

**Notice of Passing of By-law 147-2020**  
**Brampton (Northeast) Shopping Centres Ltd. – Brampton Christian Fellowship Inc.**  
**Ward 9**

**Date of Decision:** August 5 2020  
**Date of Notice:** August 11, 2020  
**Last Date of Appeal:** August 31, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 147-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, as amended, pursuant to an application by Brampton (Northeast) Shopping Centres Ltd. – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – File C05E17.006

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Brampton (Northeast) Shopping Centres Ltd. – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc., to create three (3) residential zones, one (1) institutional zone, and one (1) zone for floodplain purposes.

**Location of Lands Affected:** south of Inspire Boulevard, east of Bramalea Road – Ward 9

**Obtaining Additional Information:** The complete background information is available at the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries should be directed to Stephen Dykstra, Development Planner, Planning, Building and Economic Development, at (905) 874-3841 or [stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca).

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications 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 these matters.

Under the *Planning Act*, there is a application for Proposed Draft Plan of Subdivision pertaining to the subject lands – File 21T-19023B.

**When and How to File an Appeal:** An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than August 31, 2020**. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://www.elto.gov.on.ca/tribunals/lpat/forms).

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal 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 Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116

**Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 147 -2020

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows  
By-law 270-2004, as amended, is hereby further amended:

1. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Institutional (I1)	Residential Apartment A Holding – Section 3001 (R4A(H) - 3001)
Open Space (OS)	Residential Townhouse A Holding – Section 3002 (R3A(H)-3002)
Agricultural (A)	Residential Townhouse A Holding – Section 3003 (R3A(H)-3003)
	Institutional (I1)
	Floodplain (F)

By adding the following Sections:

“3001 The lands R4A(H) - 3001 on Schedule A to this by-law:

3001.1 Shall only be used for the following purposes:

- 1) Permitted Uses:

Residential:

- a. an apartment dwelling
- b. a live-work dwelling unit

Commercial:

- c. an office
- d. a retail establishment
- e. a personal service shop

The following uses shall not be permitted:

- f. an adult video store
- g. an adult entertainment parlour
- h. a body art and/or tattoo parlour
- i. a massage or body rub parlour
- j. a drive-through facility

3001.2 For the purposes of R4A(H)-3001:

Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

3001.3 Shall be subject to the following requirements and restrictions:

- 1) Minimum Setback to the lot line abutting Inspire Boulevard: 1.5 metres;
- 2) Minimum Side Yard Width: 1.5 metres;
- 3) Minimum Setback to a private road or parking lot: 1.5 metres;
- 4) Minimum Setback to lands Zoned R3A(H) – 3002, R3A(H) – 3003 and/or I1: 0.0 metres;
- 5) Maximum Lot Coverage shall not apply;
- 6) Minimum Landscaped Open Space shall not apply;
- 7) Maximum Floor Space Index shall not apply;
- 8) Minimum Parking Requirement: 1.2 parking spaces for each dwelling unit, inclusive of visitor parking;
- 9) Minimum Building Height: 4 storeys;
- 10) All parking shall be screened from view from a public street;
- 11) Section 6.27 shall not apply;
- 12) Section 10.2 shall not apply;
- 13) Commercial uses shall be permitted on the ground floor only;
- 14) Loading area shall be screened from view from a public street;
- 15) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

3001.4 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 3001.

3001.5 All lands zoned, R4A(H)-3001, R3A(H)-3002 and R3A(H)-3003 shall be treated as one lot for Zoning purposes.

3001.6 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a privateroad including infrastructure providing access to and services for lands zoned R3A(H)-3002 and R3A(H)-3003.
- 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 Director of Engineering Services and the Region of Peel; and,
  - b) Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
  - c) Confirmation that clearance has been provided from the Region of Peel; 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; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy.

3002 The lands R3A(H) - 3002 on Schedule A to this by-law:

3002.1 Shall only be used for the following purposes:

- 1) Permitted Uses:
  - (a) A stacked townhouse dwelling;
  - (b) A townhouse dwelling;
  - (c) A semi-detached dwelling;

3002.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area shall not apply;
- 2) Minimum Lot Width shall not apply;
- 3) Minimum Front Yard Depth shall not apply;
- 4) Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- 5) Minimum Exterior Side Yard Width shall not apply;
- 6) Maximum Lot Coverage shall not apply;
- 7) Minimum Landscaped Open Space: Notwithstanding 3002.5, 10% of the total area of lands zoned R3A(H)-3002;
- 8) Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- 9) Section 10.2 shall not apply;
- 10) Section 10.9.1.B shall not apply;
- 11) No setbacks are required for building or structures used for the purpose of utility/meter room;

