THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____- 2022

To amend the Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.., 1990, C.P., hereby ENACTS as follows:

AND WHEREAS….

NOW THEREFORE 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 outline on Schedule A to this by-law:

From:	To:
Agricultural (A) and Recreation Commercial Section 560 (RC-560)	Residential Single Detached F-9.0-Section-2970 (R1F-9.0-2970) Residential Townhouse C – Section 3639 (R3C-3639) Residential Townhouse E – 5.5 – Section 2972 (R3E-5.5.-2972) Residential Apartment A – Section 3640 (R4A-3640) Open Space (OS) Floodplain (F)

   2) By adding the following sections:

   "3639 The lands designated R3C-3639 on Schedule A to this By-law:

   3639.1 Shall only be used for the following purposes:
   a) Rear Lane Townhouse Dwelling

b) Back-to-Back Townhouse Dwelling

3639.2 For lands designated R3C-3639, Section 10.13.2 shall not apply

3639.3 Rear Lane Townhouses shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

a. Interior Lot – 84 square metres
b. Corner Lot – 120 square metres
c. End Lot – 90 square metres

b) Minimum Lot Width

a. Interior Lot – 5.0 metres
b. Corner Lot – 8.0 metres
c. End Lot – 6.2 metres

c) Minimum Front Yard Setback:

a. 1.4 metres;
b. The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle

d) Minimum Exterior Side Yard Setback

a. 1.2 metres
b. The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

e) Minimum Rear Yard Setback

a. No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres

f) Minimum Interior Side Yard Setback

a. 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks
b. 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages

g) Maximum Building Height: 14.0 metres

h) Minimum Dwelling Unit Width: 5.0 metres

i) Minimum Amenity Area

a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;

j) Minimum Landscape Open Space: No requirement.

k) The following shall apply to garages:

a. The maximum cumulative garage door width shall be 3.0 metres
b. The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;

l) Air conditioning units may be located on a balcony or uncovered terrace or rear yard

m) Maximum fence height permitted with the front yard: 1.2 metres

n) No more than 8 dwelling units shall be attached

3639.4 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

a. Interior Lot – 72 square metres
b. Corner Lot - 108 square metres
c. End Lot – 95 square metres

b) Minimum Lot Width:

a. Interior Lot – 6.0 metres
b. Corner Lot – 9.0 metres
c. End Lot 7.2 metres

c) Minimum Front Yard Depth

a. 3.0 metres
b. 5.5 metres to a garage door facing the front lot line

d) Minimum Exterior Side Yard Width

a. 1.2 metres to a public road
b. 1.2 metres where a side yard abuts a common amenity area

e) Minimum Rear Yard Depth: 0.0 metres

f) Minimum Interior Side Yard Width

a. 1.2 metres
b. 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings

g) Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres

h) For Back to Back Townhouses a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;

i) Minimum Amenity Area:

a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level;

j) Minimum Landscape Open Space: No requirement

k) Air conditioning units may be located on a balcony or uncovered terrace.

l) The following provisions shall apply to garages:

a. The maximum cumulative garage door width shall be 3.0 metres;

b. The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width

3639.5 Notwithstanding Section 6.13, the following encroachments shall be permitted:

a) A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;

b) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;

c) A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;

d) Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.

3639.6 Notwithstanding Section 6.13, Table 6.13A, the following shall apply:

a) The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres

b) The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres

c) A bay, bow, or box window with a maximum depth 0.6 metres is not required to include side windows

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 include side windows

3639.7 Shall also be subject to the requirements and restrictions of the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3639."

"3640.1 The lands designated R4A-3640 on Schedule A to this By-law:

a) Shall only be used for the purposes permitted in an R4A zone;

b) Shall be subject to the following requirements and restrictions:

a. Minimum Lot Width: Shall not apply

b. Minimum Side Yard Setback: 2.0 metres

c. Minimum Rear Yard Setback: 10 metres

d. Minimum Landscaped Open Space: 40%

e. Maximum Number of Apartment Units: 200 units

f. Maximum Height: 12 storeys

g. Maximum Floor Space Index: 3.0

3640.2 For the purposes of this by-law, the following shall apply:

a) Notwithstanding section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.

b) Section 10.3 shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.

3640.3 Shall also be subject to the requirements and restrictions to the R4A zone and all general provisions of this by-law, which are not in conflict with those set out in Section 3640."

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to form.
2022/06/30
SDSR

_____
Patrick Brown, Mayor

Approved as to content.
2022/06/30
AAP

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Peter Fay, City Clerk

(OZS-2020-0036)