



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number _____

To amend By-law 270-2004, as amended

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:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A SECTION 2990 – (R4A – 2990), RESIDENTIAL APARTMENT A SECTION 2991 – (R4A-2991), RESIDENTIAL APARTMENT A SECTION 2992 – (R4A-2992), RESIDENTIAL STREET TOWNHOUSE C SECTION 2993 – (R3C-2993), RESIDENTIAL STREET TOWNHOUSE C SECTION 2994 – (R3C-2994), RESIDENTIAL STREET TOWNHOUSE C SECTION 2995 – (R3C-2995), OPEN SPACE (OS), and OPEN SPACE OS SECTION 2996 (OS-2996).

(2) By adding thereto the following sections:

“2990 The lands designated R4A – Section 2990 on Schedule A to this by-law:

2990.1 Shall only be used for the following purposes:

- a) An Apartment Dwelling;
- b) The uses permitted in a C1 zone;
- c) Purposes accessory to the other permitted purposes;

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2990.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 4.5 metres;
- b) Minimum Side Yard Width: 4.5 metres;
- c) Maximum setback to at least one of the lot lines abutting a public street: 6.5 metres;
- d) Minimum Rear Yard Depth: 10 metres;
- e) Maximum Building Height: 4 storeys;
- f) Maximum Lot Coverage shall not apply;
- g) Minimum Landscaped Open Space – 15% of the lot area;
- h) No parking spaces are required for the non-residential uses;
- i) A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- j) Maximum Floor Space Index: 1.5;
- k) The sale of pre-build dwelling units shall be permitted;
- l) A minimum of 50% of the ground floor area of an apartment building shall be used for purposes permitted in a C1 zone;

2991 The lands designated R4A – Section 2991 on Schedule A to this by-law:

2991.1 Shall only be used for the following purposes:

- a) The uses permitted in a R4A zone;
- b) Purposes accessory to the other permitted purposes;

2991.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 4.5 metres;
- b) Minimum Side Yard Width: 4.5 metres;
- c) Minimum Rear Yard Depth: 10 metres;
- d) Maximum Lot Coverage shall not apply;
- e) Minimum Landscaped Open Space – 20% of the lot area;
- f) A minimum of 1.2 parking space per dwelling, plus 0.2 parking spaces per dwelling unit devoted to visitors parking;
- g) Maximum Floor Space Index: 1.5;
- h) The sale of pre-build dwelling units shall be permitted;

2992 The lands designated R4A – Section 2992 on Schedule A to this by-law:

2992.1 Shall only be used for the following purposes:

- a) The uses permitted in a R4A zone;
- b) “Skylight Apartment Dwelling”;
- c) Stacked Townhouse Dwelling;
- d) Back-to-Back townhouse dwelling;
- e) Stacked Back-to-Back Townhouse Dwelling;
- f) Purposes accessory to the other permitted purposes;

2992.2 Shall be subject to the following requirements and restrictions:

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- a) Minimum Lot Width shall not apply;
- b) Buildings must be setback a minimum of 2.5 metres from all lot lines abutting a private road and a minimum of 1 metre from all other lot lines, except where the lot line coincides with the party wall between two dwelling units;
- c) Maximum Building Height: 4 storeys (excluding rooftop mechanical enclosures and roof-top access enclosures);
- d) Parking Requirements: a minimum of 1.2 parking space per dwelling, plus a minimum of 0.2 parking spaces per dwelling devoted to visitors parking;
- e) Maximum Lot Coverage shall not apply;
- f) Minimum Landscaped Open Space: 20% of the lot area;
- g) Maximum Floor Space Index: 1.5;
- h) Section 10.2 – One Dwelling Per Lot shall not apply;
- i) Sections 10.13.2, 10.13.3 and 10.13.4 shall not apply;

2992.3 In this Section, the following shall apply:

- a) “Skylight Apartment Dwelling” shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse;
- b) A private road shall mean a road established as a common element;
- c) In this Section, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road, or Street and Visibility Triangle in the General Provisions for All Zones and provisions in General Provisions for Residential Zones;
- d) A private road is treated as an aisle for the purposes of Section 6.17.2.(c);
- e) The sale of pre-build dwelling units shall be permitted;

2993 The lands designated R3C – Section 2993 on Schedule A to this by-law:

2993.1 Shall only be used for the following purposes:

- a) The uses permitted in a R3C zone;
- b) Multiple Residential Dwelling;
- c) Back-to-Back Townhouse Dwelling;
- d) Purposes accessory to the other permitted purposes;

