



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend By-law 270-2004, as amended

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;

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

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

From:	To:
Agricultural (A)	Residential Townhouse E (H) – 5.5 – Section 3712 (R3E-5.5(H)- 3712)
Residential Rural Estate Two (RE2)	Residential Townhouse C (H) – Section 3713 (R3C(H)-3713)
Public Ownership and Utilities	Residential Apartment A (H) – Section 3714 (R4A(H)-3714)
	Residential Apartment A (H) – Section DDD (R4A(H)-DDD)
	Residential Townhouse C (H) – Section EEE (R3C(H)-EEE)
	Residential Townhouse E (H) – 5.5 – Section FFF (R3E-5.5(H)- FFF)
	Open Space (OS)
	Floodplain (F)

(2) By adding thereto the following sections:

- “3712 The lands designated R3E – 5.5 – Section 3712 of Schedule A to this by-law:
- 3712.1 Shall only be used for the purposes permitted in an R3E zone;
- 3712.2 Shall be subject to the following requirements and restrictions:

(a) Minimum lot width	Interior lot: 5.5 metres End Lot : 6.9 metres Corner lot: 7.0 metres
(b) Minimum lot area per dwelling units	145 square metres
(c) Minimum Dwelling Unit Width	5.5 metres
(d) Minimum interior side yard	(1) 1.2 metres when abutting side lot line coincide with two exterior walls; (2) 0.0 metre when abutting side lot line coincides with a common wall between two dwellings;
(e) Minimum exterior side yard	3.0 metres; 1.2 metres when a lot abuts a private road
(f) Minimum rear yard	6.0 metres
(g) Maximum building height	13.5 metres
(h) Minimum landscaped open space	A minimum of 20 square meters for the entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
(i) Encroachment	(1) 1.8 metres including eaves and cornices (into the Front, Rear and Exterior Side Yards).
(j) The following shall apply to a bay, bow or box window:	(1) notwithstanding Section 6.13 Table 6.13.A, the maximum width of a bay, bow or box width of a bay, bow or box window with or without foundation shall be 4.5 metres; (2) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; (3) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
(k) Garage Control	Notwithstanding 16.10.2 (k), the minimum width of a garage is 3.1

	metres. 16.10. 2 (k) (4) shall not apply to interior garage widths.
(l) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	

3712.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.

3712.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

- 1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
- 2. Prior to the lifting of the Holding (H) symbol, satisfactory arrangements shall be made with the City for the conveyance of temporary servicing easements to facilitate servicing of Street 'A' between Clarkway Drive and the eastern limit of the development.

3713 The lands designated R3C - Section 3713 on Schedule A to this by-law:

3713.1 Shall only be used for the purposes permitted in a R3C zone;

3713.2 Shall be subject to the following requirements and restrictions:

Minimum Lot Area	140 square metre per dwelling unit
(a) Minimum lot width	Interior lot: 5.5 metres End Lot: 6.9 metres Corner lot: 6.9 metres
(b) Minimum Exterior Side Yard	1.2 metres; 0.6 metres from a parking area and public walkway
(c) Minimum rear yard	6.0 metres
(d) Minimum interior side yard	(1) 1.2 metres when the abutting side lot line coincide with two exterior walls; (2) 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
(e) Maximum building height	13.5 metres

(f) Minimum landscaped open space	Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
(g) Encroachment	(1) 1.8 metres including eaves and cornices (into the Front, Rear and Exterior Side Yards).
(h) The following shall apply to a bay, bow or box window:	<p>(1) notwithstanding Section 6.13 Table 6.13.A, the maximum width of a bay, bow or box width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>(2) notwithstanding Section 6.13 Table 6.13.A, the maximum depth of a bay, bow or box window with or without a founding shall be 1.0 metres;</p> <p>(3) 0.5 metres into the 1.2-metre interior side yard for a bay window with or without a foundation or cold cellar.</p>
(k) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.	

- 3713.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3713.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to the satisfaction of the Commissioner of Planning, Building and Growth Management; and

2. Prior to the lifting of the Holding (H) symbol, satisfactory arrangements shall be made with the City for the conveyance of temporary servicing easements to facilitate servicing of Street 'A' between Clarkway Drive and the eastern limit of the development.
- 3714 The lands designated R4A-3714 on Schedule A to this by-law:
- 3714.1 Shall only be used for the purposes permitted in section 3714.1(1), or the purposes permitted by section 3714.1(2), but not both sections or not any combination of both sections:

- (1) either:
 - (b) those purposes permitted in a R3C – Section 3713 zone.
- (2) or:
 - (b) those purposes permitted in an R4A-3714 zone.

