



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

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

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WHEREAS 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:

By-law 270-2004, as amended, is hereby further amended:

- (1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

FROM:	TO:
Residential Hamlet One (RHM1)	Residential Apartment A – Section 3721 (R4A-3721) (H)
	Residential Townhouse B – Section 3722 (R3B-3722) (H)
	Residential Single Detached A – Section 3723 (R1A-3723) (H)
	Open Space (OS)
	Open Space – Section 3724 (OS-3724)
	Floodplain (F)

- (2) By adding the following sections:

“3721 The lands designated R4A – SECTION 3721 on Schedule A to this bylaw:

3721.1 Shall only be used for the purposes permitted within a R4A zone and accessory retail uses;

3721.2 Shall be subject to the following requirements and restrictions:

(a) Front Lot Line	For the purpose of this zone, Queen Street West shall be
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	deemed to be the Front Lot Line.
(b) Minimum Lot Area	0.6 hectares
(c) Minimum Lot Width	30.0 metres
(d) Minimum Lot Depth	30.0 metres
(e) Minimum Front Yard Setback	3.0 metres
(f) Minimum Rear Yard Setback	6.0 metres
(g) Minimum Exterior Yard Setback	4.5 metres
(h) Minimum Interior Side Yard Setback	6.5 metres to the fourth floor of a building; and, 7.3 metres above the fourth floor of a building
(i) Minimum Stepback along Queen Street West and Street 'A' for the portion of the building above the sixth storey	2.5 metres
(j) Minimum setback for a building from a Daylight Triangle at Queen Street West and Street 'A'	0.0 metres
(k) Minimum Setback from any lot line to any portion of a building below finished grade	0.0 metres
(l) Minimum Setback from a Daylight Triangle	0.5 metres
(m) Minimum Setback from Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure	No requirement.
(n) Maximum Building Height (exclusive of any rooftop mechanical penthouse or architectural features)	45.0 metres
(o) Minimum number of Storeys in a building	5 storeys
(p) Maximum number of Storeys in a building	12 storeys
(q) Minimum Height of the Ground Floor fronting Queen Street	4.5 metres

West	
(r) Maximum Lot Coverage	50.0%
(s) Minimum Landscaped Open Space	30.0%
(t) Maximum Gross Floor Area	29,500 square metres
(u) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building.
(v) Rooftop Mechanical Equipment	Mechanical equipment on the roof of a building shall be screened.
(w) Ground Floor Dwelling Unit Access	All dwelling units on the ground floor with a street frontage onto Queen Street West shall have individual entrances directly accessible from the street.
(x) Apartment Building Access	An apartment building shall have a primary pedestrian entrance that is directly accessible from Queen Street West or Street 'A'.
(y) Minimum Amenity Space	4.0 square metres total of indoor and outdoor amenity space per dwelling unit.

3721.3 Until such time as the Holding (H) is lifted, lands zoned R4A-3721 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

3721.4 The Holding (H) symbol for all or any part of the land zoned shall not be removed until such a time as the following conditions are met:

- (1) A revised Functional Servicing Report has approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

3721.6 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provision of the By-law which are not in conflict with those set out in Section 3721.

3722 The lands designated R3B – SECTION 3722 on Schedule A to this bylaw:

3722.1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes within a R3B zone;

3722.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	140 square metres per dwelling unit.
(b) Minimum Lot Width	Interior Lot: 6.0 metres Corner Lot: 7.5 metres
(c) Minimum Lot Depth	24.7 metres
(d) Minimum Front Yard Depth	3.0 metres provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line.
(e) Minimum Interior Side Yard Width	1.5 metres between buildings
(f) Minimum Exterior Side Yard Width	3.0 metres
(g) Minimum Rear Yard Depth	6.0 metres
(h) Driveway Width	Shall not exceed the width of the garage.
(i) Encroachment	(i) A Balcony, Porch or Bay Window may project into the minimum front yard by a maximum of 1.8 metres. (ii) Eaves, Cornices and Gutters may project into the minimum front yard by a maximum of 0.6 metres. (iii) Steps may encroach a maximum of 1.0 metre from a porch or deck.
(j) Minimum Setback from Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure	No requirement.
(k) Maximum Building Height	13.0 metres
(l) Maximum Lot Coverage	65.0% of the lot area for a principal building.
(m) Minimum Landscaped Open Space	25.0 square metres for each dwelling.
(n) Minimum Distance between Driveway and Actual or Projected Point of Intersection of Two Streets	4.0 metres as measured along a lot line.

(o) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be screened from the street.
(p) Rooftop Mechanical Equipment	Mechanical equipment on the roof of a building shall be screened.

3722.3 Until such time as the Holding (H) is lifted, lands zoned R4A-3722 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

3722.4 The Holding (H) symbol for all or any part of the land zoned shall not be removed until such a time as the following conditions are met:

- (1) A revised Functional Servicing Report has approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

3722.5 Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provision of the By-law which are not in conflict with those set out in Section 3722.

3723 The lands designated R1A – SECTION 3723 on Schedule A to this bylaw:

3723.1 Shall only be used for the residential purposes and purposes accessory to other permitted purposes within a R1A zone;

3723.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	100.0 square metres
(b) Minimum Lot Depth	12.0 metres
(c) Minimum Front Yard Depth	3.0 metres
(d) Minimum Side Yard Width	4.0 metres
(e) Minimum Rear Yard Depth	2.5 metres
(f) Driveway Width	Shall not exceed the width of the garage.
(g) Minimum Setback from Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure	No requirement.
(h) Maximum Building Height	13.0 metres
(i) Maximum Lot Coverage	35.0%

3723.3 Until such time as the Holding (H) is lifted, lands zoned R1A-3723 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

3723.4 The Holding (H) symbol for all or any part of the land zoned shall not be removed until such a time as the following conditions are met:

- (1) A revised Functional Servicing Report has approved to the satisfaction of the Region of Peel and the Commissioner of Planning, Building and Growth Management.

3723.5 Shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provision of the By-law which are not in conflict with those set out in Section 3724.

3724 The lands designated OS – SECTION 3724 on Schedule A to this bylaw:

3724.1 Shall only be used for the following purposes:

- (1) Private road;
- (2) At-grade, above and below-grade stormwater management and other flood and erosion control facilities;
- (3) A structure ancillary to below-grade flood and erosion control facilities; and,
- (4) Publicly accessible open space;

3724.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Setback	3.0 metres
(b) Minimum Rear Yard Setback	3.0 metres
(c) Minimum Exterior Yard Setback	3.0 metres
(d) Minimum Interior Side Yard Setback	3.0 metres
(e) Minimum Setback from any lot line to any portion of a building or structure below grade	0.3 metres
(f) Minimum Setback from a Daylight Triangle	0.0 metres
(g) Minimum Setback for at-grade, above and below-grade stormwater management, flood and erosion control facilities, utility Infrastructure including transformers, gas pads, or telecommunications infrastructure	No requirement.
(h) Maximum Height of a Building	1 storey
(i) Minimum Landscaped Open Space	50.0%

(j) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building or screened from a street or private street.
(k) Rooftop Mechanical Equipment	Mechanical equipment on the roof of a building shall be screened.

3724.3 Shall also be subject to the requirements and restrictions relating to the OS zone and all the general provision of the By-law which are not in conflict with those set out in Section 3724.”

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to  
content.  
202 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
form.  
202 \_\_/month/day  
[insert name]

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Peter Fay, City Clerk

(OZS-2020-0029)