

Notice of Passing of By-law 203-2021
Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. - Ward 10

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 203-2021**, 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 North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – OZS-2019-0013.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004 pursuant to an application by Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. - to permit the development of 1100 residential dwelling units, portions of two institutional blocks, one convenience retail block, four open space blocks, four wetland compensation areas, three stormwater management ponds, valley lands, and buffer blocks.

Location of Lands Affected: east of Torbram Road between Mayfield Road and Countryside Drive, being part of Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6, Northern Division and Block 227, Registered Plan 43M-1715 – Ward 10

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-19020B.

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 203 - 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) Floodplain (F)	Residential Single Detached F -13.0 – Section 2367 (R1F-13.0-2367)
	Residential Single Detached F -9.0 – Section 2368 (R1F-9.0-2368)
	Residential Single Detached F -16.0 – Section 3577 (R1F-16.0-3577)
	Residential Single Detached F -9.0 – Section 3578 (R1F-9.0-3578)
	Residential Single Detached F -13.0 – Section 3579 (R1F-13.0-3579)
	Residential Townhouse E -4.4 – Section 3580 (R3E-4.4-3580)
	Residential Townhouse E -6.0 – Section 3581 (R3E-6.0-3581)
	Residential Townhouse E -5.4 – Section 3582 (R3E-5.4-3582)
	Residential Townhouse E -6.0 – Section 3583 (R3E-6.0-3583)
	Residential Townhouse A – Section 3584 (R3A-3584)

	Residential Apartment A – Section 3585 (R4A-3585)
	Residential Apartment A – Section 3586 (R4A-3586)
	Institutional One – Section 3587 (I1-3587)
	Commercial One – Section 3588 (C1-3588)
	Residential Single Detached F -9.0 – Section 3593 (R1F-9.0-3593)
	Floodplain (F)
	Open Space (OS)

(2) By adding the following Sections:

- “3577 The lands designated R1F-16.0-3577 on Schedule A to this by-law:
- 3577.1 Shall only be used for the purposes permitted in the R1F-x zone;
- 3577.2 Uses permitted under Section R1F-16.0-3577.1 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 daylight 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 1.0 metres into the Minimum Front Yard and 1.5 metres into the minimum Rear Yard;
 - (3) Minimum Front Yard Depth: 3.5 metres;
 - (4) Minimum Rear Yard Depth: 4.0 metres;
 - (5) Minimum Lot Depth: 17.0 metres;
- 3577.3 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 3577.2;
- 3578 The lands designated R1F-9.0-3578 on Schedule A to this by-law:
- 3578.1 Shall only be used for the purposes permitted in the R1F-x zone;
- 3578.2 Uses permitted under Section R1F-9.0-3578.1 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 or Minimum Rear Yard;
- (3) Maximum Interior Garage Width: 6.1 metres on lots having a lot width of 14.0 metres or greater;
- (4) For the purposes of this Section, the Rear Lot Line shall be deemed to be the intersection of the two Lot Lines furthest away from the Front Lot Line;
- (5) For the purposes of this Section, any Lot Line, excluding the Front Lot Line and Rear Lot Line, shall be deemed an Interior Side Lot Line;

3578.3 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 3578.2;

3579 The lands designated R1F-13.0-3579 on Schedule A to this by-law:

3579.1 Shall only be used for the purposes permitted in the R1F-x zone;

3579.2 Uses permitted under Section R1F-13.0-3579.1 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. 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 Rear Yard, and Minimum Exterior Side Yard;
- (3) Minimum Lot Depth: 22.0 metres;
- (4) Maximum Interior Garage Width: 6.1 metres or 50% of the Dwelling Width, whichever is greater;
- (5) A garage is permitted to face the Flankage Lot Line;
- (6) Notwithstanding Section 10.9.1.B.7 to the contrary, the Maximum permitted Width of the portion of the driveway, between the street curb and the Front Lot Line or Flankage Lot Line (within the City boulevard), shall be a maximum of 6.0 metres when measured parallel to the front of the attached garage. The Maximum permitted Width of the remainder of the driveway in the Front Yard or Exterior Side Yard shall be permitted in accordance with Section 10.9.1.B.1, measured parallel to the front of the attached garage.

