



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 223 - 2018

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton 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 (A)	RESIDENTIAL APARTMENT A – Section 2900 (R4A-2900)

(2) By adding thereto the following sections:

"2900 The lands designated R4A-2900 on Schedule A to this by-law:

2900.1 With the exception of the heritage dwelling, shall only be used for the following purposes:

a) Uses permitted in a R4A zone;

2900.2 Shall only be used for the following purposes with respect to the heritage dwelling:

b) Office for the Place of Worship located on the adjoining lot only, provided that such use is accessory to the Place of Worship located on the adjoining lot;

c) Residential Amenity and Recreational Activities, provided that such use is accessory to an apartment;

2900.3 Shall be subject to the following requirements and restrictions:

a) For the purpose of this by-law, the lot line abutting Bramalea Road shall be deemed to be the front lot line;

b) For the purpose of this by-law, the lot line abutting Inspire Boulevard shall be deemed the flankage lot line;


- c) Minimum Front Yard Depth: 6.0 metres;
- d) Minimum Exterior Side Yard Width: 4.0 metres;
- e) With the exception of the heritage building, all buildings shall comply with the Minimum Interior Side Yard Width requirements of the R4A zone;
- f) Minimum Interior Side Yard Width to the heritage building: 2.5 metres;
- g) Minimum Front Yard Depth to the heritage building: 10.0 metres
- h) Minimum Rear Yard Setback to the limits of the R4A-2900 zone boundary: 7.0 metres;
- i) Minimum setback to a Daylight Triangle: 2.6 metres;
- j) A canopy projection at a minimum height of 3.5 metres above grade may encroach an additional 1.6 metres into the required setback to the Daylight Triangle;
- k) Minimum Building Height: 4 storeys;
- l) Maximum Building Height: 6 storeys;
- m) Maximum Lot Coverage: 40%;
- n) Minimum Landscaped Open Space: 30% of the lot area, including a minimum 3.0 metres wide landscaped open space strip along the lot line abutting Inspire Boulevard, except at approved access locations;
- o) Maximum Floor Space Index: No requirements;
- p) Parking, including both resident and visitor spaces, shall be provided at a total rate of 1.2 spaces per residential unit;
- q) Surface visitor parking spaces may be shared and used in conjunction with the Place of Worship located on the adjoining lot.

2900.4 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 2900.3”.

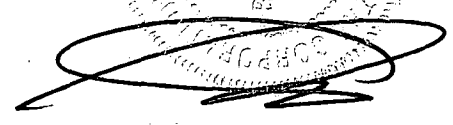
ENACTED and PASSED this 12th day of September, 2018.

