

**Adoption of Official Plan Amendment OP2023-268 (By-law 28-2025)
and Zoning By-law 29-2025**

10159 The Gore Road

Date of Decision: February 5, 2025
Date of Notice: February 20, 2025
Last Date of Appeal: March 12, 2025 (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 28-2025, to adopt Official Plan Amendment OP2023-268, and By-law 29-2025, 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, on behalf of Senwood Development Inc., Ward 10 (File: OZS-2021-0038).

The decision of Council is final if a notice of appeal is not received pursuant to section 17(24) of the *Planning Act* 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 request an amendment to the Official Plan and the Zoning By-law to facilitate the development of a subdivision consisting of a residential subdivision consisting of 3,263 dwelling units, one district retail block, two school blocks, five park blocks, three stormwater management blocks, natural heritage system blocks, buffer blocks, compensation blocks, linkage blocks, and vista blocks.

Location of Lands Affected: located north of Castlemore Road, east of The Gore Road, west of Clarkway Drive, and is described as a 'U' shaped parcel, legally described as Lot 11 and 12 Con 10 N.D., and municipally known as 10159 The Gore 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 Samantha Dela Pena, Planner, Planning, Building and Growth Management Services at 905-874-5965 or samantha.delapena@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-21015B.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made 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
- If the e-file portal is down, you can submit your 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 March 12, 2025**. 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.

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.

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 28 - 2025

To Adopt Amendment Number OP 2023- 269

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:

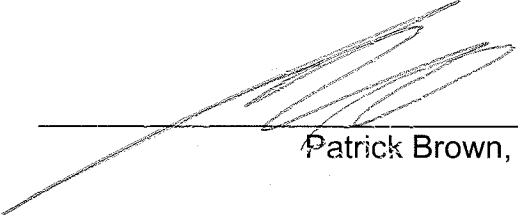
1. Amendment Number OP 2023- 269 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.

2025/01/28


MR


Patrick Brown, Mayor

Approved as to
content.

2025/Jan/24

AAP


Genevieve Scharback, City Clerk

(OZS-2021-0038)

AMENDMENT NUMBER OP 2023- 269
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 Highway 427 Industrial Secondary Plan (SP47) to permit the development of 178 single detached dwellings, 530 townhouse units, 913 apartment units and 320 mixed use apartment units on the lands shown outlined on Schedule 'A' to this amendment in order 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 70.79 hectares (174.92 acres) in area, located on the north side of Castlemore Road, east of The Gore Road and west of Clarkway Drive. The lands have a frontage onto The Gore Road, Castlemore Road, and Clarkway Drive. The lands are legally described as Lot 11 and 12, Concession 10 N.D., in the City of Brampton, Regional Municipality of Peel.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby as follows:

- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 47: The Highway 427 Industrial Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 269.

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 amending Schedule 47a of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located north of Castlemore Road, east of The Gore Road and west of Clarkway Drive, is hereby amended from 'Low / Medium Density Residential' and 'Medium Density Residential' to 'Valleyland'.
- 2) By removing the lands shown on Schedule 47a of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located north of Castlemore Road, east of The Gore Road and west of Clarkway Drive, is hereby amended from 'Special Policy Area 9' to 'Special Policy Area 13'.
- 3) By replacing Section 6.10.1 Special Policy Area 10 with the following text:

"Notwithstanding Section 5.1.7 in the 'High Density Residential' designation, the lands within Special Policy Area 10 are permitted to have a maximum density of 350 units per hectare (141 units per net residential acres) and a maximum height of 10 storeys. Mixed uses are permitted on the ground floor of a building that include retail, office, personal commercial, service commercial, and restaurant."
- 4) By adding to Schedule 47(a) of Chapter 47 of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as "Special Policy Area 12".

- 5) By adding the following as Section 6.12 Special Policy Area 12:

“6.12 Special Policy Area 12

6.12.1 Notwithstanding Section 5.1.7 in the ‘High Density Residential’ designation, the lands within Special Policy Area 12 are permitted to have a maximum density of 450 units per hectare (182 units per net residential acres) and a maximum height of 12 storeys.”