- 3579.3 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 3579.2;
- 3580 The lands designated R3E-4.4-3580 on Schedule A to this by-law:
- 3580.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3E-x zone;
 - (2) Rear Lane Townhouse Dwellings;
- 3580.2 Uses permitted under Section R3E-4.4-3580.1 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;

3580.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3580.2;

3581 The lands designated R3E-6.0-3581 on Schedule A to this by-law:

3581.1 Shall only be used for the following purposes:

- (1) Purposes permitted in the R3E zone;
- (2) Rear Lane Townhouse Dwellings;

3581.2 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 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: 0.6 metres;
- (5) Minimum Lot Width: 6.0 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;
- (7) Minimum Detached Garage Setback Requirements:

- a. 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
 - b. 2.0 metres to the Flankage Lot Line;
 - c. 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
- (8) Detached Garage Maximum Gross Floor Area: 42 square metres;
 - (9) Maximum cumulative garage door width: 5.5 metres;
 - (10) 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;
 - (11) Section 10.4.1.(d) shall not apply;
 - (12) Section 10.4.1.(e) shall not apply;
 - (13) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
 - (14) 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;
 - (15) Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a rear lane townhouse dwelling;
 - (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;
- 3581.3 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 3581.2;
- 3582 The lands designated R3E-5.4-3582 on Schedule A to this by-law:
- 3582.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3E-x zone;
 - (2) Rear Lane Townhouse Dwellings;
- 3582.2 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 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: 5.0 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: 4.8 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) For the purposes of this Section, Section 10.5.b shall not apply for a Rear Lane Townhouse Dwelling;
- (16) 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;
- (17) For the purposes of this Section, a garage is permitted in the abutting Rear Yard of a Rear Lane Townhouse Dwelling;

3582.3 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 3582.2;

- 3583 The lands designated R3E-6.0-3583 on Schedule A to this by-law:
- 3583.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3E zone;
 - (2) Rear Lane Townhouse Dwellings;
- 3583.2 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 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;
 - (6) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (7) Minimum Detached Garage Setback:
 - a. 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
 - b. 2.0 metres for a Flankage Lot Line;
 - c. 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building;
 - (8) Detached Garage Maximum Gross Floor Area: 42 square metres;
 - (9) Maximum cumulative garage door width: 5.5 metres;
 - (10) 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;
 - (11) Section 10.4.1.(d) shall not apply;
 - (12) Section 10.4.1.(e) shall not apply;
 - (13) Notwithstanding Section 10.9.1B(7), Section 10.9.1.B.4 shall not apply;

- (14) 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;
- 3583.3 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 3583.2;
- 3584 The lands designated R3A-3584 on Schedule A to this by-law:
- 3584.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R3A zone;
 - (2) A multiple residential dwelling;
 - (3) An apartment dwelling;
 - (4) A stacked townhouse dwelling;
 - (5) A back to back townhouse dwelling;
 - (6) Purposes accessory to the other permitted uses;
- 3584.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 9,900 square metres;
 - (2) Minimum Lot Width: No Requirement;
 - (3) Minimum Lot Depth: No Requirement;
 - (4) Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (5) Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (6) Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (7) Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

- (8) 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 of townhouse dwellings;
- (9) Maximum Building Height:
 - a. 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
 - b. 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
- (10) Minimum Building Height: 3 storeys except for an attached garage;
- (11) Maximum Lot Coverage: No Requirement;
- (12) Minimum Landscaped Open Space:
 - a. 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
 - b. 3.0 metres along a Lot Line abutting a public road;
- (13) Minimum Unit Width:
 - a. 6.0 metres for a Townhouse Dwelling;
 - b. 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
 - c. 6.0 metres for a Back to Back Townhouse Dwelling;
 - d. 6.0 metres for a Stacked Townhouse Dwelling;
- (14) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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;
- (15) 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;
- (16) Minimum number of Dwelling Units: 31;
- (17) Maximum number of Dwelling Units: 52;
- (18) Section 10.4.1.(d) shall not apply;

