

**Adoption of Official Plan Amendment OP2006-262 (By-law 50-2024)
and Zoning By-law 51-2024**

0 Mayfield Road

Date of Decision: March 27, 2024
Date of Notice: April 11, 2024
Last Date of Appeal: May 1, 2024

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 50-2024, to adopt Official Plan Amendment OP2006-262, and By-law 51-2024, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr and Associates Inc., on behalf of Digram Developments, Ward 9 (File: OZS-2021-0026).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:

To facilitate the development of a subdivision consisting of 1038 residential units in low-density, medium-density and high-density built forms, a park, two elementary schools blocks, an open space block.

Location of Lands Affected: south of Mayfield Road, between Bramalea Road and Torbram Road, described as an 'L' shaped parcel, legally described as Part Lots 16,17, and 18, Con 5, east of Hurontario Street. The subject lands are municipally known as 0 Mayfield Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Chinoye Sunny, Planner, Planning, Building and Growth Management Services at 905-874-2064 or chinoye.sunny@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands, except for an application for a Draft Plan of Subdivision 21T-21006B.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 1, 2024**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 50 - 2024

To adopt Amendment Number OP 2006- 262 to the Official Plan of the City of
Brampton Planning Area

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. Amendment Number OP 2006- 262 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 27th day of March, 2024.

Approved as to
form.

2023/03/25

MR

Approved as to
content.

2024/03/21

AAP

Patrick Brown, Mayor

Charlotte Gravlev, Acting City Clerk

AMENDMENT NUMBER OP 2006- 262
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan and the Countryside Villages Secondary Plan (SPA 48B) to permit the development of 72 single detached dwellings, 98 street townhouse units, 23 rear lane townhouse units, 5 mixed-use units, and 845 high-density residential units on the lands shown outlined on Schedule 'A' to this amendment to permit a broader range of land uses and higher densities.

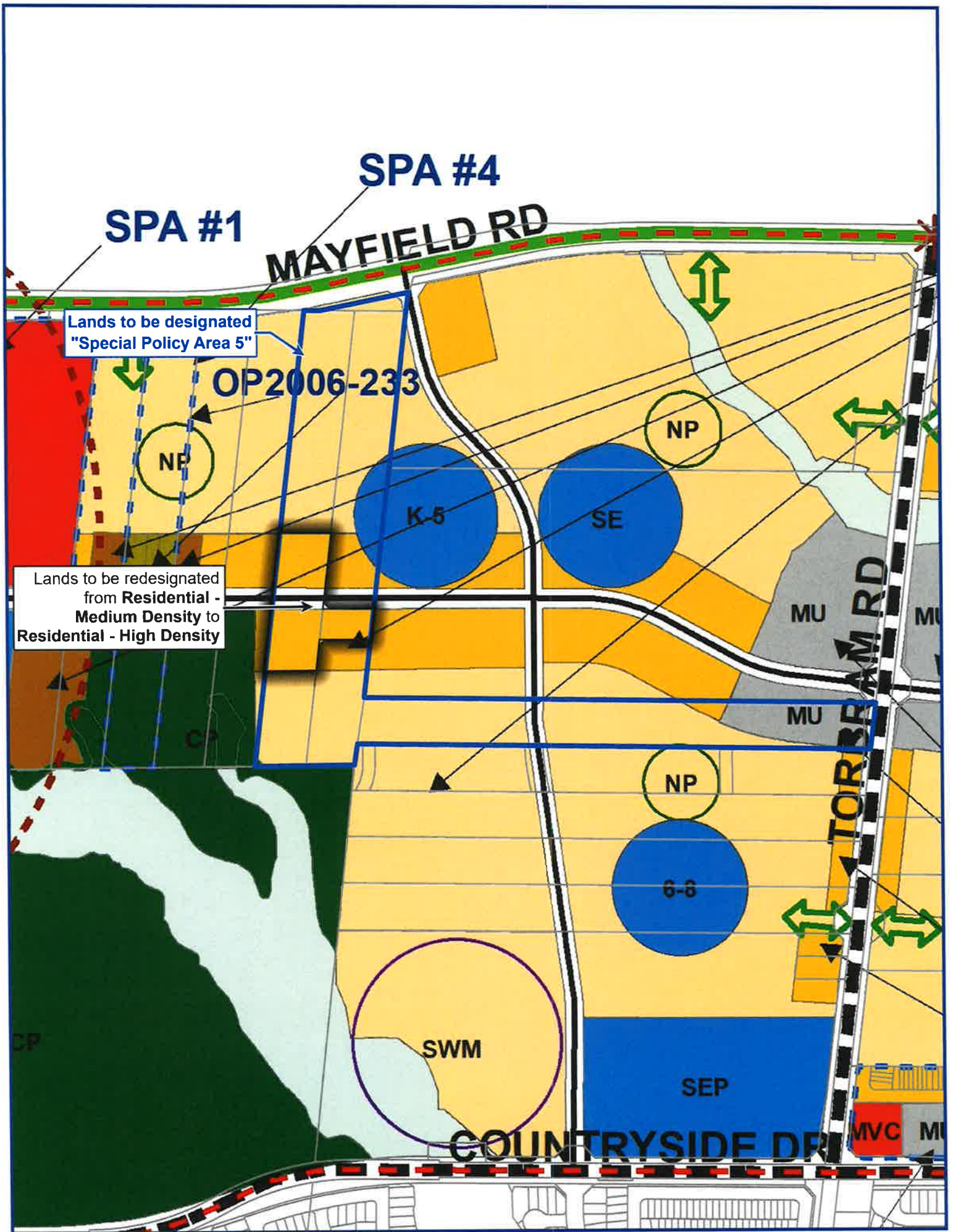
2.0 LOCATION:

The lands subject to this amendment are comprised of a parcel totaling 12.32 hectares (30.44 acres) in area, located on the south side of Mayfield Road, east of Bramalea Road and west of Torbram Road. The lands have a frontage of approximately 150 metres (492 feet) on Mayfield Road. The lands are legally described as Part of Lot 16, 17 & 18, Concession 5; and Parts of Road Allowance Between Lot 17 & 18, East of Hurontario (Chinguacousy) Street City of Brampton, Region of Peel.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

- 3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended as follows:
- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 48b: The Countryside Villages Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2006- 262 .
- 3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Countryside Villages Secondary Plan Area 48(b) (being Part Two Secondary Plans), as amended is hereby further amended:
- 1) By amending Schedule 2 of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located south of Mayfield Road, east of Bramalea Road and west of Torbram Road, is hereby amended from 'Medium Density Residential' to 'High Density Residential'.
 - 2) By adding to Schedule 48(a) of Chapter 48(b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as "Special Policy Area 5".
 - 3) By adding the following as Section 6.5 Special Policy Area 5:
"6.5 Special Policy Area 5
6.5.1 Notwithstanding Section 5.2.2.1 (ii) in the 'Low/Medium Density Residential' designation, the lands within Special Policy Area 5 are permitted to have a maximum density of 58 units per net hectare (24 units per net residential acres).
6.5.2 Notwithstanding Section 5.2.3.1 (ii) in the 'Medium Density Residential' designation, the lands within Special Policy Area 5 are permitted to have a maximum density of 58 units per net hectare (24 units per net residential acres).

6.5.3 Notwithstanding Section 5.2.6.1 (ii) in the 'High Density Residential' designation, the lands within Special Policy Area 5 shall permit apartments with a maximum density of 929 units per net hectare (375 units per net residential acres) up to a maximum height of 22 storeys."



EXTRACT FROM Schedule SP 48 (a) COUNTRYSIDE VILLAGES SECONDARY PLAN AREA 48 Chapter 48 (b)

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR ROAD
- MINOR ARTERIAL
- MAJOR ARTERIAL (REGIONAL)
- INTERSECTION

RECREATION OPEN SPACE

- CITY WIDE PARK
- NEIGHBOURHOOD PARK

Subject Lands

COMMERCIAL

- DR DISTRICT RETAIL
- MVC MOTOR VEHICLE COMMERCIAL
- CR CONVENIENCE RETAIL
- NRC NEIGHBOURHOOD RETAIL COMMERCIAL
- MU MIXED USE
- VILLAGE_CORE
- SPECIAL POLICY AREA
- AREA SUBJECT TO THIS AMENDMENT

INSTITUTIONAL

- K-5 PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- MS PUBLIC MIDDLE SCHOOL SITE
- SES SEPARATE ELEMENTARY SCHOOL
- SEP SEPARATE SECONDARY SCHOOL SITE
- PS PUBLIC SECONDARY SCHOOL SITE
- W PLACE OF WORSHIP

NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
- SWM STORMWATER MANAGEMENT FACILITY
- WOODLOT

RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK
- HIGH DENSITY





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 51 - 2024

To amend Comprehensive Zoning 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 designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Single Detached - Special Section 3729 (R1F(H)-11.0-3729)
Agriculture – Special Section 839 (A-839)	Residential Single Detached - Special Section 3730 (R1F(H)-11.6-3730)
	Residential Single Detached - Special Section 3568 (R1F(H)-11.0-3568)
	Residential Single Detached - Special Section 3670 (R1F(H)-11.6-3670)
	Residential Townhouse - Special Section 3731 (R3E(H)-5.5-3731)
	Residential Townhouse - Special Section 3732 (R3E(H)-5.5-3732)
	Residential Townhouse - Special Section 3569 (R3E(H)-4.4-3569)
	Residential Townhouse - Special Section 3570 (R3E(H)-6.0-3570)
	Residential Townhouse - Special Section 3571 (R3E(H)-6.0-3571)

