



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 189 - 2018

To amend By-law 270-2004, as amended

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 (A)	RESIDENTIAL APARTMENT A - SECTION 2892 (R4A- SECTION - 2892) RESIDENTIAL APARTMENT A - SECTION 2895 (R4A- SECTION - 2895) COMMERCIAL ONE-SECTION 2894 (C1-SECTION 2894)

(2) By adding thereto, the following sections:

"2892 The lands designated R4A – 2892 on Schedule A to this by-law:

2892.1 Shall only be used for the following purposes:

(1) Dwelling, apartment.

2892.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width: No Requirement.

(2) Minimum Front Yard Depth: 3.0 metres.

(3) Minimum Rear Yard Depth:

6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.

(4) Minimum Interior Side Yard Width: 3.0 metres.

- (5) Minimum Exterior Side Yard Width: 3.0 metres.
- (6) Maximum Front Yard Depth:

No building shall be set back more than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- (7) Maximum Exterior Side Yard Width:

No building shall be set back more than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- (8) Minimum Setback to a Daylight Triangle: 0 metres.
- (9) Setback to an Underground Parking Garage:
 - i) 0.0 metres to the front and exterior side lot lines; and,
 - ii) 3.0 metres to all other lot lines.
- (10) Minimum Landscaped Open Space:
 - i) A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- (11) Minimum Building Height: 4 storeys.
- (12) Maximum Building Height: 6 storeys.
- (13) Maximum Floor Space Index: 1.5.
- (14) Maximum Units Per Hectare: 100.
- (15) Minimum Ground Floor Height: 3.5 metres.
- (16) Maximum Lot Coverage: No Requirement.
- (17) Garbage Refuse and Waste:
 - a) All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and,
 - b) The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.
- (18) Bicycle Parking:
 - a) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - c) Where the required number of bicycle spaces exceeds fifty spaces, a minimum of 25% of those spaces must be located within:
 - i) a building or structure;
 - ii) a secure area such as a supervised parking lot or enclosure; or,
 - iii) bicycle lockers.

- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Minimum length of a bicycle parking space:
 - i) in a horizontal position (on the ground): 1.8 metres; and,
 - ii) in a vertical position (on the wall): 1.5 metres.
- f) Minimum width of a bicycle parking space:
 - i) in a horizontal position (on the ground): 0.6 metres; and,
 - ii) in a vertical position (on the wall): 0.5 metres.
- g) 0.50 bicycle spaces per dwelling unit shall be provided.

2892.3 For the purposes of Section 2892:

- (1) The lot line abutting Remembrance Drive shall be the front lot line; and,
- (2) The entire lands zoned R4A-2892 on Schedule A to this by-law shall be considered as one lot for zoning purposes.”

(3) By adding thereto, the following sections:

“2894 The lands designated Commercial One – 2894 on Schedule A to this by-law:

2894.1 Shall only be used for the purposes permitted in the C1 zone and the following:

- (1) a veterinary clinic.
- (2) a commercial school.
- (3) a community club.
- (4) a day nursery.
- (5) a health and fitness centre.

2894.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres.
- (2) Minimum Rear Yard Depth: 5.0 metres.
- (3) Minimum Interior Side Yard Width: 2.0 metres.
- (4) Minimum Exterior Side Yard Width: 3.0 metres.
- (5) Minimum Setback to a Daylight Triangle: 3.0 metres.
- (6) Continuous Building Wall:

60% of the front lot line and the daylight triangle on Wanless Drive shall be occupied by a building situated a maximum of 6.0 metres from the lot line abutting Wanless Drive.

- (7) Minimum Building Height:
A minimum building height of 7.5 metres shall be provided for any portion of a building within 20 metres of the front lot line and/or the daylight triangle.
- (8) Minimum Landscaped Open Space:
- (i) A 4.5 metre wide strip along the front property line, except at approved access locations;
 - (ii) A 5.0 metre wide strip along the rear property line, except at approved access locations;
 - (iii) A 3.0 metre wide strip along the exterior side property line, except at approved access locations; and,
 - (iv) A 2.0 metre wide strip along the interior side property line.
- (9) Maximum gross commercial floor area: 3,700 square metres.
- (10) No portion of a drive-through facility shall be located within 30 metres of the rear lot line.
- (11) No portion of a drive-through facility shall be located within 20 metres of the front lot line.
- (12) No portion of a drive-through facility shall be located between a building and a public street.
- (13) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

2894.3 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.