Approved as to form. 2018/08/21 AWP

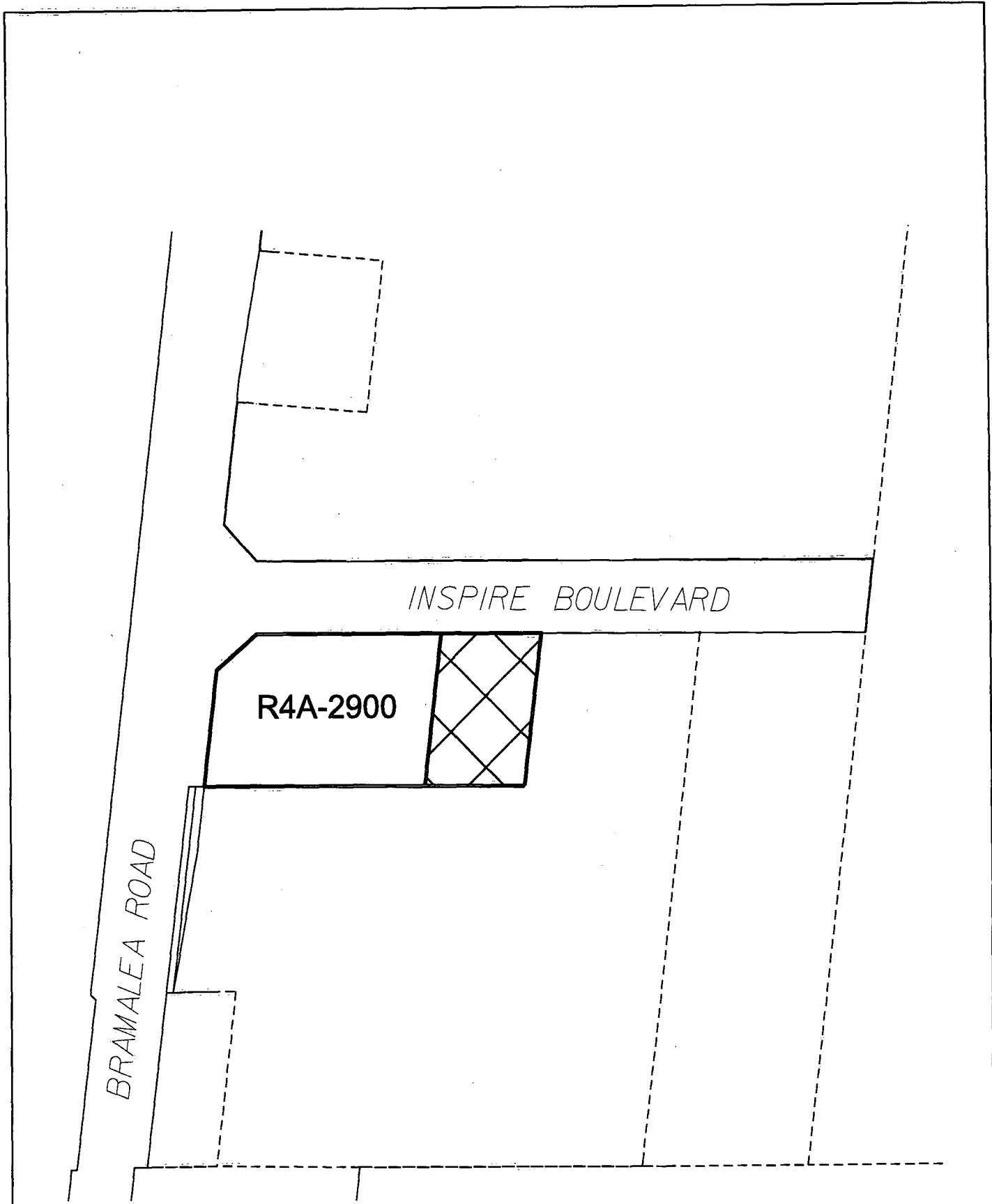
Approved as to content. 2018/08/21 AP



Linda Jeffrey, Mayor



Peter Fay, City Clerk



OTHER LANDS OWNED BY APPLICANT

LEGEND

— ZONE BOUNDARY

PART LOT 17, CONCESSION 5 E.H.S.



