



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

To amend 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, as amended, hereby enacts as follows:

1. By-law 270-2004, as amended, is hereby further amended:

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

From:	To:
Agricultural – Section 249 (A - 249)	Residential Townhouse 3E - 7.0 – Section 3611 (R3E – 7.0 – 3611) Residential Townhouse 3E – 6.0 – Section 3612 (R3E – 6.0 – 3612) Residential Townhouse 3E – 6.0 – Section 3613 (R3E – 6.0 – 3613) Residential Townhouse 3E – 6.0 – Section 3614 (R3E- 6.0 – 3614) OPEN SPACE (OS)

(2) By adding thereto, the following sections:

- “3611 The lands designated R3E – 7.0 – 3611 on Schedule A to this by-law:
- 3611.1 Shall only be used for the purposes permitted in an R3E-X Zone;
- 3611.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
 - a) 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door; and,
 - b) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into minimum front yard;
- 2) Minimum Exterior Side Yard Width
 - a) 3.0 metres;
 - b) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - c) a bay window, bow window or box window with or without cold cellar may encroach 1.0 metre into the minimum exterior side yard;
- 3) Minimum Interior Side Yard Width
 - a) 1.2 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings and,
 - c) 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- 4) Minimum Rear Yard Depth: 5.7 metres;
- 5) Maximum Building Height: 11.0 metres;
- 6) Garage Control
 - a) The maximum cumulative garage door width shall be:
 - i) 3.7 metres if the lot width is equal to or less than 7 metres;
 - ii) 5.5 metres if the lot width is equal to or greater than 8.4 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - b) The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - c) A two bay garage shall be permitted on a corner lot;
 - d) No garage shall face the flankage lot line;
- 7) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres;
- 8) Notwithstanding Section 10.13.2, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

3611.3 Shall also be subject to the requirements and restrictions relating to the R3E-X Zone and all of the general provisions which are not in conflict with those set out in Section 3611.2;"

(3) By adding thereto, the following sections:

"3612 The lands designated R3E – 6.0 – 3612 on Schedule A to this by-law:

3612.1 Shall only be used for the purposes permitted in an R3E-X Zone;

3612.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
 - a) 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door;
- 2) Minimum Lot Depth: 24 metres;
- 3) Minimum Exterior Side Yard Width
 - a) 3.0 metres;
 - b) A porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard;
- 4) Minimum Interior Side Yard Width
 - a) 1.2 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - c) 1.5 metres to the main wall for units abutting lands zoned Open Space; and,
 - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- 5) Minimum Rear Yard Depth
 - a) 5.7 metres;
- 6) Maximum Building Height: 13.0 metres;
- 7) Garage Control
 - a) The maximum cumulative garage door width shall be:
 - i) 3.7 metres for an interior lot if the lot width is equal to or less than 8.13 metres;
 - ii) 5.5 metres for a corner lot if the lot width is equal to greater than 10.19 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - b) The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;

- c) A two bay garage shall be permitted on a corner lot;
 - d) No garage shall face the flankage lot line;
 - 8) The following shall apply to a bay, bow or box window:
 - 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;
 - 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 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres upto a maximum depth of 1.0 metres shall contain side windows;
 - 9) Notwithstanding Section 10.13.2, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;
- 3612.3 Shall also be subject to the requirements and restrictions relating to the R3E-X Zone and all of the general provisions, which are not in conflict with those set out in 3612.2 of this By-law.”
- (4) By adding thereto, the following sections:
- “3613 The lands designated R3E-6.0-3613 on Schedule A to this By-law:
- 3613.1 Shall only be used for the following purposes:
- 1) Dwelling, Back-to-Back Townhouse;
- 3613.2 Shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Area
 - a) Interior Lot: 85 square metres;
 - b) Corner Lot: 120 square metres;
 - 2) Minimum Lot Depth: 13 metres;
 - 3) Minimum Front Yard Depth
 - a) 3.0 metres but 5.4 metres to a garage door facing the front lot line;
 - b) A porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
 - 4) Minimum Rear Yard Depth: 0.0 metres;

- 5) Minimum Exterior Side Yard Depth
 - a) 3.0 metres;
 - b) A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- 6) Minimum Interior Side Yard Width
 - a) 1.2 metres; and,
 - b) 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
- 7) Maximum Building Height: 13.0 metres;
- 8) For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure shall be a maximum of 8 units wide and 2 units deep;
- 9) Garage Control
 - a) The maximum cumulative garage door width shall be 3.7 metres for interior units equal to 6.4 metres;
 - b) The maximum cumulative garage door width shall be 3.7 metres for interior lots, equal to or greater than 8.10 metres;
 - c) The maximum cumulative garage door width for corner lots shall be 5.5 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - d) A two bay garage shall be permitted on a corner lot;
 - e) No garage shall face the flankage lot line;
 - f) The interior garage width shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- 10) The following shall apply to a bay, bow or box window:
 - 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;
 - 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 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- 11) Section 10.13.2 shall not apply.

3613.3 Shall also be subject to the requirements and restrictions relating to the R3E – X Zone and all of the provisions, which are not in conflict with those set out in 3613.2.”

(5) By adding thereto, the following sections:

“3614 The lands designated R3E-6.0-3614 on Schedule A to this By-law:

3614.1 Shall only be used for the following purposes:

a) Rear-Lane Townhouse;

3614.2 For the purposes of this Zoning By-law Amendment, the front lot line shall deemed Veterans Drive;

3614.3 Shall be subject to the following requirements and restrictions:

1) Minimum Front Yard Depth

a) 3.0 metres;

b) A maximum 1.2 metres high fence shall be permitted in the front;

2) Minimum Exterior Side Yard Depth

a) 3.0 metres;

b) For corner units, a porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard but no closer than 1.0 metre to any lot line;

3) Minimum Interior Side Yard Width

a) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,

b) 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;

4) Minimum Rear Yard Depth: 5.4 metres;

5) Maximum Building Height: 13.0 metres;

6) Garage Control

a) The maximum cumulative garage door width shall be 3.7 metres for an interior lot with a lot width equal to or less than 8.13 metres;

b) The maximum cumulative garage door width shall be 5.5 metres for a corner lot with a lot width equal to or greater than 10.19 metres;

c) The interior garage width shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot;

d) A two bay garage shall be permitted on a corner lot;

e) No garage shall face the flankage lot line;

- 7) Section 10.13.2 shall not apply;
- 8) The following shall apply to a bay, bow or box window:
 - 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;
 - 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 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

3614.3 Shall also be subject to the requirements and restrictions relating to the R3E – 6.0 Zone and all of the general provisions, which are not in conflict with those set out in Section 3614.2 of this By-law.”

ENACTED and PASSED this 8th day of December, 2021.

Approved as to
form.

2021/12/07

SDSR

Patrick Brown, Mayor

Approved as to
content.

2021/12/03

AAP

Peter Fay, City Clerk

(City file: OZS-2021-0012/ 21T-21004B)