



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number XXXX - 2020

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

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]

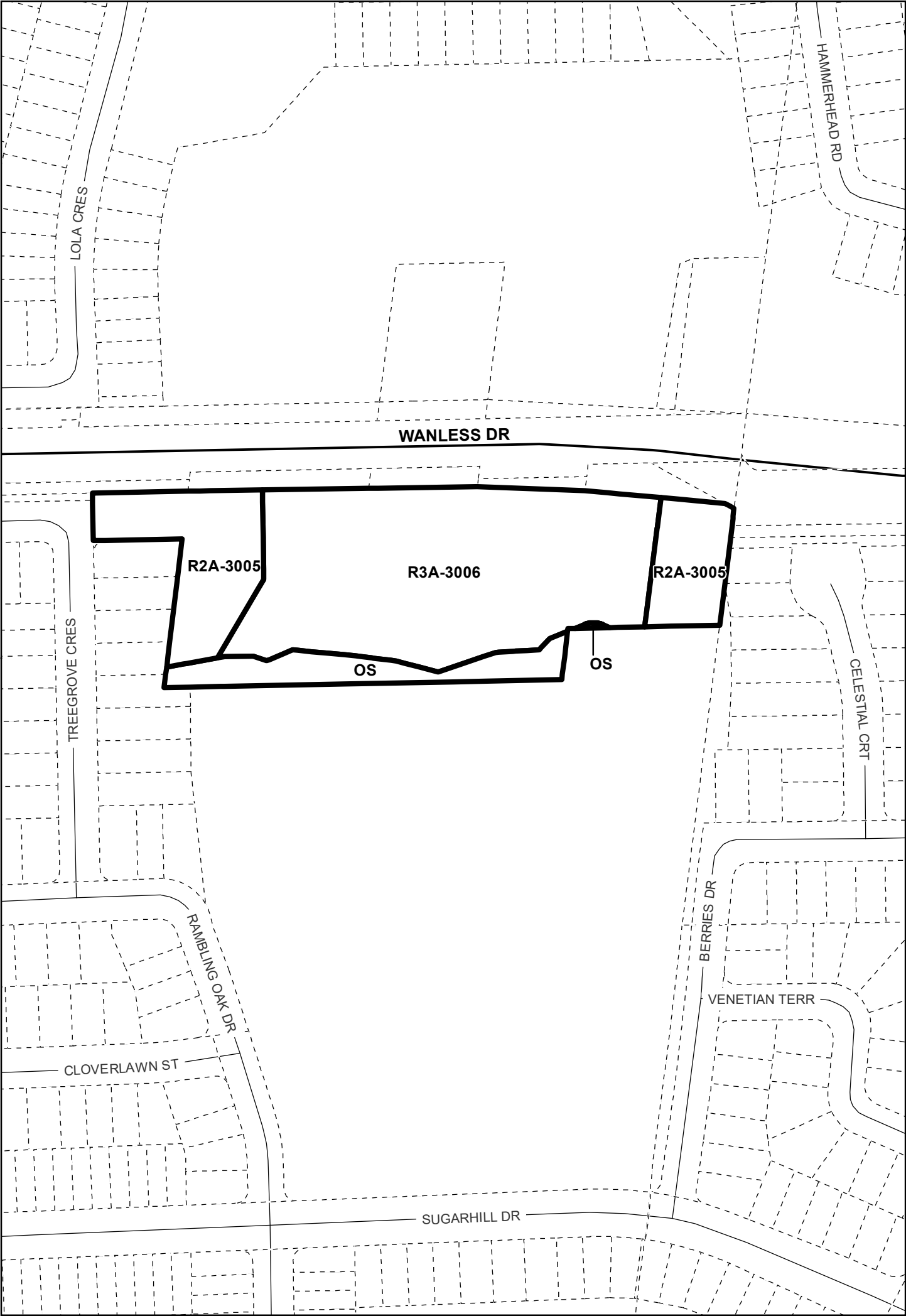
Patrick Brown, Mayor



Approved as to content.

