



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 62-2014

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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL – 722 (A – 722)	RESIDENTIAL SINGLE DETACHED F-13.0-2367 (R1F-13.0-2367), RESIDENTIAL SINGLE DETACHED F-9.0-2368 (R1F-9.0-2368), RESIDENTIAL APARTMENT A – 2473 (R4A-2473), COMMERCIAL ONE – 2474 (C1-2474), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) by adding thereto the following sections:

“2473 The lands designated R4A-2473 on Schedule A to this by-law:

2473.1 Shall be used for the purposes permitted by a R4A zone and the following:

- 1) A stacked townhouse dwelling;
- 2) A skylight apartment dwelling;

2473.2 Shall be subject to the following requirements and restrictions:

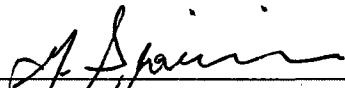

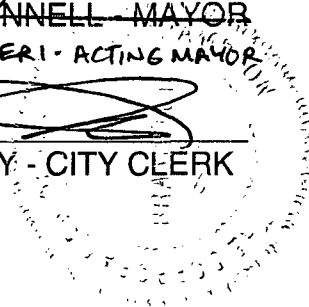
- 1) Minimum lot area: no requirement;
- 2) Minimum lot width: no requirement;
- 3) Minimum front yard depth: 3 metres;
- 4) Minimum side yard width: 3 metres;

- 5) Minimum rear yard depth:
    - (i) First 6 storeys - 3 metres;
    - (ii) 7<sup>th</sup> storey – 6.0 metres;
    - (iii) 8<sup>th</sup> storey – 9.0 metres;
  - 6) Minimum building height: 11.0 metres;
  - 7) Maximum building height: 8 storeys;
  - 8) Maximum lot coverage: no restriction;
  - 9) Minimum landscaped open space: 35%;
  - 10) Minimum landscaped buffer, except at approved access locations and permitted encroachments:
    - (i) 5.0 metres wide along Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
    - (ii) 3.0 metres wide along a lot line abutting any other public street;
  - 11) Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;
  - 12) Maximum floor space index: no restriction;
  - 13) Roof top amenity areas are permitted;
  - 14) Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:
    - (i) 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
    - (ii) 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
    - (iii) 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
    - (iv) Visitor – 0.2 spaces per dwelling unit.
  - 15) For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.
- 2473.3 For the purposes of this section, the front lot line is the line abutting Bramalea Road.
- 2474 The lands designated C1-2474 on Schedule A to this by-law:
- 2474.1 Shall be used for the following purposes:
- 1) Those uses permitted by a C1 zone; and,
  - 2) A commercial school;

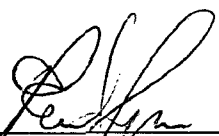
2474.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum front yard depth: 3 metres;
- 2) Minimum interior side yard width: 3 metres;
- 3) Minimum exterior side yard width: 3 metres;
- 4) Minimum rear yard depth: 3 metres;
- 5) Minimum landscaped buffer, except at approved access locations:
  - (i) 5.0 metres wide along Bramalea Road and Countryside Drive, within which a building may encroach a maximum of 2.0 metres, and,
  - (ii) 3.0 metres wide along the lot lines abutting an Open Space (OS) and Floodplain (F) zone."

