

ZONING BY-LAW AMENDMENT



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton 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:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED E -10.4 – 2427 (R1E-10.4-2427), RESIDENTIAL SINGLE DETACHED F -10.4 – 2973 (R1F-10.4-2973), RESIDENTIAL SINGLE DETACHED E -11.6 – 2974 (R1E-11.6-2974), RESIDENTIAL SINGLE DETACHED F -11.6 – 2975 (R1F-11.6-2975), RESIDENTIAL SINGLE DETACHED E -13.7 – 2976 (R1E-13.7-2976), RESIDENTIAL SINGLE DETACHED F -13.7 – 2977 (R1F-13.7-2977), RESIDENTIAL SINGLE DETACHED E -15.0 – 2431 (R1E-15.0-2431), RESIDENTIAL SEMI- DETACHED D - 7.3 – 2434 (R2D- 7.3-2434), RESIDENTIAL STREET TOWNHOUSE D - 6.0 - 2978 (R3D- 6.0-2978), RESIDENTIAL STREET

	TOWNHOUSE B - 2015 (R3B-2015), COMPOSITE RESIDENTIAL COMMERCIAL CRC – SECTION 2979 (CRC-2979) INSTITUTIONAL ONE – 2437 (I1- 2437), SERVICE COMMERCIAL – 2441 (SC-2441), OPEN SPACE (OS), and FLOODPLAIN (F).
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(2) By adding thereto the following sections:

- “2973 The lands designated R1F-10.4-2973 on Schedule A to this by-law:
- 2973.1 Shall only be used for the purposes permitted in a R1F zone.
- 2973.2 Shall be subject to the following requirements and restrictions:
- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
 - d) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
 - e) Minimum building setback to a daylighting triangle/rounding: 1.2 metres;
 - f) Minimum Rear Yard Depth: 6.0m
 - g) Temporary sales offices shall be permitted until December 31, 2025;
 - h) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) Maximum Building Height: 11.6 metres

2973.3 For the purpose of this section, Building Height shall be defined as the vertical distance measured from the average finish grade level at the front elevation to:

- i) In the case of a flat roof, the highest point of the roof surface,
- ii) In the case of a mansard roof, the deck line, or
- iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2974 The lands designated R1E-11.6-2974 on Schedule A to this by-law:

2974.1 Shall only be used for the purposes permitted in a R1E zone.

2974.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- e) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- f) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted until December 31, 2025;

- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2975 The lands designated R1F-11.6-2975 on Schedule A to this by-law:

2975.1 Shall only be used for the purposes permitted in a R1F zone.

2975.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- e) Garage Control:
 - On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

- f) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- g) Minimum Rear Yard Depth: 6.0m
- h) Temporary sales offices shall be permitted until December 31, 2025;
- i) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- j) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- k) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- l) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2976 The lands designated R1E-13.7-2976 on Schedule A to this by-law:

2976.1 Shall only be used for the purposes permitted in a R1E zone.

2976.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

- e) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- f) Temporary sales offices shall be permitted until December 31, 2025;
- g) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- h) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- i) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- j) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2977 The lands designated R1F-13.7-2977 on Schedule A to this by-law:

2977.1 Shall only be used for the purposes permitted in a R1F zone.

2977.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

- e) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- f) Minimum Rear Yard Depth: 6.0m
- g) Temporary sales offices shall be permitted until December 31, 2025;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2978 The lands designated R3D-6.0-2978 on Schedule A to this by-law:

2978.1 Shall only be used for the purposes permitted in a R3D zone.

2978.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) Minimum Rear Yard Depth: 6.0 metres;
- d) Minimum Lot Area per dwelling unit: 160 sq.m.
- e) Minimum Lot Depth: 27 metres;
- f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

- g) Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;
- h) For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface;
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2979 The lands designated CRC-2979 on Schedule A to this by-law:

2979.1 Shall only be used for the purposes permitted in a CRC zone and the following permitted purposes:

- a) Apartment Dwellings;
- b) Back to Back Townhouse Dwellings;
- c) Stacked Townhouse Dwellings;
- d) Live Work Townhouse Dwellings;
- e) Townhouse Dwellings;
- f) Rear Lane Townhouse Dwellings;
- g) Bank, Trust Company and Finance Company;
- h) Service Shop;
- i) Retail Establishment, having no outside storage or display;
- j) Home occupation;
- k) Commercial, Technical or Recreational School;
- l) Art gallery;
- m) Artist and Photography Studio including framing;
- n) Personal Service Shop;
- o) Health or Fitness Centre;
- p) Dining Room Restaurant and Take-Out Restaurant;
- q) Laundromat;
- r) Dry Cleaning and Laundry Distribution Station;
- s) Printing or Copying Establishment;
- t) Custom Workshop;
- u) Animal Hospital;
- v) Convenience Store;
- w) Office including the office of a health care practitioner;
- x) Day Nursery;

- y) Radio or Television broadcast Establishment; and
- z) Purposes Accessory to the other permitted purposes;

