



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To Attachment 10 - Draft Zoning By-Law Amendment.docx

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: |
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| Residential Townhouse E – 5.5 – Section 3712 (R3E-5.5-3712) | Residential Street Townhouse B – AAA (R3B – AAA) |
| Residential Townhouse C – Section 3713 (R3C-3714) | Residential Street Townhouse B – BBB (R3B – BBB) |
| Residential Apartment A – Section 3714 | Residential Apartment A – Section CCC |
| Open Space (OS) | Residential Apartment A – Section DDD |
| Floodplain (F) | Residential Apartment A – Section CCC (H) |
| | Residential Street Townhouse B – AAA(H) (R3B(H) – AAA) |

- (2) By adding the following Section:
- AAA.1 Shall only be used for the purposes permitted in an R3B zone and the following permitted purposes:
- a) Back-to-Back Townhouse Dwellings;
 - b) Townhouse Dwelling; and,
 - c) Purposes accessory to the other permitted purposes:
- AAA.2 Back-to-Back Townhouse Dwellings within an R3B – AAA zone shall be subject to the following requirements and restrictions:

| | |
|------------------------------|---------------------------|
| (1) Minimum Lot Area | 78 square metres per unit |
| (2) Minimum Lot Width | 5.75 per unit |
| (3) Minimum Lot Depth | 14 metres |
| (4) Minimum Front Yard Depth | a) 3.0 metres; |

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| | <div>b) 6.0 metres to the front of the garage;</div> <div>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;</div> <div>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;</div> <div>e) a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;</div> <div>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,</div> <div>g) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding</div> |
| (5) Minimum Exterior Side Yard | <div>a) 3.0 metres;</div> <div>b) 1.2 metres to a public or private lane/walkway</div> <div>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;</div> <div>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</div> <div>e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,</div> <div>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard</div> |
| (6) Notwithstanding Section 10.13.3, the following shall apply: <div>a) Minimum Rear Yard Depth: 0.0 metres;</div> | |
| (7) Minimum Interior Side Yard | <div>a) 1.2 metres; and</div> <div>b) 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.</div> |
| (8) Maximum Building Height | 14 metres |
| (9) Minimum Landscape Open Space | <div>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;</div> |
| (10)Maximum Lot Coverage | No requirement; |
| (11) Back-to-Back Townhouse Dwelling: a maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep; | |
| (12) Minimum Balcony Area | <div>a) 5.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;</div> |

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| (13) Air Conditioning Units | Permitted to be located on the porch, balcony or uncovered terrace in the front yard; |
| (14) Garage Control | <div>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR</div> <div>b) A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m.</div> <div>c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</div> |
| (15) The following shall apply to a bay, box or bow window: | <div>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;</div> <div>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;</div> <div>9.</div> <div>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</div> <div>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;</div> |
| (16) Waste Storage | For an end unit, waste storage may be permitted in a side yard. |
| (17) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided. | |
| (18) A walkout balcony/uncovered terrace is permitted on the second and third storeys | |

AAA.4 Townhouse Dwellings within an R3B – AAA zone shall be subject to the following requirements and restrictions:

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| (1) Minimum Lot Area | 140 square metres per dwelling unit |
| (2) Minimum Lot Width | Interior Lot – 5.5 metres Corner Lot – 6.9 metres; End Lot – 6.9 metres |
| (3) Minimum Lot Depth | 26 metres |
| (4) Minimum Front Yard Depth | <div>a) 3.0 metres;</div> <div>b) 6.0 metres to the front of the garage;</div> <div>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;</div> <div>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;</div> <div>e) a porch and or balcony with or without foundation or cold cellar</div> |

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| | <p>may encroach into the front yard to within 0.0 metres of a daylight rounding;</p> <p>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,</p> <p>g) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding</p> |
| (5) Minimum Exterior Side Yard | <p>a) 3.0 metres;</p> <p>b) 1.2 metres to a public or private lane/walkway</p> <p>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;</p> <p>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,</p> <p>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard</p> |
| (6) Notwithstanding Section 10.13.3, the following shall apply: b) Minimum Rear Yard Depth: 0.0 metres; | |
| (7) Minimum Interior Side Yard | <p>a) 1.2 metres; and</p> <p>b) 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.</p> |
| (8) Minimum Rear Yard | 6 metres |
| (9) Maximum Building Height | 14 metres |
| (10) Minimum Front Yard Landscape Open Space (%) | 15% |
| (11) Minimum Landscape Open Space | Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard |
| (12) Maximum Lot Coverage | No requirement; |
| (14) Garage Control | <p>1. Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR</p> <p>2. A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m.</p> <p>3. No encroachment shall be permitted into a required parking space within a</p> |

