



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* XXXX - 2020

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

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The Council of the Corporation of the City of Brampton ENACTS as follows:

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 Townhouse A – Section 3005 (R3C – Section 3005);  Residential Semi-Detached A – Section 3006 (R2A – Section 3006)

By adding the following sections:

“3005 - The lands designated R3C – Section 3005 on Schedule A to this By-law:

3005.1 Shall only be used for purposes permitted by the R3C zone:

3005.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum number of townhouse dwellings  
on lands zoned R3C – Section 3005: 43
- 2) Minimum setback to Wanless Drive: 7.3 metres
- 3) Minimum front or rear yard setback to  
a common element road: 6.0 metres, except for  
lots having a side yard  
abutting a common  
element road in which

case the minimum front or rear yard setback shall be 4.8 metres

- 4) Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
- 5) Minimum Side Yard Setback: 1.5 metres
- 6) Notwithstanding Sections 3005.2 3), 4) and 5), the following shall apply to a lot abutting an Amenity Space:
  - a) Minimum front yard setback: 5.9m
  - b) Minimum side yard setback: 5.3m
  - c) Minimum rear yard setback: 2.0m
- 7) Minimum Dwelling Unit Width 6.0 metres
- 8) A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
- 9) Minimum Common Amenity Area: 355 sq. m
- 10) Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

3005.3 For the purpose of this zone an amenity area is defined as follows:

**Common Amenity Area:** shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping.

3005.4 All lands zoned R2A-3006 and R3C-3005 shall be treated as one lot for the purposes of required visitor parking.

- 1) Minimum visitor parking spaces: 13 spaces

3005.5 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.”

“3006 - The lands designated R2A – Section 3006 on Schedule A to this By-law:

3006.1 Shall only be used for purposes permitted by the R2A zone.

3006.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 6.6 metres
- 2) Minimum Lot Area: 163 square metres
- 3) Minimum Lot Depth: 26.0 metres
- 4) Minimum front yard setback to a common element road: 6.0 metres

- 5) Minimum side yard setback to Wanless Drive: 6.25 metres
- 6) Minimum side yard setback to a common element road: 1.0 metres
- 7) Minimum interior side yard setback: 1.2 metres
- 8) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

3006.3 All lands zoned R2A-3006 and R3C-3005 shall be treated as one lot for the purposes of required visitor parking.

- 1) Minimum visitor parking spaces: 13 spaces

3006.4 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.”

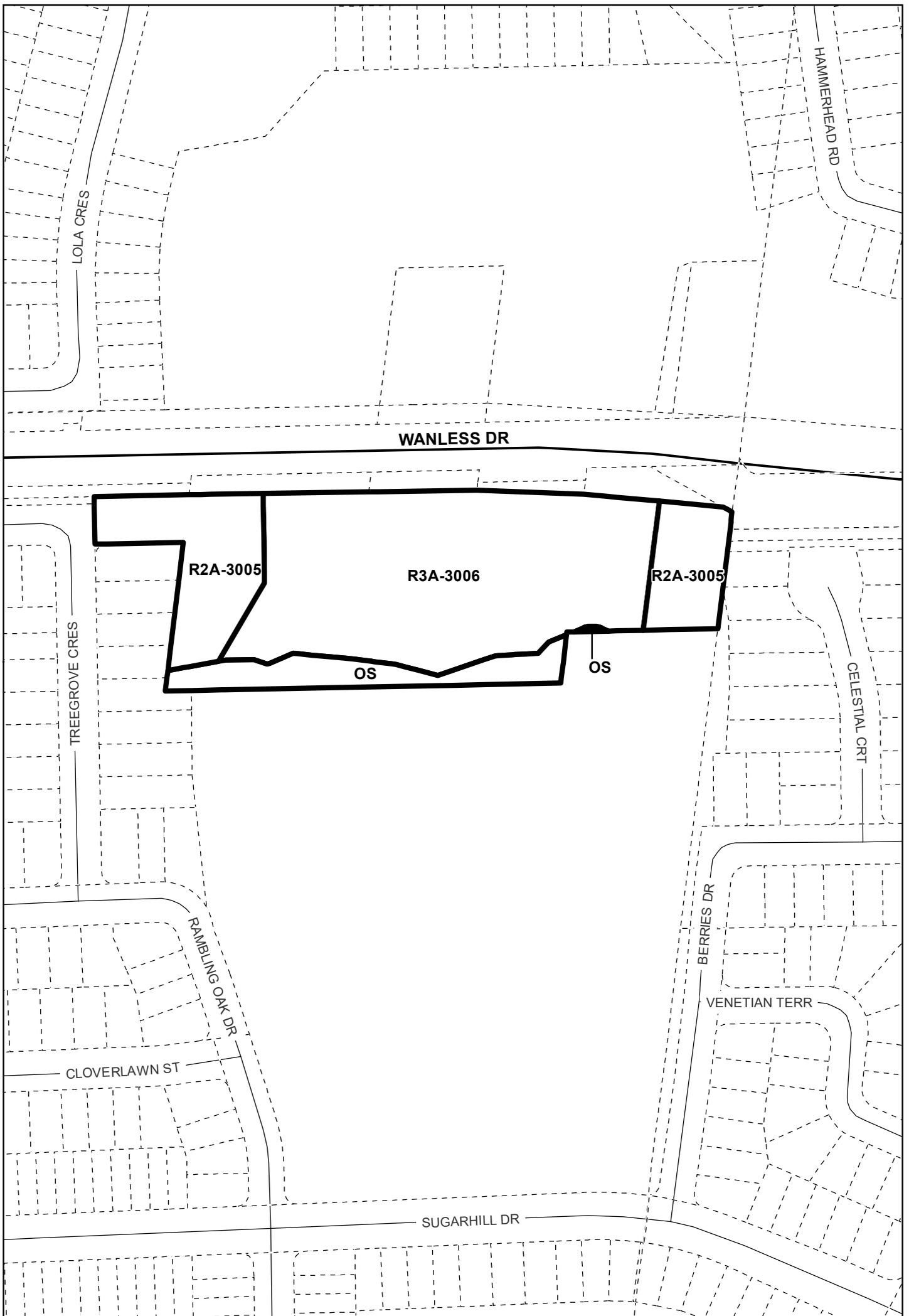
ENACTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Approved as to form. ____/____/____ _____ [Approver's Name]
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\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content. ____/____/____ _____ [Approver's Name]
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\_\_\_\_\_  
Peter Fay, City Clerk



