



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

Attachment 7.docx

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 designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

| FROM             | TO                                                                        |
|------------------|---------------------------------------------------------------------------|
| AGRICULTURAL (A) | RESIDENTIAL APARTMENT<br>A(1)(Holding) – SECTION 3680<br>(R4A(1)(H)-3680) |

- (2) By adding thereto, the following sections:

“3680 The lands designated R4A(1)(H)-3680 on Schedule A to this by-law:

3680.1 Shall only be used for the purposes permitted in the R4A(1) zone, and:

- a) a Townhouse Dwelling
- b) a Stacked Townhouse Dwelling
- c) a Back-to-Back Townhouse Dwelling
- d) a Back-to-Back Stacked Townhouse Dwelling
- e) purposes accessory to the other permitted purposes

3680.2 Shall be subject to the following requirements and restrictions:

- i) For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
  - a) Minimum Lot Area: No requirement
  - b) Minimum Lot Width: No requirement
  - c) Minimum Lot Depth: No requirement

- d) Minimum building setback from Mississauga Road: 4.0 metres
  - e) Minimum building setback from a private road:
    - i. From a front wall: 4.5 metres
    - ii. From a side wall: 3.0 metres
  - f) Minimum building setback from Misted Breeze Street and land zoned OS-2442: 6.0 meters.
  - g) Minimum building setback from all other lot lines abutting another zone: 4.0 metres
  - h) Minimum setback from another building on the same lot: 3.0 m.
  - i) Maximum building height: 13.5 metres
  - j) A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
  - k) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
  - l) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.
- ii) For an Apartment Dwelling:
- a) Minimum Lot Area: No requirement
  - b) Minimum Lot Width: No requirement
  - c) Minimum Lot Depth: No requirement
  - d) Minimum Front Yard Depth from Mississauga Road: 4.5 metres
  - e) Maximum Front Yard Depth from Mississauga Road: 10.0 meters
  - f) Minimum building setback from a lot line abutting another zone: 6.0 metres
  - g) Minimum setback from another building on the same lot: 13.5 metres
  - h) A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
  - i) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
  - j) Maximum Building Height: 6 Storeys
- iii) The following requirements and restrictions shall apply to all permitted uses:
- a) Maximum Lot Coverage: 35%
  - b) Minimum Landscaped Open Space: 40% of the lot area
  - c) Minimum Outdoor Amenity Area: 1,100 square metres;
  - d) Maximum Number of Dwelling Units: 255
  - e) Maximum Floor Space Index: 1.31
  - f) Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters
  - g) Minimum setback of a hydro transformer from a lot line: 1.2 meters
  - h) The lands zoned R4A(1)(H)–3680 shall be considered one lot for zoning purposes.

3680.3 For the purposes of this By-law, the following definition shall apply:

A “Back-to-Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

3680.4 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural ‘A’ zone.

3680.5 The Holding (H) symbol shall not be removed until the following has been satisfied:

- a) Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied his cost-sharing obligations;
- b) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);
- c) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by any one or combination of the following:
  - i) a full turns signalized access at Mississauga Road to the satisfaction of the Region of Peel,
  - ii) a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
  - iii) a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.
- d) Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved as to  
form.

\_\_\_\_\_  
PATRICK BROWN – MAYOR

Approved as to  
content.

\_\_\_\_\_  
PETER FAY - CITY CLERK

(File: OZS-2022-0017; Report No. Planning, Bld. & Growth Mgt-2023-222)

**EXPLANATORY NOTE**

**THE PURPOSE OF BY-LAW** \_\_\_\_\_

The purpose of By-law \_\_\_\_\_ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by 13514161 Canada Inc. (File: OZS-2022-0017).

**EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ is to permit the use of the subject lands for an apartment dwelling and back-to-back stacked townhouses. The development will yield 255 residential units.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are located on the west side of Mississauga Road, south of Embleton Road within the Bram West Secondary Plan (SPA 40d).