

Draft Zoning By-law



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

NUMBER _____, 2022

To amend By-law 270-2004 (known as “Zoning By-law 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 Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL SINGLE DETACHED F-15-3627 (R1F-15-3627)
	RESIDENTIAL SINGLE DETACHED F-15-3628 (R1F-15-3628)
	OPEN SPACE (OS)

(2) By adding thereto the following sections:

“3627 The lands designated R1F-15-3627 on Schedule A to this by-Law:

3627.1 Shall only be used for the purposes permitted in R1F- x zone;

3627.2 Shall be subject to the following requirements and restrictions:

a) Minimum Rear Yard Depth: 7 metres;

b) Maximum Building Height: 11 metres;

c) Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

d) The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;

- 3627.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3627.2.
- 3628 The lands designated R1F-15-3628 on Schedule A to this by-law:
- 3628.1 Shall only be used for the purposes permitted in a R1F-x zone;
- 3628.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Rear Yard depth: 7 metres;
 - b) Minimum Front Yard Depth: 2 metres but 6.0 metres to the front of the garage;
 - c) Maximum Building Height – 11 meters;
 - d) Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
 - e) The main wall of a dwelling may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle.
- 3628.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3628.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this _____ day of _____, 2022.

Approved as to form.
 ____/____/____

 [Approver's Name]

 PATRICK BROWN - MAYOR

Approved as to form.
 ____/____/____

 [Approver's Name]

 PETER FAY - CITY CLERK

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

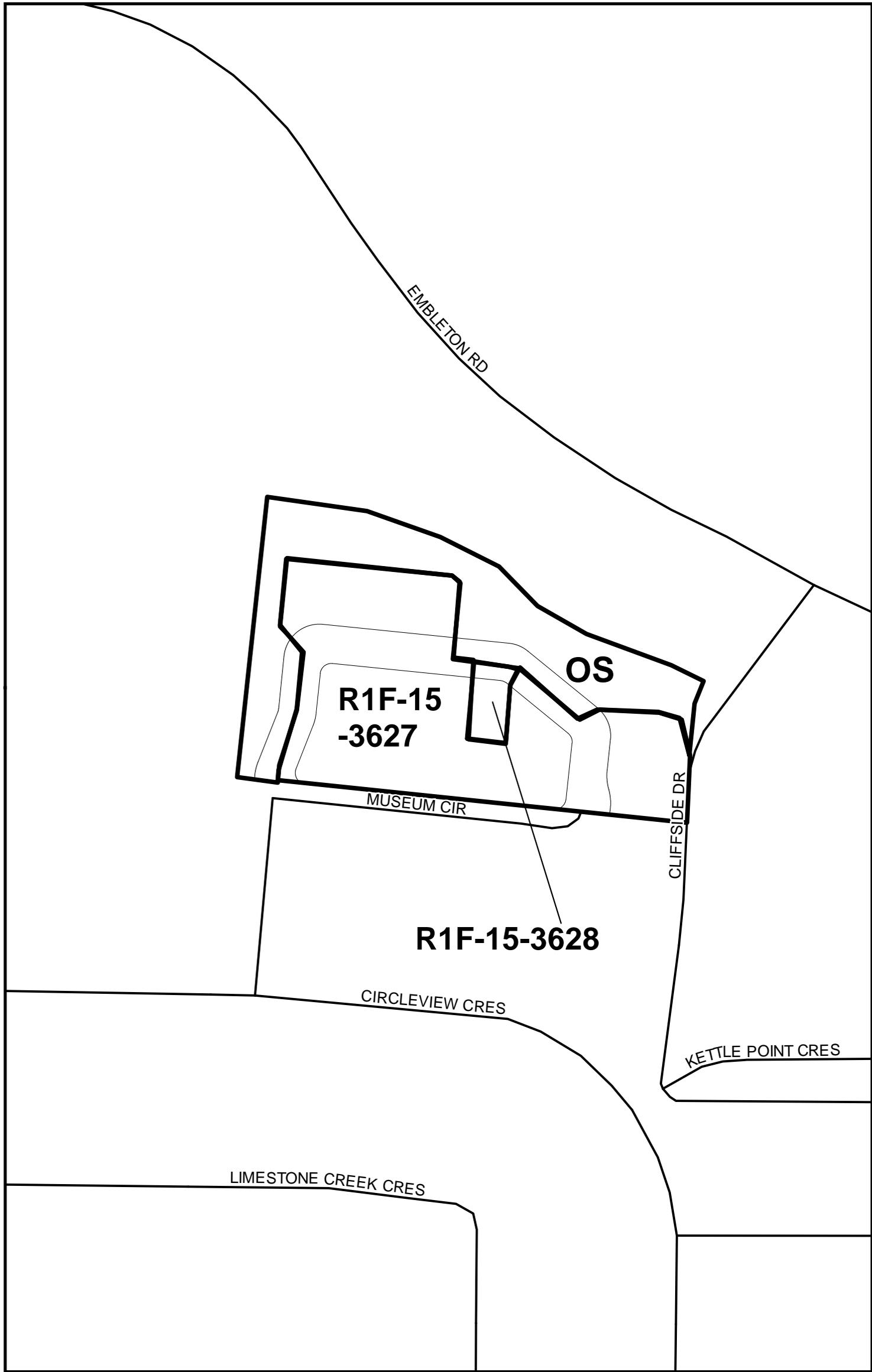
The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 2511362 Ontario Inc. (File C05W05.009).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for Single Detached Residential, and Open Space purposes. The development will yield 19 single detached residential units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Cliffside Drive, north side of Museum Circle within the Bram West Secondary Plan Area 40d.



