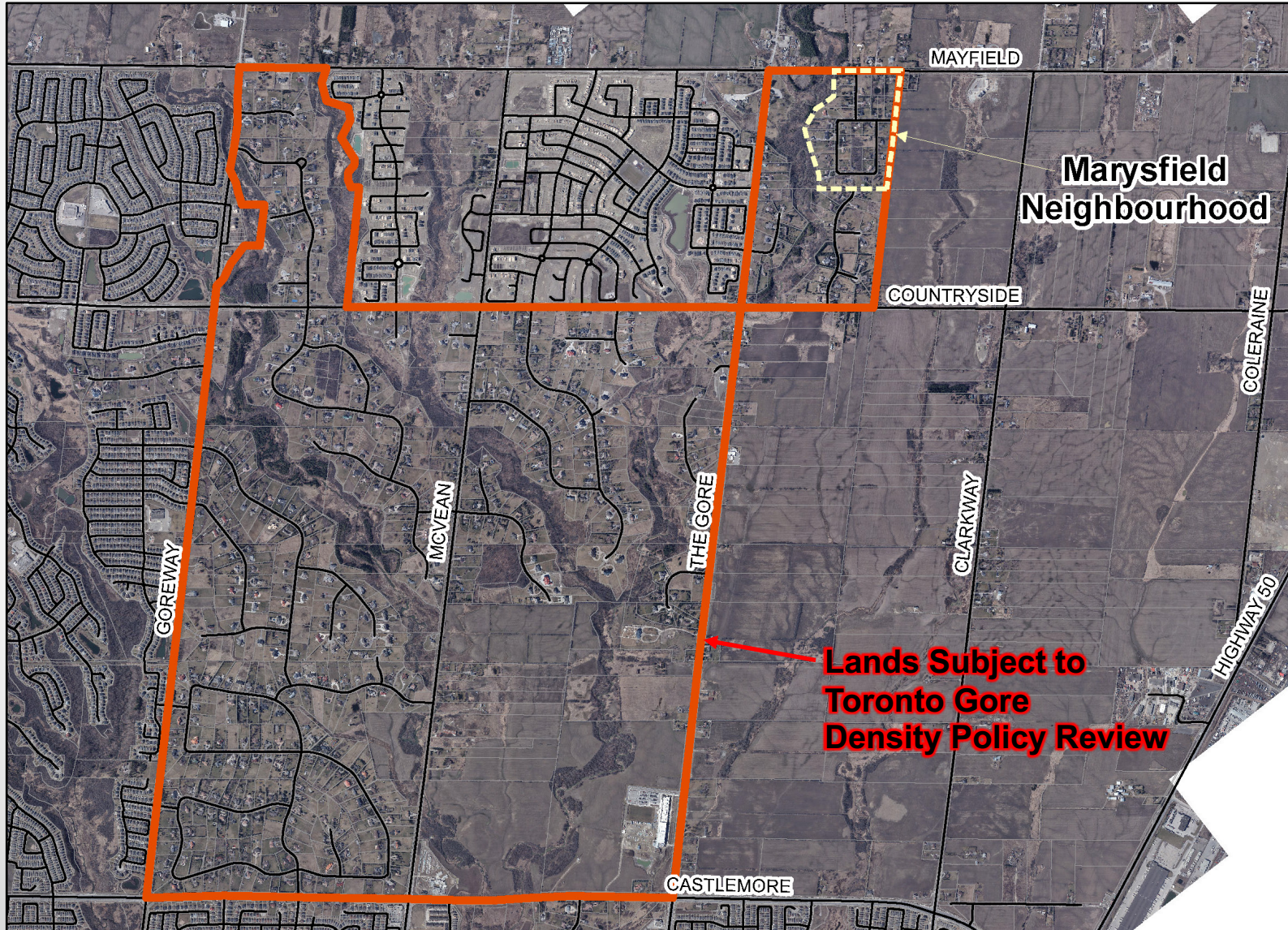




# Marysfield Neighbourhood Review

Brampton City Council  
July 10, 2019

# Area Context




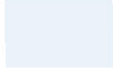
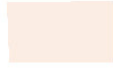


