

**Notice of Passing of By-law 202-2021
Berkinfield Management Inc. – KLM Planning Partners Inc.
Ward 9**

Date of Decision: September 15, 2021
Date of Notice: September 24, 2021
Last Date of Appeal: October 14, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 202-2021**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Berkinfield Management Inc. – KLM Planning Partners Inc.– File OZS-2019-0012.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004 pursuant to an application by Berkinfield Management Inc. – KLM Planning Partners Inc. - to permit the development of 601 residential dwelling units, portion of two institutional blocks, valley lands, and a portion of an open space block.

Location of Lands Affected: west of Torbram Road between Mayfield Road and Countryside Drive, being part of Lot 17, Concession 5, Northern Division – Ward 9

Obtaining Additional Information: The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further inquiries should be directed to Mark Michniak, Development Planner, Planning, Building and Economic Development, at 905-874-3882 or at Mark.Michniak@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

Under the Planning Act, there is a Draft Plan of Subdivision pertaining to the subject lands – file 21T-19019B.

When and How to File an Appeal: An appeal of the by-law amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than October 14, 2021**. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 202 - 2021

To amend Comprehensive Zoning 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Single Detached F (H)-11.0 – Section 3568 (R1F(H)-11.0-3568)
	Residential Townhouse E (H)-4.4 – Section 3569 (R3E(H)-4.4-3569)
	Residential Townhouse E (H)-6.0 – Section 3570 (R3E(H)-6.0-3570)
	Residential Townhouse E (H)-6.0 – Section 3571 (R3E(H)-6.0-3571)
	Residential Single Detached F (H)-9.0 – Section 3572 (R1F(H)-9.0-3572)
	Residential Apartment A (H) – Section 3573 (R4A(H)-3573)
	Institutional One (H) – Section 3574 (I1(H)-3574)
	Residential Single Detached F (H)-13.0 – Section 3575 (R1F(H)-13.0-3575)
	Residential Single Detached F (H)-9.0 – Section 3576 (R1F(H)-9.0-3576)
	Floodplain (F) Open Space (OS)

(2) By adding the following Sections:

- "3568 The lands designated R1F(H)-11.0-3568 on Schedule A to this by-law:
- 3568.1 Shall only be used for the purposes permitted in the R1F-x zone;
- 3568.2 Uses permitted under Section R1F(H)-11.0-3568.1 shall be subject to the following requirements and restrictions:
- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
 - (2) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
 - (3) Maximum cumulative garage door width: 5.5 metres;
 - (4) Maximum interior garage width: 6.1 metres;
 - (5) Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;
 - (6) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- 3568.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3568.2;
- 3568.4 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

- 3569 The lands designated R3E(H)-4.4-3569 on Schedule A to this by-law:
- 3569.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3E-x zone;
 - (2) Rear Lane Townhouse Dwelling;
- 3569.2 Uses permitted under Section R3E(H)-4.4-3569.1 shall be subject to the following requirements and restrictions:
- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
 - (2) 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 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
 - (3) Minimum Front Yard Depth: 3.0 metres;
 - (4) Minimum Rear Yard Depth: 6.0 metres;
 - (5) Maximum Building Height: 3 storeys;
 - (6) Minimum Lot Width: 4.0 metres where a Lot abuts a daylighting triangle;
 - (7) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (8) Maximum cumulative garage door width: 3.8 metres;
 - (9) Notwithstanding Section 10.9.1B(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
 - (10) Section 10.4.1.(d) shall not apply;
 - (11) Section 10.4.1.(e) shall not apply;
 - (12) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
 - (13) Minimum outdoor amenity area: 8.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
 - (14) Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
 - (15) Where a corner lot abuts a daylight or visibility triangle larger than 12 metres by 12 metres:

- a. The Lot Line that abuts a daylight or visibility triangle shall be deemed to be the Front Lot Line;
 - b. The Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line;
 - c. Minimum Front Yard Depth: 1.2 metres;
 - d. Minimum Lot Depth: 18.0 metres;
- (16) For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- (17) For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;
- (18) For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;
- 3569.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3569.2;
- 3569.4 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;
- 3570 The lands designated R3E(H)-6.0-3570 on Schedule A to this by-law:
- 3570.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3E-x zone;
 - (2) Rear Lane Townhouse Dwellings;
- 3570.2 Uses permitted under Section R3E(H)-6.0-3570.1 shall be subject to the following requirements and restrictions:
- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and

cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;

