

OLT - 22-004205
ATTACHMENT B

The Corporation of the City of Brampton

BY-LAW

Number OLT ZB 1-2023

To amend By-law 270-2004, as amended

The Ontario Land Tribunal approves as follows:

1. 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 RURAL ESTATE HOLDING (REH);	RESIDENTIAL TOWNHOUSE C – 3643 (R3C- 3643)
	RESIDENTIAL TOWNHOUSE A(4) – 3644 (R3A – 3644),
	RESIDENTIAL SINGLE DETACHED F – 12.2 – 3645 (R1F-12.2-3645)
	OPEN SPACE (OS), AND
	FLOODPLAIN (F)

(2) by adding thereto the following Section:

3643 The lands designated R3C-3643 on Schedule A to this bylaw:

3643.1 Shall only be used for the purposes permitted in an R3C Zone and:

- A. A semi-detached dwelling
- B. Dwelling, Rear Lane Townhouse

3643.2 Shall be subject to the following requirements and restrictions:

- i. In this Section:
 - a) A private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or

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Street and Visibility Triangles in the General Provisions for all Zones and provisions in the General Provisions for Residential Zones.

- b) A private road shall mean a road established as a common element.
 - c) The lot line opposite the lot line traversed by a driveway shall be deemed the Front Lot Line.
 - d) Notwithstanding Section 10.9.1.B.7, the maximum driveway width shall not exceed the width of the lot.
- ii. Minimum Exterior Side Yard Width: 2.5 metres
 - iii. Minimum Rear Yard Depth:
 - a) 4.5 metres to a building wall
 - b) 0.6 metres to a building wall for a corner unit
 - c) 6.0 metres where a parking space is proposed between a garage door and a private road
 - iv. Minimum Front Yard Depth: 3.0m
 - v. Maximum Building Height: 13.5 metres
 - vi. Garage Control:
 - a) No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
 - b) No garage shall face the front or side lot line;
 - c) The maximum cumulative garage door width: No maximum;
 - d) The maximum interior garage width of an attached garage: No maximum;
 - vii. Minimum Required Visitor Parking Spaces: 0
 - viii. A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;
 - ix. Minimum Amenity Area:

3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
 - x. Air conditioning units are permitted to be located on a balcony or uncovered terrace;
 - xi. No accessory buildings, structure, or swimming pools are permitted within the rear yard.

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- xii. Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, and encroachment, or an accessory building permitted by this by-law.
- xiii. Fencing may be permitted in the front yard up to 1 metre from a private road.
- xiv. Maximum Number of Dwelling Units: 15

3643.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3643.2.

3644. The lands designated R3A(4) - 3644 on Schedule A to this by-law:

3644.1 Shall only be used for the purposes permitted in an R3A(4) zone, and:

- i) Dwellings, Back to Back Townhouse;

3644.2 Shall be subject to the following requirements and restrictions:

- i. Minimum Front Yard Depth: 3.0 metres
- ii. Minimum Interior Side Yard Width: 1.2 metres
- iii. Minimum Exterior Side Yard Width: 3.0 metres
- iv. Minimum Rear Yard Depth: 3.0 metres
- v. Minimum Building Setback to a Daylight Triangle: 1.2 metres
- vi. Maximum Building Height: 13.5 metres;
- vii. Maximum Lot Coverage: 45%
- viii. A porch and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into any required yard;
- ix. A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into any required yard;
- x. Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace.
- xi. Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- xii. Minimum Outdoor Amenity Area: 280 square metres;

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xiii. Minimum Required Visitor Parking Spaces: 0.15 spaces per unit

xiv. Maximum Number of Dwelling Units: 84

3644.3 Shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3644.2.

"3645. The lands designated R1F-12.2-3645 on Schedule A to this by-law:

3645.1 Shall only be used for the purposes permitted in an R1F-12.2 Zone.

3645.2 Shall be subject to the following requirements and restrictions:

- i) In this Section:
 - (a) a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines, as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for all Zones and provisions in the General Provisions for Residential Zones.
 - (b) a private road shall mean a road established as a common element.
 - (c) the lot line abutting a public road shall be deemed the Front Lot Line.
- ii) Minimum Front Yard Depth: 3.5 metres
- iii) Minimum Rear Yard Depth:
 - a. 4.5 metres to a building wall; and
 - b. 6.0 metres to a garage;
- iv) Maximum Building Height: 12.0 metres;
- v) Garage Control:
 - a. No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
 - b. No garage shall face the front or side lot line;
 - c. The maximum cumulative garage door width for an attached garage shall be 5.0 metres;
 - d. The maximum interior garage width of an attached garage shall be 5.6 metres.
- vi) Minimum Required Visitor Parking Spaces: 0
- vii) A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;

