

**Adoption of Official Plan Amendment OP2023-016 (By-law 211-2025)
and Zoning By-law 212-2025**

4784 Castlemore Road

Date of Decision: December 10, 2025
Date of Notice: December 18, 2025
Last Date of Appeal: January 7, 2026 (no later than 4:30 p.m.)

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 211-2025, to adopt Official Plan Amendment OP2023-016, and By-law 212-2025, 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 Candevcon Limited, on behalf of Apoca Carpenters Limited, Ward 10 (File: OZS-2023-0008).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment:

To amend the policies of the Highway 427 Industrial Secondary Plan, Schedule SP47 as amended, to designate the lands as "Medium Density Residential" and include permissions for an increase in the residential density on lands shown on Schedule 'A' to this amendment to permit a subdivision development.

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

To amend comprehensive Zoning By-law 270-2004, as amended, to facilitate a residential subdivision consisting of 111 single detached dwellings, 48 standard townhouse units, 90 stacked townhouse units, 436 apartment units. Additional blocks are for a park, vista, stormwater management pond, district retail and natural heritage system.

Location of Lands Affected: north side of Castlemore Road, in between The Gore Road and Clarkway Drive, within Lot 11, Con 10, N.D., and municipally known as 4784 Castlemore 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 Megan Fernandes, Planner, Planning, Building and Growth Management Services at Megan.Fernandes@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk’s Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on January 7, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211 - 2025

To Adopt Amendment Number OP 2023-016

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 2023-016 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 10th day of December, 2025.

Approved as to
form.

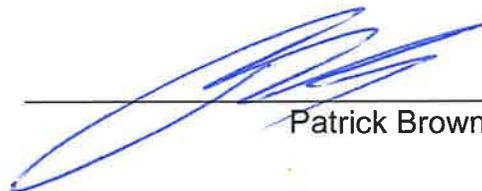
2025/Nov/26

AJC

Approved as to
content.

2025/Nov/25

AAP


Patrick Brown, Mayor

Original Signed by:


Genevieve Scharback, City Clerk

(OZS-2023-0008)

