



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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

WHEREAS 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:
Residential Single Detached B (R1B)	Residential Townhouse A - Section 3626 (R3A-3626)

(2) By adding thereto the following sections:

“3626 The lands zoned R3A - 3626 on Schedule A to this by-law:

3626.1 Shall only be used for the following purposes:

- a) A stacked back-to-back townhouse dwelling
- b) A semi-detached dwelling
- c) purposes accessory to the other permitted purposes

3626.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	No requirement
(b) Minimum Lot Width	28 metres
(c) Minimum Front Yard Depth	6.0 m to a lot line abutting a public street
(d) Minimum East Interior Side Yard Width	i) 4.5 metres for a Semi-detached Dwelling ii) 5.8 metres for a Stacked Back-to-back Townhouse Dwelling
(e) Minimum West Interior Side Yard Width	i) 6.0 metres for a Stacked back-to-back Townhouse Dwelling ii) 3.0m to a garbage enclosure
(f) Minimum Rear Yard Depth	12.0 metres
(g) Minimum setback from the front wall of a semi-detached dwelling to the curb of a private road	3.0 metres

(h) Minimum setback from a garage door to a private road for a semi detached dwelling	7.0 metres
(i) Maximum Building Height	10.8 metres
(j) Minimum Drive Aisle Widths	6.0 metres shall be provided where parking stalls located in an underground parking structure, including underground parking ramp.
(k) Minimum Landscaped Open Space	1.2m along a side lot line 9.0m along a rear lot line
(l) Minimum Parking Requirements	1.0 space per dwelling unit for resident parking 0.2 spaces per dwelling unit for visitor parking
(m) Maximum Number of Dwelling Units	26
(n) Minimum dwelling unit width	5.0 metres
(o) Garage Control	The maximum garage door width per dwelling unit shall be 2.5 metres
(p) Minimum width of a Private Road	6.6 metres
(q) Hydro Transformer	Setbacks to a hydro transformer shall not apply

3626.3 In this Section, the following shall apply:

a) a stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum four units per block that are attached sharing a common rear wall.

(b) Section 6.27 shall not apply.

(c) A ground terrace may encroach a maximum of 3.1 metres into a required interior side

(d) A porch or a balcony may encroach a maximum of 1.8 metres into a required interior side yard

(e) All waste and recycling containers and bulk items must be stored inside an enclosed structure.

(f) All lands zoned R3A-3626 shall be treated as one lot for zoning purposes

(g) 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 the ones set out in section 3626.”

ENACTED and PASSED this 18th day of May, 2022.

Approved as to
form.

2022/04/27

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/04/26

AAP

Peter Fay, City Clerk

(OZS-2020-0026)