2894.4 The entire lands zoned C1-2894 shall be considered one lot for zoning purposes."

- (4) By adding thereto, the following sections:

"2895 The lands designated R4A – 2895 on Schedule A to this by-law:

2895.1 Shall only be used for the following purposes:

- a) Dwelling, apartment.

2895.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: No Requirement.
- (2) Minimum Front Yard Depth: 3.0 metres.
- (3) Minimum Rear Yard Depth:
6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
- (4) Minimum Interior Side Yard Width: 3.0 metres.

- (5) Minimum Exterior Side Yard Width: 3.0 metres.
- (6) Maximum Front Yard Depth:

No building shall be set back greater than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- (7) Maximum Exterior Side Yard Width:

No building shall be set back greater than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- (8) Minimum Setback to a Daylight Triangle: 0 metres.
- (9) Setback to an Underground Parking Garage:
 - i) 0.0 metres to the front and exterior side lot lines; and,
 - ii) 3.0 metres to all other lot lines.
- (10) Minimum Landscaped Open Space:
 - i) A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- (11) Minimum Building Height: 4 Storeys.
- (12) Maximum Building Height: 6 Storeys.
- (13) Maximum Floor Space Index: 1.5.
- (14) Maximum Units Per Hectare: 100.
- (15) Minimum Ground Floor Height: 3.5 metres.
- (16) Maximum Lot Coverage: No Requirement.
- (17) Garbage Refuse and Waste:
 - a) All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and
 - b) The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.
- (18) Bicycle Parking:
 - a) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - c) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - i) a building or structure,
 - ii) a secure area such as a supervised parking lot or enclosure; or,

- iii) bicycle lockers.
- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Dimensions:
 - i) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - ii) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- f) 0.50 bicycle spaces per dwelling unit shall be provided.

2895.3 For the purposes of Section 2895:

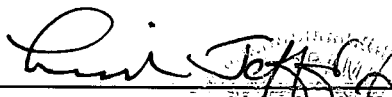
- (1) The lot line abutting Remembrance Drive shall be the front lot line.
- (2) The entire lands zoned R4A-2895 on Schedule A to this by-law shall be considered as one lot for zoning purposes."

ENACTED and PASSED this 12th day of September, 2018.

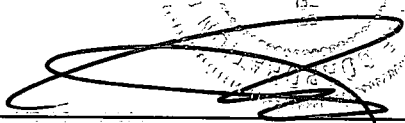
Approved as to form.
2018/09/04
[AWP]

Approved as to content.
2018/08/29
AP

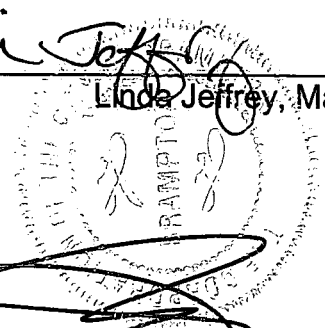
(File: C02W16.003)