AMENDMENT NUMBER OP 2023-016
TO THE OFFICIAL PLAN OF
THE CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

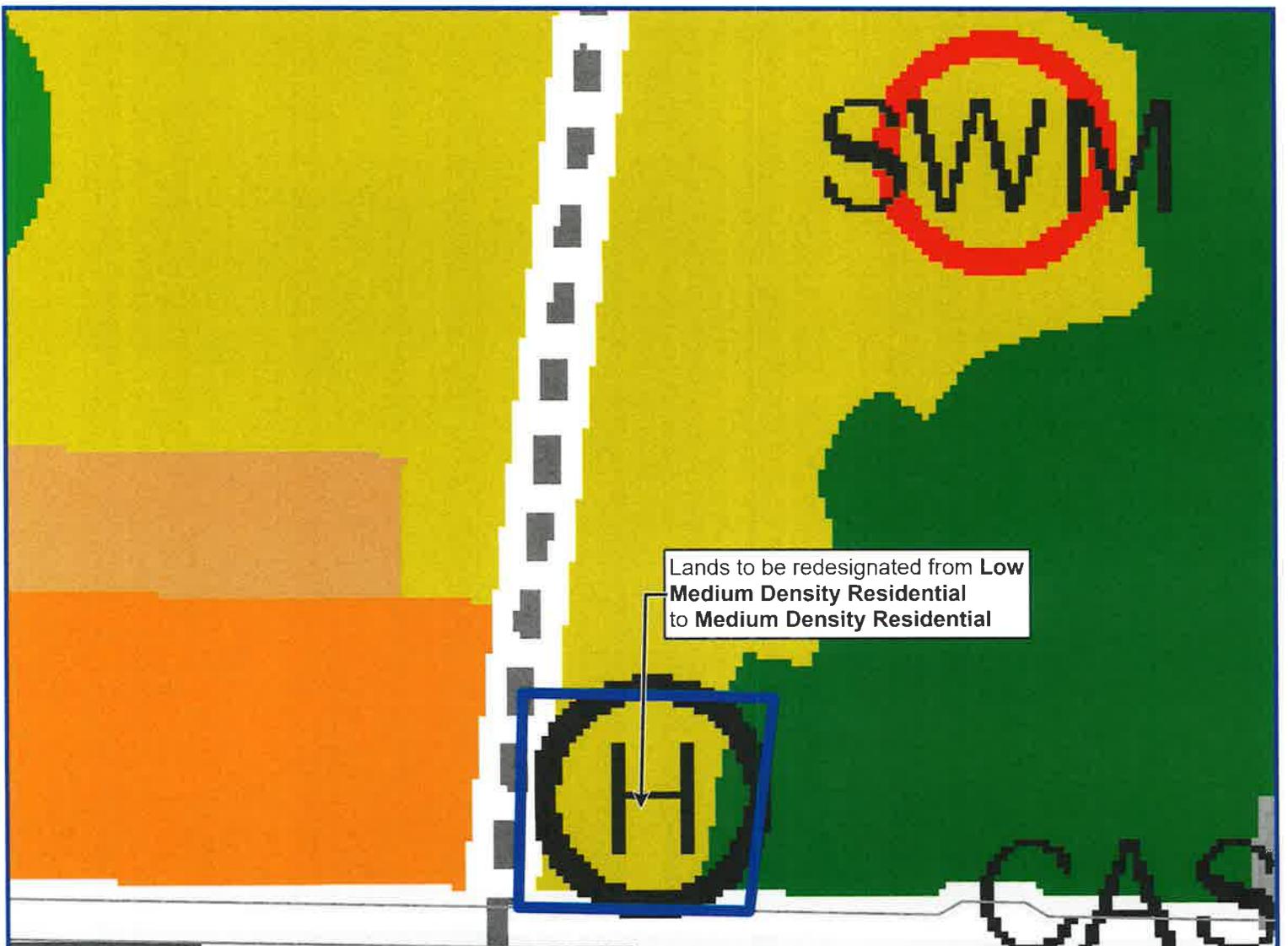
The purpose of this amendment is to amend the Highway 427 Industrial Secondary Plan, Schedule SP47 and Community Block Plan 47-1 to reflect revisions to the land use designations and increase in maximum permitted residential density.

2.0 LOCATION:

The lands subject to this amendment is located in Block 47-1, specifically east of The Gore Road, north of Castlemore Road, and west of Clarkway Drive. The subject lands have a total site area of 16.26 ha (40.18 acres). The legal description of the property is Lot 11, Concession 10 N.D., in the City of Brampton, Regional Municipality of Peel.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO:

- 3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:
- 1) By adding to the list of amendments pertaining to Secondary Plan Area Number 47: Highway 427 Industrial Secondary Plan as set out in Part Two: Secondary Plans, thereof, Amendment Number OP 2023-_____.
- 3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, Brampton Plan, which remain in force, as it relates to the Highway 427 Industrial Secondary Plan Area 47 (being Part Two Secondary Plans), as amended is hereby further amended:
- 1) By replacing the 'Low/Medium Density Residential' designation lands shown on Schedule 'A' hereto with 'Medium Density Residential'.



