

**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 \_\_\_\_\_**

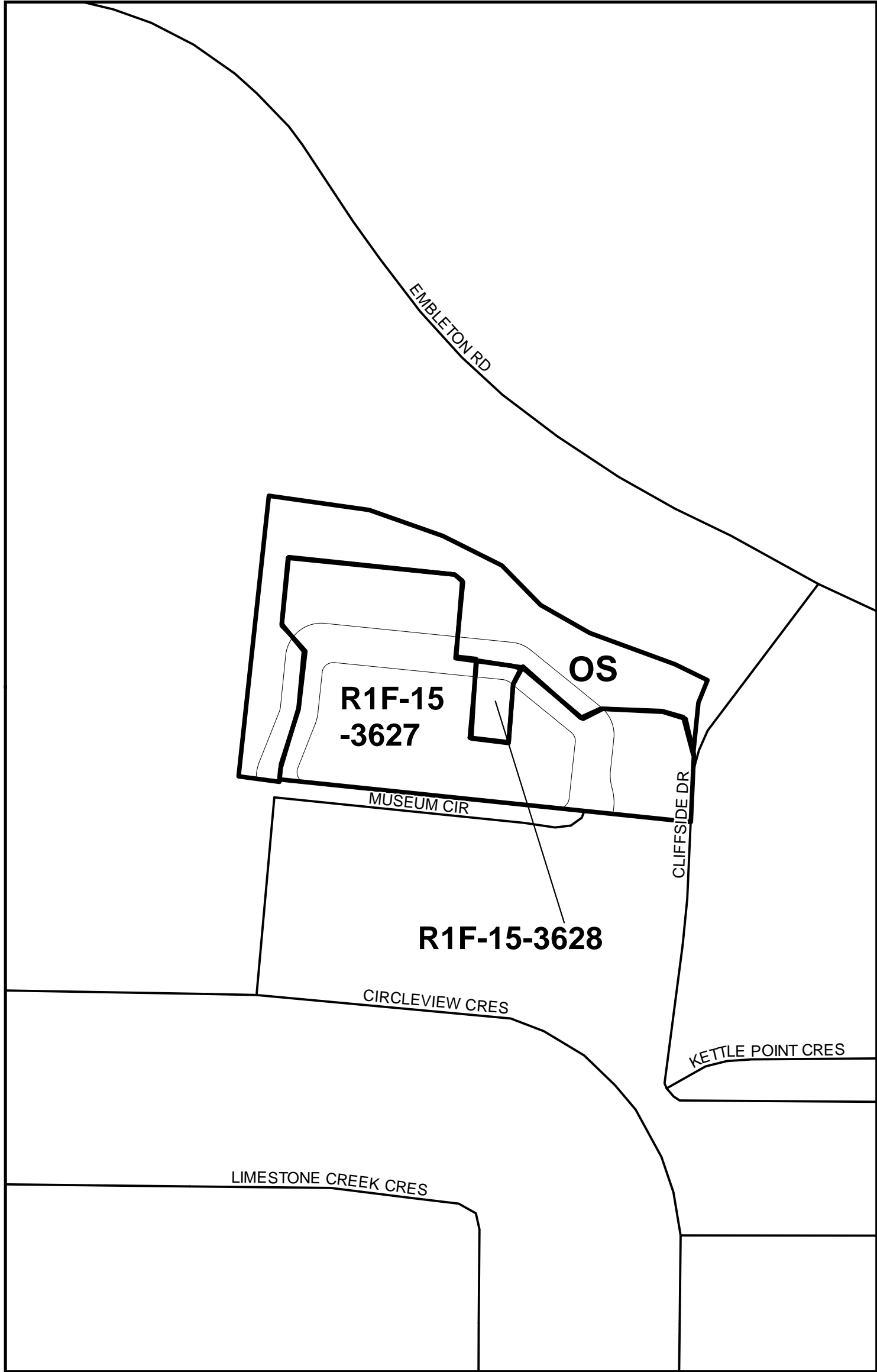
The purpose of By-law \_\_\_\_\_ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 2511362 Ontario Inc. (File C05W05.009).