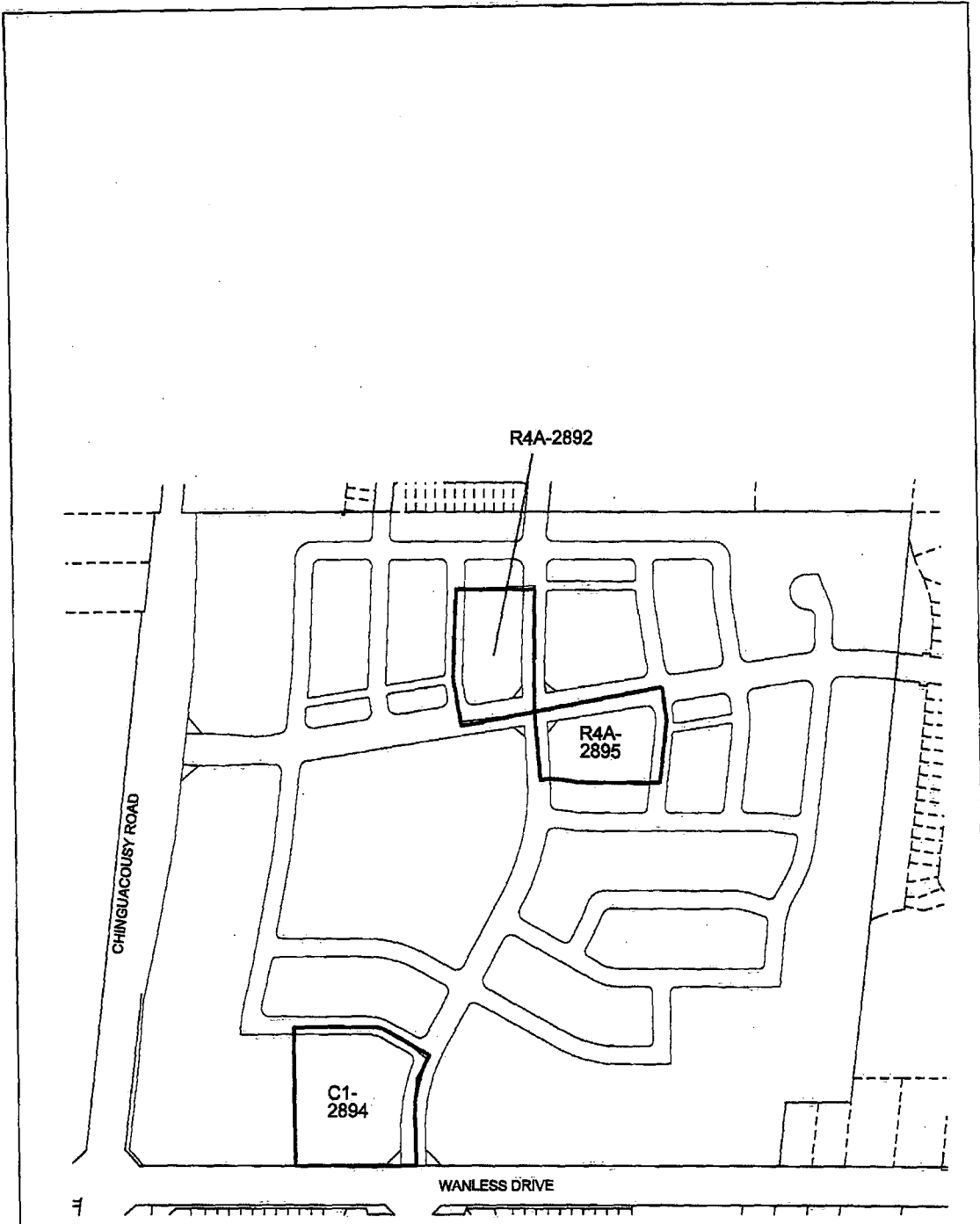


Linda Jeffrey, Mayor



Peter Fay, City Clerk





LEGEND

— ZONE BOUNDARY

PART LOT 16, CONCESSION 2 W.H.S.