# Area Context

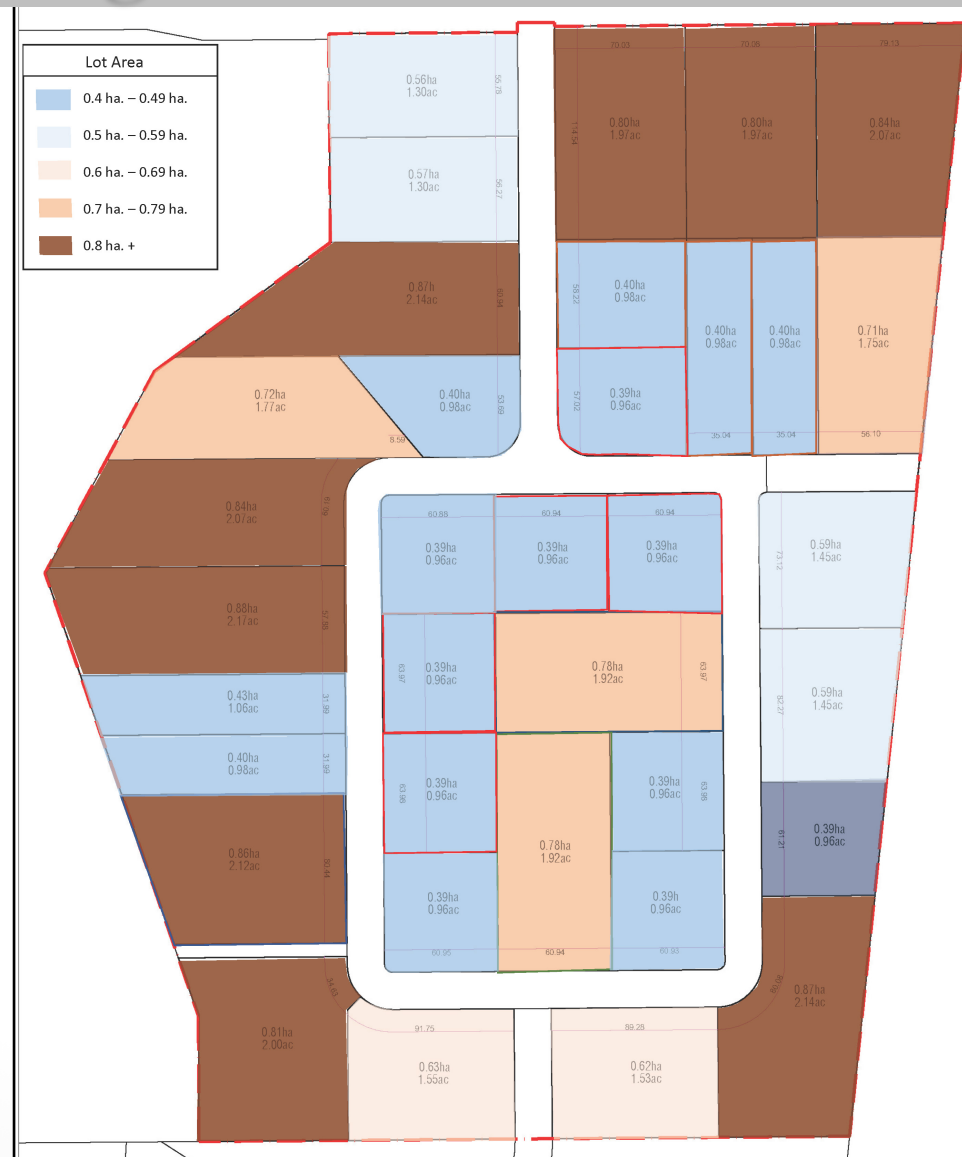


## Genesis of Study

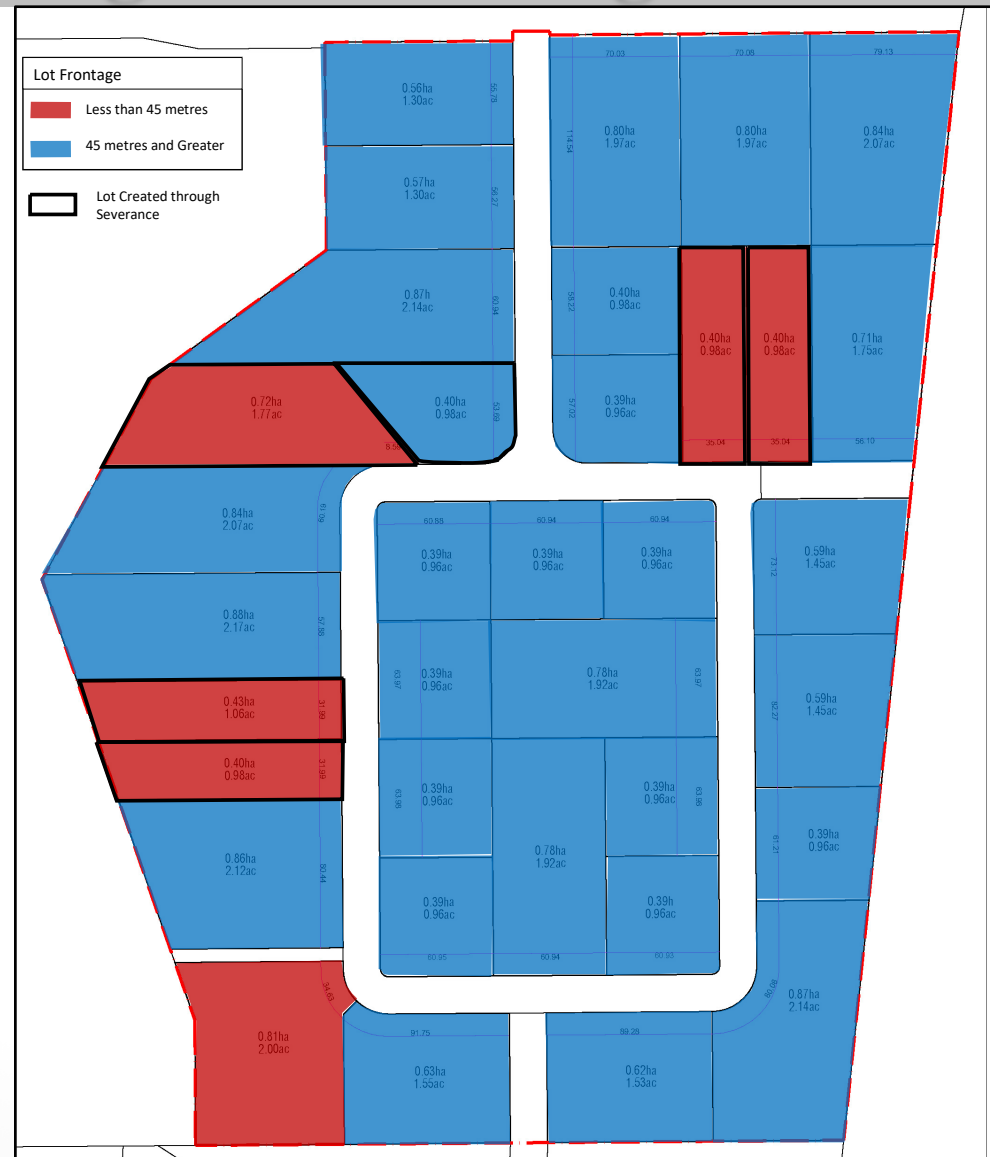
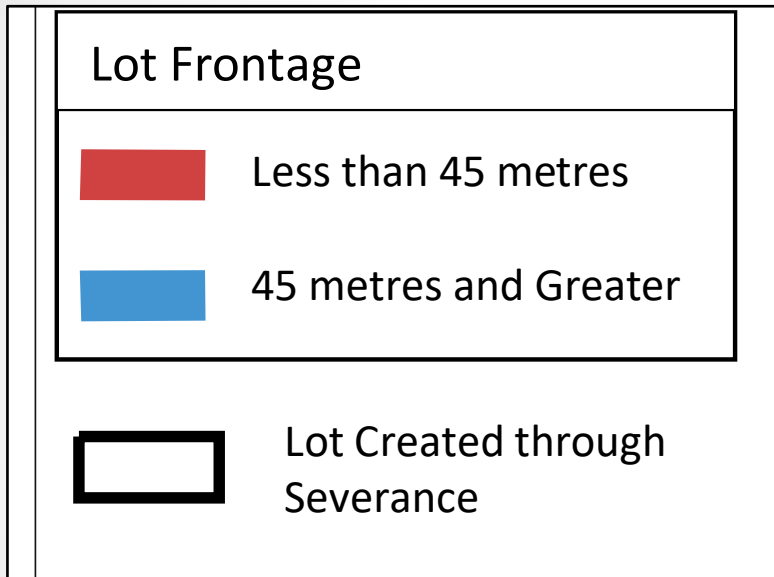
- November 2011: City Council directed staff to undertake a policy review with respect to severances in the Estate Residential Area in the Marysfield Neighbourhood.
- As a result, the City initiated a focused review of the Marysfield neighbourhood.
- The purpose of the detailed review of Marysfield is to:
  - examine the character defining elements of the Marysfield community
  - identify how these elements can be protected;
  - recommend a policy framework in the Official Plan; and
  - recommend amendments to the Zoning By-law.