CITY OF BRAMPTON
 Planning and Development Services

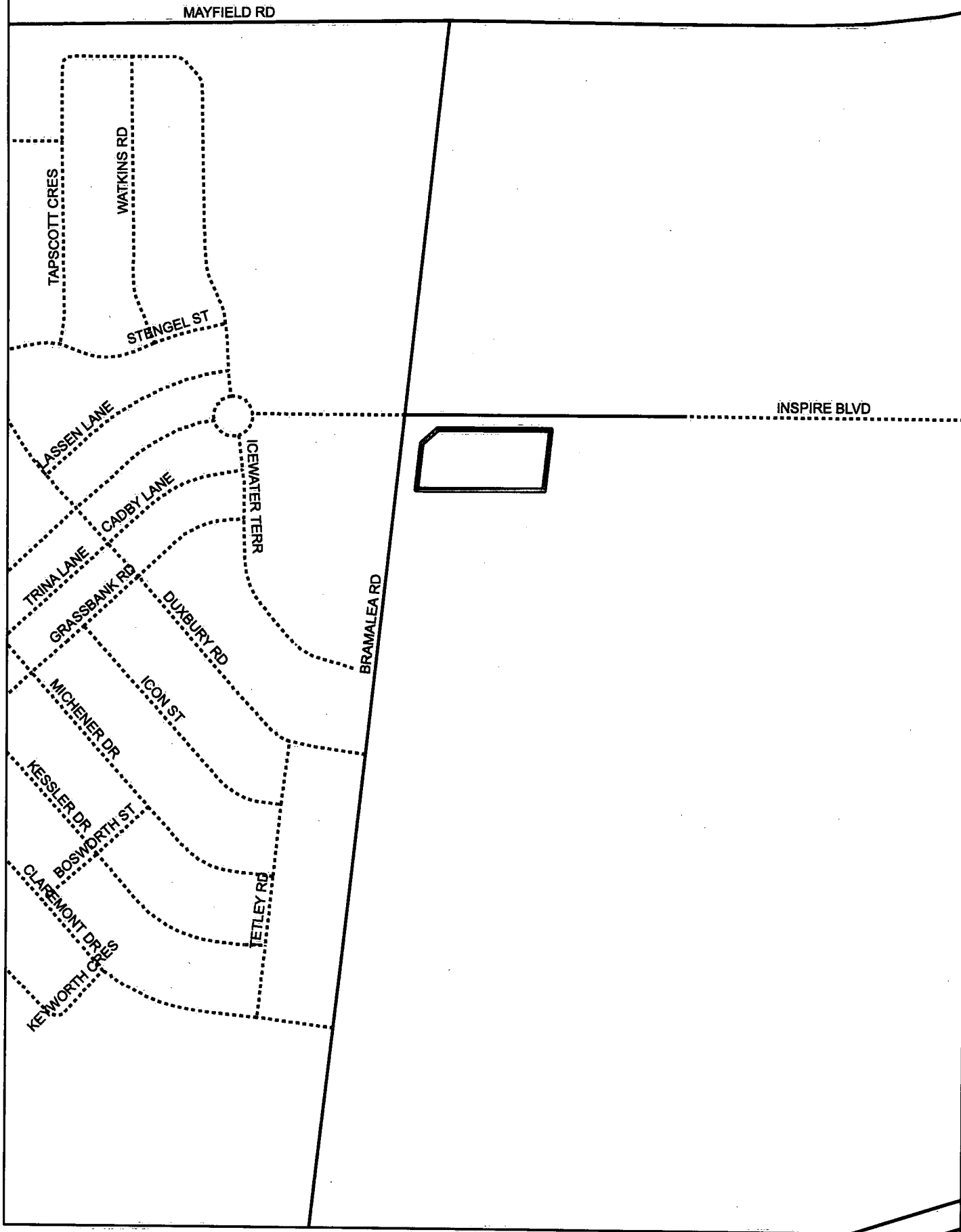
Date: 2018 08 10

Drawn by: CJK

By-Law 223-2018

Schedule A

File no. C05E17.005_ZBLA



 SUBJECT LANDS

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 223-2018 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Incorporated - Brampton Bramalea Christian
Fellowship Residences Limited (File C05E17.005)

DECLARATION

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

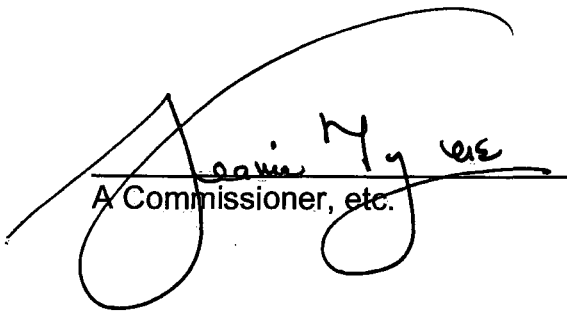
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 223-2018 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 12th day of September, 2018.
3. Written notice of By-law 223-2018 as required by section 34 of the *Planning Act*
was given on the 25th 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 223-2018 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)
15th 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 