- (2) 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 1.5 metres into the Minimum Rear Yard and may encroach a Maximum of 1.0 metres into the Minimum Front Yard and Minimum Exterior Side Yard;
- (3) Minimum Front Yard Depth: 3.0 metres;
- (4) Minimum Rear Yard Depth: 6.0 metres where there is an attached garage;
- (5) Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle or rounding;
- (6) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (7) A detached garage shall be no closer than 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
- (8) Minimum Setback from an Interior Side Lot Line: 0.3 metres for a detached garage, except, this may be reduced to 0.0 metres where the garages of two Lots sharing a Lot Line are designed as one building;
- (9) Maximum Gross Floor Area: 42 square metres for a detached garage;
- (10) Maximum cumulative garage door width: 5.5 metres;
- (11) Notwithstanding Section 10.9.1B(7), the Maximum Driveway Width shall be equal to the width of the lot on an interior lot and shall not exceed the dwelling unit width on a corner lot;
- (12) Section 10.4.1.(d) shall not apply;
- (13) Section 10.4.1.(e) shall not apply;
- (14) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- (15) Minimum Setback to a Flankage Lot Line: 2.0 metres for a detached garage;
- (16) Section 10.9.1.B.4 shall not apply;
- (17) Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, landscaped open space in the Rear Yard and roof terraces;
- (18) Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- (19) For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- (20) For the purposes of this Section, Sections 10.13.1, 10.13.2, 10.13.3 and 10.13.4 shall apply for a Rear Lane Townhouse Dwelling;

- (21) For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;
- 3570.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3570.2;
- 3570.4 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;
- 3571 The lands designated R3E(H)-6.0-3571 on Schedule A to this by-law:
- 3571.1 Shall only be used for the following purposes:
- (1) A Live-Work Townhouse Dwelling;
 - (2) Non-Residential Uses in a live-work dwelling:
 - a. An Office;
 - b. A Retail establishment having no outdoor storage;
 - c. A bank, trust company, or financial institution;
 - d. An art gallery;
 - e. A personal service shop;
 - f. A dry-cleaning and laundry distribution station;
 - g. A laundromat;
 - h. A printing or copying establishment;
 - i. A commercial school;
 - j. A take-out restaurant;
 - k. A dining room restaurant;
 - l. A health or fitness centre;

- m. A custom workshop;
- n. A visual and performing arts studio;
- o. A medical or dental practice or office;
- p. A purposes accessory to the other permitted uses;
- q. A day nursery;
- r. A home occupation accessory to the primary residential dwelling, such that it occupies a maximum of 40% of the Gross Floor Area of the Dwelling Unit;
- s. An animal hospital;

3571.2 Uses permitted under Section R3E(H)-6.0-3571.1 shall be subject to the following requirements and restrictions:

- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 0.3 metres. Eaves and cornices may project an additional 0.2 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
- (2) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Rear Yard may encroach a Maximum of 1.0 metres into the Minimum Exterior Side Yard, and may encroach a maximum of 0.3 metres into the Minimum Front Yard;
- (3) Minimum Front Yard Depth: 0.6 metres;
- (4) Minimum Exterior Side Yard Depth: 2.0 metres;
- (5) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (6) Maximum cumulative garage door width: 5.5 metres for a an attached garage;
- (7) Notwithstanding 10.9.1B(7), the Maximum Driveway Width shall not exceed the width of the Dwelling Unit;
- (8) Minimum Rear Yard Depth: 0.6 metres;
- (9) Minimum Building Height: 3 storeys except for an attached garage;
- (10) Maximum Building Height: 5 storeys;
- (11) Section 10.9.1.B.4 shall not apply;
- (12) Minimum outdoor amenity area: 10.0 square metres contiguous for each residential dwelling unit which may include patios, porches, decks, balconies, and roof terraces;
- (13) Outdoor patios are permitted;