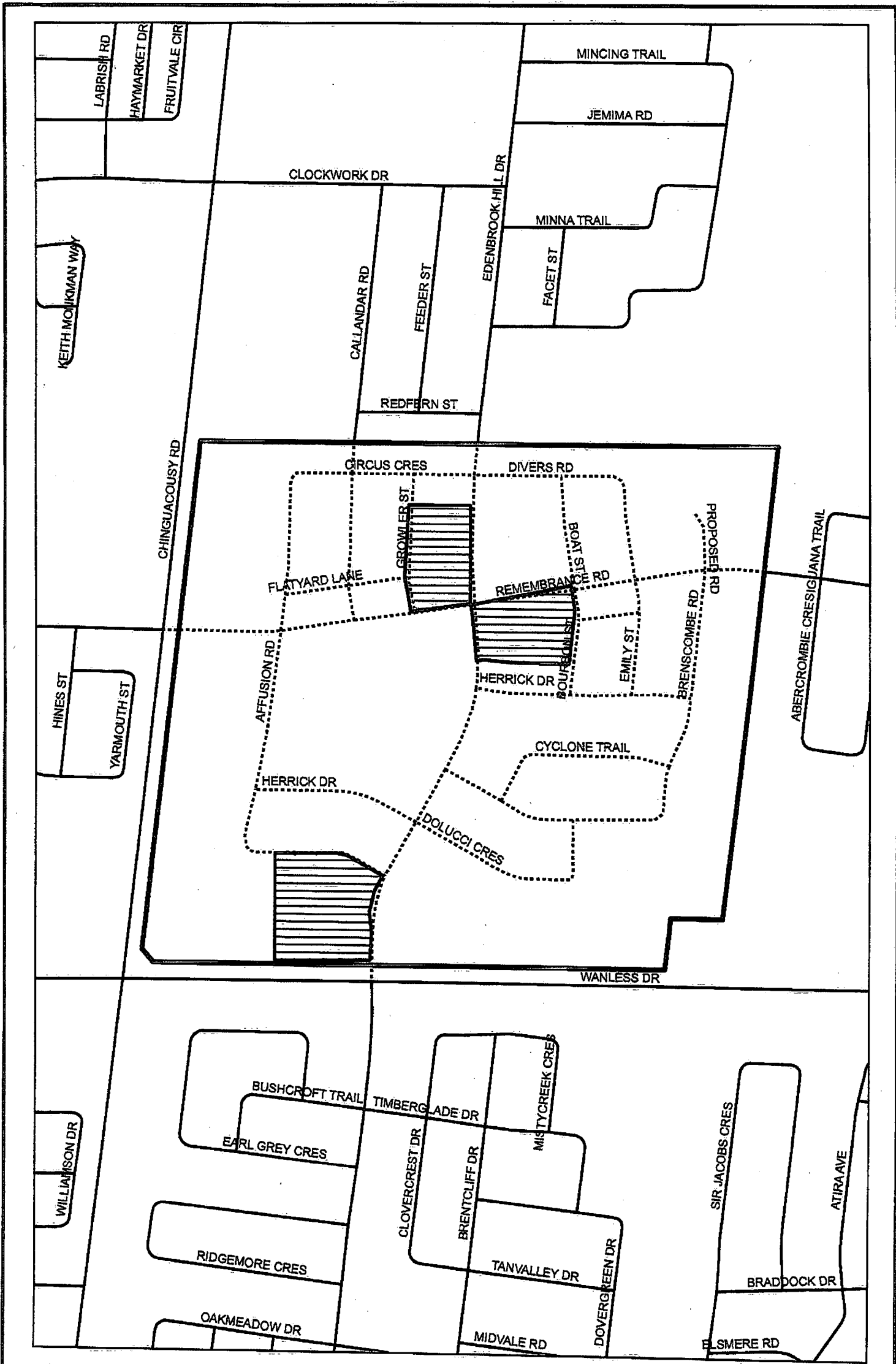


CITY OF BRAMPTON
 Planning and Development Services

By-Law 189-2018

Schedule A

Date: 2018 08 01 Drawn by: CJK
 File no. C02W16.003_ZBLA2



LANDS SUBJECT TO THIS BY-LAW



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 189-2018 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Incorporated – 720634 Ontario Ltd. (File C02W16.003)

DECLARATION

I, Charlotte Gravlev, of the City of Brampton, in the Region of Peel, hereby make oath
and say as follows:

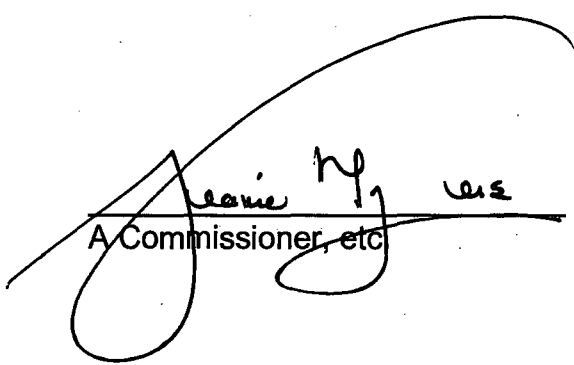
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 189-2018 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 12th day of September, 2018.
3. Written notice of By-law 189-2018 as required by section 34 of the *Planning Act*
was given on the 24th day of September, 2018, 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 189-2018 is deemed to have come into effect on the 12th day of September,
2018, 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)
19th day of November, 2018)



Charlotte Gravlev



A Commissioner, etc

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

