



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 212 - 2019

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

WHEREAS 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

| From:                                     | To:   |
|---|---|
| RESIDENTIAL RURAL<br>ESTATE HOLDING (REH) | RESIDENTIAL APARTMENT A –<br>SECTION 2925 (R4A-2925) AND<br>OPEN SPACE (OS) |

(2) By adding thereto, the following section:

"2925 The lands designated R4A-2925 on Schedule A to this by-law:

2925.1 Shall only be used for the following purposes:

- i) Stacked townhouse dwellings;
- ii) Back-to-back stacked townhouse dwellings; and,
- iii) Purposes accessory to other permitted purposes.

2925.2 Shall be subject to the following requirements and restrictions:

- i) Maximum number of residential units on one lot shall not exceed 100 dwelling units;
- ii) For zoning purposes, the front lot line shall be the lot line abutting Goreway Drive;
- iii) Minimum front yard depth: 6.0 metres;
- iv) Minimum side yard width: 3.0 metres;

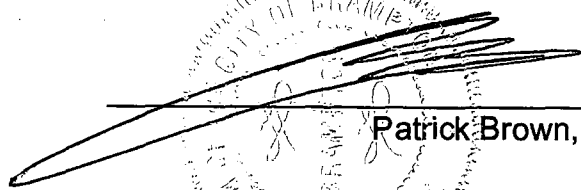
- v) Minimum exterior side yard width: 3.0 metres;
- vi) Minimum rear yard depth: 3.0 metres;
- vii) Notwithstanding Section 6.13, sunken patios, porches (covered or uncovered) and stairs may encroach a maximum of 2.1 metres into any yard;
- viii) The following shall be permitted in a minimum yard: walkways, hard and soft landscaping, retaining walls, stairways, driveways and parking areas;
- ix) The minimum setback to a daylight triangle exceeding 10 metres by 10 metres shall be 1.5 metres;
- x) A garbage enclosure shall be a permitted encroachment in a side yard to within 0.5 metres of a property line;
- xi) Maximum Lot Coverage: 30%;
- xii) Minimum Landscape Open Space: 30%;
- xiii) Minimum Parking Requirements: 127 parking spaces including tandem parking spaces shall be provided for both residents and visitors; and,
- xiv) Maximum Floor Space Index: 1.1.


2925.3 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 2925.2.”

ENACTED and PASSED this 11<sup>th</sup> day of September, 2019.

Approved as to  
form.  
AWP  
2019/08/08

Approved as to  
content.  
AAP  
2019/08/07

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

(City File: C08E06.005)

R4A-2925

OS

GOREWAY DR

HALLFORD PL

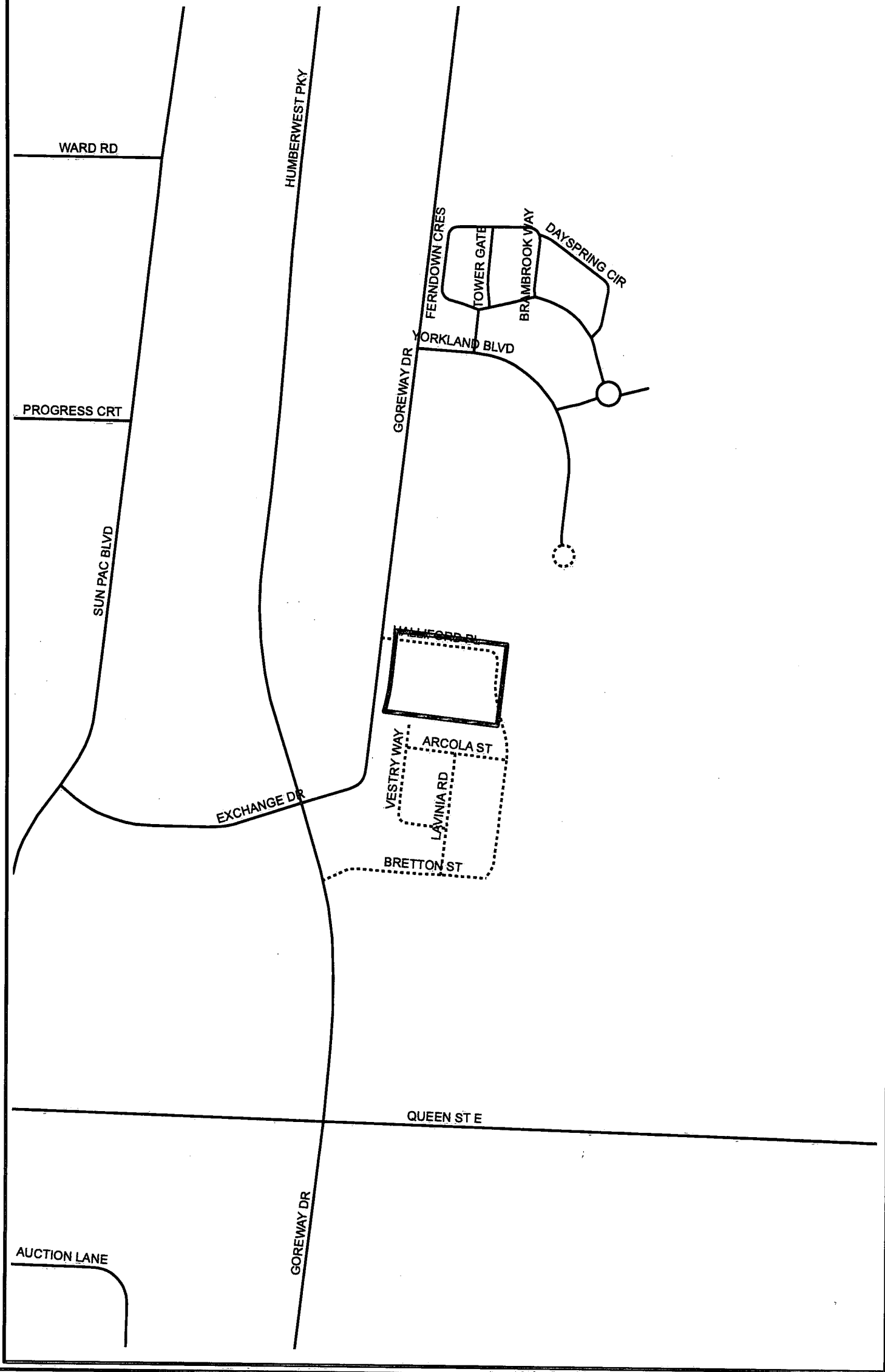
ARCOLA ST

VESTRY WAY

LAVINIA RD

 ZONE BOUNDARY





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 212-2019 being  
a by-law to amend Zoning By-law 270-2004, as amended,  
Cal-Gore Developments Inc. – KLM Planning Partners Inc.  
File C08E06.005

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 212-2019 was passed by the Council of The Corporation of the City of  
Brampton at its meeting held on the 11<sup>th</sup> day of September, 2019.
3. Written notice of By-law 212-2019 as required by section 34 of the *Planning Act*  
was given on the 26<sup>th</sup> day of September, 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 212-2019 is deemed to have come into effect on the 11<sup>th</sup> day of September,  
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 )  
23<sup>rd</sup> day of October, 2019 )



Charlotte Gravlev

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



A Commissioner, etc.