	<p>Residential Apartment A - Special Section 3733 (R4A(H)-3733)</p> <p>Residential Apartment A – Special Section 3734 (R4A(H)-3734)</p> <p>Composite Residential Commercial - Special Section 3735 (CRC(H)-3735)</p> <p>Institutional One – Special Section 3574 (I1(H)-3574)</p> <p>Open Space (OS)</p>
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(2) By adding thereto Schedule C – 3734 in the form as shown in Schedule B to this by-law;

(3) By adding thereto the following sections:

“3729 The lands designated R1F(H)-11.0-3729 on Schedule A to this by-law:

3729.1 Shall only be used for the purposes permitted in an R1F-x zone.

3729.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	<p>a) Interior Lot: 11.0 metres</p> <p>b) Corner Lot: 14.3 metres</p>
(2) Minimum Lot Area	a) 313 square metres
(3) Minimum Front Yard Depth	<p>a) 3.5 meters to the main wall of the building but 6.0 meters to the front of a garage door;</p> <p>b) A porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,</p> <p>c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.</p>
(4) Minimum Exterior Side Yard Width	<p>a) 3.0 metres;</p> <p>b) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,</p> <p>c) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.</p>

<p>(5) Minimum Rear Yard Depth</p>	<p>a) 7.0 metres for an interior lot; b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line; c) 4.5 metres for open roofed porches and or uncovered terraces; d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 meters in height; and, e) A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.</p>
<p>(6) Minimum Interior Side Yard Width</p>	<p>a) 1.2 metres on one side; and, b) 0.6 meters provided that the combined total of the interior side yards is not less than 1.8 metres.</p>
<p>(7) Maximum Building Height</p>	<p>12.0 metres</p>
<p>(8) Garage Control</p>	<p>a) For lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and, b) The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.</p>
<p>(9) The following shall apply to a bay, bow or box window:</p>	<p>a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; b) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and, c) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.</p>

3729.3 Shall also be subject to the requirements and restrictions relating to the R1F-x Zone and all of the general provisions, which are not in conflict with those set out in 3729.2.

3729.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.

- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
- a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(4) By adding thereto, the following sections:

“3730 The lands designated R1F(H)-11.6-3730 on Schedule A to this By-law:

3730.1 Shall only be used for the purposes permitted in an R1F-x zone.

3730.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Front Yard Depth</p>	<ul style="list-style-type: none"> a) 3.5 meters to the main wall of the building but 6.0 meters to the front of a garage door; b) A porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and, c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
<p>(2) Minimum Exterior Side Yard Width</p>	<ul style="list-style-type: none"> a) 3.0 metres b) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and, c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
<p>(3) Minimum Rear Yard Depth</p>	<ul style="list-style-type: none"> a) 7.0 metres for an interior lot; b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres

	<p>is maintained between that portion of the building that is less than 6 metres from the rear lot line;</p> <p>c) 4.5 metres for open roofed porches and or uncovered terraces;</p> <p>d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,</p> <p>e) A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.</p>
(4) Minimum Interior Side Yard Width	<p>a) 1.2 metres on one side; and,</p> <p>b) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.</p>
(5) Maximum Building Height	12.0 metres
(6) Garage Control	<p>a) For lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,</p> <p>b) The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.</p>
(7) The following shall apply to a bay, bow or box window:	<p>a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;</p> <p>c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,</p> <p>d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.</p>

3730.3 Shall also be subject to the requirements and restrictions relating to the R1F-x Zone and all of the general provisions, which are not in conflict with those set out in 3730.2.

3730.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be

used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.

- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
- a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(5) By adding thereto, the following sections:

“3731 The lands designated R3E(H)-5.5-3731 on Schedule A to this by-law:

3731.1 Shall only be used for the purposes permitted in an R3E-x zone and:

- 1) Rear Lane Townhouse Dwelling

3731.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) Interior Lot: 5.5 metres b) Corner Lot: 6.2 metres
(2) Minimum Front Yard Depth	a) 3.0 metres; b) A porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and, c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
(3) Minimum Exterior Side Yard Width	a) 2.0 metres b) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 1.0 metres into the minimum exterior side yard; and, c) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

(4) Minimum Rear Yard Depth, including Setback to a Garage Door	5.0 metres,
(5) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres; b) 0.0 metres when abutting side lot line coincides with a common wall; and, c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
(6) Maximum Building Height	12.0 metres
(7) For the purposes of this Section, a garage is permitted in Rear Yard of a Rear Lane Townhouse Dwelling and, notwithstanding Section 10.9.1B(7), the maximum width of the driveway shall not exceed the width of the garage.	
(8) Minimum Dwelling Unit Width	5.5 metres
(9) The following shall apply to a bay, bow or box window:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and, d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows.
(10) For zoning purposes, the front property lot line is deemed to be the lot line abutting the street and rear property line is deemed to be the lot line abutting the lane.	