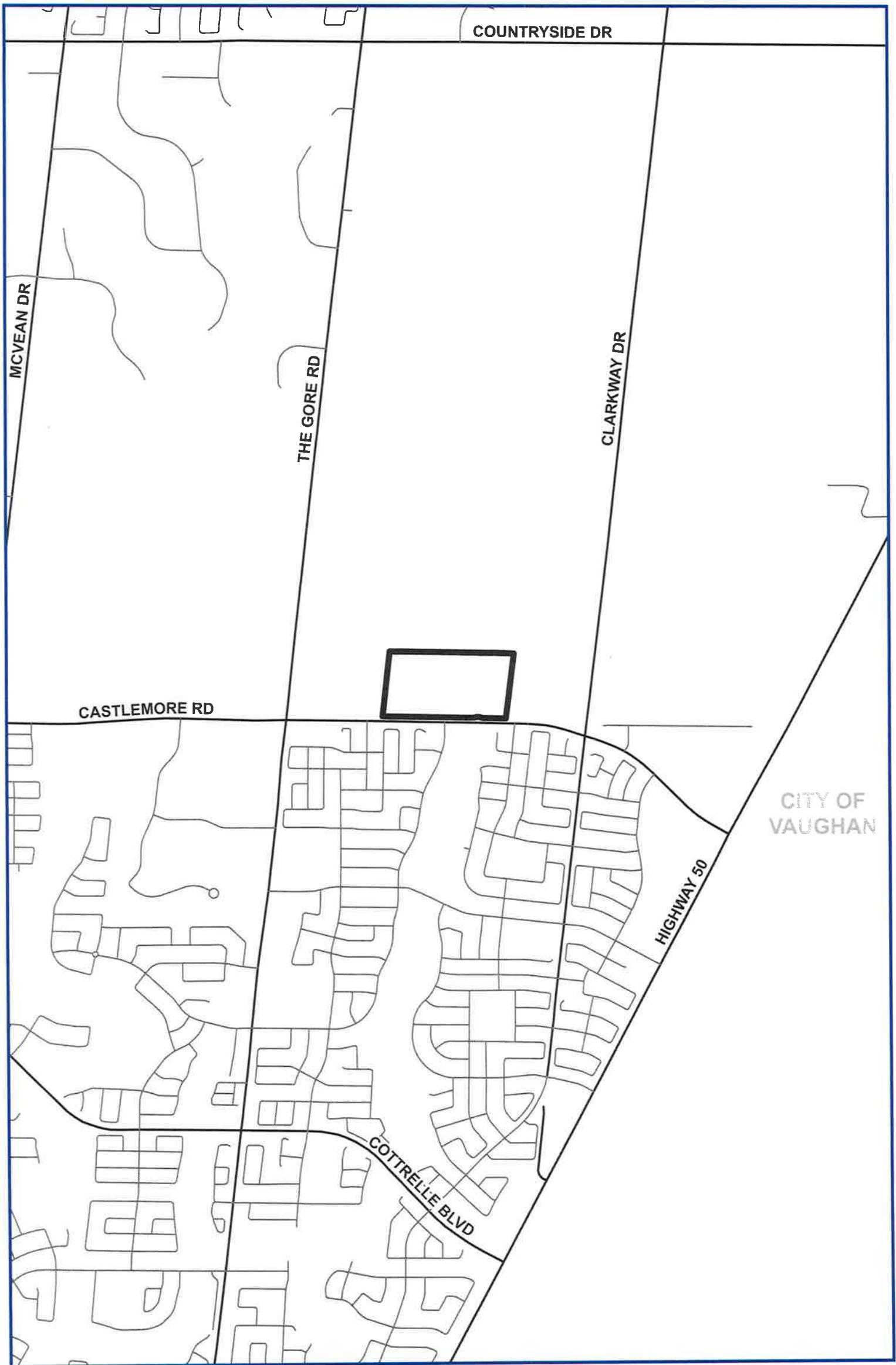
Lands to be redesignated from Low Medium Density Residential to Medium Density Residential

CASTLEMORE RD



EXTRACT FROM Highway 427 Industrial Secondary Plan (Area 47) - SP47(a)





Subject Lands
 Major Street
 Minor Street





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 212 - 2025

To Amend the Comprehensive Zoning By-law 270-2004, 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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To:
Agricultural (A) Floodplain (F)	Residential Single Detached F – 11.0 – Section 3845 (R1F-11.0 – 3845) Residential Single Detached F – 12.2 – Section 3846 (R1F -12.2 – 3846) Residential Single Detached F – 18.3 – Section 3847 (R1F-18.3 – 3847) Residential Townhouse B – Section 3848 (R3B - 3848) Residential Townhouse A – Section 3849 (R3A – Section 3849) Residential Apartment A – Section 3850 (R4A - 3850) Commercial Three – Section 3851 (C3 – 3851) Open Space (OS) Floodplain (F)

(2) By adding thereto the following Sections:

“3845 The lands designed R1F-11.0 – Section 3845 on Schedule A to this by-law:

3845.1 shall be used for the purposes permitted within an R1F-x zone

3845.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
 - Interior Lot: 11.0 metres;
 - Corner Lot: 12.2 metres;
- (2) Minimum Lot Area:
 - Interior Lot: 297 square metres;
 - Corner Lot: 345 square metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Setback:
 - a) 3.0 metres but 6.0 metres to the front of the garage;
 - b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 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 into the front yard to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback
 - a) 7.0 metres;
 - b) 6.5 metres for lots with side lot lines that converge toward the front lot line or the rear lot line;
 - c) 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 12.8 metres;
 - e) 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces.
- (6) Minimum Side Yard Setbacks (Interior):
 - a) 0.6 metres on one side and 1.2 metres on the other side;
 - b) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.
- (7) Minimum Side Yard Setback (Exterior)
 - a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;

- c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - f) a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - g) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.
- (8) Maximum Building Height: 13.5 metres;
- (9) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and;
 - c) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- (10) The following shall apply to a bay, bow or box window:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - 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 not need to contain side windows.
- 3845.3 shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3845.3.”
- “3846 The lands designated R1F- 12.2-Section 3846 on Schedule A to this by-law:
- 3846.1 shall be used for the purposes permitted within an R1F-x zone.
- 3846.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width:

Interior Lot:	12.2 metres;
Corner Lot:	13.8 metres;
 - (2) Minimum Lot Area:

Interior Lot:	324 square metres;
Corner Lot:	372 square metres;
 - (3) Minimum Lot Depth: 27 metres;

- (4) Minimum Front Yard Setback:
- a) 3.0 metres but 6.0 metres to the front of the garage;
 - b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 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 into the front yard to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback:
- a) 7.0 metres,
 - b) 6.5 metres for all lots with side lot lines that converge toward the front lot line or the rear lot line irregular shape;
 - c) 6.0 metres for lots that back onto an Open Space Zone or Institutional Zone;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 13 metres;
 - e) 3.0 metres for decks, balconies, open roofed porches and/or uncovered terraces; and
 - f) 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;
- (6) Minimum Side Yard Setbacks (Interior):
- a) 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
 - c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.
- (7) Minimum Side Yard Setback (Exterior):
- a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the exterior side yard for corner lots having 9.0 metres width or greater;
 - c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;

- e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
 - f) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
 - g) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (8) Maximum Building Height: 13.5 metres;
- (9) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.1 metres;
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and
 - c) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - d) minimum interior garage dimension of single vehicle garage shall measure 6.0 metres in length x 3.1 metres in width.
- (10) The following shall apply to a bay, bow or box window:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
 - c) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; 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 not need to contain side windows.
- 3846.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all of the general provisions of this by-law which are not in conflict with those set out in Section 3846.2.”
- “3847 The lands designated R1F - 18.3 – Section 3847 on Schedule A to this by-law:
- 3847.1 shall be used for the purposes permitted within an R1F-18.3 zone
- 3847.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 500 square metres;
 - (2) Minimum Lot Width: 18.3 metres;
 - (3) Minimum Lot Depth: 27 metres;
 - (4) Minimum Front Yard Setback:
 - a) 3.0 metres but 6.0 metres to the front of the garage;
 - b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - (5) Minimum Rear Yard Setback:

- a) 7.0 metres;
 - (6) Minimum Side Yard Setbacks:
 - a) 1.8 metres for an interior yard;
 - b) 3.0 metres for an exterior yard;
 - (7) Maximum Building Height: 13.5 metres;
- 3847.3 shall also be subject to the requirements and restrictions relating to an R1F zone and all of the general provisions of this by-law which are not in conflict with those set out in Section 3847.2.
- “3848 The lands designated R3B – Section 3848 on Schedule A to this by-law:
- 3848.1 shall only be used for the purposes permitted within an R3B zone.
- 3848.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
 - Interior Lot: 137 square metres per dwelling units;
 - Exterior Lot: 212 square metres per dwelling units;
 - End Lot: 175 square metres per dwelling units;
 - (2) Minimum Lot Width:
 - Interior Lot: 5.5 metres per dwelling units;
 - Corner Lot: 8.5 metres per dwelling units;
 - End Lot: 7.0 metres per dwelling units;
 - (3) Minimum Lot Depth: 25 metres;
 - (4) Minimum Front Yard Depth:
 - a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the front lot line;
 - c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum front yard;
 - e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/ triangle;
 - f) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.0 metres into the minimum front yard;
 - g) a bay window, bow window with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding /triangle;
 - (5) Minimum Rear Yard Depth:
 - a) 6.0 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 5.0 metres from the rear lot line;
 - c) 3.5 metres to a porch, balcony, and deck off the main floor;;
 - d) 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 rear yard.
 - (6) Minimum Side Yard Setback (Interior):

