

ONTARIO REGULATION 357/24

made under the

PLANNING ACT

Made: September 11, 2024

Filed: September 13, 2024

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ZONING ORDER — CITY OF BRAMPTON

Definition

1. In this Order,

“zoning by-law” means Zoning By-law 270-2004 of the City of Brampton.

Application

2. This Order applies to lands in the City of Brampton, in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 344 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for the following uses:

1. The residential uses permitted by section 18.1.1 of the zoning by-law.
2. The commercial uses permitted by section 28.1.1 of the zoning by-law.
3. The institutional uses permitted by section 43.2.1 of the zoning by-law.
4. The temporary uses permitted by section 6.11 of the zoning by-law.
5. A public park.
6. A privately-owned public space that is made publicly accessible by means of an agreement entered into between the property owner and the municipality under the Act.

Zoning requirements

4. The zoning requirements for the lands described in section 2 are as follows:

1. The maximum floor space index is 5.16.
2. The maximum number of dwelling units is 1,300 units.
3. There is no minimum lot area requirement.
4. McLaughlin Road is the front lot line.
5. The minimum lot width is 200 metres.
6. There is no minimum lot depth or lot coverage requirement.
7. The maximum building height is 35 storeys.
8. The maximum total gross floor area is 97,500 square metres.
9. The minimum non-residential gross floor area is 2,500 square metres.
10. The minimum distance between any portions of buildings above 8 storeys is 25 metres.
11. Minimum setbacks from the northern lot line abutting Steeles Avenue West are the following:
 - i. 3 metres for the first five storeys.
 - ii. 6 metres for any portion of the building above five storeys.
12. Minimum setbacks from the eastern lot line abutting McLaughlin Road are the following:

- i. 3 metres for the first five storeys.
 - ii. 6 metres for any portion of the building above five storeys.
13. Minimum setbacks from the western lot line are the following:
- i. 7 metres for the first two storeys.
 - ii. 7.5 metres for the first three storeys.
 - iii. 10.5 metres for the first four storeys.
 - iv. 13.5 metres for the first five storeys.
 - v. 16.5 metres for any portion of the building above six storeys.
14. Minimum setbacks from the southern lot line are the following:
- i. 7.5 metres for the first five storeys.
 - ii. 9.5 metres for any portion of the building above six storeys.
15. The maximum permitted encroachment of a balcony or patio into any required yard is 2 metres but not less than 0.6 metres to any lot line.
16. Parking spaces shall be provided in accordance with the following:
- i. A maximum of one parking space for each dwelling unit.
 - ii. A minimum of 0.27 parking spaces for visitors and non-residential uses per dwelling unit.
 - iii. A minimum of 0.5 long-term bicycle parking spaces for each dwelling unit.
 - iv. A minimum of 0.1 short-term bicycle parking spaces per dwelling unit.
17. There is no minimum landscaped open space requirement.
18. The minimum public park area is 1,400 square metres.
19. A minimum of three loading spaces shall be provided.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the City of Brampton.

