



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To amend By-law 270-2004 (known as “Zoning By-law 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 designation of the lands as shown outlined on Schedule “A” to this by-law:

FROM	TO
Agricultural (A); Commercial Agricultural (CA); and Industrial Four – Special Section 254 (M4-254).	Residential Apartment A(1) (Holding) – Section 3816 (R4A(1)(H)-3816);

- (2) By adding the following section thereto:
 - “3816 The lands designated R4A(1)(H)-3816 on Schedule A to this by-law:
 - 3816.1 Shall only be used for purposes permitted in the R4A(1) zone; and the following:
 1. Residential Uses:
 - a) an apartment dwelling;

- b) a street townhouse dwelling;
- c) a back-to-back townhouse dwelling;
- d) a rear-lane townhouse dwelling;
- e) a stacked townhouse dwelling; and,
- f) a back-to-back stacked townhouse dwelling.

2. Non-Residential Uses:

- a) a retail establishment with or without outdoor display and sales;
- b) an office;
- c) a convenience store or grocery store;
- d) a supermarket;
- e) a service shop;
- f) a personal service shop, excluding a massage or body rub parlour;
- g) a bank, trust company or financial company;
- h) a dry cleaning and laundry distribution station;
- i) a laundromat;
- j) a dining room restaurant, convenience restaurant, or take-out restaurant;
- k) a printing or copying establishment;
- l) a commercial, technical or recreational school;
- m) a community club;
- n) a daycare facility;
- o) an art gallery, museum or art/photo studio;
- p) a travel agency; and,
- l) a health or fitness centre.
- m) a place of commercial recreation

3. Purpose accessory to other permitted purposes.

3816.2 Shall be subject to the following requirements and restrictions:

- a) For the purpose of this section all lands zoned R4A(1)(H) – 3816 shall be treated as one lot for zoning purposes;
- b) For the purpose of this section Bovaird Drive West shall be the front lot line;
- c) Minimum Lot Area: no requirement;

- d) Minimum Lot Width: no requirement;
- e) Minimum Front Yard Depth: 3.0 metres;
- f) Minimum Interior Side Yard Width: no requirement
- g) Minimum Exterior Side Yard Width: 3.2 metres;
- h) Minimum Rear Yard Depth: 3.0 metres;
- i) Minimum Building Setback to a Daylight Triangle: no requirement;
- j) Maximum Building Height: 35 storeys for all permitted uses;
- k) Maximum Gross Floor Area: 97,550 square metres;
- l) Minimum Outdoor Amenity Space: 2,500 square metres;
- m) Maximum Lot Coverage: no requirement;
- n) Minimum Landscaped Open Space: no requirement;
- o) Minimum number of parking spaces:
 - a. Residential: 0.8 per unit
 - b. Visitor: 0.2 per unit
 - c. Commercial uses: 1 space for each 19 square metres of gross commercial floor area or portion thereof;
- p) A minimum gross floor area of 2,400 square metres of office use shall be provided;
- q) A minimum gross floor area of 2,400 square metres of other commercial uses shall be provided;
- r) For the purpose of this section a “Back-to-Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common wall, including a rear common wall, that does not have a rear yard.

3816.3 Holding (H):

- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the R4A(1) - 3816 Zone, except that a minimum 4,600 square metres of office space shall be provided, notwithstanding Sentence 3816.2(p).
- b) The Holding (H) symbol shall not be removed until:
 - i. It is determined to the satisfaction of the Commissioner of Planning, Building and Growth Management that, after 5 years from the date of the passing of this by-law amendment, the market conditions have not materialized and insufficient demand exists to support the development of 4,600 square metres of office space.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this _____ day of _____ 2025.