- (14) Minimum Lot Width: 5.0 metres where a Lot abuts a daylighting triangle or rounding;
 - (15) Parking on a driveway in the Rear Yard is permitted for a home occupation use;
 - (16) Roof top amenity areas are permitted;
 - (17) Air conditioning units are permitted to be located on a balcony or roof terrace;
 - (18) Outdoor storage shall not be permitted;
 - (19) Drive-through facilities are not permitted;
 - (20) For the purposes of this Section, a Live-Work Townhouse Dwelling:
 - a. A minimum of two (2) parking spaces shall be required for each Live-Work unit;
 - b. A minimum of 50% of the ground floor/first floor area excluding garage area of each unit shall be used for non-residential purposes set out in Section 3571.1;
 - (21) Maximum Gross Commercial Floor Area: 105 square metres for the non-residential uses set out in Section 3571.1;
 - (22) For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Live-Work Townhouse Dwelling;
- 3571.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3571.2;
- 3571.4 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;
- 3572 The lands designated R1F(H)-9.0-3572 on Schedule A to this by-law:

- 3572.1 Shall only be used for the purposes permitted in the R1F-x zone;
- 3572.2 Uses permitted under Section R1F(H)-9.0-3572.1 shall be subject to the following requirements and restrictions:
- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard;
 - (2) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.5 metres into the Minimum Front Yard, Minimum Rear Yard, and Minimum Rear Yards;
 - (3) Minimum Lot Width: 11.1 metres for a Corner Lot;
 - (4) Minimum Exterior Side Yard Width: 3.0 metres;
- 3572.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3572.2;
- 3572.4 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;
- 3573 The lands designated R4A(H)-3573 on Schedule A to this by-law:
- 3573.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R4A zone;
 - (2) Residential Uses:
 - a. A townhouse dwelling;
 - b. A stacked townhouse dwelling;
 - c. A back to back townhouse dwelling
 - (3) Non-Residential Uses:

- a. An office;
- b. A retail establishment having no outdoor storage;
- c. A supermarket;
- d. A service shop;
- e. A bank, trust company, or financial institution;
- f. An art gallery;
- g. A personal service shop;
- h. A dry-cleaning and laundry distribution centre;
- i. A laundromat;
- j. A printing or copying establishment;
- k. A commercial school;
- l. A take-out restaurant;
- m. A dining room restaurant;
- n. A convenience restaurant;
- o. A health or fitness centre;
- p. A custom workshop;
- q. A visual and performing arts studio;
- r. A medical or dental practice or office;
- s. An amusement arcade;
- t. A temporary open air market;
- u. A place of commercial recreation but not including a billiard hall;
- v. A community club;
- w. A tavern;
- x. A taxi or bus station;
- y. A swimming pool sales and service establishment;
- z. An animal hospital;

(4) Purposes accessory to the other permitted uses;

3573.2 Shall be subject to the following requirements and restrictions:

- (1) A Minimum gross commercial floor area of 1,858 square metres (20,000 square feet);
- (2) Maximum gross commercial floor area of 9,290 square metres (100,000 square feet) shall be provided;

- (3) If a building or portion of a building is within 30.0 metres of Inspire Boulevard the entire building shall be subject to the following:
 - a. Maximum Building Height: 8 storeys excluding roof top stairway access enclosures;
 - b. Minimum Building Height: 6 storeys;
 - c. Apartment dwellings shall be the only residential use permitted;
 - d. A minimum 50% of the ground/first floor of an apartment dwelling shall be used for non-residential purposes set 3573.1(3);
- (4) Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- (5) Minimum Building Height: 3 storeys, except for an attached garage;
- (6) Minimum Lot Area: 19,500 square metres;
- (7) Minimum Lot Width: No Requirement;
- (8) Minimum Lot Depth: No Requirement;
- (9) Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (10) Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (11) Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (12) Minimum separation between buildings: 12.0 metres except:
 - a. that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
 - b. that a minimum 7.0 metres shall be permitted between an end wall of townhouse dwellings and a rear wall;
- (13) Maximum Floor Space Index: No Requirement;
- (14) Maximum Lot Coverage: No Requirement;
- (15) Minimum Landscaped Open Space:
 - a. An Urban Square having a minimum contiguous area of 800 square metres abutting the intersection of Torbram Road and Inspire Boulevard. For the purpose of this section, an "Urban Square" may be comprised of both hard and soft landscaped surfaces, and may include amenity structures such as picnic or shade shelters, planters, retaining walls, play structures, fountains, splash pads or similar features.