- (19) Section 10.4.1.(e) shall not apply;
 - (20) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
 - (21) For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;
- 3584.3 All lands zoned R3A-3584 shall be deemed to be one lot for zoning purposes;
- 3584.4 Shall also be subject to the requirements and restrictions relating to the R3A zone and all general provisions of this By-law which are not in conflict with those set out in Sections 3584.2 and 3584.3;
- 3585 The lands designated R4A-3585 on Schedule A to this by-law:
- 3585.1 Shall only be used for the following purposes:
- (1) Residential Uses:
 - a. Purposes permitted in the R4A zone;
 - b. A townhouse dwelling;
 - c. A stacked townhouse dwelling;
 - d. A back to back townhouse dwelling
 - (2) Non-Residential Uses;
 - 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 centre;
 - 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. An animal hospital;
 - p. A medical or dental practice or office;
 - (3) Purposes accessory to the other permitted uses;

- 3585.2 Uses permitted under Section R4A-3585.1 shall be subject to the following requirements and restrictions:
- (1) If a building or portion of a building is within 30.0 metres of Inspire Boulevard or within 50.0 metres of Torbram Road, 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: 4 storeys, excluding roof top stairway access enclosures;
 - c. Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings are not permitted;
 - (2) If a building or portion of a building is within 30.0 metres of Inspire Boulevard, a minimum 50% of the ground floor shall be used for Non-Residential uses permitted in 3585.1(2).
 - (3) Maximum Building Height: 4 storeys, excluding roof top stairway access enclosures;
 - (4) Minimum Building Height: 3 storeys except for an attached garage;
 - (5) Minimum Lot Area: 9,900 square metres;
 - (6) Minimum Lot Width: No Requirement;
 - (7) Minimum Lot Depth: No Requirement;
 - (8) Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (9) Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (10) Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
 - (11) 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 walls of townhouse dwellings and a rear wall of a townhouse dwelling;
 - (12) Maximum Floor Space Index: No Requirement;
 - (13) Maximum Lot Coverage: No Requirement;
 - (14) Minimum Landscaped Open Space:
 - a. 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;

- b. 3.0 metres along a Lot Line abutting a public road;
- (15) Minimum Unit Width:
- a. 6.0 metres for a Townhouse Dwelling;
 - b. 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
 - c. 6.0 metres for a Back to Back Townhouse Dwelling;
 - d. 6.0 metres for a Stacked Townhouse Dwelling;
- (16) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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;
- (17) 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;
- (18) Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- (19) Roof top amenity areas are permitted;
- (20) Minimum number of Dwelling Units: 94;
- (21) Maximum number of Dwelling Units: 262;
- (22) Section 10.4.1.(d) shall not apply;
- (23) Section 10.4.1.(e) shall not apply;
- (24) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
- (25) For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;
- (26) For Non-Residential Uses set out in Section 3585.1(2):
- a. Maximum Gross Commercial Floor Area: 9,290 square metres;
 - b. Shall only be located on the ground floor of buildings;
 - c. Drive-through facilities are not permitted;
- 3585.3 All lands zoned R4A-3585 shall be deemed to be one lot for zoning purposes;
- 3585.4 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this By-law which are not in conflict with those set out in Sections 3585.2 and 3585.3;
- 3586 The lands designated R4A-3586 on Schedule A to this by-law:

3586.1 Shall only be used for the following purposes:

- (1) Residential Uses:
 - a. Purposes permitted in the R4A zone;
- (2) Non-Residential Uses;
 - 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 centre;
 - 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. An animal hospital;
 - p. A medical or dental practice or office;
- (3) Purposes accessory to the other permitted uses;

3586.2 Uses permitted under Section R4A-3586.1 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 8 storeys, excluding roof top stairway access enclosures;
- (2) Minimum Building Height: 3 storeys;
- (3) A minimum 50% of the ground floor of each building shall contain a Non-Residential Use permitted by 3586.1(2);
- (4) Minimum Lot Area: 3,800 square metres;
- (5) Minimum Lot Width: No Requirement;
- (6) Minimum Lot Depth: No Requirement;
- (7) Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