3714.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes permitted in the R3C-3713 zone, the requirements and restrictions set out in the R3C-3713 zone shall apply.
- 2) For those uses permitted in section R4A-3714, shall be subject to the following requirements and restrictions:

(a) Minimum front yard	4.5 metres
(b) Minimum side yard	4.5 metres
(c) Minimum rear yard to an R3C - Section 3713 Zone	11.0 metres
(d) Maximum lot coverage	50% by the main building(s)
(f) Minimum landscaped open space	20%
(g) Maximum floor space index	No requirement
(i) Lands zoned R4A-3714 shall be treated as a single lot for zoning purposes.	
(k) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.	

3714.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.

3714.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

- 1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to

the satisfaction of the Commissioner of Planning, Building and Growth Management; and

- 2. Prior to the lifting of the Holding (H) symbol, satisfactory arrangements shall be made with the City for the conveyance of temporary servicing easements to facilitate servicing of Street 'A' between Clarkway Drive and the eastern limit of the development.

DDD The lands designated R4A-DDD on Schedule A to this by-law:

DDD.1 Shall only be used for the purposes permitted in section DDD.1(1), or the purposes permitted by section DDD.1(2), but not both sections or not any combination of both sections:

(1) those purposes permitted in a R3C – Section 3713 zone.

or

(2) those purposes permitted in an R4A-DDD zone.

DDD.2 Shall be subject to the following requirements and restrictions:

- 3) For the purposes permitted in the R3C-3713 zone, the requirements and restrictions set out in the R3C-3713 zone shall apply.
- 4) For those uses permitted in section R4A-DDD, shall be subject to the following requirements and restrictions:

(a) Minimum front yard	4.5 metres
(b) Minimum side yard	4.5 metres
(c) Minimum rear yard to an R3C - Section 3713 Zone	11.0 metres
(d) Maximum lot coverage	50% by the main building(s)
(f) Minimum landscaped open space	20%
(g) Maximum floor space index	No requirement
(i) Lands zoned R4A-3714 shall be treated as a single lot for zoning purposes.	
(k) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.	

DDD.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- DDD.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to the satisfaction of the Commissioner of Planning, Building and Growth Management; and

2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

EEE The lands designated R3C - Section EEE on Schedule A to this by-law:

EEE.1 Shall only be used for the purposes permitted in a R3C zone;

EEE.2 Shall be subject to the following requirements and restrictions:

Minimum Lot Area	140 square metre per dwelling unit
(a) Minimum lot width	Interior lot: 5.5 metres End Lot: 6.9 metres Corner lot: 6.9 metres
(b) Minimum Exterior Side Yard	1.2 metres; 0.6 metres from a parking area and public walkway
(c) Minimum rear yard	6.0 metres
(d) Minimum interior side yard	(1) 1.2 metres when the abutting side lot line coincide with two exterior walls; (2) 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
(e) Maximum building height	13.5 metres
(f) Minimum landscaped open space	Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
(g) Encroachment	(1) 1.8 metres including eaves and cornices (into the Front, Rear and Exterior Side Yards).

<p>(h) The following shall apply to a bay, bow or box window:</p>	<p>(1) notwithstanding Section 6.13 Table 6.13.A, the maximum width of a bay, bow or box width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>(2) notwithstanding Section 6.13 Table 6.13.A, the maximum depth of a bay, bow or box window with or without a founding shall be 1.0 metres;</p> <p>(3) 0.5 metres into the 1.2-metre interior side yard for a bay window with or without a foundation or cold cellar.</p>
<p>(k) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.</p>	

- EEE.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- EEE.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to the satisfaction of the Commissioner of Planning, Building and Growth Management; and

2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

(2) By adding thereto the following sections:

- “FFF The lands designated R3E – 5.5 – Section FFF of Schedule A to this by-law:
- FFF.1 Shall only be used for the purposes permitted in an R3E zone;
- FFF.2 Shall be subject to the following requirements and restrictions:

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(a) Minimum lot width	Interior lot: 5.5 metres End Lot : 6.9 metres Corner lot: 7.0 metres
(b) Minimum lot area per dwelling units	145 square metres
(c) Minimum Dwelling Unit Width	5.5 metres
(d) Minimum interior side yard	(1) 1.2 metres when abutting side lot line coincide with two exterior walls; (2) 0.0 metre when abutting side lot line coincides with a common wall between two dwellings;
(e) Minimum exterior side yard	3.0 metres; 1.2 metres when a lot abuts a private road
(f) Minimum rear yard	6.0 metres
(g) Maximum building height	13.5 metres
(h) Minimum landscaped open space	A minimum of 20 square meters for the entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
(i) Encroachment	(1) 1.8 metres including eaves and cornices (into the Front, Rear and Exterior Side Yards).
(j) The following shall apply to a bay, bow or box window:	(1) notwithstanding Section 6.13 Table 6.13.A, the maximum width of a bay, bow or box width of a bay, bow or box window with or without foundation shall be 4.5 metres; (2) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; (3) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
(k) Garage Control	Notwithstanding 16.10.2 (k), the minimum width of a garage is 3.1 metres. 16.10. 2 (k) (4) shall not apply to interior garage widths.