- 6) By adding to Schedule 47(a) of Chapter 47 of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as “Special Policy Area 13”.

- 7) By adding the following as Section 6.13 Special Policy Area 13:

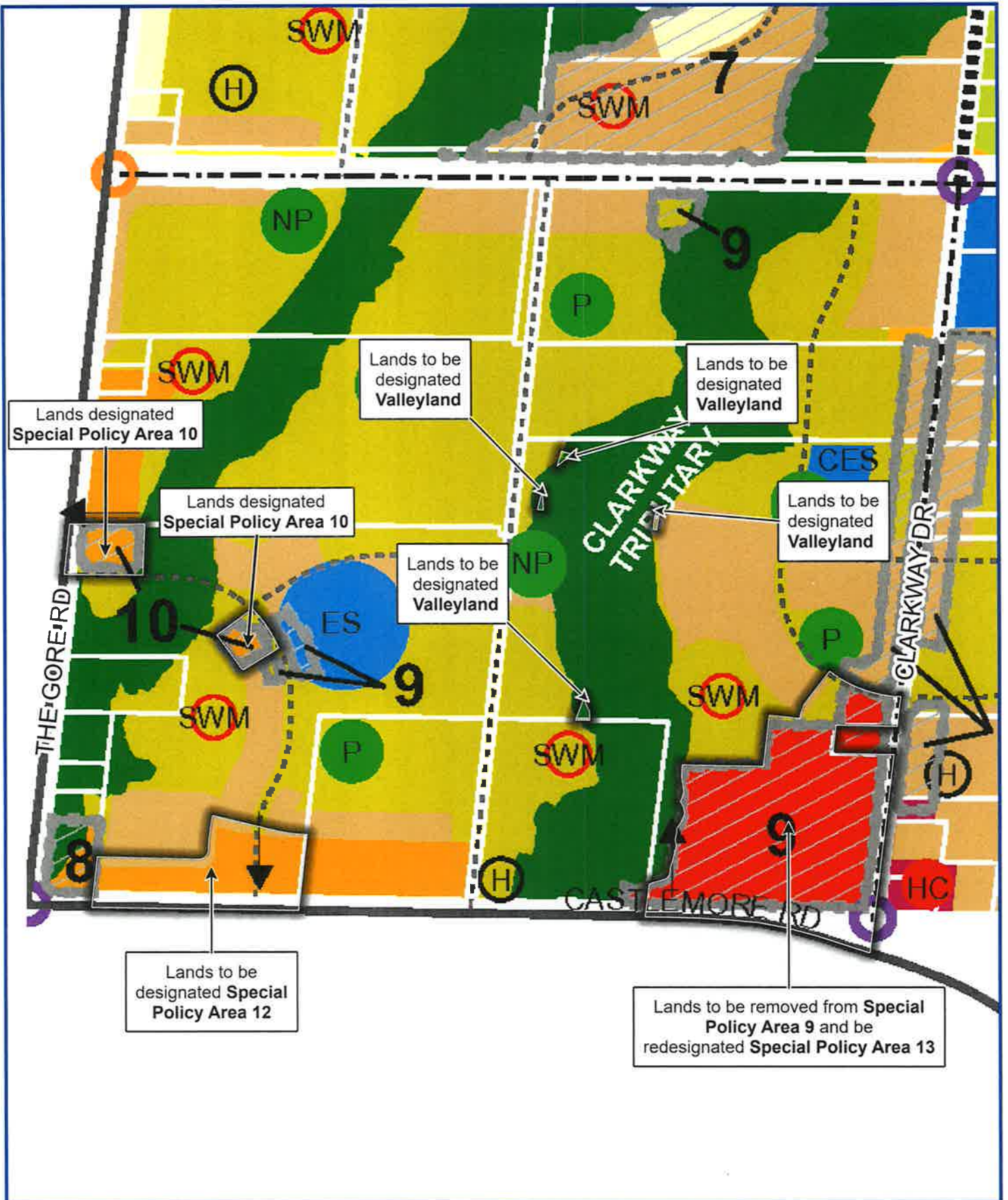
“6.13 Special Policy Area 13

6.13.1 Notwithstanding Section 5.2.2 in the ‘District Retail’ designation, the lands within Special Policy Area 13 include High Density Residential as a permitted use with a maximum density of 400 units per hectare (182 units per net residential acres), a minimum height of 6 storeys, and a maximum height of 20 storeys.

