



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 67 - 2019

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows  
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 2906 (R4A - Section 2906);

By adding the following Sections:

“2906 The lands designated R4A-Section 2906 on Schedule A to this By-law:

2906.1 Shall only permitted the following uses:

- a) Uses permitted in the R4A zone;
- b) Stacked Townhouse Dwellings; and,
- c) Stacked Back-to-Back Dwellings.

2906.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum number of residential dwelling units: 120
- 2) Maximum number of bedrooms per unit: 2
- 3) Minimum front yard depth to The Gore Road: 3.45 metres
- 4) Minimum rear yard depth: 14.0 metres
- 5) Minimum interior side yard width: 13.40 metres
- 6) A balcony or deck, with or without a foundation, and/or cellar, may project into the minimum required front yard by a maximum of 1.55 metres. Attached eaves and/or cornices are permitted to project an

additional 0.6 metres into the minimum required front yard.

- 7) Minimum landscape open space:
- a. 25% of the lot area;
  - b. Minimum landscape open space width abutting a property line, except at approved access locations:
    - i. Easterly property line (The Gore Road): 1.9 metres
    - ii. Northerly property line: 1.2 metres
    - iii. Southerly property line: 1.60 metres
    - iv. Westerly property line: 0.75 metres
  - c. A balcony or deck and retaining walls shall be permitted to encroach into the the required landscaped open space.
- 8) Maximum fence height in the front yard:
- a. along the interior side lot line: 1.8 metres
  - b. along the front lot line: 1.2 metres
- 9) Minimum Building Separation:
- a. Between the side walls for buildings fronting The Gore Road, excluding building projections housing utilities: 3.90 metres
  - b. Between front facades of buildings separated by landscaped open space: 12.0 metres
- 10) Maximum lot coverage: 40%
- 11) Minimum parking space requiriements:
- a. Resident parking per dwelling unit: 1.2 spaces
  - b. Visitor parking per dwelling unit: 0.3 spaces
- 12) A parallel parking space shall be a rectangular area measuring not less than 2.69 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- 13) Minimum amenity area: 410 square metres

2906.3 For the purpose of this zone an amenity area is defined as follows:


Amenity Area: shall mean lands intended for active recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.

2906.4 All lands zoned R4A – Section 2906 shall be treated as one lot for zoning purposes.”

ENACTED and PASSED this 27<sup>th</sup> day of March, 2019.


Approved as to  
form.  
2019/03/06  
AWP

Approved as to  
content.  
2019/03/05  
AAP



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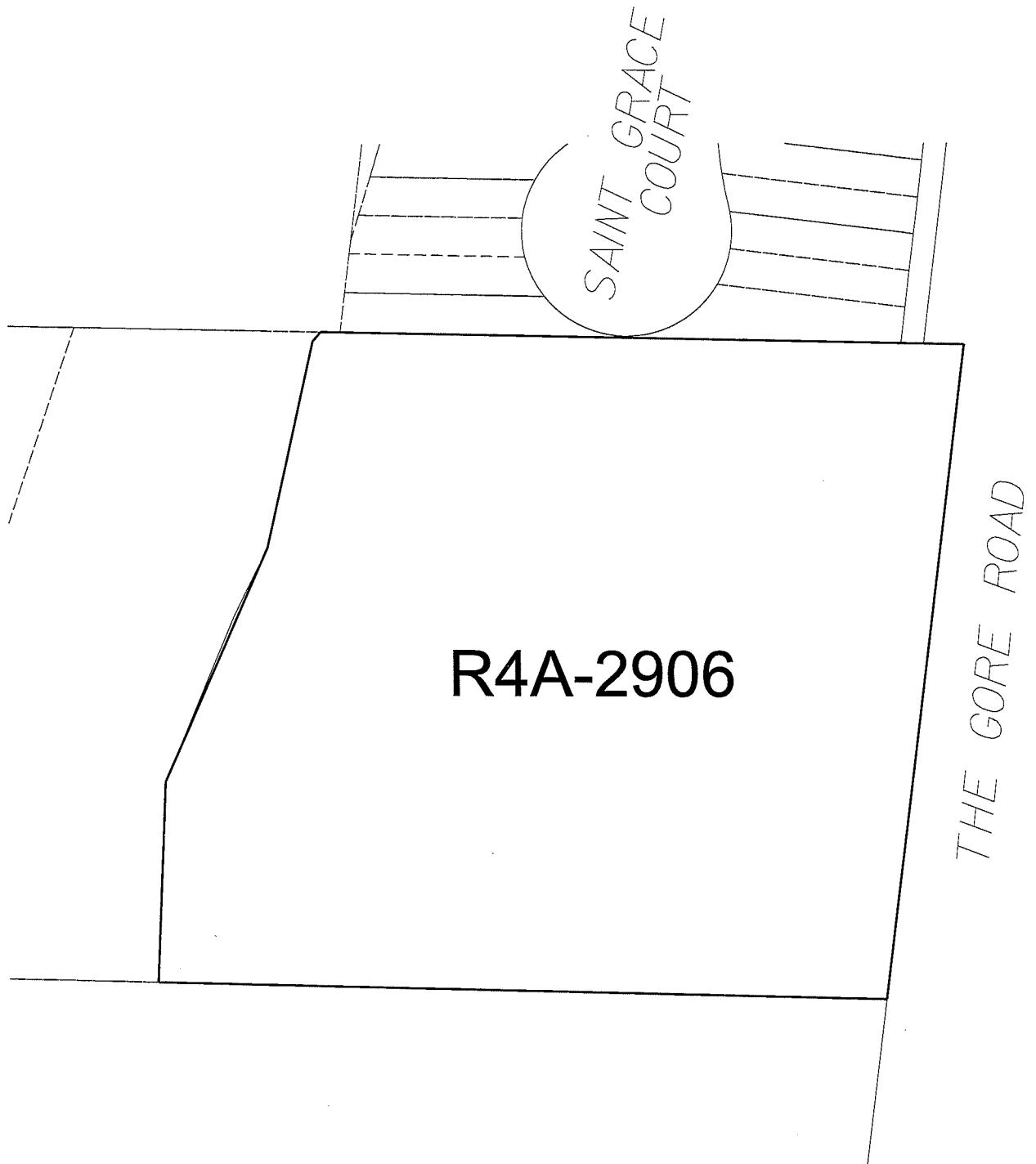
Patrick Brown, Mayor



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Peter Fay, City Clerk

(C09E08.021)



R4A-2906

SAINT GRACE COURT

THE GORE ROAD

LEGEND

—— ZONE BOUNDARY

**PART LOT 8, CONCESSION 9 N.D.**

**By-Law** 67-2019

**Schedule A**



**CITY OF BRAMPTON**


Planning and Development Services

Date: 2019 03 01

Drawn by: CJK

File no. C09E08.021\_ZBLA



 SUBJECT LANDS

**KEY MAP**

BY-LAW 67-2019

Drawn By: CJK

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 67-2019 being  
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
Humphries Planning Group Inc. – Gore (Mosaik) Inc.  
(File C09E08.021)

DECLARATION

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

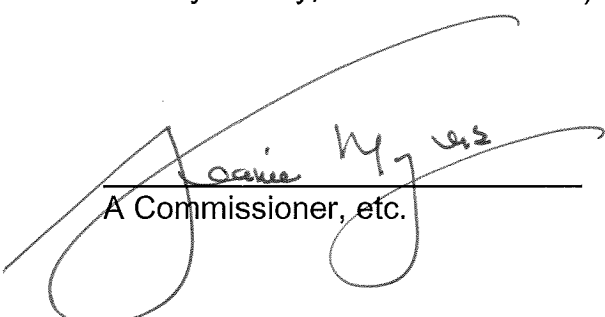
1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as  
such have knowledge of the matters herein declared:
2. By-law 67-2019 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 27<sup>th</sup> day of March, 2019.
3. Written notice of By-law 67-2019 as required by section 34 of the *Planning Act*  
was given on the 5<sup>th</sup> day of April, 2019, 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 67-2019 is deemed to have come into effect on the 27<sup>th</sup> day of March,  
2019, 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 )  
2<sup>nd</sup> day of May, 2019 )



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.

