including units that do not directly abut a public street within the same block.</p> <p>(h) The lot line abutting a private road providing garage access shall be deemed to be the rear lot line for Zoning purposes.</p> <p>i) A fence having a maximum height of 1.2 metres shall be permitted within the required front yard of a dual frontage townhouse dwelling. Fencing in the rear yard shall be limited to a maximum height of 1 metre.</p>	

3794.5 For all uses permitted in Section R3C – Section 2899 the following additional provisions shall also apply:

- a) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- b) Utility cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;
- c) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;
- d) For the purpose of providing visitor parking, all lands zoned R3C-3794 and R3A-3629 shall be treated as one lot;
- e) Section 10.9.1.G shall not apply;
- f) Notwithstanding Section 10.12, the minimum distance between a driveway and the projected intersection of two streets shall be 4.0 metres;
- g) Notwithstanding Section 10.13.2, for a Townhouse Dwelling, each dwelling unit shall have pedestrian access from the front yard to the rear yard with a maximum of 3 steps without passing through a habitable room.

ENACTED and PASSED this 11th day of September, 2024.

Approved as to
form.
2024/08/28
MR

Patrick Brown, Mayor

Approved as to
content.
2024/08/28
[DV]

Genevieve Scharback, City Clerk

(OZS-2024-0030)