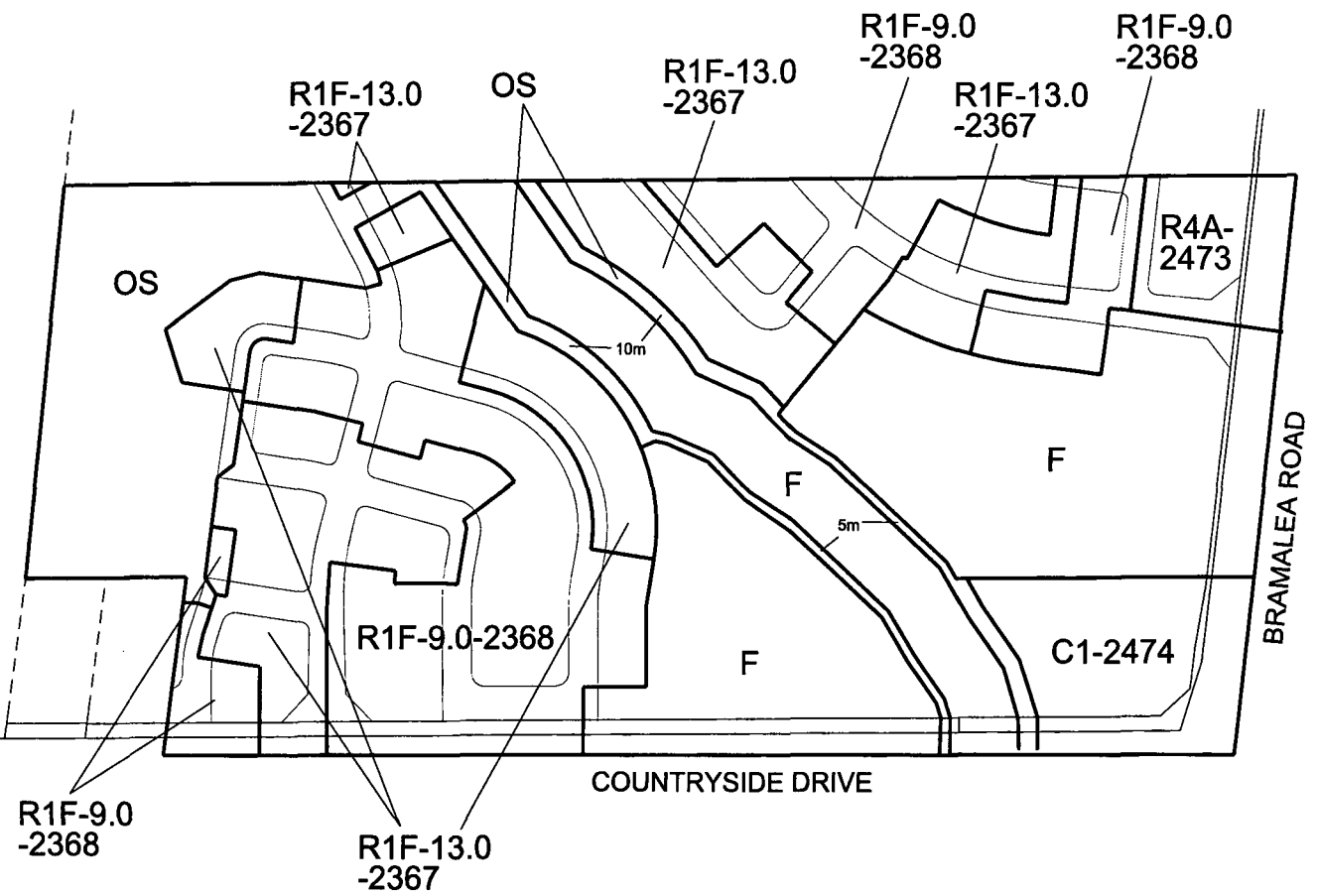
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 26<sup>TH</sup> day of March, 2014.

  
SUSAN FENNEL - MAYOR  
JOHN SPROVIERI - ACTING MAYOR  
  
PETER FAY - CITY CLERK  


Approved as to Content:

  
Paul Snape, MCIP, RPP  
Acting Director, Planning and Building

APPROVED AS TO FORM
BY: <u>J.R.</u>
LEGAL SERVICES
DATE: <u>03 07 14</u>



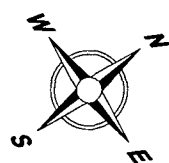
**LEGEND**

— ZONE BOUNDARY

**PART LOT 16, CONCESSION 4 E.H.S.**

**By-Law** 62-2014

**Schedule A**



**CITY OF BRAMPTON**  
 Planning and Infrastructure Services

Date: 2014 02 14

Drawn by: CJK

File no. C04E16.004\_ZBLA



SUBJECT LANDS    
  BUILT STREETS    
  PROPOSED STREETS



Date: 2014 01 27     Drawn By: CJK  
 File: C04E16.004zkm

**Key Map By-Law 62-2014**

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 62-2014 being  
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
KLM Planning Partners Inc. – Wallsend Development Inc (File C04E16.004)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, hereby make oath  
and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such  
have knowledge of the matters herein declared:
2. By-law 62-2014 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 26<sup>th</sup> day of March, 2014.
3. Written notice of By-law 62-2014 as required by section 34 of the *Planning Act*  
was given on the 4<sup>th</sup> day of April, 2014, in the manner and in the form and to the  
persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the  
final date for filing objections.
5. By-law 62-2014 is deemed to have come into effect on the 26<sup>th</sup> day of March, 2014, in  
accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
28<sup>th</sup> day of April, 2014 )



Earl Evans



A Commissioner, etc.

**PETER FAY, City Clerk**  
**The Corporation of The City of Brampton**  
**2 Wellington Street West**  
**Brampton, Ontario L6Y 4R2**  
**A Commissioner, etc., ....**  
**in the Regional Municipality of Peel**