# Marysfield – Existing Lot Area

Lot Area	
	0.4 ha. – 0.49 ha.
	0.5 ha. – 0.59 ha.
	0.6 ha. – 0.69 ha.
	0.7 ha. – 0.79 ha.
	0.8 ha. +



# Marysfield – Existing Lot Frontage



## Proposed Policy Recommendations

1. Identify “Residential Character Areas” in Official Plan
  - To recognize unique characteristics
2. Identify Marysfield as a “Residential Character Area”
  - Character statement for Marysfield
3. Identify Criteria for Severances in Marysfield
  - To permit severances only:
    1. If adherence to min. lot size and lot frontage requirements are met; and
    2. Where adherence to “Residential Character Area” policies can be achieved
4. Require a Future Cultural Heritage Landscape Study

# Proposed Zoning Recommendations

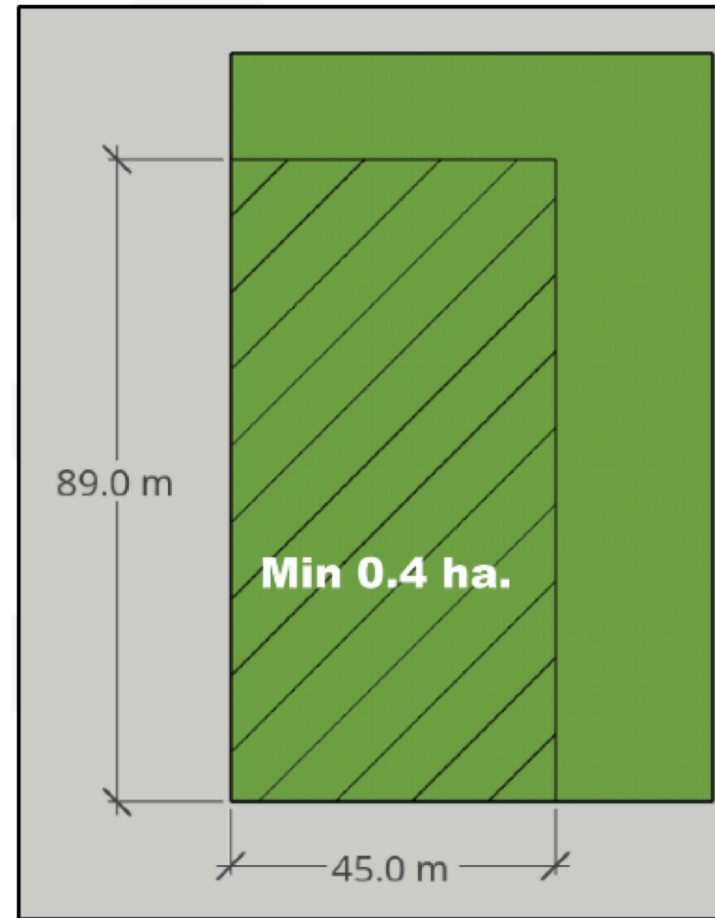
Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 - Special Section)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No requirement	No requirement
Minimum Front Yard Depth	12 metres	12 metres
Maximum Front Yard Depth	No requirement	20 metres
Minimum Interior Side Yard Width	7.5 metres	7.5 metres
Minimum Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Maximum Building Height	10.6 metres	10.6 metres
Minimum Ground Floor Area for Main Building	One storey: 170 m <sup>2</sup> More than one storey: 115 m <sup>2</sup>	One storey: 170 m <sup>2</sup> More than one storey: 115 m <sup>2</sup>
Maximum Lot Coverage	No requirement	10%, excluding accessory structures
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard, of which 75% must be permeable
Driveway Width	Min 3 metres; Max 50% of lot width (as long as min. landscaping requirements are met).	Min 3 metres; Max 50% of lot width (as long as min. landscaping requirements are met). Max 6 metres from the street edge to a point 10 metres from the street edge.



# Proposed Zoning Recommendations

## Minimum Lot Area

Identify a minimum lot area of **0.4 hectares (1.0 acre)** for new lots



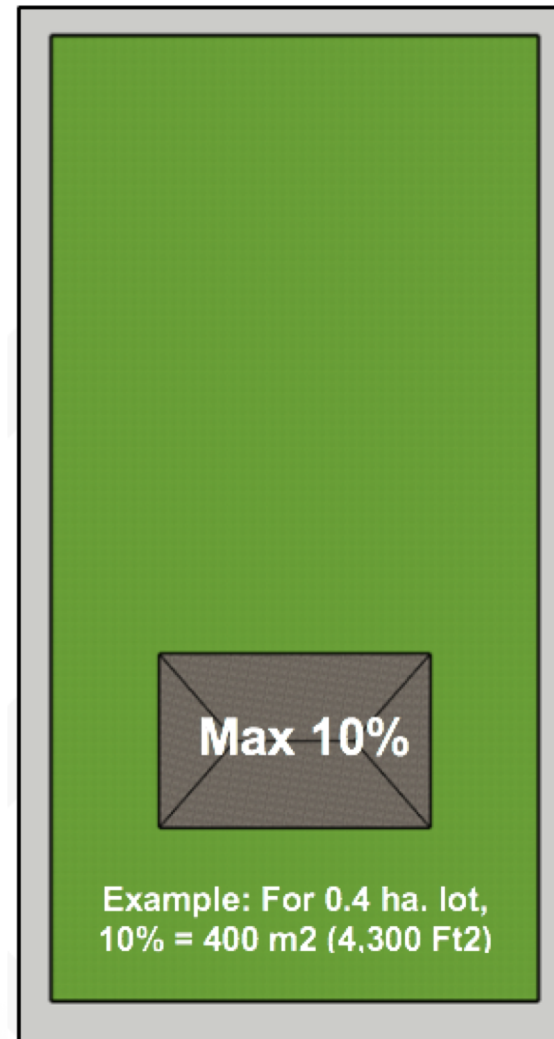
# Proposed Zoning Recommendations

## Maximum Lot Coverage

Maximum **10%** of a lot may be occupied by a dwelling.

