



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 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	<p>a) 313 square metres</p>
(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>

(5) Minimum Rear Yard Depth	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.
(6) Minimum Interior Side Yard Width	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.
(7) Maximum Building Height	12.0 metres
(8) Garage Control	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.
(9) The following shall apply to a bay, bow or box window:	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.

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:

(1) Minimum Front Yard Depth	<ul style="list-style-type: none"><li>a) 3.5 meters to the main wall of the building but 6.0 meters to the front of a garage door;</li><li>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,</li><li>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.</li></ul>
(2) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"><li>a) 3.0 metres</li><li>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,</li><li>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.</li></ul>
(3) Minimum Rear Yard Depth	<ul style="list-style-type: none"><li>a) 7.0 metres for an interior lot;</li><li>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</li></ul>

	<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	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:	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"><li>a) 6.0 meters;</li><li>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;</li><li>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.</li></ul>
(7) Minimum Interior Side Yard Width	<ul style="list-style-type: none"><li>d) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;</li><li>e) 0.0 metres when abutting side lot line coincides with a common wall; and,</li><li>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.</li></ul>
(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"><li>a) The minimum cumulative garage door width shall be:<ul style="list-style-type: none"><li>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,</li><li>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.</li></ul></li></ul>
(12) The following shall apply to a bay, bow or box window:	<ul style="list-style-type: none"><li>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;</li><li>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,</li><li>c) A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows.</li></ul>

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

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

ENACTED and PASSED this 27<sup>th</sup> day of March, 2024.

Approved as to  
form.  
  
2024/3/21  
  
MR

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Patrick Brown, Mayor

Approved as to  
content.  
  
2024/03/21  
  
AAP

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Charlotte Gravlev, Acting City Clerk

(OZS-2021-0026)