



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

From:	To:
Highway Commercial One – Section 501 (HC1-501)	Residential Townhouse A – Section 3550 (R3A-3550)
Agricultural (A)	Residential Townhouse A – Section 3550 (R3A-3550) Floodplain (F) Open Space (OS)

(2) By adding the following Section:

“3550 The lands designated R3A-3550 on Schedule A to this by-law:

3550.1 Shall only be used for the following purposes:

- (1) Stacked Townhouse Dwellings
- (2) Stacked Back-to-back Townhouse Dwellings
- (3) Purposes accessory to other permitted purposes

3550.2 Uses permitted under Section R3A-3550.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 11,000.00 square metres;
- (2) Minimum Lot Width: 75.0 metres;
- (3) Minimum Lot Depth: 140.0 metres;

- (4) Minimum Front Yard Depth: 6.0 metres to the front wall of a dwelling and 4.5 metres to a balcony, porch, or bay window;
- (5) Minimum Interior Side Yard Width: 15.0 metres;
- (6) Minimum separation between buildings: 12.0 metres, except that a minimum 5.0 metres shall be permitted between end walls of dwellings;
- (7) Maximum Lot Coverage for all buildings: 35% of the lot area;
- (8) Minimum Landscaped Open Space: 25% of the lot area;
- (9) Maximum Building Height: 3.5 storeys or 13.5 metres, whichever is greater;
- (10) A balcony or porch may project into the interior side yard by a maximum of 1.8 metres including eaves and cornices;

3550.3 All lands zoned R3A-3550 shall be deemed to be one lot for zoning purposes;

3550.4 Shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3550.2.”

ENACTED and PASSED this 7th day of July, 2021.

Approved as to form.
2021/05/26
C.deSereville

Patrick Brown, Mayor

Approved as to content.
2021/05/25
AAP

Peter Fay, City Clerk

(OZS-2020-0012)