- (8) Minimum Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (9) Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;
- (10) 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 a townhouse dwelling and a rear wall of a townhouse dwelling;
- (11) Maximum Floor Space Index: No Requirement;
- (12) Maximum Lot Coverage: No Requirement;
- (13) Minimum Landscaped Open Space:
 - a. 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;
 - b. 3.0 metres along a Lot Line abutting a public road;
- (14) 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;
- (15) A balcony or porch, with or without a cold cellar, may project into the Minimum Front Yard or Minimum 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;
- (16) 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;
- (17) Parking shall not be permitted between a building and Inspire Boulevard or Torbram Road;
- (18) Roof top amenity areas are permitted;
- (19) Minimum number of Dwelling Units: 42;
- (20) Maximum number of Dwelling Units: 98;
- (21) Section 10.4.1.(d) shall not apply;
- (22) Section 10.4.1.(e) shall not apply;

- (23) Notwithstanding 10.9.1B(7), Section 10.9.1.B.4 shall not apply;
 - (24) For the purposes of this Section, Sections 10.5.b, 6.27, and 10.2 shall not apply;
 - (25) For Non-Residential Uses set out in Section 3586.1(2):
 - a. Maximum Gross Commercial Floor Area: 9,290 square metres;
 - b. Shall only be located on the ground floor of buildings;
 - c. Drive-through facilities are not permitted;
- 3586.3 All lands zoned R4A-3586 shall be deemed to be one lot for zoning purposes;
- 3586.4 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3586.2 and 3586.3;
- 3587 The lands designated I1-3587 on Schedule A to this by-law:
- 3587.1 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-4.4-3580, and/or R3E-5.4-3582
- 3587.2 Uses permitted under Section I1-3587.1 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-4.4-3580 zone for the purposes permitted in the R3E-4.4-3580 zone;
 - (5) The R3E-5.4-3582 zone for the purposes permitted in the R3E-5.4-3582 zone;
- 3588 The lands designated C1-3588 on Schedule A to this by-law:
- 3588.1 Shall only be used for the following purposes:
- (1) A retail establishment having no outside storage;
 - (2) A grocery store;
 - (3) A personal service shop;
 - (4) A bank, trust company, or finance company;

- (5) An office;
- (6) A commercial school
- (7) A dry cleaning and laundry distribution station;
- (8) A laundromat;
- (9) A dining room restaurant;
- (10) A convenience restaurant;
- (11) A take-out restaurant;
- (12) An animal hospital;
- (13) A place of worship;
- (14) A library;
- (15) A group home type 2;
- (16) A gas bar, only in conjunction with another permitted use;
- (17) A motor vehicle washing establishment, only in conjunction with another permitted use;
- (18) Purposes accessory to the other permitted purposes;

3588.2 Uses permitted under Section C1-3588.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: No Requirement;
- (2) Minimum Lot Area: 9000 square metres;
- (3) Minimum Front Yard Depth: 3.0 metres;
- (4) Minimum Exterior Side Yard Width: 3.0 metres;
- (5) Minimum Landscaped Open Space:
 - a. 5.0 metres along the Lot Line separated from Mayfield Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
 - b. 3.0 metres along a Lot Line abutting a public road;

3588.3 Shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3588.2.

3593 The lands designated R1F-9.0-3593 on Schedule A to this by-law:

3593.1 Shall only be used for the purposes permitted in the R1F-9.0-2368 zone;

3593.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Building Setback: 0.0 metres to a daylighting triangle or 1.2 metres to a rounding;

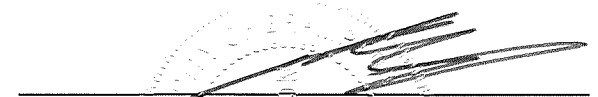
3593.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.0-2368 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3593.2.”