Commencement

7. This Regulation comes into force on the day it is filed.

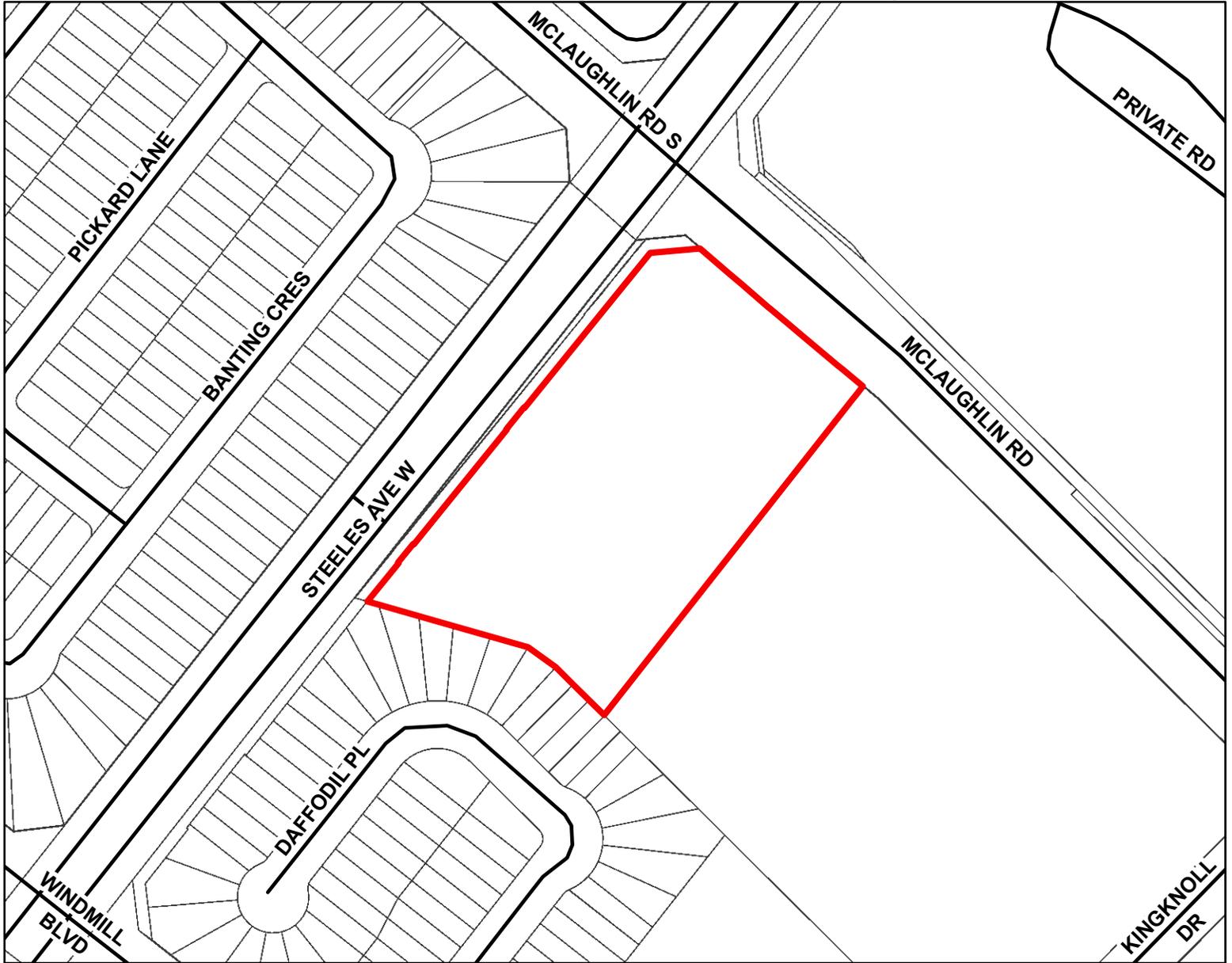
Made by:

PAUL CALANDRA
Minister of Municipal Affairs and Housing

Date made: September 11, 2024

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Part of Block 250 on Plan 43M652, City of Brampton, Regional Municipality of Peel



MAP NO. 344

Map filed at the office of the Ontario
Ministry of Municipal Affairs and
Housing, 777 Bay St., Toronto, Ontario,
Planning Act

Ontario Regulation: 357/24

Date: September 13, 2024

Original Regulation Signed By: Minister
of Municipal Affairs and Housing

LEGEND

- Roads
- ▭ Parcels
- ▭ Subject Lands



Map North (Degrees): 0°

0 25 50 100

Metres

1 cm equals 25 metres

Map Description:

This is map no. 344 referred to in a Minister's Zoning Order.
It shows lands which are located in, Part of Block 250 on Plan 43M652,
City of Brampton, Regional Municipality of Peel.

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THIS IS NOT A PLAN OF SURVEY

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