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

Patrick Brown, Mayor

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

Genevieve Scharback, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

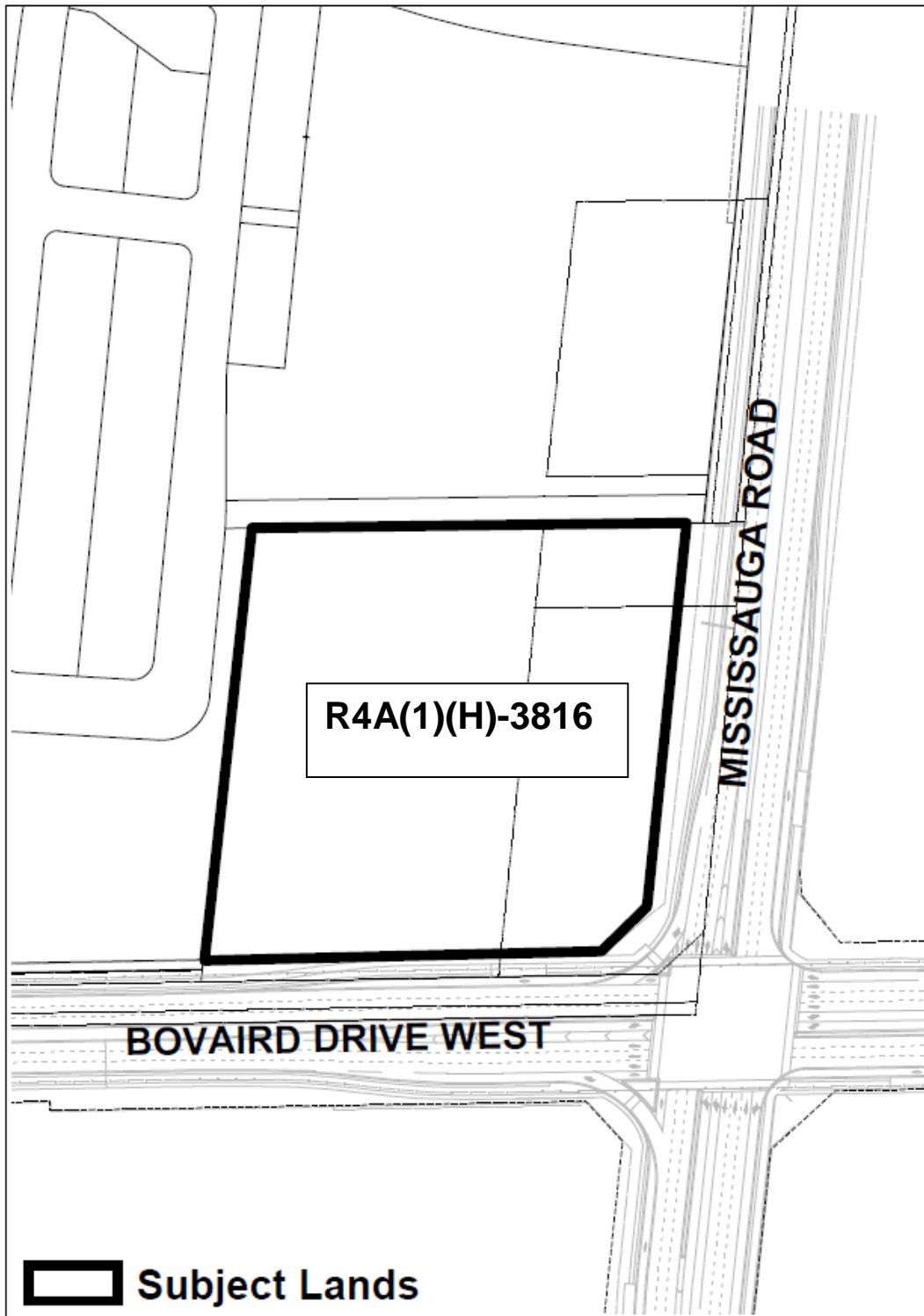
The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Glen Rouge Developments Inc. (File: OZS-2023-0010).


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 1240 residential units and retail/office GFA.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Mississauga Road, south of Bovaird Drive within the Mount Pleasant Secondary Plan 51(a).



Part of Lot 2, Concession 5 West of Hurontario		CITY OF BRAMPTON Planning, Design, and Development	
BY-LAW _____ SCHEDULE A		N.T.S	Date:

