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# AMENDMENT TO THE ZONING BY-LAW

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To Attachment 13 – Draft Zoning By-law Amendment.docx

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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, as amended, hereby 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:
Commercial One – Section 1045 (C1-1045)	Residential Apartment A - Section 3801 (R4A-3801); and Floodplain (F)

- 2) By adding thereto the following section:

“3801 The lands designated R4A – Section 3801 on Schedule A to this By-law:

3801.1 Shall only be used for the purposes permitted in an R4A Zone;

1. All purposes permitted within the R4A zone.
2. Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.
3. Purposes accessory to other permitted purposes.

3801.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.
- 2) The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.
- 3) Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres

- 4) Minimum setback to the lot line abutting Marycroft Court: 7.5 metres
- 5) Minimum setback to lands zoned Residential: 7.50 metres
- 6) Minimum setback to lands zoned Floodplain: 0.0 metres
- 7) An underground parking structure may be setback 0 metres to any lot line.
- 8) Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.
- 9) Notwithstanding Sections 3801.2 (3), (4) and (5), a hydro transformer may be setback a minimum 1.50 m to any lot line.
- 10) Maximum Lot Coverage: 65%
- 11) Minimum Landscaped Open Space:
  - i. 20% of the lot area;
  - ii. A 1.5 meters wide landscaped open space strip along the lot line abutting McLaughlin Road;
  - iii. A 3.0 meters wide landscaped open space strip along the lot lines abutting lands zoned residential;
- 12) Maximum Floor Space Index: 5.0
- 13) A solid privacy screen having a minimum height of 1.8m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road
- 14) Minimum Parking Requirements:
  - i. 1.0 residential parking space per residential unit;
  - ii. 0.2 visitor parking spaces per residential unit.
- 15) Maximum Building Height:
  - i. 12 Storey, and
  - ii. All portions of a building must be located within the height limits set by a line that extends upwards at a 45-degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property.”

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to form.  
 20 \_\_/month/day  
 [insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
 20 \_\_/month/day  
 [insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2024-0046)

DRAFT