



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ 2021

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

From:	To:
INDUSTRIAL FOUR-SPECIAL SECTION-1776 (M4-1776)	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3544 (R3E-6.0-3544)
	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3545 (R3E-6.0-3545)
	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3546 (R3E-6.0-3546)
	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3547 (R3E-6.0-3547)

	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3548 (R3E-6.0-3548) OPEN SPACE ZONE – (OS)
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(2) By adding thereto, the following sections:

“3544 The lands designated R3E–6.0–3544 on Schedule A to this by-law:

3544.1 shall only be used for the purposes permitted in an R3E-x zone.

3544.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

3544.3 shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3544.”

(3) By adding thereto the following sections:

“3545 The lands designated R3E–6.0–3545 on Schedule A to this by-law:

3545.1 shall only be used for the purposes permitted in an R3E-x zone.

3545.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

(4) Minimum Exterior Side Yard: 1.5 metres.

3545.3 shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3545.”

(4) By adding thereto the following sections:

“3546 The lands designated R3E–6.0–3546 on Schedule A to this by-law:

3546.1 shall only be used for the purposes permitted in an R3E-x zone.

3546.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.
- (2) Minimum Rear Yard Depth: 6.0 metres.
- (3) Maximum Building Height: 11.0 metres.
- (4) Minimum Interior Side Yard: 0.5 metres.

3546.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3546.”

(5) By adding thereto, the following sections:

“3547 The lands designated R3E-6.0-3547 on Schedule A to this by-law:

3547.1 shall only be used for the purposes permitted in an R3E-x zone and the following:

- (1) a rear lane townhouse dwelling.

3547.2 shall be subject to the following requirements and restrictions:

- (1) Notwithstanding Section 10.9.1B(7), Sections 10.9.1B(1) and 10.9.1B(4) shall not apply.
- (2) Maximum Building Height: 11.0 metres.

3547.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2372 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3547.”

(6) By adding thereto, the following sections:

“3548 The lands designated R3E-6.0-3548 on Schedule A to this by-law:

3548.1 Shall only be used for the following purposes:

1. Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:
 - a. an office;
 - b. a retail establishment having no outdoor storage;
 - c. a bank, trust company, or financial institution;
 - d. a personal service shop;
 - e. a dry-cleaning and laundry distribution station;
 - f. a printing or copying establishment;
 - g. a take-out restaurant;
 - h. a personal health or fitness centre;

- i. a custom workshop;
- j. a service shop
- k. a medical or dental practice or office;
- l. a home occupation;
- m. artist and photography studio including framing;
- n. a visual and performing arts studio;
- o. a convenience store;
- p. purposes accessory to the other permitted uses;

3548.2 Shall be subject to the following requirements and restrictions:

(1) Section 10.9.1B(1) of the Zoning By-Law shall not apply.

3548.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2374 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3548.”

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL, this

_____ day of _____, 2021.

Approved as to
form.

AWP
/ /

PATRICK BROWN - MAYOR

Approved as to
content.

Allan Parson
/ /

PETER FAY - CITY CLERK

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

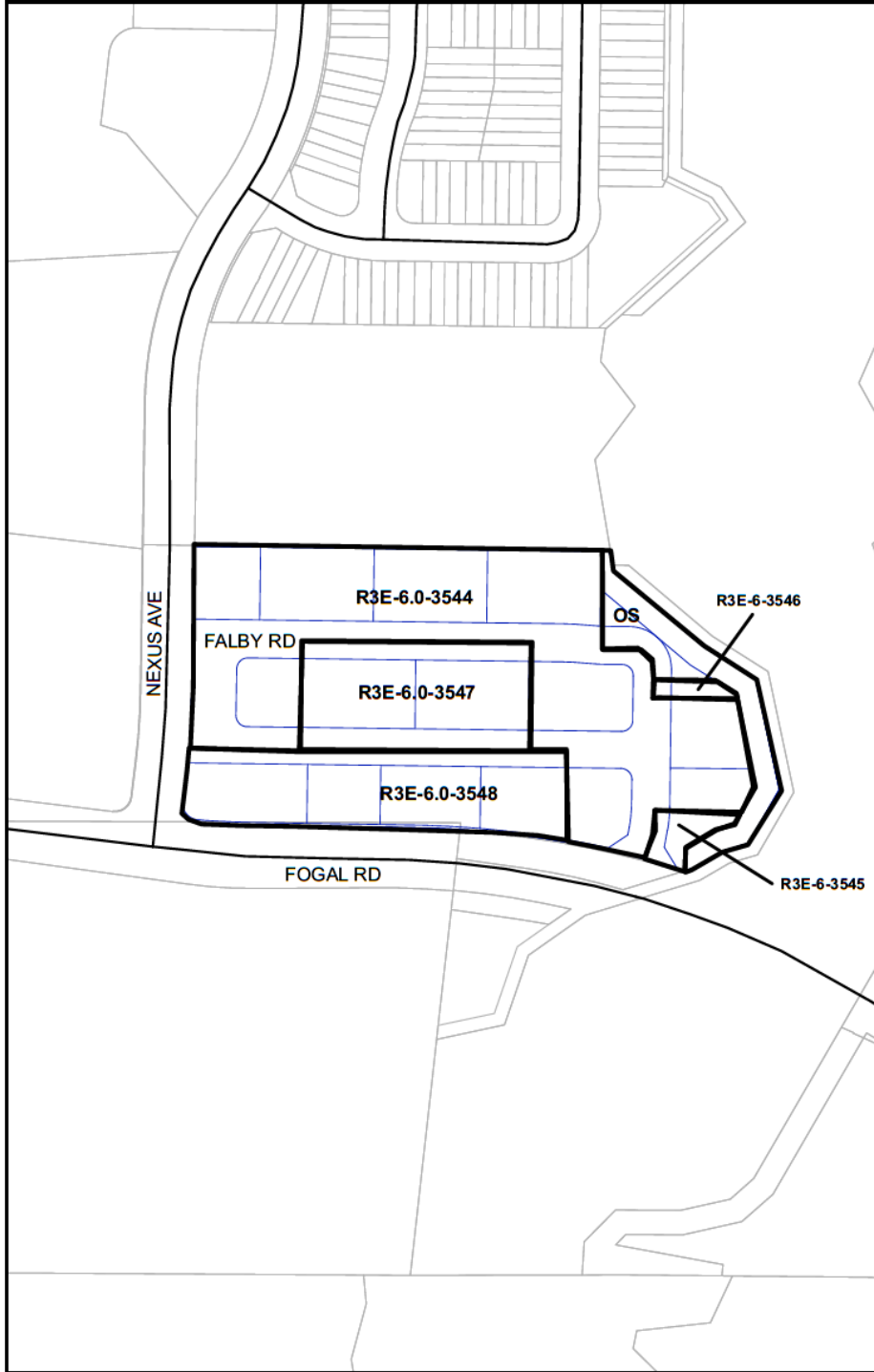
The purpose of By-law _____ is to amend comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Ouray Development Ltd. (File C10E05.019).


EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for townhouse residential and live-work purposes. The development will yield 69 street townhouse units and 26 live-work units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located north of Fogal Road, east of Nexus Avenue within the Bram East Secondary Plan (Area #41A).