2993.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area shall not apply;
- b) Minimum Lot Width: 2.5 metres;
- c) Minimum Yard Setback for a Principal Building:
 - i) Section 16.8.2.(d) shall not apply;
 - ii) The front wall of a dwelling unit: 3.0 metres to a private road and 0 metres in all other situations;
 - iii) The rear wall of a dwelling unit: 0.0 metres;
 - iv) The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;

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- v) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- d) Maximum Building Height: 4 storeys;
- e) Minimum Dwelling Unit Width: 6.5 metres;
- f) Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- g) No visitor parking spaces are required;
- h) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;
- i) Section 16.8.2 g.) Minimum Landscape Open Space shall not apply;
- j) Section 10.2 – One Dwelling Per Lot shall not apply;
- k) Section 10.13.2 and 10.13.4 shall not apply;
- l) The sale of pre-build dwelling units shall be permitted;
- m) The front lot line shall be the shortest lot line abutting the private road;

2994 The lands designated R3C – Section 2994 on Schedule A to this by-law:

2994.1 Shall only be used for the following purposes:

- a) The uses permitted in a R3C zone;
- b) Multiple Residential Dwelling;
- c) Street Townhouse Dwelling;
- d) Purposes accessory to the other permitted purposes;

2994.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Yard Setback for A Principal Building:
 - i. The side wall of a dwelling unit: 2.0 metres to a private road and 0 metres in all other situations;
 - ii. Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- b) Maximum Building Height: 4 storeys;
- c) Section 10.2 – One Dwelling Per Lot shall not apply;
- d) Section 10.13.2, 10.13.3 and 10.13.4 shall not apply;
- e) Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- f) No visitor parking spaces shall be required;
- g) The sale of pre-build dwelling units shall be permitted;

2995 The lands designated R3C – Section 2995 on Schedule A to this by-law:

2995.1 Shall only be used for the following purposes:

- a) The uses permitted in a R3C zone;
- b) Multiple Residential Dwelling;
- c) Back-to-Back Townhouse Dwelling;
- d) Rear Lane Townhouse Dwelling;
- e) Purposes accessory to the other permitted purposes;

2995.2 Shall be subject to the following requirements and restrictions:

- a) The lot line abutting a public street shall be deemed to be the front lot line;

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- b) Minimum Lot Area shall not apply;
- c) Minimum Lot Width: 4.4 metres;
- d) Minimum Yard Setback for a Principal Building:
 - i) Section 16.8.2.(d) shall not apply;
 - ii) The front wall of a dwelling unit: 3.0 metres to a public street;
 - iii) The rear wall of a dwelling unit: 6.0 metres to a private road and 0 metres in all other situations;
 - iv) The side wall of a dwelling unit: 2.0 metres to a private road, 1.2 metres to a lot line not zoned in the same zoning category, and 0 metres in all other situations;
 - v) Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- e) Maximum Building Height: 4 storeys;
- f) Minimum Parking Requirements: 2 spaces per dwelling unit within a private garage or driveway;
- g) No visitor parking spaces are required;
- h) Section 6.6 – Frontage on Road or Street shall not apply;
- i) Section 16.8.2 g) Minimum Landscape Open Space shall not apply;
- j) Section 10.2 – One Dwelling Per Lot shall not apply;
- k) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres;
- l) Section 10.13.2 and 10.13.4 shall not apply;
- m) The sale of pre-build dwelling units shall be permitted;

2996 The lands designated OS – Section 2996 on Schedule A to this by-law:

2996.1 Shall only be used for the following purposes:

- a) The uses permitted in a OS zone;
- b) “Private infrastructure”;
- c) Purposes accessory to the other permitted purposes;

2996.2 “Private Infrastructure” shall mean any building, structure, plant or equipment, above or below finished grade, essential to the provision and operation of storm water management.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN
COUNCIL, this day of 2020.

PATRICK BROWN – MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

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EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 20

The purpose of By-law -20 is to amend comprehensive Zoning By-law 2004, as amended pursuant to an application by Burnt Log Management Inc. (Files No. C03E15.010 and 21T-10009B).

EFFECT OF THE BY-LAW

The effect of By-law -20 is to permit residential and mixed use development on the subject lands in accordance with the requirements set out in this by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -20 are located to the east of Heart Lake Road and to the south of Countryside Drive within Part of Lot 15, Concession 3.

OS-2996
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R3C-2995

COUNTRYSIDE DRIVE

HEART LAKE ROAD

HIGHWAY 410

OS

R4A-2990

R4A-2991

OS

OS

R4A-2992

R3C-2993

R4A-2992

OS

OS-2996

R3C-2994



PART LOT 15, CONCESSION 3 E.H.S.



SUBJECT LANDS



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES



KEY MAP