



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 ZONE A (A); RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1325 (R3B-1325); RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1384 (R3B-1384)	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION YYYY (R3B-YYYY); RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION ZZZZ (R3B-ZZZZ); OPEN SPACE (OS)

(2) By adding the following Sections:

“YYYY The lands designated R3B-YYYY on Schedule A to this by-law:

YYYY.1 Shall only be used for the purposes permitted in an R3B zone

YYYY.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 140 square metres per dwelling unit
2. Minimum Lot Width:
 - a) Interior Lot: 5.4 metres per dwelling unit
 - b) Corner Lot: 8.4 metres per dwelling unit
3. Minimum Lot Depth: 26.0 metres
4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of a dwelling
 - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:

- a) 1.2 metres
 - b) 0.0 metres between common shared wall
6. Minimum Exterior Side Yard Width:
- a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
 - c) 6.0 metres to the front of a garage facing the exterior site lot line
7. Minimum Rear Yard Depth:
- a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
8. Maximum Building Height: 11.0 metres
9. Maximum Lot Coverage: No requirement
10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
11. Maximum Garage Door Width:
- a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The garage door width restriction does not apply to the a garage door facing the exterior side yard
 - d) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
14. Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
15. Minimum Distance between Driveway and Street Elbow: 4.25 metres
16. For the purposes of this Section a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees
17. Maximum Dwelling Units Attached: 9

ZZZZ The lands designated R3B-ZZZZ on Schedule A to this by-law:

ZZZZ.1 Shall only be used for the purposes permitted in an R3B zone

ZZZZ.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 135 square metres per dwelling unit
2. Minimum Lot Width:
 - a) Interior Lot: 5.5 metres per dwelling unit
3. Minimum Lot Depth: 24.0 metres
4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of dwelling
 - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:
 - a) 2.5 metres
 - b) 0.0 metres between common shared wall
6. Minimum Exterior Side Yard Width:
 - a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
7. Minimum Rear Yard Depth:
 - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
8. Maximum Building Height: 11.0 metres
9. Maximum Lot Coverage: No requirement
10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
11. Maximum Garage Door Width:
 - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

14. Maximum Dwelling Units Attached: 9

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to
form.
2024/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
2024/month/day
[insert name]

Genevieve Scharback, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 24

The purpose of By-law -24 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by 2872374 Ontario Inc. (File No. OZS-2022-0037).

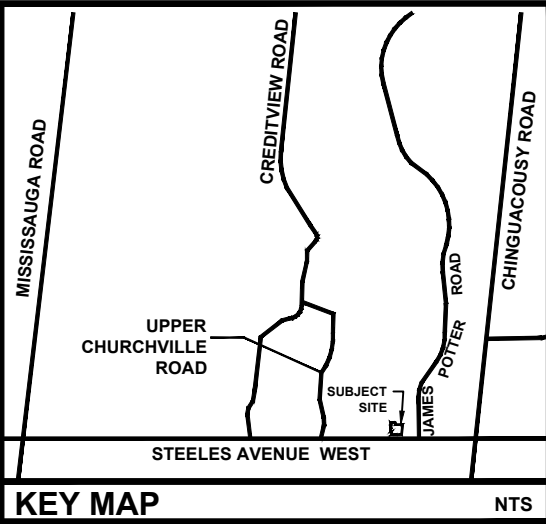
EFFECT OF THE BY-LAW

The effect of By-law -24 is to permit the development of subject lands for townhouse residential purposes.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -24 are located on the north side of Steeles Avenue West, west of Chinguacousy Road, south of Queen Street East, east of Creditview Road, known municipally as 1206 Steeles Avenue West, referred to as Part of Block 319, Registered Plan 43M-1707, Blocks 7, 8 Registered Plan 43M-1746 and Part of Lot 1, Concession 3, W.H.S. (Chinguacousy), in the City of Brampton.

Any further inquiries or questions should be directed to Ramsen Yousif (Ramsen.Yousif@brampton.ca), Planning, Building and Growth Management Department.



SAINT EUGENE STREET

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

R3B-YYYY

ROYAL VISTA ROAD EXTENSION

R3B-ZZZZ

EXISTING RESIDENTIAL

EXISTING SALES CENTRE
(ZONED HIGH DENSITY RESIDENTIAL)

ROYAL VISTA ROAD

OS

**PROPOSED SCHEDULE A
BY-LAW 270-2004**

1206 STEELES AVENUE WEST

PART OF BLOCK 319 REGISTERED PLAN 43M-1707, BLOCKS 7 AND 8
REGISTERED PLAN 43M-1746 AND PART OF LOT 1, CONCESSION 3 W.H.S.
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON,
REGIONAL MUNICIPALITY OF PEEL



LANDS SUBJECT to AMENDMENT

ZONE BOUNDARY

R3B-SECTION YYYY

RESIDENTIAL TOWNHOUSES

R3B-SECTION ZZZZ

RESIDENTIAL TOWNHOUSES

OS - OPEN SPACE

OPEN SPACE

P.N.:21.2809.00

Date: August 23, 2024

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.:2809 ZN_AUG_23_2024



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