This represents the footprint of a dwelling a property (i.e. the first floor of a house)

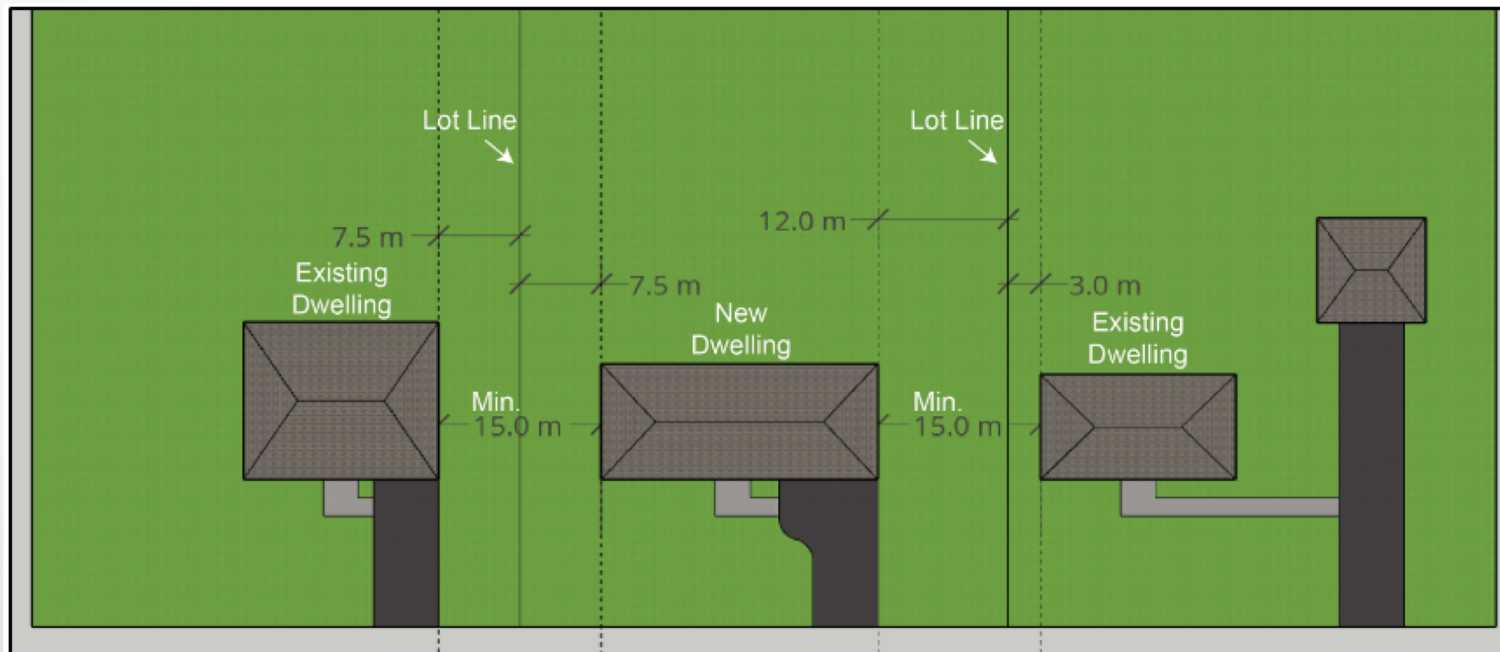
Permitted accessory buildings (garage, shed) are excluded from this requirement.