- a) 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
 - b) 1.2 metres;
- (7) Minimum Side Yard Setback (Exterior):
- a) 3.0 metres;
 - b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
 - e) a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
 - f) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (8) Maximum Building Height: 13.5 metres;
- (9) Minimum Dwelling Unit Width: 5.5 metres;
- (10) The following provisions apply to garages:
- a) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - b) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - c) the maximum cumulative garage door width for corner lots, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - d) Notwithstanding the maximum garage width requirements in Sentences (1)(a), (b) and (c), a two-bay garage shall be permitted on a corner lot; and,
 - e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metres in length x 3.1 metres minimum width .
- (11) The following shall apply to a bay, bow or box window:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 3.0 metres;
 - b) the maximum depth of a bay, bow or box window with a maximum depth of 1.0 metres;
 - c) A bay, bow or box window with a depth greater than 0.6 metres does not need to contain side windows;
 - d) A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.

3848.3 shall be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3848.2.”

“3849 The lands designated R3A – Section 3849 on Schedule A to this by-law:

- 3849.1 shall only be used for the following:
- (1) Stacked Townhouse Dwellings;
- 3849.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 125 square metres per dwelling unit;
 - (2) Minimum Lot Width: 6.0 metres;
 - (3) Minimum Lot Depth: No Requirement
 - (4) Minimum Yard Setbacks for a Principal Building:
 - a) Minimum Front Yard Setback: 3.0 metres;
 - b) Minimum Rear Yard Setback: 6.0 metres;
 - c) Minimum Interior Yard Setback: 3.0 metres
 - d) Minimum Exterior Yard Setback: 3.0 metres
 - e) Minimum Daylight Triangle Setback: 3.0 metres
 - (5) Maximum Building Height: 4 storeys;
 - (6) Minimum Landscaped Open Space: 25 square metres for each dwelling unit;
- 3849.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3849.2.”
- “3850 The lands designated R4A – Section 3850 on Schedule A to this by-law:
- 3850.1 shall only be used for the purposes:
- a) An Apartment Dwelling;
 - b) A Stacked Townhouse Dwelling;
 - c) Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted:
 - i. A retail establishment
 - ii. A personal service shop;
 - iii. A bank or trust company;
 - iv. An office;
 - v. A commercial school
 - vi. A restaurant; and
 - vii. A day nursery.
- 3850.2 shall be subject to the following requirements and restrictions:
- (1) The Lot Line abutting Castlemore Road shall be deemed to be the front lot line for Zoning purposes;
 - (2) All lands zoned R4A – 3850 shall be treated as one lot for Zoning purposes.
 - (3) An apartment dwelling, having a minimum building height of 6 storeys, shall be located within 20 m of the lot lines abutting Castlemore Road and Horgan Drive.
 - (4) Yard Setbacks:
 - a) Minimum Front Yard Depth to Castlemore Road for an apartment dwelling: 3.0 metres;

- b) Maximum Front Yard Depth from Castelmores Road for an apartment dwelling: 6 metres;
 - c) Minimum setback to any other public street for all uses: 3.0 metres
 - d) Minimum Interior Side Yard Width for all uses:
 - a. 10.5 metres to a main building;
 - b. 7 metres to a stair enclosure leading to a below grade parking garage;
 - e) Minimum Setback to a Daylight Triangle: 2.0 metres;
 - (5) Minimum Building Separation Distance:
 - a. Between an apartment dwelling and a stacked townhouse dwelling: 15 metres
 - b. Between two apartment dwellings: 15 metres;
 - c. Between two blocks of stacked townhouse dwellings: 7.5 metres;
 - (6) Minimum Landscaped Open Space: 30% of the lot area;
 - (7) Minimum Parking Required:
 - a. Resident Parking: 1 space for each dwelling unit;
 - b. Visitor and commercial parking may be combined provided that the number of spaces provided shall be either:
 - i. The total number of parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; or
 - ii. The minimum number of spaces required for the total gross commercial floor area for each 23 square metres, or whichever is greater;
 - (8) Maximum Lot Coverage: 45% by the main buildings;
 - (9) Minimum Private Amenity Space:
 - a. 3.5 square metres for each apartment dwelling unit shall be provided whether on a balcony/uncovered terrace or at ground level;
 - (10) Maximum Building Height:
 - a. 10 storeys for an apartment dwelling;
 - b. 4 storeys for a stacked townhouse dwelling;
 - (11) Maximum Floor Space Index: 3.8
 - (12) Minimum Ground Floor Height for an apartment dwelling: 4.5 metres;
 - (13) Minimum Unit Width for a Stacked Townhouse Dwelling: 6 metres;
- 3850.3 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 3850.2.”
- “3851 The lands designated C3 – SECTION 3851 on Schedule A to this by-law.
- 3851.1 Shall only be used for the following purposes:
- (1) Commercial

- a. Purposes permitted in the C3 zone, except for a motor vehicle or boat sales establishment, motor vehicle repair shop, swimming pool sales and service establishment, and/or a service station or gas bar.
 - b. A day nursery;
- (2) Residential
- a. an apartment dwelling only in conjunction with permitted non-residential uses;

3851.2 shall be subject to the following requirements and restrictions:

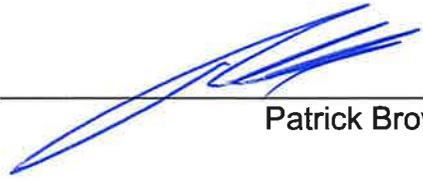
- (1) Minimum Lot Width: No requirement;
- (2) Minimum Setback to All Lot Lines: 3.0 metres;
- (3) Minimum Landscaped Open Space: 30% of the lot area;
- (4) Minimum Landscape Open Space Strip along the lots line abutting Clarkway Drive and Castlemore Road: 4.0 metres;
- (5) Minimum Parking Space Requirement: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof for non-residential uses. Parking for residential apartment use shall be provided in accordance with Section 10.9.2;
- (6) Minimum Private Amenity Space: 3.5 square metres for each residential unit shall be provided whether on a balcony/uncovered terrace or at ground level;
- (7) Minimum Non-Residential Gross Floor Area: 17,714 square metres;
- (8) Minimum Gross Floor Area for a Supermarket: 6,124 square metres;
- (9) Minimum Building Separation for any portion of a building above 8 storeys in height: 15 metres
- (10) Maximum Building Height: 12 storeys
- (11) A maximum of two drive through facilities shall be permitted only in conjunction with a bank, trust company, or finance company, convenience restaurant, and/or a take-out restaurant.

3851.3 All lands zoned C3 - 3851 shall be treated as one lot for zoning purposes.

3851.4 Shall also be subject to the requirements and restrictions relating to the C3 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3851.2."

ENACTED and PASSED this 10th day of December, 2025.

Approved as to
form.
2025/Nov/26
AJC



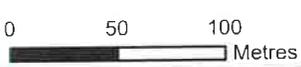
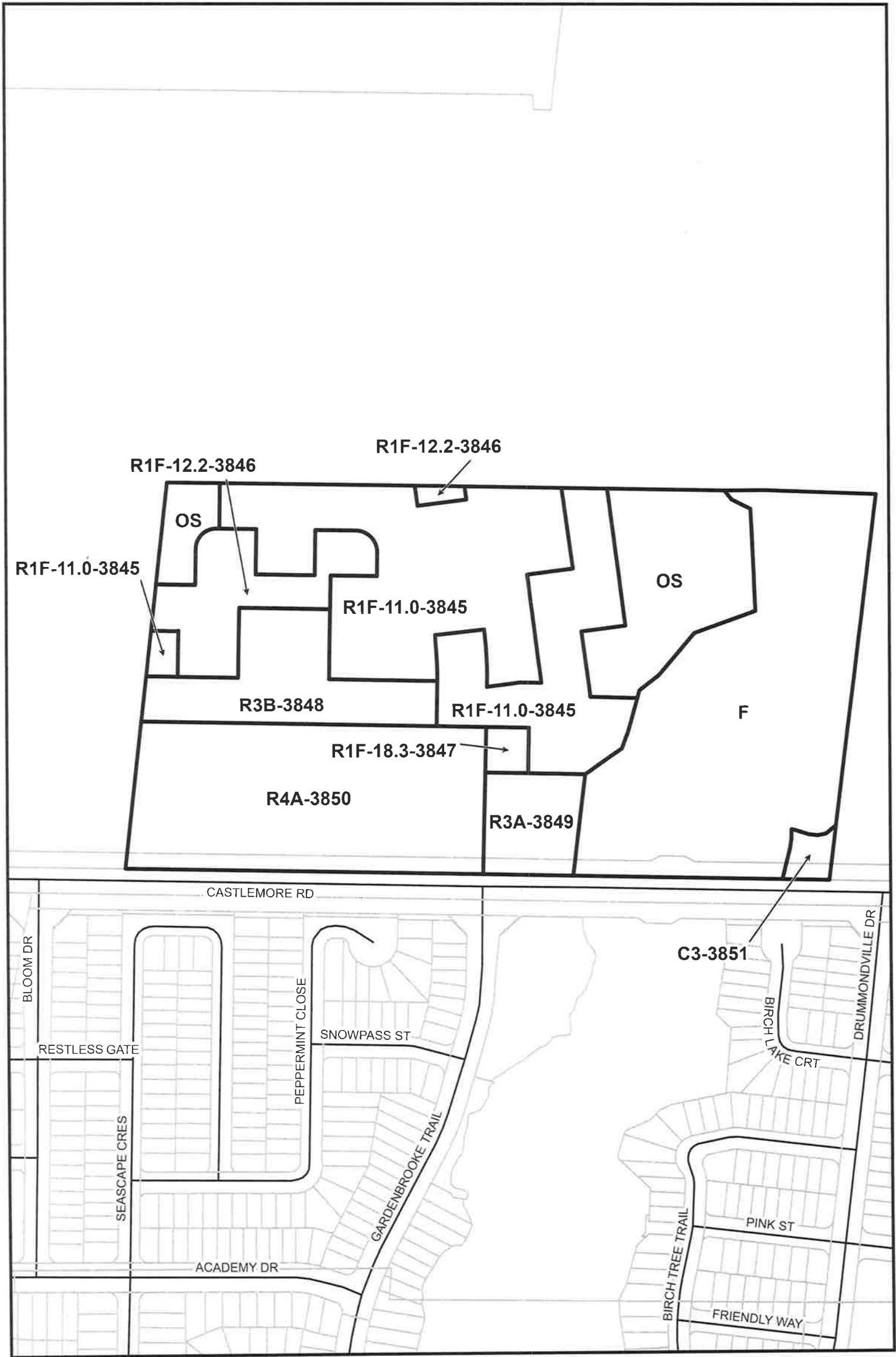
Patrick Brown, Mayor

Approved as to
content.
2025/Nov/26
AAP

Original Signed by:

Genevieve Scharback, City Clerk

(OZS-2023-0008)