BRAMPTON
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C05W05.009_ZBLA

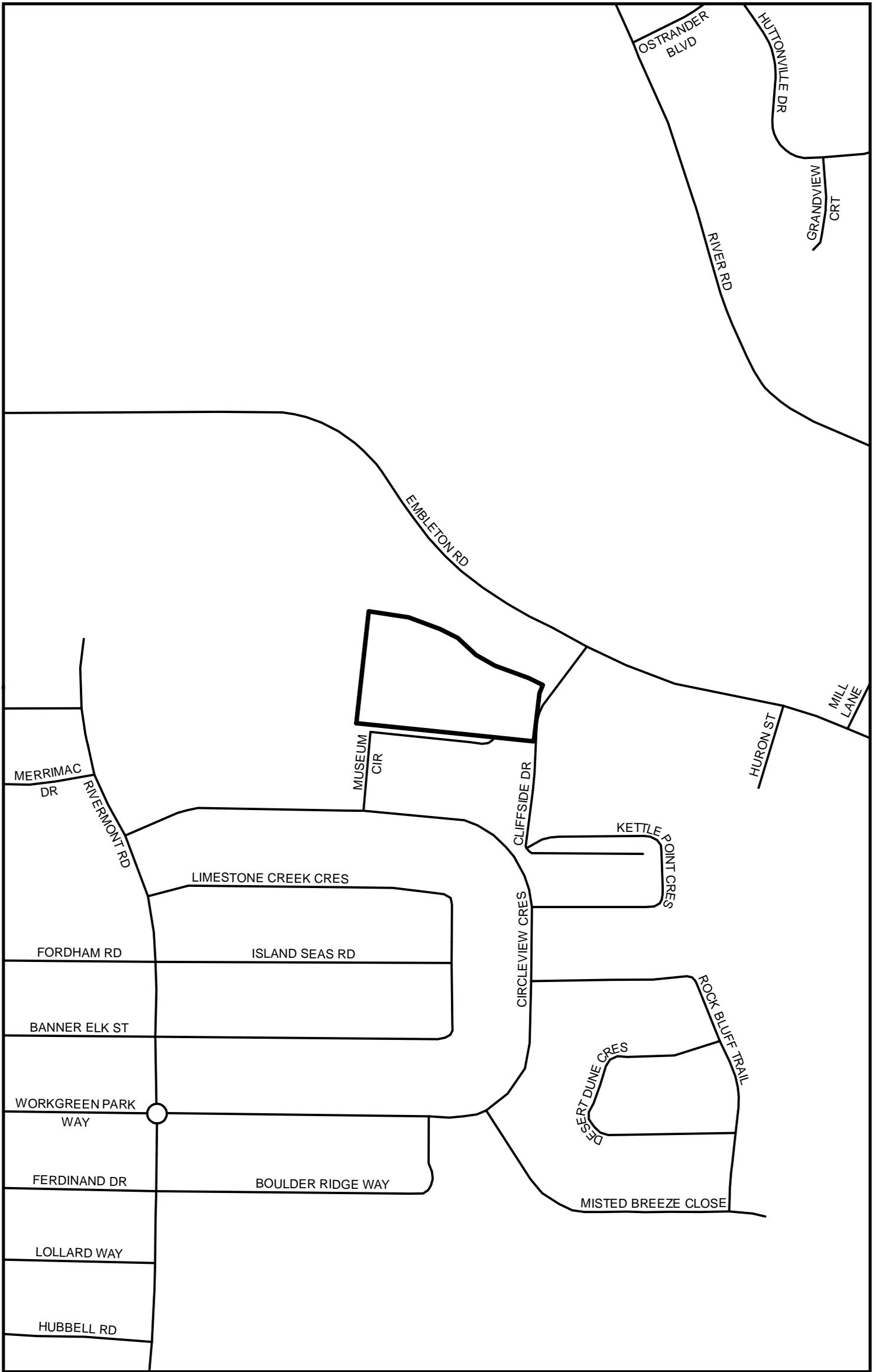
Date: 2022/04/05

Drawn by: ckovac

PART LOT 5, CONCESSION 5 W.H.S.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS



KEY MAP