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| | garage, except for one step (2 risers) into the minimum garage length; |
| (15) Encroachments | a) Permitted yard encroachment of exterior stairs below grade may encroach into the exterior and rear yard up to 2.5 metres |
| (16) The following shall apply to a bay, box or bow window: | <div>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;</div> <div>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;</div> <div>6.</div> <div>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</div> <div>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;</div> |
| (17) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided. | |

- BBB

The lands zoned R3B-BBB on Schedule A to this by-law:
- BBB.1

Shall only be used for the purposes permitted in Section BBB.1:

(1) Those purposes permitted in a R3C-3713 zone;

(2) Those purposes permitted in a R3B-AAA zone.
- CCC

The lands zoned R4A-CCC on schedule The lands zoned R4A-CCC on Schedule A to this by-law:
- CCC.1

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

(1) Ethier:

a) those purposes permitted in a R3C-3713 zone.

(2) Or:

b) those purposes permitted in a R4A-CCC

(3) Or:

c) Back-to-Back Townhouses permitted in a R3B – AAA zone.
- CCC.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 Back-to-Back Townhouses permitted in the R3B-AAA zone, the requirements and restrictions set out in the R3B-AAA zone shall apply.
- (3) Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:
 - a. A retail establishment having no outdoor display or sales
 - b. An office, including the office of a physician, dentist or drugless practitioner
 - c. A personal service shop
 - d. A restaurant
 - e. A bank, trust company or finance company
 - f. A dry cleaning and laundry distribution establishment
 - g. A drive through facility associated with any permitted use shall be prohibited.
- (4) For those uses permitted in Section R4A-CCC, shall be subject to the following requirements and restrictions:

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| (1) Minimum Front Yard | 3 metres |
| (2) Minimum Interior and Exterior Yard | 3 metres |
| (3) Minimum rear yard to a residential zone | 3.5 m |
| (4) Maximum lot coverage | 60% |
| (5) Minimum Landscape Open Space | 20% |
| (6) Maximum Floor Space Index | No requirement. |
| (7) Maximum tower floorplate | 800 m ² |
| (8) Minimum Tower Separation | 25 m ² |
| (9) Lands zoned R4A-CCC shall be treated as a single lot for zoning purposes. | |
| (10) 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 1.5 metres from any lot line. | |

- DDD The lands designated R4A-DDD on Schedule A to this by-law:
- DDD.1 Shall only be used for the purpose permitted in Section DDD.1(1), or the purposes permitted by Section DDD.1(2), but not both sections or any combination of both sections:
- (1) Either:
 - d) those purposes permitted in a R4A-CCC zone.
 - (2) Or:
 - e) Back-to-Back Townhouses permitted in a R3B – AAA zone.

- DDD. The lands designated R4A(H)-CCC on Schedule A to this by-law:
- DDD.1 Shall only be used for the purposes permitted in the R4A-CCC zone.

- DDD.2

Shall be subject to the requirements and restrictions as set out in the R4A-CCC zone.
- DDD.3

Shall be only used for the purpose 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.
- DDD.4

The Holding 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 to stop up and close and purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- EEE

The lands designated R3B(H)-AAA on Schedule A to this by-law:
- EEE.1

Shall only be used for the purposes permitted in the R3B-AAA zone.
- EEE.2

Shall be subject to the requirements and restrictions as set out in the R3B-AAA zone.
- EEE.3

Shall be only used for the purpose 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.
- EEE.4

The Holding 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 to stop up and close and purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

- (3)

By amending Section 5.0 Definitions to add the following defined terms:

a)

Dwelling, Back to Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards

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

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| Approved as to form. 20 __/month/day [insert name] |
| Approved as to content. 20 __/month/day [insert name] |

Patrick Brown, Mayor

Peter Fay, City Clerk