- b. 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except a building may encroach 2.0 metres into required landscaped open space;
 - c. 3.0 metres along a Lot Line abutting any other public street;
- (16) Minimum Unit Width:
- a. 6.0 metres for a Townhouse Dwelling;
 - b. 4.5 metres for a Townhouse Dwelling with a rear garage;
 - c. 6.0 metres for a Back to Back Townhouse Dwelling;
 - d. 6.0 metres for a Stacked Townhouse Dwelling;
- (17) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Side Yard;
- (18) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the Minimum Front Yard, Minimum Rear Yard, or Minimum Side Yard;
- (19) Parking shall not be permitted between a building and the lot line abutting Inspire Boulevard or Torbram Road;
- (20) Roof top amenity areas are permitted;
- (21) Minimum number of Dwelling Units: 210;
- (22) Maximum number of Dwelling Units: 319;
- (23) For Non-Residential Uses set out in Section 3585.1(2):
- a. Shall only be located on the ground floor of buildings;
 - b. Drive-through facilities are not permitted;
- (24) For each apartment dwelling and multiple residential dwelling, a minimum of one outdoor amenity area of at least 8.0 square metres shall be provided and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- (25) Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
- (26) Detached Garage Maximum Gross Floor Area: 42 square metres;
- (27) Maximum cumulative garage door width: 5.5 metres;
- (28) Notwithstanding Section 10.9.1B(7), the Maximum Driveway Width for a live-work townhouse, a townhouse

dwelling or a back to back townhouse dwelling shall be equal to the width of the dwelling unit;

- (29) Section 10.4.1.(d) shall not apply;
- (30) Section 10.4.1.(e) shall not apply;
- (31) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- (32) For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;

3573.3 All lands zoned R4A(H)-3573 shall be deemed to be one lot for zoning purposes;

3573.4 Shall also be subject to the requirements and restrictions relating to the general provisions of this By-law which are not in conflict with those set out in Section 3573.2 and 3573.3;

3573.5 The Holding (H):

- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

3574 The lands designated I1(H)-3574 on Schedule A to this by-law:

3574.1 Shall only be used for the following purposes:

- (1) Purposes permitted in the I1 zone;
- Or,
- (2) The purposes permitted in the R1F-9.0-2368, R3E-7.0-2370, R3E(H)-4.4-3569, and/or R3E-5.4-3582 zone;

3574.2 Uses permitted under Section I1(H)-3574.1 shall be subject to the following requirements and restrictions:

- (1) The I1 zone for the purposes permitted in the I1 zone;
- (2) The R1F-9.0-2368 zone for the purposes permitted in the R1F-9.0-2368 zone;
- (3) The R3E-7.0-2370 zone for the purposes permitted in the R3E-7.0-2370 zone;

- (4) The R3E(H)-4.4-3569 zone for the purposes permitted in the R3E(H)-4.4-3569 zone;
- (5) The R3E-5.4-3582 zone for the purposes permitted in the R3E-5.4-3582 zone;

3574.3 The Holding (H):

- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

3575 The lands designated R1F(H)-13.0-3575 on Schedule A to this by-law:

3575.1 Shall only be used for the purposes permitted in the R1F-13.0-2367 zone;

3575.2 Uses permitted under Section R1F(H)-13.0-3575.1 shall be subject to the requirements and restrictions set out in the R1F-13.0-2367 zone;

3575.3 The Holding (H):

- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
- (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy;

3576 The lands designated R1F(H)-9.0-3576 on Schedule A to this by-law:

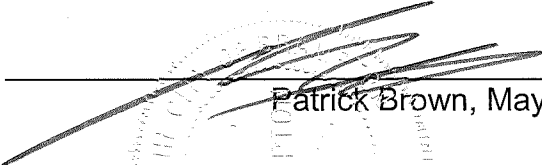
- 3576.1 Shall only be used for the purposes permitted in the R1F-x zone;
- 3576.2 Shall be subject to the following requirements and restrictions:
- (1) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum Exterior Side Yard by a Maximum of 1.8 metres provided that it is located no closer than 0.0 metres from a daylighting triangle or 1.2 metres from a rounding. Eaves and cornices may project an additional 0.6 metres into the Minimum Front Yard or Minimum Exterior Side Yard;
 - (2) 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 1.5 metres into the Minimum Front Yard, Minimum Exterior Side Yard, and Minimum Rear Yard;
 - (3) Minimum Lot Width: 6.0 metres where a Lot abuts a daylighting triangle;
 - (4) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (5) Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
 - (6) Maximum cumulative garage door width: 5.05 metres on lots having a lot width of 11.6 metres to 12.5 metres;
- 3576.3 The Holding (H):
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone; and
 - (2) The Holding (H) symbol shall not be removed until such time as the following has been provided:
 - a. Approval Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy; and
 - b. Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.”