____/____/____

[Approver’s Name]

Peter Fay, City Clerk



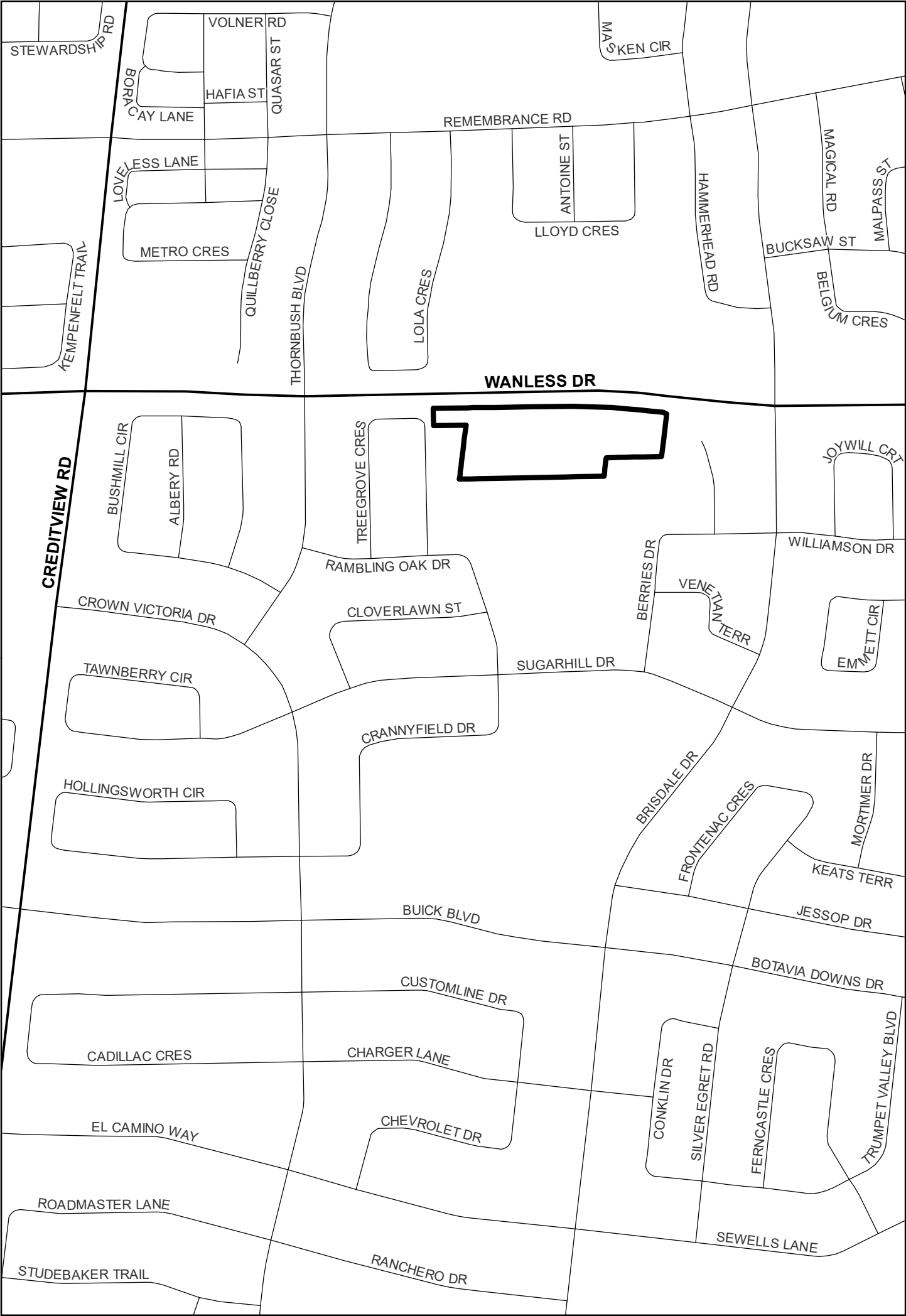
 Zone Boundary  Existing Parcel Fabric



BRAMPTON
Flower City



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



 SUBJECT PROPERTY



BRAMPTON
Flower City



KEY MAP

BY-LAW -2020