### **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.



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C05W05.009\_ZBLA

Date: 2022/04/05

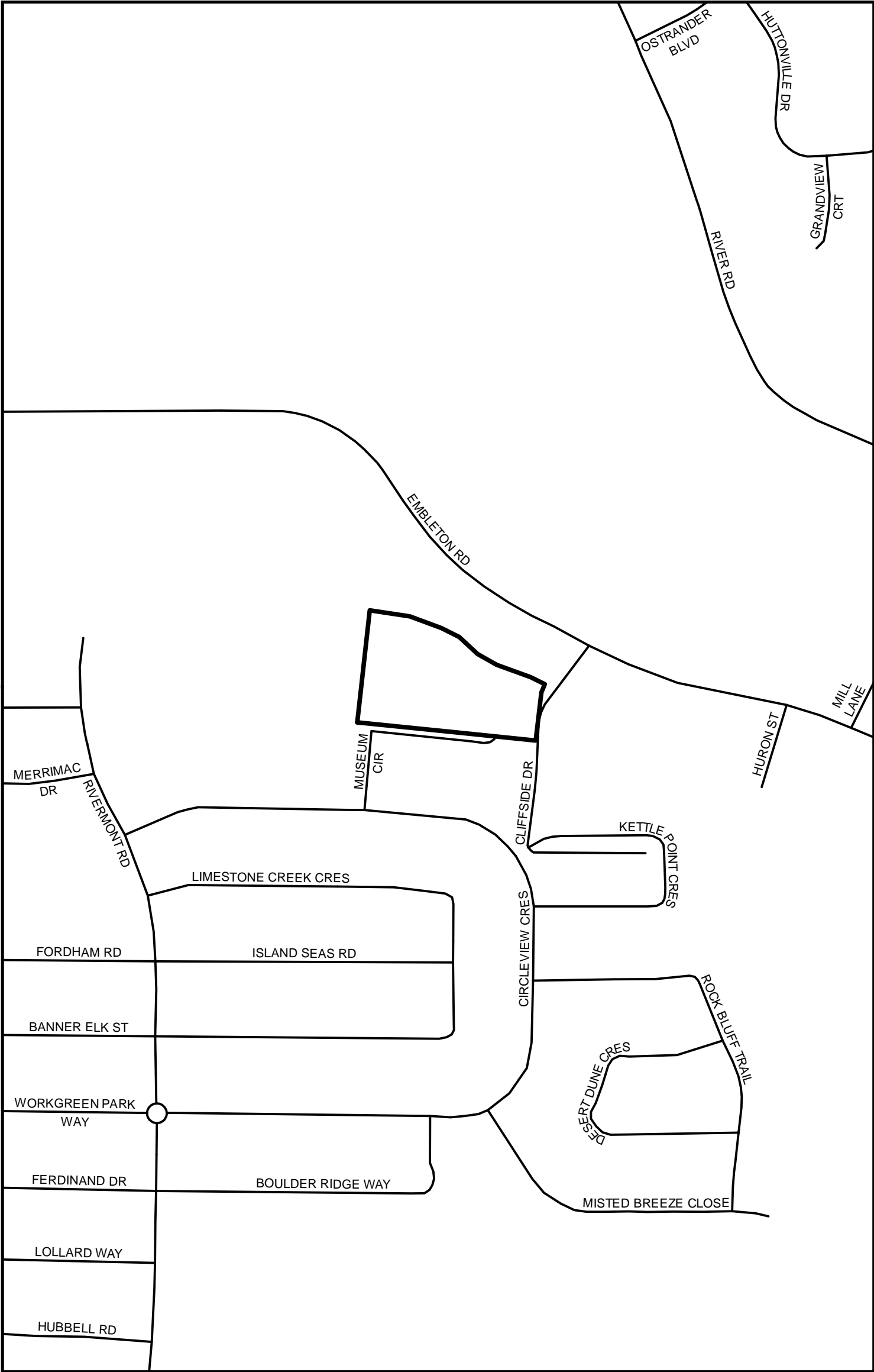
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PART LOT 5, CONCESSION 5 W.H.S.

BY-LAW \_\_\_\_\_

SCHEDULE A



 SUBJECT LANDS