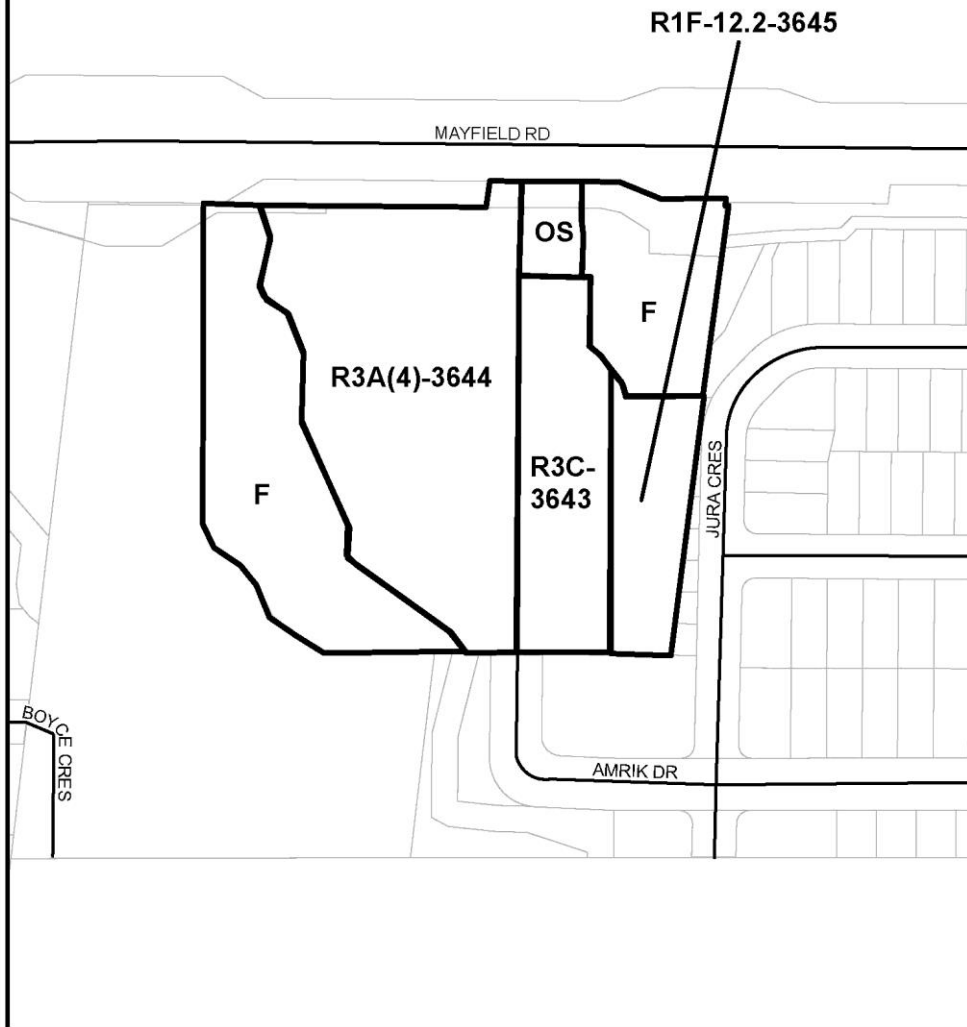
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- viii) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- ix) No accessory buildings, structure, detached garages and/or swimming pools are permitted within the rear yard.

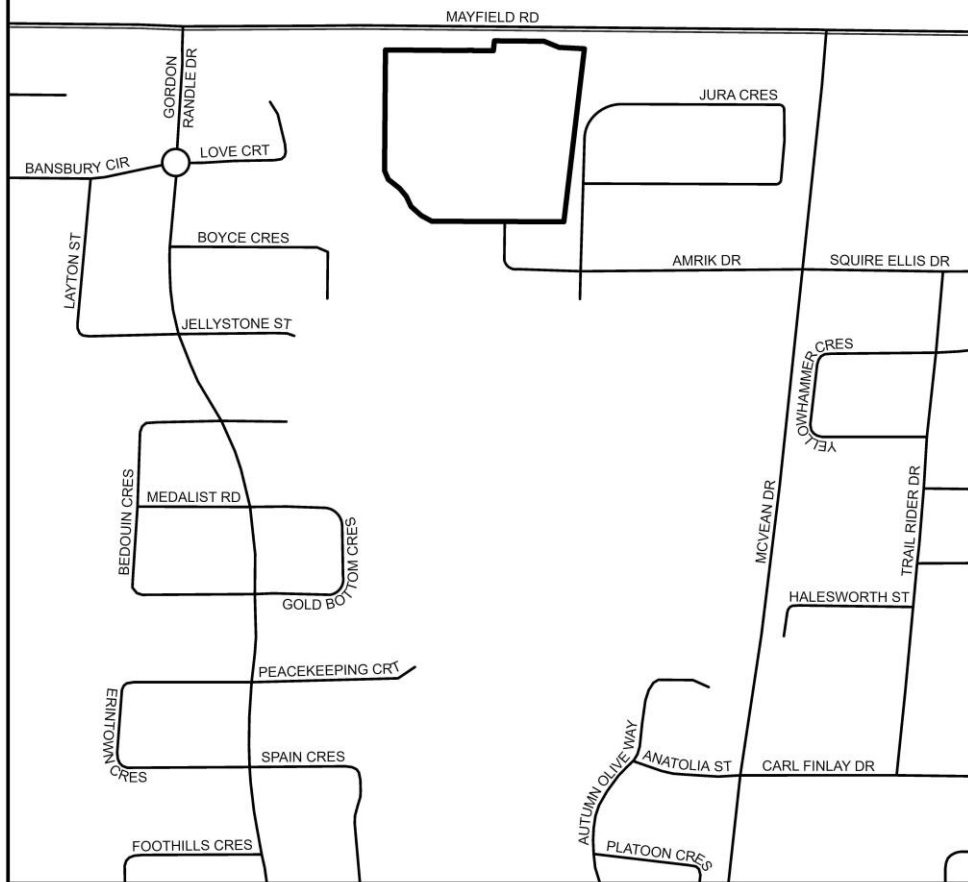
3645.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3645.2.”

Approved by the Ontario Land Tribunal on May 26, 2023 pursuant to Order No. OLT-22-004205

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SUBJECT LANDS CITY LIMIT



brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT
File: OZS-2019-0014_ZKM
Date: 2023/03/07



KEY MAP

BY-LAW OLT ZB 1-2023

Drawn by: ckovac