



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number \_\_\_\_\_ - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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 (A)	Residential Townhouse C – Section 3005 (R3C – Section 3005);  Residential Semi-Detached A – Section 3006 (R2A – Section 3006)

- (2) By adding the following sections:

“3005 The lands designated R3C – Section 3005 on Schedule A to this By-law:

- 3005.1 Shall only be used for purposes permitted by the R3C zone:
- 3005.2 Shall be subject to the following requirements and restrictions:
- |    |  |  |
|----|--|--|
| 1) | Maximum number of townhouse dwellings on lands zoned R3C – Section 3005: | 43   |
| 2) | Minimum setback to Wanless Drive:  | 7.3 metres   |
| 3) | Minimum front or rear yard setback to a common element road:             | 6.0 metres, except for lots having a side yard abutting a common element road in which case the minimum front or rear yard setback shall be 4.8 metres |

- 4) Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
  - 5) Minimum Side Yard Setback: 1.5 metres
  - 6) Notwithstanding Sections 3005.2 3), 4), 5) and 8), the following shall apply to a lot abutting an Amenity Space:
    - a) Minimum front yard setback: 5.9m
    - b) Minimum side yard setback: 4.9m
    - c) Minimum rear yard setback: 2.0m
  - 7) Minimum Dwelling Unit Width 6.0 metres
  - 8) Maximum Building Height: 11.0 metres
  - 9) A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
  - 10) Maximum garage door width per dwelling unit:
    - a) Interior lots abutting Wanless Drive: 3.7 metres
    - b) End/corner lots abutting Wanless Drive: 4.9 metres
  - 11) Section 16.8.2 (i) and Section 10.10 General Provisions regarding fencing shall not apply.
  - 12) Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier
  - 13) Section 10.13.2 of the General Provisions shall not apply.
  - 14) Setback to a Hydro Transformer: No requirement
  - 15) Minimum Common Amenity Area: 355 sq. m
  - 16) Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space
- 3005.3 For the purpose of this zone an amenity area is defined as follows:
- Common Amenity Area:** shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.
- 3005.4 All lands zoned R3C-3005 and R2A-3006 shall be treated as one lot for the purposes of required visitor parking.
- 1) Minimum visitor parking spaces: 10 spaces
- 3005.5 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

3006 The lands designated R2A – Section 3006 on Schedule A to this By-law:

- 3006.1

Shall only be used for purposes permitted by the R2A zone.
- 3006.2

Shall be subject to the following requirements and restrictions:

1)

Minimum Lot Width:

5.8 metres

2)

Minimum Lot Area:

163 square metres

3)

Minimum Lot Depth:

26.0 metres

4)

Minimum front yard setback:

6.0 metres

5)

Minimum side yard setback to Wanless Drive:

6.25 metres

6)

Minimum side yard setback to a common element road:

1.0 metres

7)

Minimum interior side yard setback:

1.2 metres

8)

Maximum Building Height:

11.0 metres

9)

Setback to a Hydro Transformer:

No requirement

10)

Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space

3006.3

All lands zoned R2A-3006 and R3C-3005 shall be treated as one lot for the purposes of required visitor parking.

1)

Minimum visitor parking spaces:

10 spaces

3006.4

For the purpose of this zone a private road shall be treated as a public street for zoning purposes.”

ENACTED and PASSED this 27<sup>th</sup> day of January, 2021.

Approved as to  
form.  
  
2020/10/25  
  
AWP

Patrick Brown, Mayor

Approved as to  
content.  
  
2020/October/14  
  
AAP

Peter Fay, City Clerk