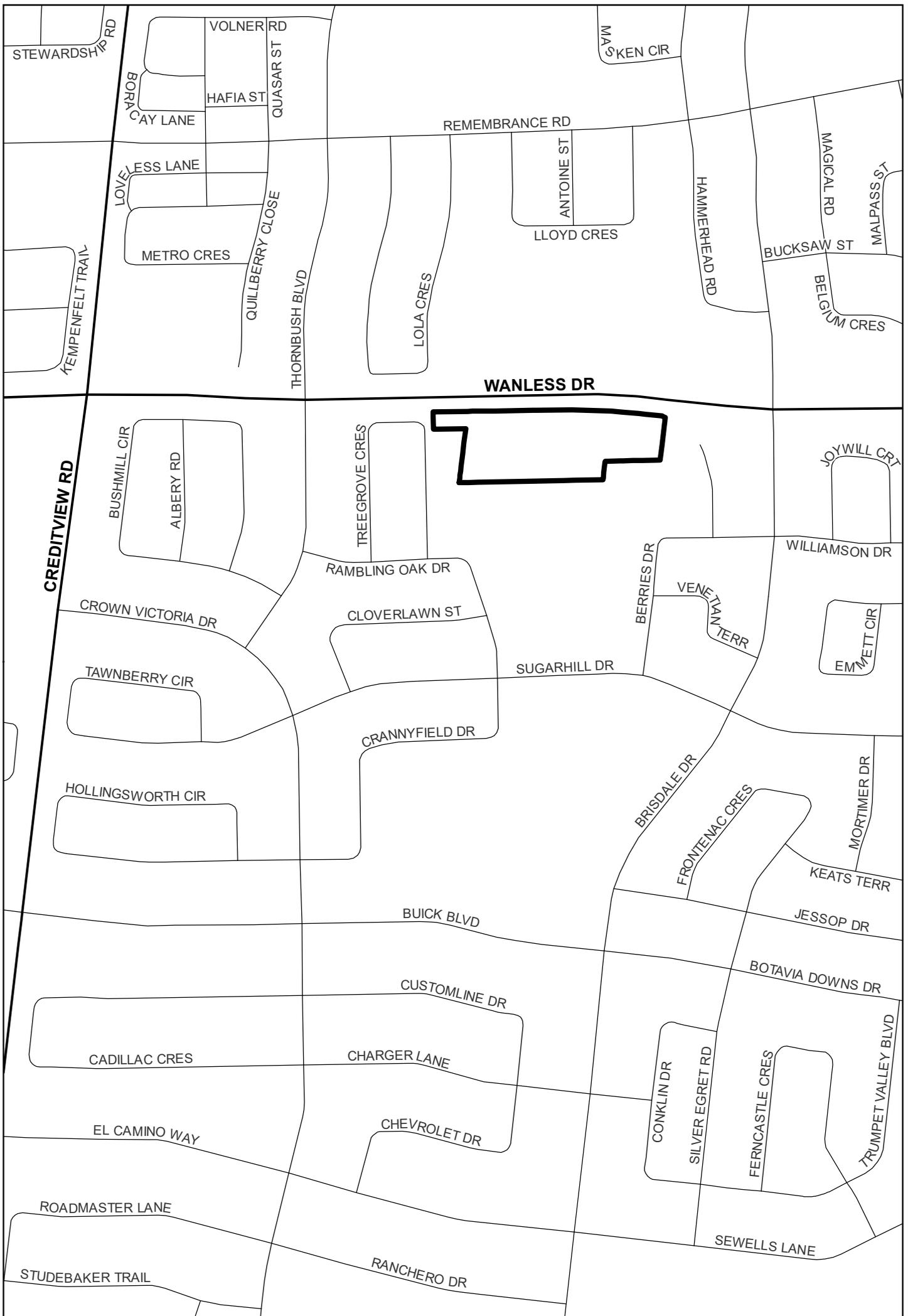
Zone Boundary
  Existing Parcel Fabric



**PART LOT 15, CONCESSION 3 W.H.S.**

File: C03W15.008  
Date: October 5, 2020

**BY-LAW -2020 SCHEDULE A**



 SUBJECT PROPERTY



## KEY MAP

File: C03W15.008  
Date: October 5, 2020

## BY-LAW -2020