- 12) Maximum fire wall encroachment into the front and/or rear yard setback; 2.0 metres
- 13) Maximum Building Height: 13.0 meters
- 14) A fire wall may project above the roofline by a maximum 0.3 metres;
- 15) Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the Front Elevation to:
  - a) In the case of a flat roof, the highest point of the roof surface;
  - b) In the case of a mansard roof, the deck line; or,
  - c) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- 16) For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- 17) A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- 18) Maximum units in a stacked townhouse block: 18 units;
- 19) Maximum units in a townhouse block: 8 units;
- 20) Minimum landscaped open space between stacked townhouse buildings:
  - a) Where a rear wall abuts a side wall: 7.5 metres;
  - b) Between abutting side walls: 4.5 metres;
  - c) Between rear walls: 12 metres;
  - d) Between a rear wall and any lot line: 5.5 metres
- 21) Minimum Landscaped Open Space Between Townhouse Buildings:
  - a) Between abutting side walls: 2.4 metres
  - b) Between a rear wall and any lot line: 5.5 metres
- 22) Total Minimum Amenity Area: 450 square metres located on lands zoned R3A(H)-3002 and/or R3A(H)-3003;

3002.3 For the purpose of this zone the total minimum amenity area is defined as follows:

Amenity Area: shall mean land that is intended for active or passive recreation, including but not limited to lands developed with features such as gazebos and/or play structures. Amenity areas shall not be located between two (2) building facades.

3002.4 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 3002.

3002.5 All lands zoned, R4A(H)-3001, R3A(H)-3002 and R3A(H)-3003 shall be treated as one lot.

3002.6 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R3A(H)-3003.
- 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 Director of Engineering Services and the Region of Peel; and,
  - b) Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
  - c) Confirmation that clearance has been provided from the Region of Peel.

3003 The lands R3A(H) - 3003 on Schedule A to this by-law:

3003.1 Shall only be used for the following purposes:

- 1) Permitted Uses:
  - (a) A stacked townhouse dwelling;
  - (b) A townhouse dwelling;
  - (c) A semi-detached dwelling;

3003.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area shall not apply;
- 2) Minimum Lot Width shall not apply;
- 3) Minimum Front Yard Depth shall not apply;
- 4) Minimum Setback to a Private Road or Parking Lot: 0.9 metres
- 5) Minimum Exterior Side Yard Width shall not apply;
- 6) Maximum Lot Coverage shall not apply;
- 7) Minimum Landscaped Open Space: Notwithstanding section 3003.5, 10% of the total area of lands zoned R3A(H)-3003;
- 8) Minimum Parking Requirements: 2.0 parking spaces for each dwelling unit, inclusive of visitor parking;
- 9) Section 10.2 shall not apply;
- 10) Section 10.9.1.B shall not apply;
- 11) No setbacks are required for building or structures used for the purpose of utility/meter room;

- 12) Maximum fire wall encroachment into the front and/or rear yard setback; 2.0 metres
- 13) Maximum Building Height: 13.0 meters
- 14) A fire wall may project above the roofline by a maximum 0.3 metres;
- 15) Notwithstanding the definition of Building Height in this by-law, for the purposes of this section, Building Height shall mean the vertical distance measured from the average finished grade level at the Front Elevation to:
  - a) In the case of a flat roof, the highest point of the roof surface;
  - b) In the case of a mansard roof, the deck line; or,
  - c) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge;
- 16) For the purposes of this section 'Front Elevation' shall mean the side of the building where primary entrances, but excluding the garage entrance, to the units is provided;
- 17) A balcony, porch or deck, with or without a foundation, and/or cellar, may project into the minimum required yard or building separation by a maximum of 2 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required yard or building separation;
- 18) Maximum units in a stacked townhouse block: 18 units;
- 19) Maximum units in a townhouse block: 8 units;
- 20) Minimum landscaped open space between stacked townhouse buildings:
  - a) Where a rear wall abuts a side wall: 7.5 metres;
  - b) Between abutting side walls: 4.5 metres;
  - c) Between rear walls: 12 metres;
  - d) Between a rear wall and any lot line: 5.5 metres
- 21) Minimum Landscaped Open Space Between Townhouse Buildings :
  - a) Between abutting side walls: 2.4 metres
  - b) Between a rear wall and any lot line: 5.5 metres
- 22) Total Minimum Amenity Area: 450 square metres located on lands zoned R3A(H)-3002 and/or R3A(H)-3003;

3003.4 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 3003.

3003.5 All lands zoned, R4A(H)-3001, R3A(H)-3002 and R3A(H)-3003 shall be treated as one lot.

3003.6 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone or for a private road including infrastructure providing access to and services for lands zoned R3A-3002.



- 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 Director of Engineering Services and the Region of Peel; and,
  - b) Confirmation that clearance has been provided from the Toronto and Region Conservation Authority; and,
  - c) Confirmation that clearance has been provided from the Region of Peel; 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; and,
  - e) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy."


ENACTED and PASSED this 5<sup>th</sup> day of August, 2020.

Approved as to  
form.  
2020/07/21  
AWP

Approved as to  
content.  
2020/07/17  
AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

(C05E17.006)

INSPIRE BLVD

R4A(H)-3001

I1

R3A(H)-3002

R3A(H)-3003

F

F



PART LOT 17, CONCESSION 5 E.H.S.

PLANNING AND DEVELOPMENT SERVICES

File: C05E17.006\_ZBLA

Date: 2020/07/14

Drawn by: ckovac

BY-LAW 147-2020

SCHEDULE A