Zoning Boundary
 Parcel Fabric
 — Street



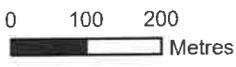
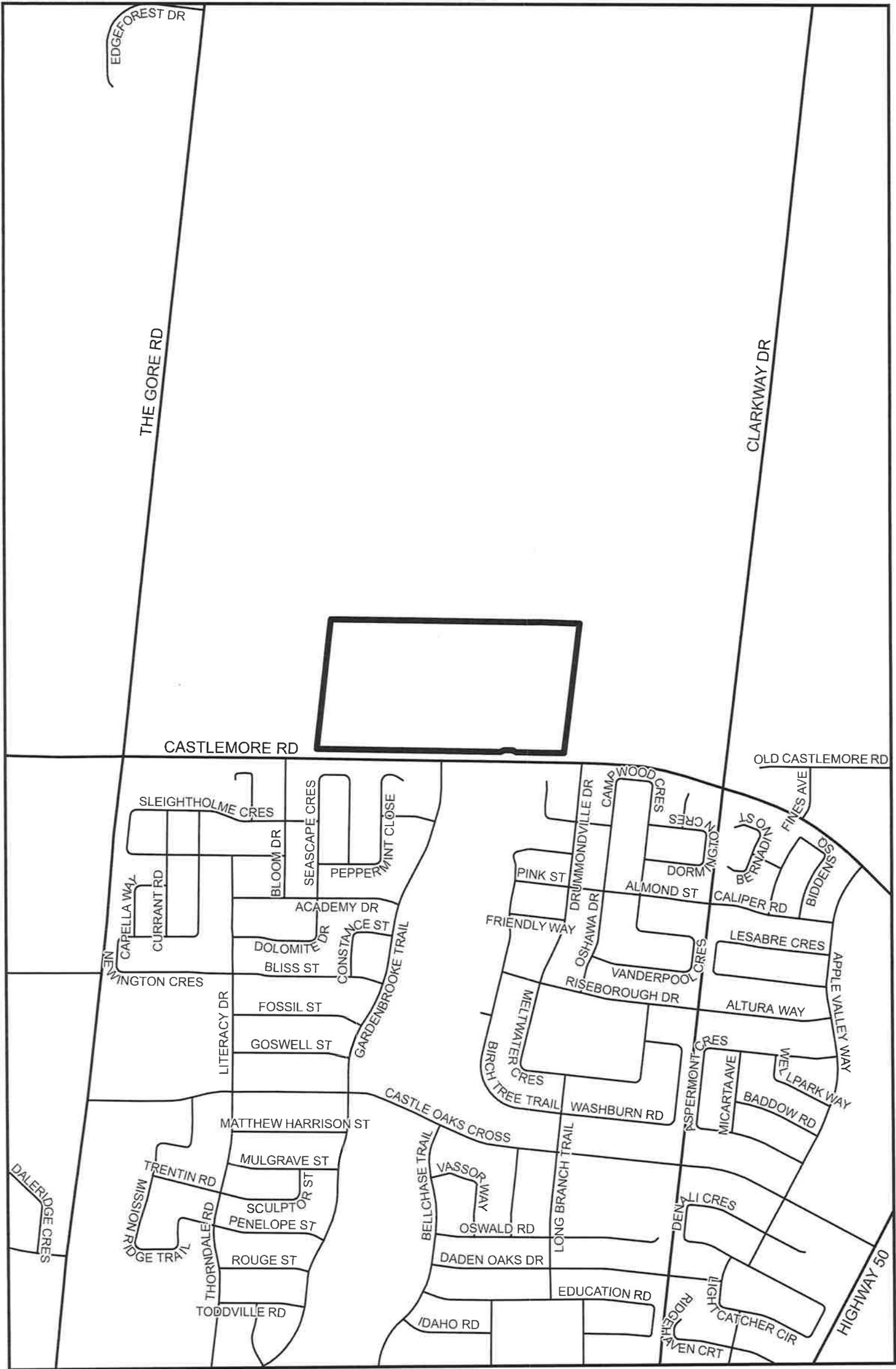
LOT 11, CONCESSION 10 N.D.

File: OZS-2023-0008
Date: 2025/11/17

Drawn by: LCarter

BY-LAW 212-2025

SCHEDULE A



Subject Lands
 Major Street
 Minor Street



KEY MAP

PLANNING, BUILDING AND GROWTH MANAGEMENT
 File: OZS-2023-0008_ZKM
 Date: 2025/10/01

Drawn by: LCarter

BY-LAW 212-2025