ENACTED and PASSED this 15th day of September, 2021.


Approved as to form.
2021/09/08
C.deSereville

Approved as to content.
2021/08/31
AAP

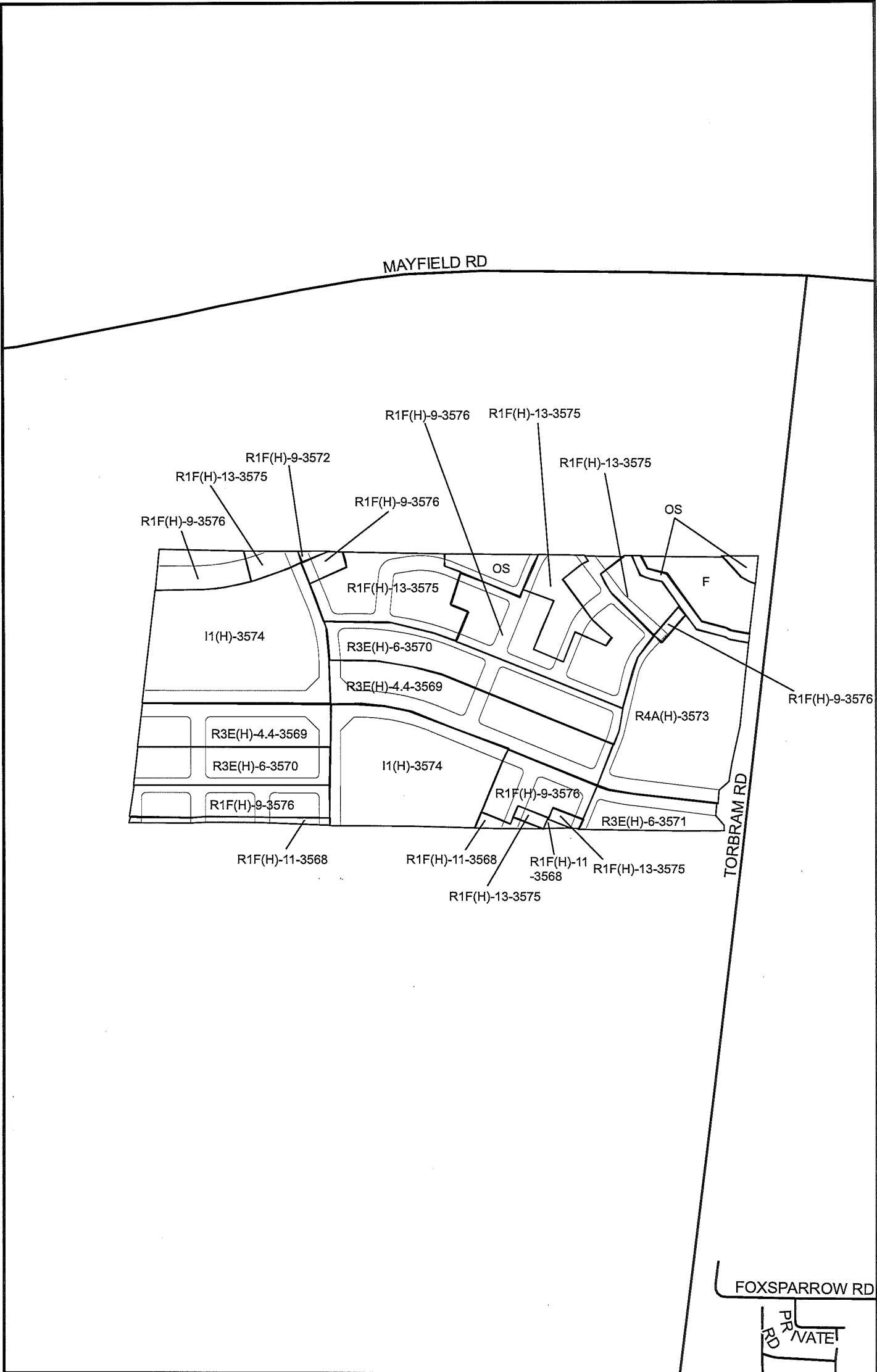
(OZS-2019-0012)