6.13.2 Residential uses shall be oriented backing onto the Natural Heritage System (NHS) and Stormwater Management Pond (SWM Pond).

6.13.3 Commercial uses shall be oriented along Clarkway Drive and Castlemore Road.

6.13.4 A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required.”



EXTRACT FROM Schedule SP 47(a) Highway 427 Industrial Secondary Plan (Area 47)

Subject Lands

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- EXECUTIVE RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

EMPLOYMENT

- OFFICE NODE
- LOGISTICS/WAREHOUSE/TRANSPORTATION
- BUSINESS PARK
- PRESTIGE INDUSTRIAL
- MIXED COMMERCIAL / INDUSTRIAL

COMMERCIAL

- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

ROAD NETWORK

- MAJOR ARTERIAL ROAD
- MAJOR COLLECTOR ROAD
- ROAD ACCESS (POTENTIAL/CONCEPTUAL)
- COLLECTOR ROAD

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- VALLEYLAND
- WETLAND RESTORATION AREA

RECREATION OPEN SPACE

- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- PARKETTE

INSTITUTIONAL

- PUBLIC SECONDARY SCHOOL
- CATHOLIC ELEMENTARY SCHOOL
- ELEMENTARY SCHOOL
- FIRE STATION
- PLACE OF WORSHIP

UTILITIES AND INFRASTRUCTURE

- TRANS CANADA PIPELINE
- PRIMARY GATEWAY
- HERITAGE RESOURCE
- SPECIAL POLICY AREA
- SP-47 BOUNDARY
- Corridor Protection Area (Required in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2019)
- SECONDARY GATEWAY
- SWM FACILITY
- CEMETERY
- SCOPED APPEAL LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 29 - 2025

To amend 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) Residential Rural Estate Two (RE2) Floodplain (F)	Residential Single Detached F-11.0 – Section 3737 (R1F-11.0 – 3737) Residential Semi-Detached A – Section 3742 (R2A-3742) Residential Apartment A(3) – Section 3744 (R4A(3)-3744) Institutional One – Section 3745 (I1-3745) Residential Single Detached F-11.0 – Section 3817 (R1F-11.0 – 3817) Residential Single Detached F-12.0 – Section 3818 (R1F-12.0 – 3818) Residential Townhouse B – Section 3819 (R3B-3819) Residential Townhouse A – Section 3820 (R3C-3820) Residential Apartment A – Section 3821 (R4A-3821) Residential Apartment A - Section 3822 (R4A-3822) Residential Apartment A- Section 3823 (R4A-3823)

	Residential Single Detached C – Section 3824 (R1C-3824) Commercial Three – Section 3825 (C3- 3825) Institutional One – Section 3826 (I1-3826) Open Space – OS Floodplain – F
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(2) By adding thereto the following sections:

“3817 The lands designated R1F-11.0 – SECTION 3817 on Schedule A to this by-law:

3817.1 shall be used for the purposes permitted within an R1F-x zone.

3817.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
corner: 12.8 metres;
- (2) Minimum Lot Area:
interior: 260 square metres;
corner: 300 square metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Setback:
 - a) 3.0 metres;
 - 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 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 a deck, balcony, open roofed porch and/or uncovered terrace; and
- (6) Minimum Side Yard Setback (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 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.

- (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; 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 not need to contain side windows.

3817.3 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 3817.2.”

“3818 The lands designated R1F-12.0-SECTION 3818 on Schedule A to this by-law:

3818.1 shall be used for the purposes permitted within an R1F-x zone.

3818.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:
 - interior: 12.0 metres;
 - corner: 13.8 metres;
- (2) Minimum Lot Area:
 - interior: 300 square metres;
 - corner: 345 square metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Setback:
 - a) 3.0 metres;
 - 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 bac 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 meres 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 irregular shape;
 - c) 6.0 metres for lots that back onto 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 13.0 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 Setback (Interior):
- a) 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lots 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 metre interior length x 3.1 metre minimum interior 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.

3818.3 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 3818.2.”

“3819 The lands designated R3B – SECTION 3819 on Schedule A to this by-law:

3819.1 shall only be used for the purposes permitted within an R3B zone.

3819.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 126.0 square metres per dwelling units;
Exterior Lot: 195.0 square metres per dwelling units;
End Lot: 153.5 square metres per dwelling units;

(2) Minimum Lot Width:

Interior Lot: 5.5 metres per dwelling unit;
Corner Lot: 8.5 metres per dwelling unit;
End Lot: 6.7 metres per dwelling unit;

- (3) Minimum Lot Depth: 23.0 m
- (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; and
 - 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 6.0 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 Interior Side Yard Width:
- a) 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;
 - b) 1.2 metres when abutting side lot line coincides with two exterior walls;
- (7) Minimum Exterior Side Yard Width:
- 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 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
 - f) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- (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 metre interior length x 3.1 metre minimum interior 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; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.
- (12) Front to rear yard access shall be permitted via non habitable rooms and with more than a two-step grade difference.

3819.3 Shall also 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 3819.2.”

“3820 The lands designated R3C – SECTION 3820 on Schedule A to this by-law:

3820.1 shall only be used for the purposes permitted within an R3C zone;

3820.2 shall be subject to the following requirements and restrictions:

(1) Minimum Unit Width:

Interior: 5.5 metres per dwelling unit;

Corner: 6.5 metres per dwelling unit;

(2) Minimum Unit Depth: 25 metres;

(3) Minimum Front Yard Setback for a Principal Building:

a) front wall of dwelling:

a. 3 metres to a public road;

b. a porch or bay window with or without foundation may encroach a maximum of 1.8 metres into the required front yard. Eaves, cornices and gutter may encroach an additional 0.6 metres;

c. 5.5 metres to a private road

b) rear wall of dwelling unit:

a. 6.0 metres to a private road;

b. 6.0 metres to a lot line

c. A balcony, porch or bay window, with or without foundation may encroach a maximum of 1.8 metres into the require rear year setback. Eaves, cornices and gutters may encroach an additional 0.6 metres

c) the side wall of a dwelling unit:

a. 3.0 metres to a public road;

b. 1.0 metres to a private road or parking

c. 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings;

d. 1.2 metres to a daylight triangle;

d) the garage door opening shall have a minimum setback of 6.0 metres from a private road;

(4) Maximum Lot Coverage: 70% of the lot area;

(5) Minimum Amenity Space:

a) 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.

3820.3 Shall also be subject to the requirements and restrictions relating to the R3C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3820.2.”

“3821 The lands designated R4A – SECTION 3821 on Schedule A to this by-law:

3821.1 shall only be used for the following purposes:

- a) An Apartment Dwelling;
- b) 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 restaurant; and
 - vi. a day nursery.

3821.2 shall be subject to only be used for 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) Minimum Front Yard Depth: 3.0 metres;
- (3) Minimum Exterior Side Yard Width: 3.0 metres;
- (4) Minimum Interior Side Yard Width: 3.0 metres;
- (5) Minimum Rear Yard Depth: 4.0 metres;
- (6) Minimum Landscaped Open Space: 30% of the lot area;
- (7) Maximum Lot Coverage: 45% by the main buildings;
- (8) Minimum Visitor and Commercial Parking
 - a. Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - i. The total number 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;
- (9) Maximum Number of Surface Parking Spaces: 100 spaces ;
- (10) Minimum Private Amenity Space:
 - a) 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at ground level.

- (11) Maximum Floor Space Index: 3.82;
- (12) Minimum Tower Separation Distance: 15.0m;
- (13) Minimum Ground Storey Height: 4.5m;
- (14) Minimum Commercial Gross Floor Area:
 - a) 600 square metres.

3821.3 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 3821.2.”

“3822 the lands designated R4A – SECTION 3822 on Schedule A to this by-law:

3822.1 shall only be used for the following purposes:

- a) An Apartment Dwelling;
- b) 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 restaurant; and
 - vi. a day nursery.

3822.2 shall only be used for the following requirements and restrictions:

- (1) Minimum Yard Setbacks:
 - a. Minimum Front Yard Depth: 3.0 metres;
 - b. Minimum Exterior Side Yard Width: 4.5 metres;
 - c. Minimum Interior Side Yard Width: 2.5 metres;
 - d. Minimum Setback to a Daylight Triangle: 2.0 metres;
 - e. Minimum Rear Yard Depth: 2.6m
- (2) Minimum Landscaped Open Space: 30% of the lot area;
- (3) Minimum Visitor and Commercial Parking
 - a. Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - i. The total number 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;

- (4) Maximum Lot Coverage: 45% by main buildings;
- (5) Minimum Private Amenity Space:
 - a. 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;
- (6) Maximum Building Height: 10 storeys;
- (7) Maximum Floor Space Index: 3.8
- (8) Minimum Ground Storey Height: 4.5m.

3822.3 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 3822.2.”

“3823 the lands designated R4A – SECTION 3823 on Schedule A to this by-law:

3823.1 shall only be used for the following purposes:

- a) An Apartment Dwelling;
- b) 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 restaurant; and
 - vi. a day nursery

3823.2 shall only be used for the following requirements and restrictions:

- (1) Minimum Yard Setbacks: 3.0 meters in all yards;
- (2) Minimum Landscaped Open Space: 30% of the lot area;
- (3) Maximum Floor Space Index: No requirement
- (4) Maximum Lot Coverage: 45% by main buildings;
- (5) Minimum Visitor and Commercial Parking
 - i. Visitor and commercial parking may be combined, provided that the minimum number of spaces provided shall be either:
 - i. The total number 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

(6) Minimum Private Amenity Space:

(a) 3.5 square metres per residential units shall be provided whether on a balcony/uncovered terrace or at ground level;

(7) Minimum Retail Gross Floor Area: 804 square metres

3823.3 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 3823.2.”

“3824 The lands designated R1C – SECTION 3824 on Schedule A to this by-law:

3824.1 shall only be used for the purposes permitted within an R1C zone

3824.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 9.0 metres, measured along the front lot line;
- (2) Minimum Building Setbacks:
 - a) Front Yard Depth: 4.5 metres;
 - b) Rear Yard Depth: 3.0 metres;
 - c) Side Yard Width: 3.0 metres;
- (3) Notwithstanding Section 10.9.1B(1) and (7), the minimum Driveway Width shall be 6.0 metres
- (4) Minimum Permeable Landscaped Open Space: 1.5 metres between both sides of driveway and the interior side lot lines.

3824.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3824.2”.

“3825 The lands designated C3 – SECTION 3825 on Schedule A to this by-law:

3825.1 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;

3825.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: No requirement;
- (2) Minimum Setback to All Lot Lines: 3.0m;
- (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: 4.0m
- (5) Minimum Parking Space Requirement: 1 parking space per 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 per 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.
- (12) All lands zoned C3-3825 shall be treated as one lot for zoning purposes.

3825.3 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 III.2.”

“3826 The lands designated I1 – SECTION 3826 on Schedule A to this by-law:

3826.1 Shall only be used for either of the following:

- (1) Purposes permitted by the I1 zone;
- OR
- (2) Purposes permitted by the R1F– 11.0 – 3817 zone.

3826.2 Shall be subject to the following requirements and restrictions:

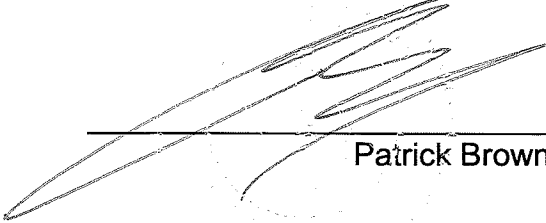
- (1) Uses permitted in Section I1-3826.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.

- (2) Uses permitted under Section I1-3826.1 (2) shall be subject to the requirements and restrictions of Section R1F – 11.0 – 3817.”