3731.3 Shall also be subject to the requirements and restrictions relating to the R3E-x Zone and all of the general provisions, which are not in conflict with those set out in 3731.2.

3731.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.
- 2) The Holding (H) symbol shall not be removed until such time as

the following have been provided:

- a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
- b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
- c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(6) By adding thereto, the following sections:

“3732 The lands designated R3E(H)-5.5-3732 on Schedule A to this by-law:

3732.1 Shall only be used for the purposes permitted in an R3E-x zone.

3732.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) Interior Lot: 5.5 metres b) Corner Lot: 6.2 metres
(2) Minimum Lot Area	a) Interior Lot: 138 square metres b) Corner Lot: 180 square metres
(3) Minimum Front Yard Depth	d) 4.0 metres but 6.0 metres to the front of a garage door; e) A porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and, f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
(4) Minimum Exterior Side Yard Width	d) 2.0 metres e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 1.0 metres into the minimum exterior side yard; and, f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
(5) Minimum Rear Yard Depth	a) 6.0 meters; b) A porch and/or balcony with or without foundation or cold cellar

	<p>including eaves and cornices may encroach 1.8 metres into the minimum rear yard;</p> <p>c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.</p>
(6) Minimum Interior Side Yard Width	<p>a) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;</p> <p>b) 0.0 metres when abutting side lot line coincides with a common wall; and,</p> <p>c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.</p>
(7) Maximum Building Height	14.0 metres
(8) The following provisions shall apply to garages:	<p>a) The minimum cumulative garage door width shall be:</p> <p>i) the minimum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 2.3 metres ; and,</p> <p>ii) the minimum cumulative garage door width for a corner lot with a lot equal to or greater than 6.0 metres shall be 2.3 metres.</p>
(9) Minimum Dwelling Unit Width	5.5 metres
(10) The following shall apply to a bay, bow or box window:	<p>a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,</p> <p>c) A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows.</p>

3732.3 Shall also be subject to the requirements and restrictions relating to the RE3-x Zone and all of the general provisions, which are not in conflict with those set out in 3732.2.

3732.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.

- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(7) By adding thereto, the following sections:

“3733 The lands designated R4A(H)- 3733 on Schedule A to this by-law:

3733.1 Shall only be used for the following purposes permitted in an R4A zone, and;

- 1) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:
 - a. an office;
 - b. a bank, trust company or financial institution;
 - c. a retail establishment;
 - d. a convenience store;
 - e. a dry cleaning and laundry distribution station;
 - f. a laundromat;
 - g. a dining room restaurant;
 - h. a take-out restaurant;
 - i. a service shop;
 - j. a personal service shop;
 - k. a printing or copying establishment;
 - l. an art gallery;
 - m. a community club;
 - n. a commercial school;
 - o. a health or fitness centre;
 - p. a place of worship;
 - q. day nursery;
 - r. library;
 - s. a theatre;
 - t. a grocery store;

- u. a place of commercial recreation;
- v. an administrative office of any public authority;
- w. an animal hospital;
- x. a travel agency;

3733.2 Shall also be subjected to the following requirements and restrictions:

(1) Minimum Lot Area	0.33 hectares
(2) For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line.	
(3) Minimum Front Yard Depth	a) 3.0 metres for storey one to six; b) 6.0 metres for storey seven and above.
(4) Minimum West Interior Side Yard Width	a) 7.5 metres for storeys one to eight; and b) 12.5 metres for storeys eight above.
(5) Minimum East Exterior Side Yard Width	a) 5.5 metres for storey one to six; b) 8.5 metres for storey seven to nine; c) 11.5 metres for story ten and above.
(6) Minimum Rear Yard Depth	a) 4.5 metres for storey one to six; b) 7.5 metres for storey seven to nine; c) 10.5 metres for storey ten and above.
(7) Maximum Building Height	15 storeys
(8) Maximum Lot Coverage	60% by the main building
(9) Minimum Landscaped Open Space	25% of the lot area
(10) Maximum Floor Space Index	5.45
(11) Maximum At Grade Parking Spaces	30 spaces
(12) Parking Ratio	a) Residents: 0.9 parking spaces per unit b) Visitors: 0.2 parking spaces per unit
(13) Minimum Amenity Area	300 square metres
(14) All lands zoned R4A-3733 shall be treated as a single lot for zoning purposes.	
(15) No permanent accessory structures shall be erected in the front yard.	
(16) No outdoor storage is permitted in the front yard.	