2979.2 The following uses shall not be permitted:

- a) Tattoo Parlour;
- b) Amusement Arcade;
- c) Massage or Body Rub Parlour;
- d) The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;
- e) Billiard Parlour or Pool Hall; and
- f) Adult Video Store or Bookstore;

2979.3 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the R3B- 2015 zone;

2979.4 Stacked Townhouses shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: No requirement;
- b) Minimum Lot Width: No Requirement
- c) Minimum Lot Depth: No requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;
- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;
- i) Maximum Building Height: 4 storeys;
- j) Minimum Landscaped Open Space – no requirement;
- k) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 a minimum 2 parking spaces for each stacked townhouse dwelling unit shall be provided;

2979.5 Residential Apartments shall be subject to the following requirement and restrictions:

- a) Minimum Lot Area: no requirement;
- b) Minimum Lot Width: no requirement;
- c) Minimum Lot Depth: no requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;
- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;

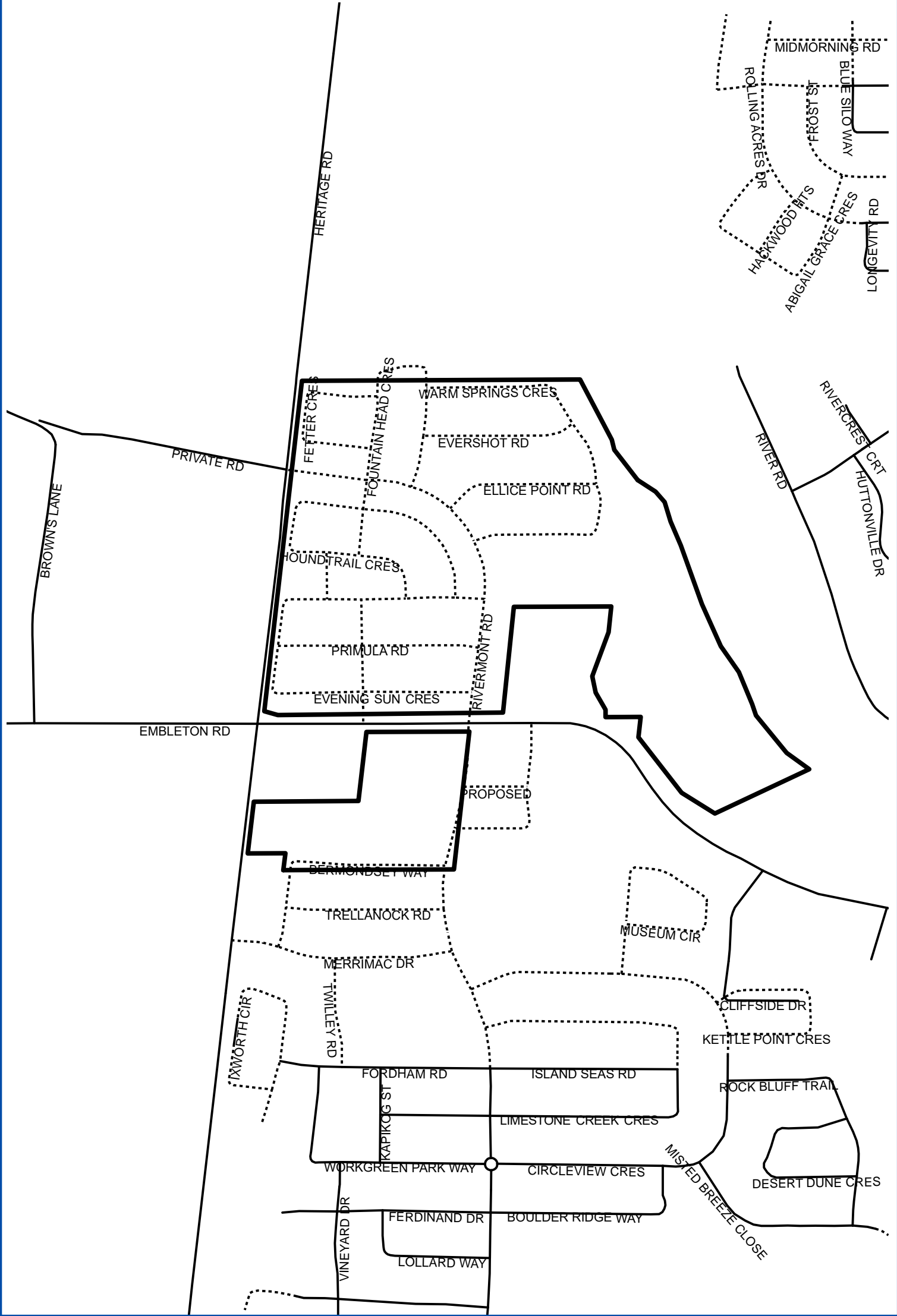
- i) Minimum Setback to an underground parking structure: 0.0 metres;
- j) Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;
- k) Maximum Building Height: 3 storeys
- l) Minimum Landscaped Open Space – no requirement;
- m) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 a minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided;


2979.6 Shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in CRC-2979”.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN
COUNCIL, this day of 2020

Patrick Brown, Mayor

Peter Fay, City Clerk



 SUBJECT LANDS



KEY MAP