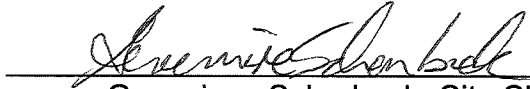
ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.
2025/01/24
MR

Approved as to
content.
2025/Jan/24
AAP

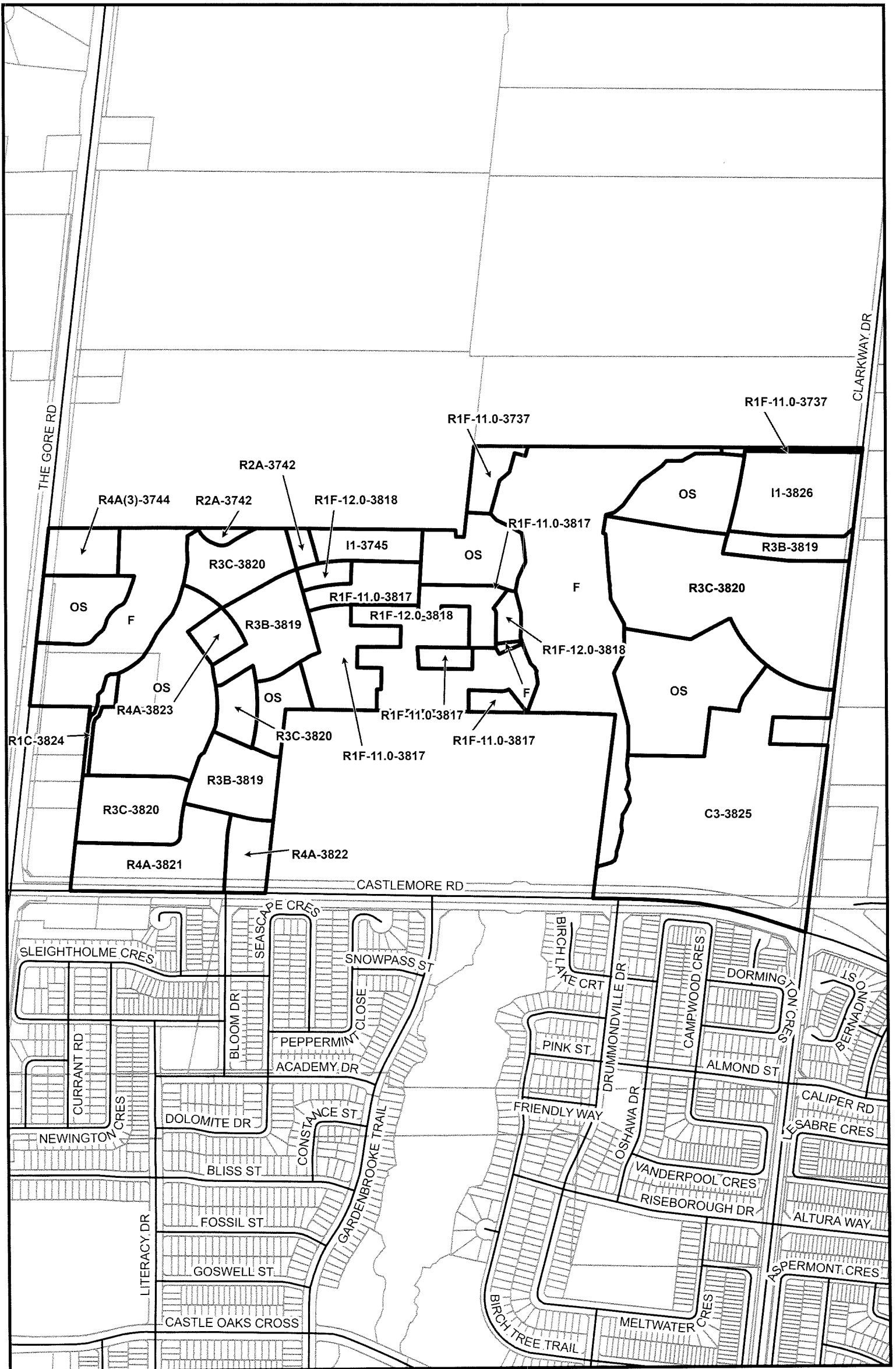


Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2021-0038)