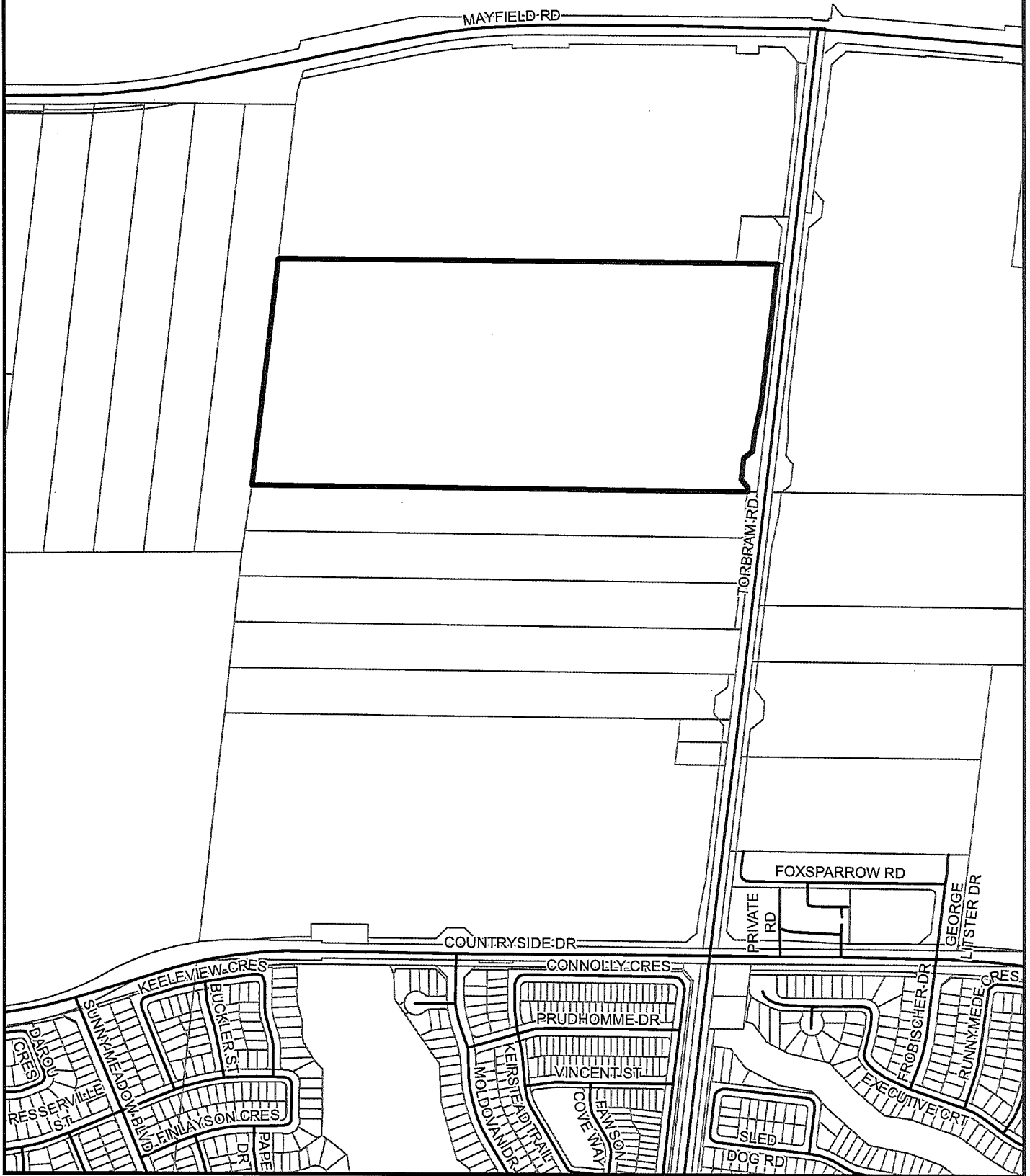


Patrick Brown, Mayor



Peter Fay, City Clerk





 SUBJECT LANDS