 BRAMPTON Flower City

 PLANNING AND DEVELOPMENT SERVICES

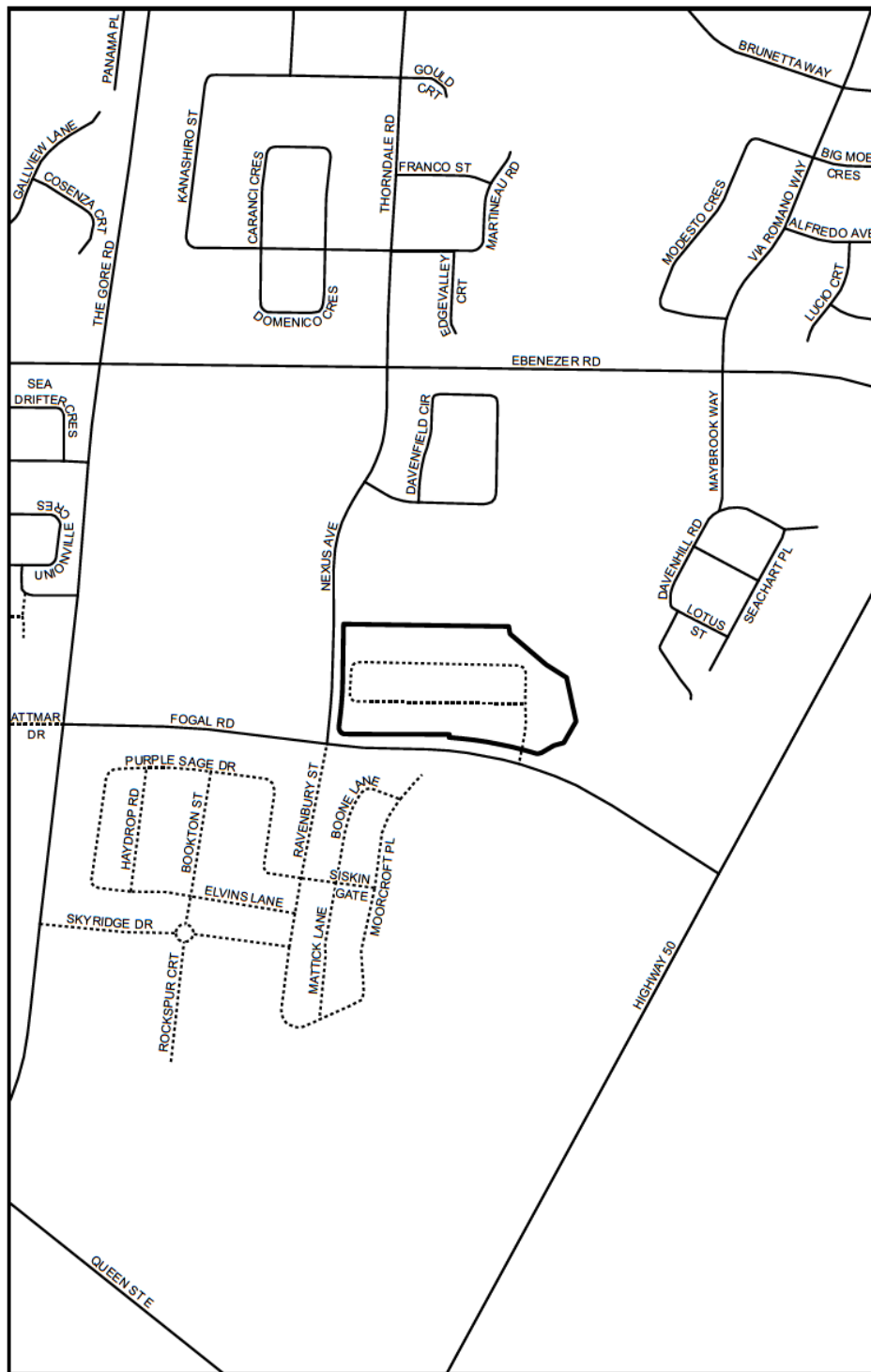
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 Date: 2020/11/30 Drawn by: ckovac

PART LOT 5, CONCESSION 10 N.D.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS



KEY MAP

File: C10E05.019_ZKM
Date: 2020/08/04 Drawn by: ckovac

BY-LAW _____