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


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

Approved as to
content.
2021/08/30
AAP

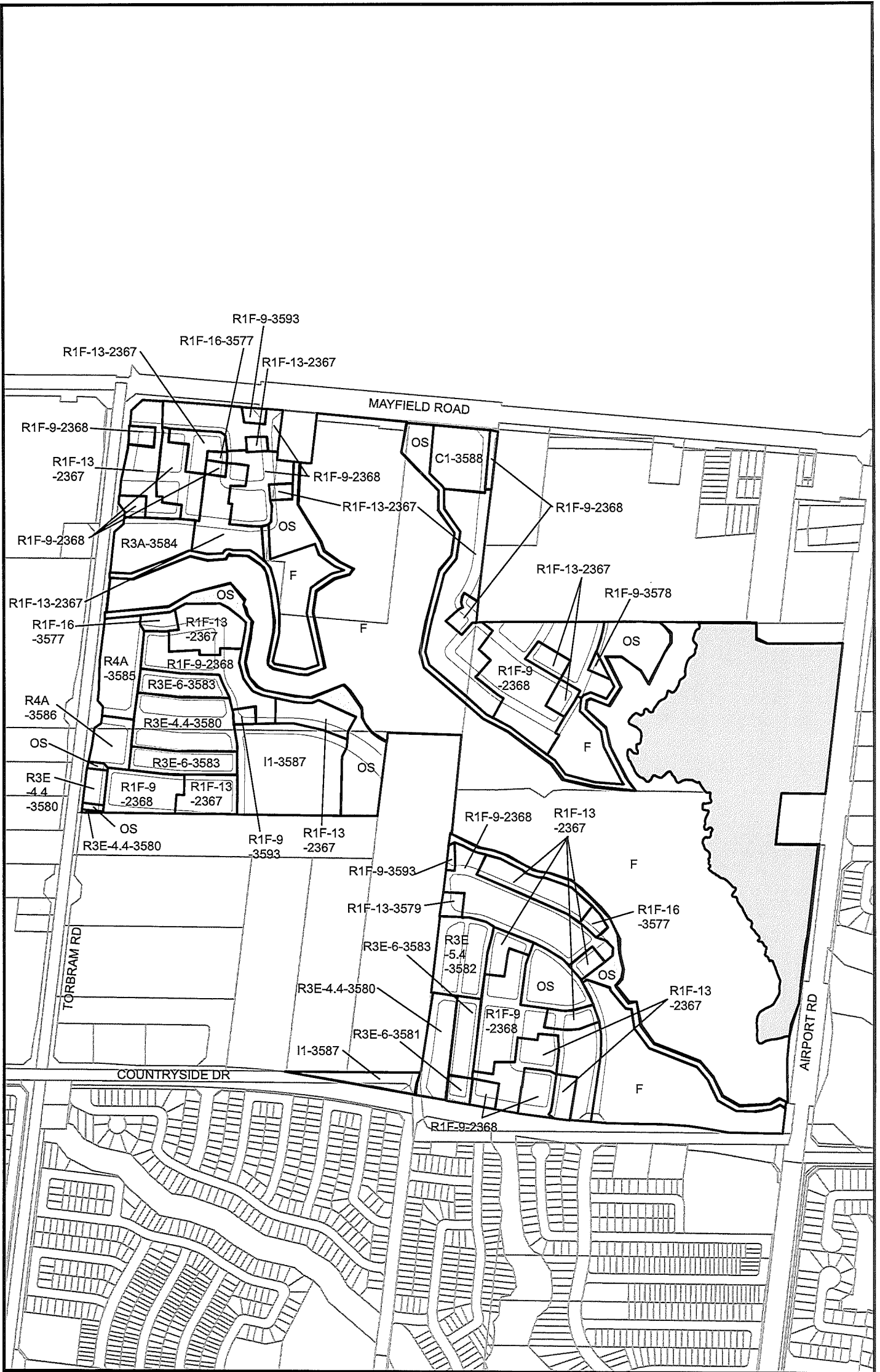
(OZS-2019-0013)



Patrick Brown, Mayor



Peter Fay, City Clerk



OTHER LANDS OWNED BY APPLICANT NOT INCLUDED IN THIS BY-LAW



SUBJECT LANDS
 CITY LIMIT