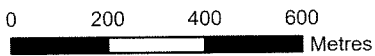
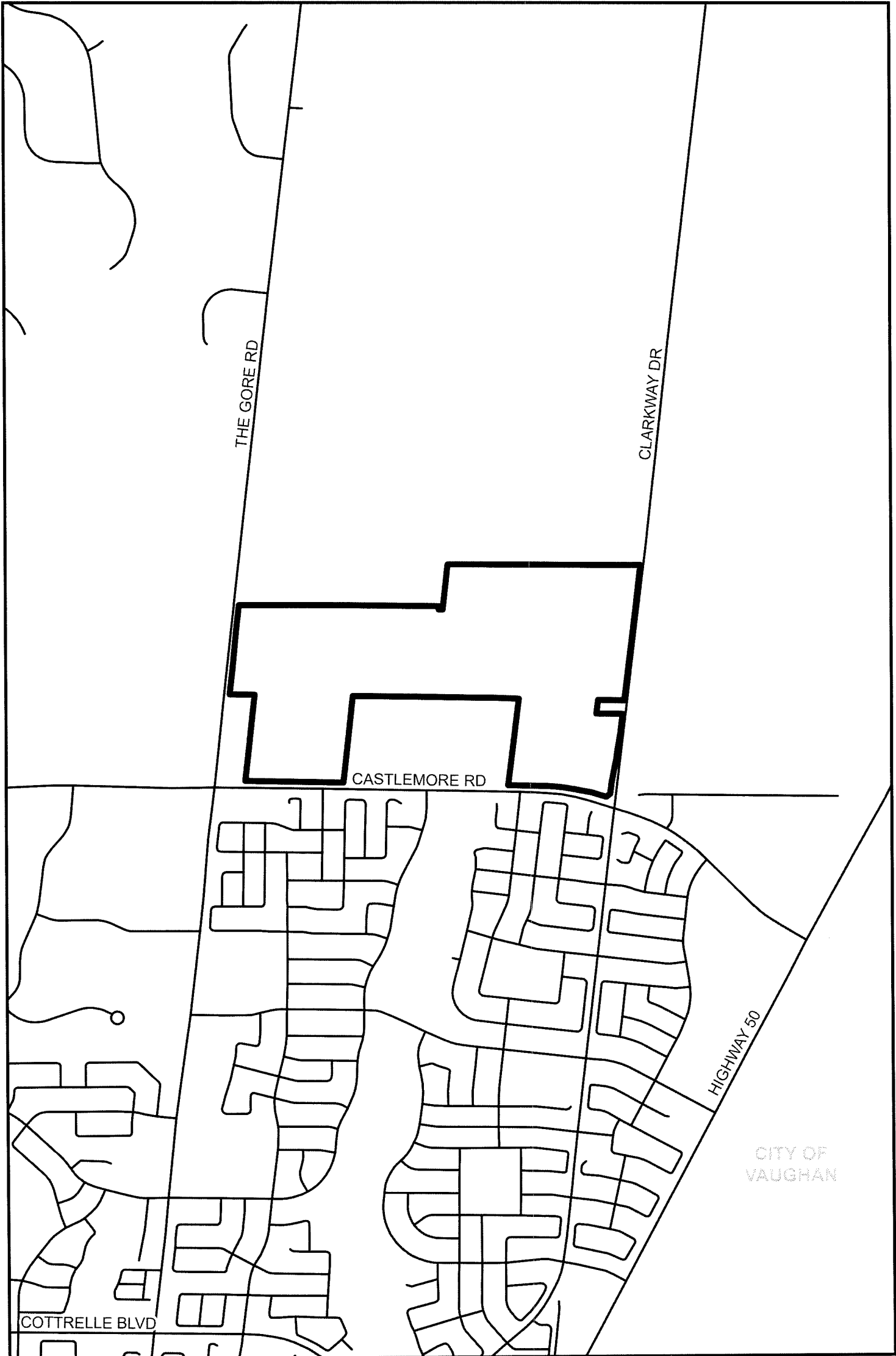



0 100 200
Metres

Zoning Boundary Parcel Fabric Street



LOT 11 & 12, CONCESSION 10 N.D.



 Subject Lands