(17) Additional fencing or barriers are permitted for the purposes of noise mitigation at the rear or side of lots in accordance with the requirements set out in Section 10.10.

3733.3 Shall also be subject to the requirements and restrictions relating to the R4A Zone and all of the general provisions, which are not in conflict with those set out in 3733.2

3733.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(8) By adding thereto, the following sections:

“3734 The lands designated R4A(H)- 3734 on Schedule A to this by-law:

3734.1 Shall only be used for the purposes permitted in a R4A zone, and;

- 1) A townhouse dwelling.
- 2) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:
 - a. an office;
 - b. a bank, trust company or financial institution;
 - c. a retail establishment;
 - d. a convenience store;
 - e. a dry cleaning and laundry distribution station;
 - f. a laundromat;
 - g. a dining room restaurant;
 - h. a take-out restaurant;
 - i. a service shop;
 - j. a personal service shop;
 - k. a printing or copying establishment;

- l. an art gallery;
- m. a community club;
- n. a commercial school;
- o. a health or fitness centre;
- p. a place of worship;
- q. day nursery;
- r. library;
- s. a theatre;
- t. a grocery store;
- u. a place of commercial recreation;
- v. an administrative office of any public authority;
- w. an animal hospital;
- x. a travel agency;

3734.2 Shall be subject to the following:

- a. Requirements and restrictions for an apartment dwelling:

(1) Minimum Lot Area	0.50 hectares
(2) Minimum Lot Width	No requirement
(3) Minimum Lot Depth	No requirement
(4) For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line.	
(5) Minimum Front Yard Depth	a) 3.0 metres for storey one to six; b) 6.0 metres for storey seven and above.
(6) Minimum Building Setbacks	As shown on Schedule C – 3734;
(7) Maximum Building Height	As shown on Schedule C - 3734
(8) Minimum Building Separation Distance	As shown on Schedule C - 3734
(9) Maximum Lot Coverage	65% by the main building
(10) Minimum Landscaped Open Space	25% of the lot area
(11) Maximum Floor Space Index	6.50

(12) Parking Ratio	c) Residents: 0.9 parking spaces per unit d) Visitors: 0.2 parking spaces per unit
(13) Minimum Indoor Amenity Area	300 square metres
(14) All lands zoned R4A-3734 shall be treated as a single lot for zoning purposes.	
(15) No permanent accessory structures shall be erected in the front yard.	
(16) No outdoor storage is permitted in the front yard.	
(17) Additional fencing or barriers are permitted for the purposes of noise mitigation at the rear or side of lots in accordance with the requirements set out in Section 10.10.	

b. Requirements and restrictions for a townhouse dwelling

(1) Minimum Lot Width	a) Interior Lot: 5.5 metres b) Corner Lot: 6.2 metres
(2) Minimum Lot Area	a) Interior Lot: 138 square metres b) Corner Lot: 180 square metres
(3) Minimum Dwelling Unit Width	5.5 metres
(4) Minimum Front Yard Depth	a) 4 metres but 6.0 metres to the front of a garage door; b) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard including eaves and corners; and, c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
(5) Minimum Exterior Side Yard Width	a) 2.0 metres b) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 1.0 metres into the minimum exterior side yard; and c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and corners may encroach 1.0 metres into the minimum

	exterior side yard.
(6) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 6.0 meters; b) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the minimum rear yard; c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
(7) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> d) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres; e) 0.0 metres when abutting side lot line coincides with a common wall; and, f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
(8) Maximum Building Height	14.0 metres
(9) Maximum Lot Coverage	70%
(10) Minimum Landscaped Open Space	No requirement
(11) The following provisions shall apply to garages:	<ul style="list-style-type: none"> a) The minimum cumulative garage door width shall be: <ul style="list-style-type: none"> i) the minimum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 2.3 metres; and, ii) the minimum cumulative garage door width for a corner lot with a lot equal to or greater than 6.0 metres shall be 2.3 metres.
(12) The following shall apply to a bay, bow or box window:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and, c) A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows.

(13) All lands zoned R4A-3734 shall be treated as a single lot for zoning purposes.

3734.3 Shall also be subject to the requirements and restrictions relating to the R4A Zone and all of the general provisions, which are not in conflict with those set out in 3734.2.