# Proposed Zoning Recommendations

## Minimum Dwelling Separation

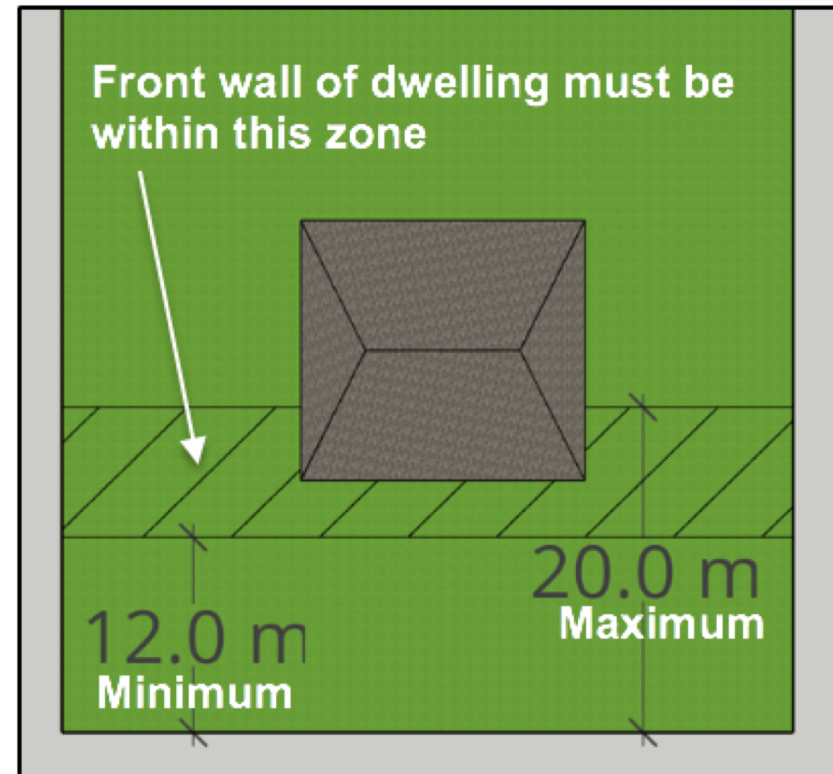
Minimum separation  
distance between dwellings  
of **15 metres (49.2 feet)**



# Proposed Zoning Recommendations

## Maximum Front Yard Depth

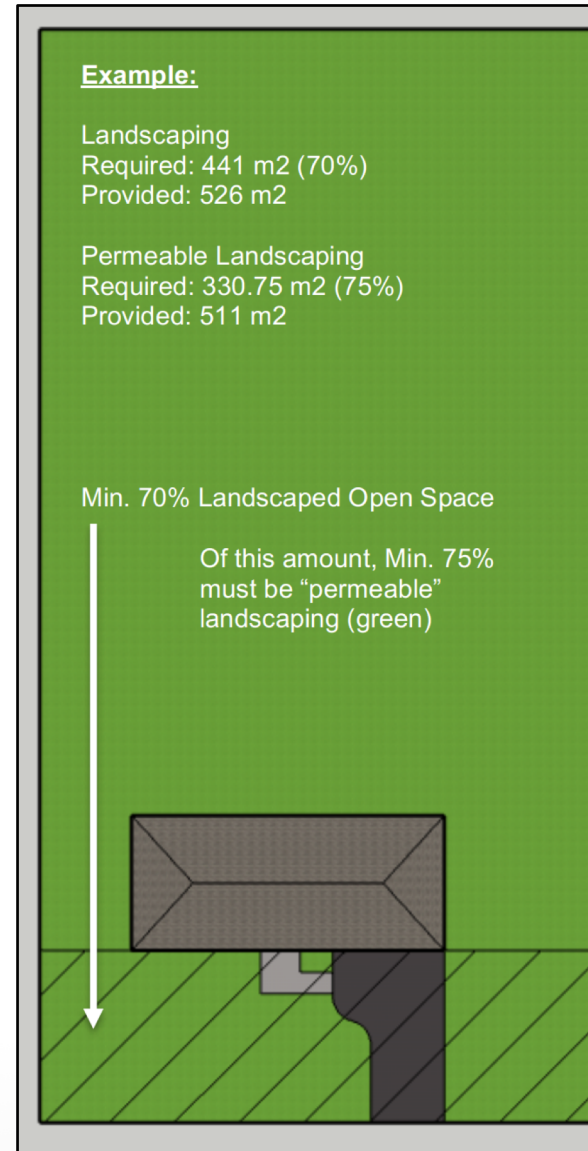
Identify a maximum required front yard depth of **20 metres (65.6 feet)** to ensure compatibility between dwellings



# Proposed Zoning Recommendations

## Minimum Front Yard Landscaping

Identify a minimum amount of “permeable” landscaping in the front yard (**75%** of minimum required landscaping)



# Proposed Zoning Recommendations

## Driveway Width

Maximum driveway width of **6 metres (20 feet)** from the street edge to a point 10 metres from the street edge

