

## Draft Zoning By-law



THE CORPORATION OF THE CITY OF BRAMPTON

**BY-LAW***Number* \_\_\_\_\_ - 2021

To Appendix 13 Draft Zoning By-law Amendment.docx

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
- (1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Single Detached B (R1B)	Residential Apartment A – Section 3551 (R4A -3551)

- (2) By adding thereto following Section:

“3551 The lands designated R4A-3551 on Schedule A to this By-law:

3551.1 Shall only be used for the following purposes:

- 1) Uses permitted in a R4A zone; and
- 2) Purposes accessory to other permitted uses.

3551.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Centre Street North shall be deemed to be the front lot line;
- 2) Maximum Number of Dwelling Units: 82
- 3) Minimum Lot Width: 30 metres
- 4) Minimum Building Setbacks:
  - a. Front Yard: 0 metres
  - b. Exterior Side Yard: 0 metres
  - c. Interior Side Yard: 0 metres
  - d. Rear Yard: 9 metres
- 5) Notwithstanding Section 3551.2(4), minimum setback to a hydro transformer: 1.0 metres
- 6) Maximum Building Height: 9 storeys
- 7) Maximum Floor Space Index: 4.7
- 8) Maximum Lot Coverage: 60%

9) Minimum Landscape Open Space: 18% of lot area

3551.3 For the purpose of this Section, all lands zoned R4A-3551 shall be deemed to be one lot for zoning purposes.”

ENACTED and PASSED this [enter date] day of [enter month], 2021.

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

(file reference, if applicable, or delete)