3734.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) The City’s Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory arrangements have been made with respect to lot consolidation for the planned redevelopment of the adjacent properties immediately to the West as shown on Schedule C-3734 to this by-law.
 - b) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - c) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - d) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

(9) By adding thereto, the following sections:

“3735 The lands designated CRC(H) – 3735 on Schedule A to this by-law:

3735.1 Shall only be used for the purposes permitted in an CRC zone and;

- 1) A Multiple Residential Dwelling containing no more than 5 dwelling units.

3735.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	20 metres
(2) Minimum Lot Area	625 square metres
(3) Minimum Lot Depth	27 metres
(4) Minimum Front Yard Depth	a) 3.0 metres
(5) Minimum Interior Side Yard Width	a) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
(6) Minimum Exterior Side Yard Width	3.0 metres
(7) Minimum Rear Yard Depth	6.0 metres
(8) Maximum Building Height	12.0 metres
(9) Minimum Landscaped Open Space	40% of the required front yard.

3735.3 Shall also be subject to the requirements and restrictions relating to the CRC Zone and all of the general provisions, which are not in conflict with those set out in 3735.2.

3735.4 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
 - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the


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Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.”

ENACTED and PASSED this 27th day of March, 2024.

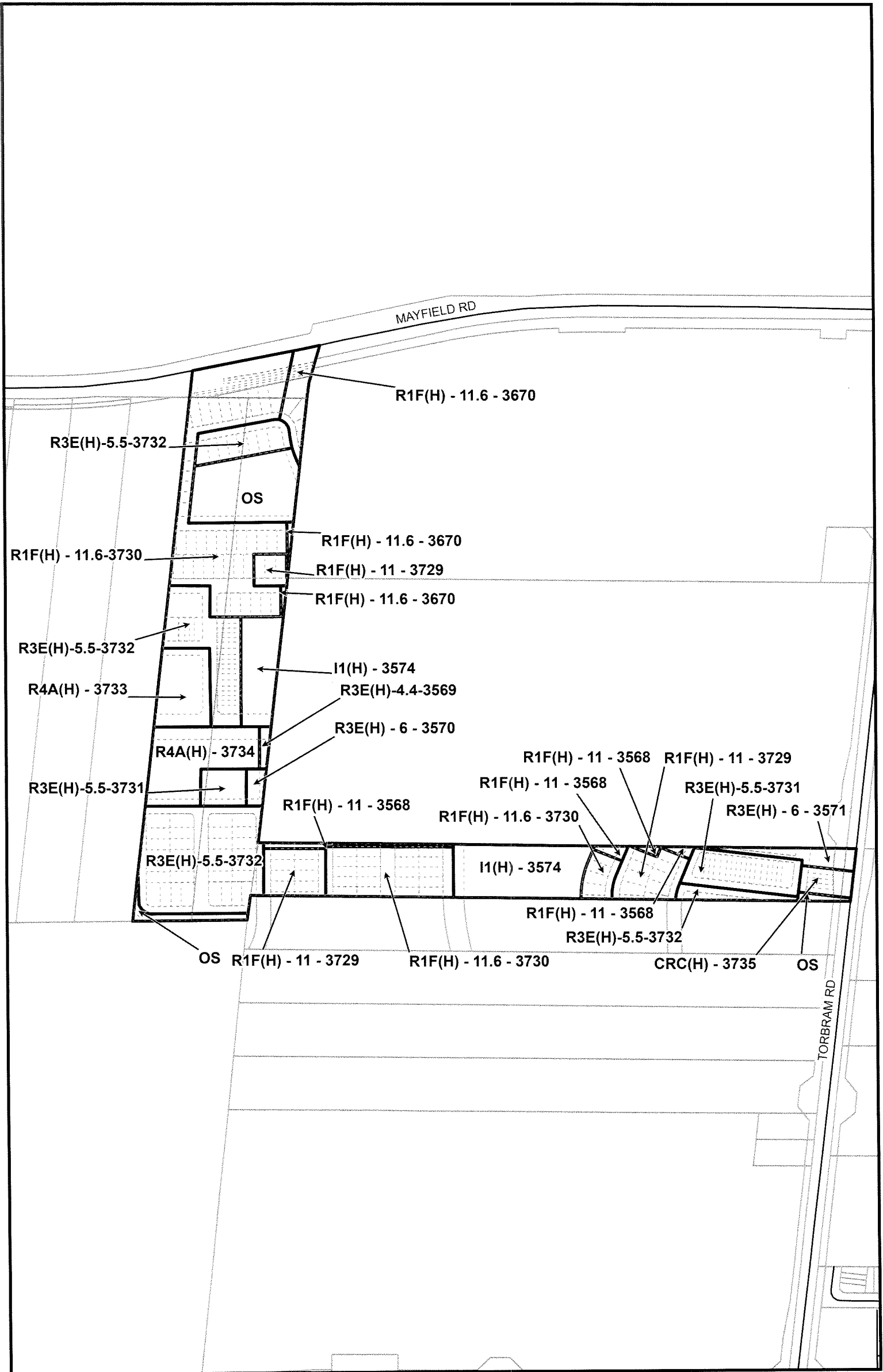
Approved as to
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2024/3/21
MR

Approved as to
content.
2024/03/21
AAP

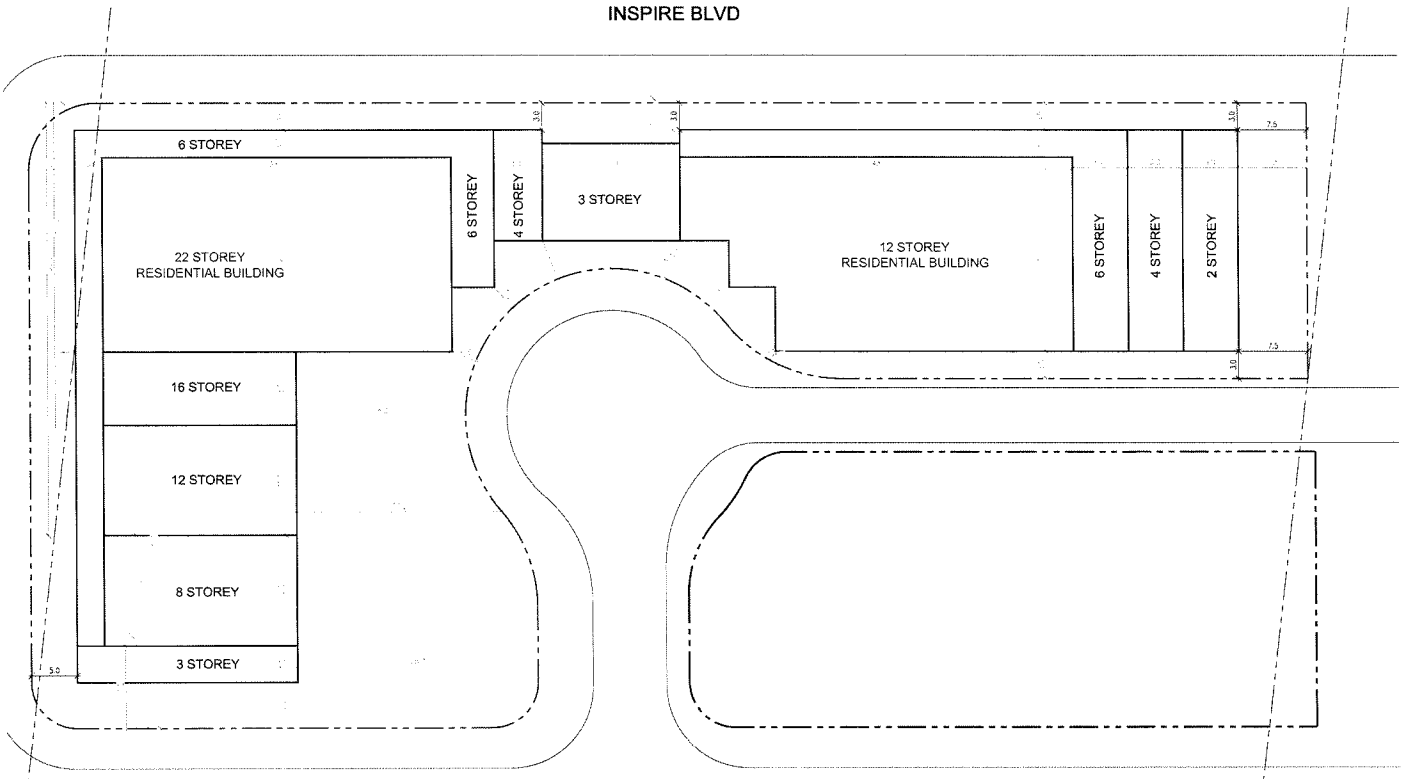

Patrick Brown, Mayor


Charlotte Gravlev, Acting City Clerk

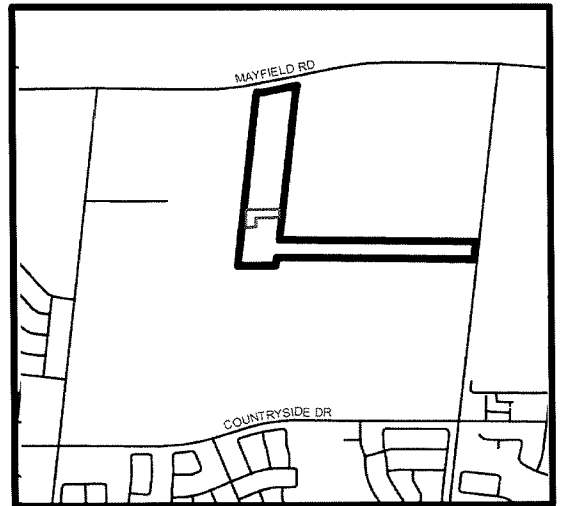
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INSPIRE BLVD



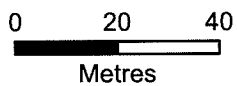
KEY MAP



BRAMPTON
Flower City



PLANNING, BUILDING AND GROWTH MANAGEMENT

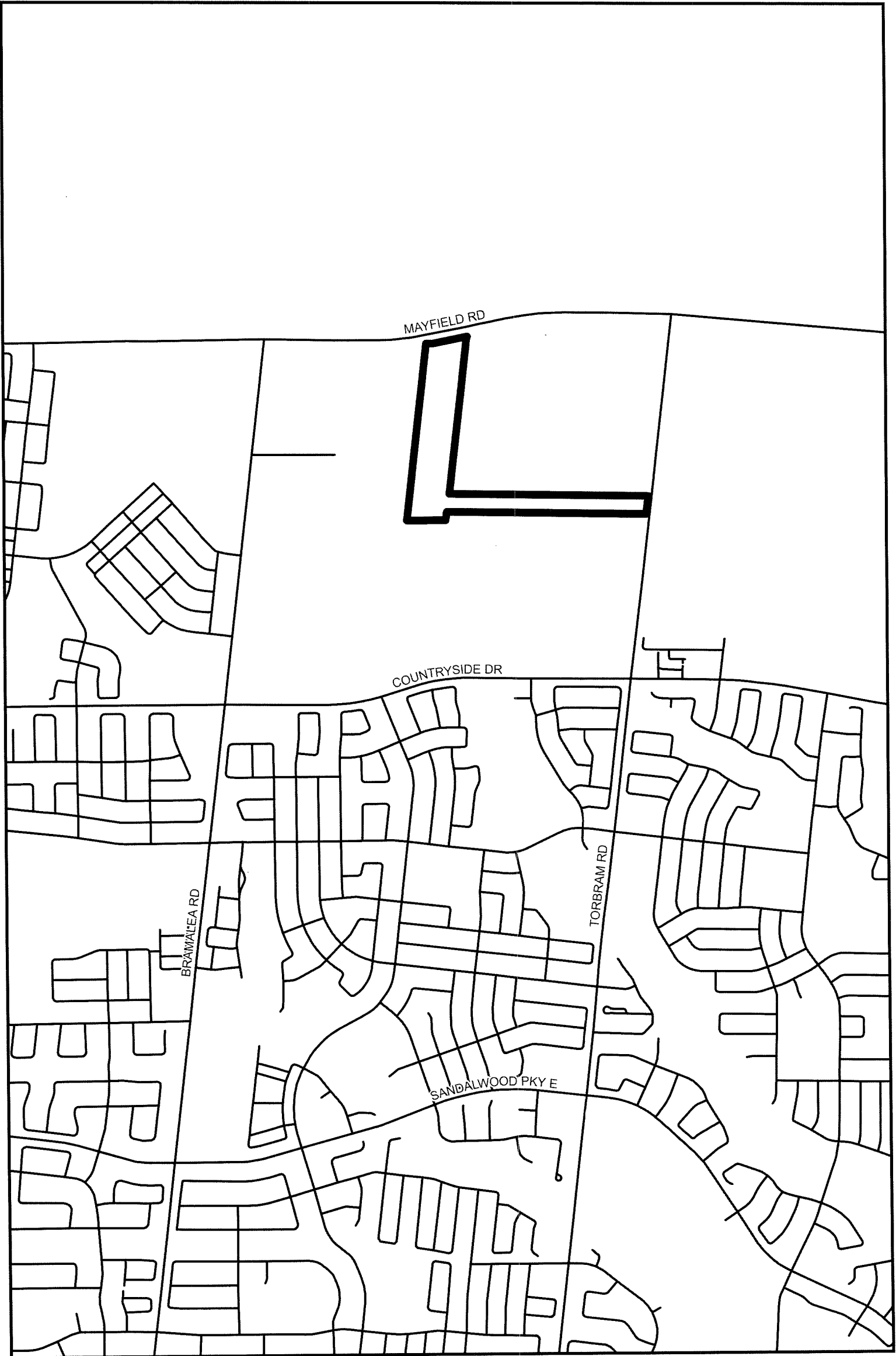



Author: CAntoine
Date: 2024/03/20

Schedule C - Section 3734

File: OZS-2021-0026

By-law 51-2024



 Subject Lands