(l) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.

- FFF.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- FFF.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of the stormwater management block 22, as well as block 24, block 25 and block 26, and Street 'A' from Castlemore Road to Old Castlemore Road to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

ENACTED and PASSED this **Xth day of MONTH**, 2023.

Approved as to
form.

20__ / month / day

[insert name]

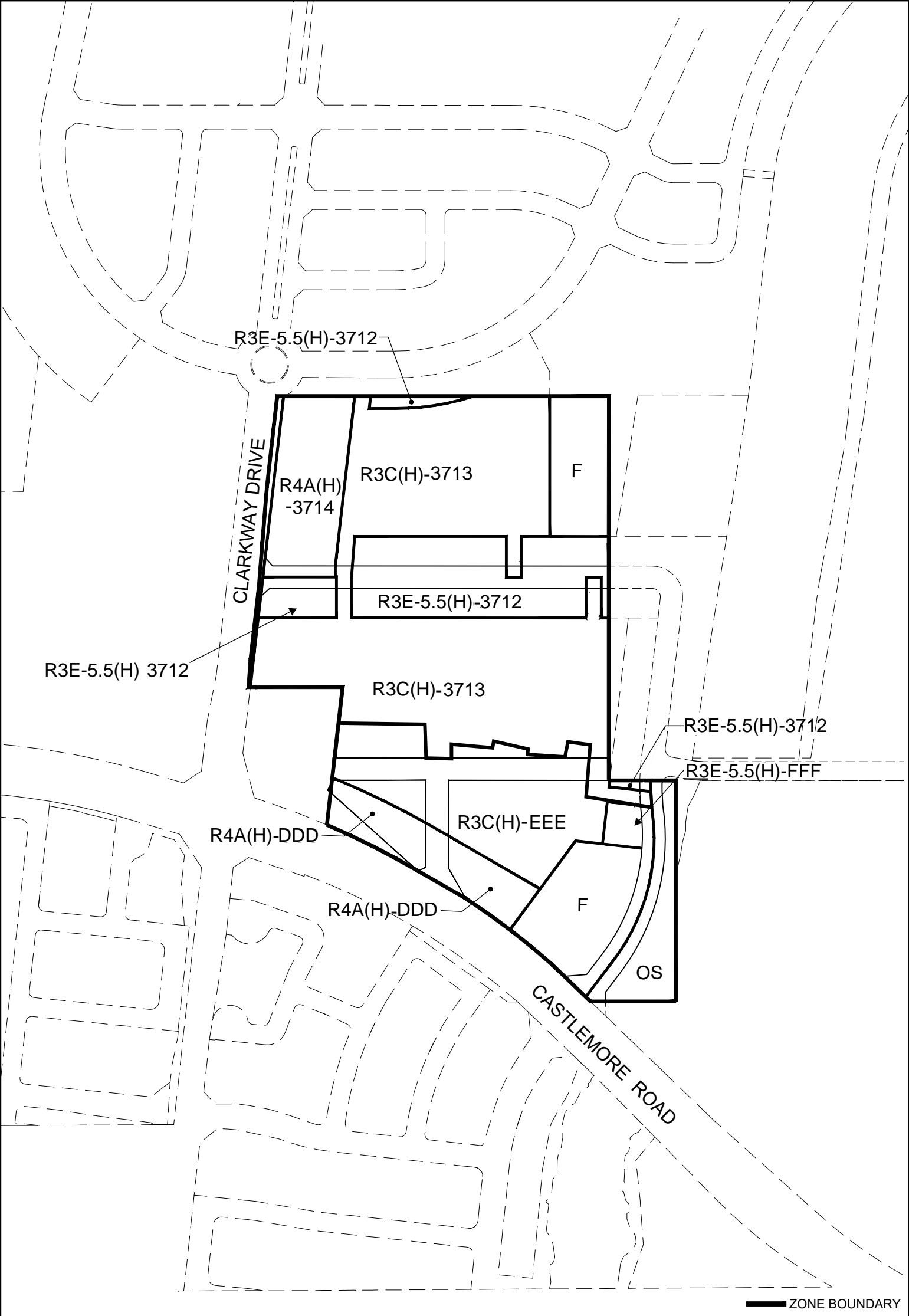
Patrick Brown, Mayor

Approved as to
content.

20__ / month / day

[insert name]

Peter Fay, City Clerk



PART OF LOT 11,
CONCESSION 11, N.D.
BLOCK PLAN 47-1



CITY OF BRAMPTON
Planning, Design, and Development

BY-LAW _____ SCHEDULE A

1:4000

Date:

Drawn By: