



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend Comprehensive Zoning By-law 270-2004, 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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Service Commercial – Section 2524 (SC-2524)	Residential Apartment A(4) – Section 3024 (R4A-3024)
Residential Single Detached – Section 2525 (R1D-2525)	Open Space (OS)
Open Space (OS)	Open Space – Section 2518 (OS-2518)
Open Space – Section 2518 (OS-2518)	

- (2) by adding thereto the following section:
- “3024 The lands designated Residential Apartment A(4) – Section 3024 (R4A – Section 3024) –on Schedule A to this by-law:
- 3024 Shall only be used for the following:
- (1) An apartment dwelling
- (2) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling or within an existing heritage building:
- a) an office;
 - b) a bank, trust company or financial institution;
 - c) a retail establishment;
 - d) a convenience store;

- e) a dry cleaning and laundry distribution station;
- f) a laundromat;
- g) a dining room restaurant;
- h) a take-out restaurant;
- i) a service shop;
- j) a personal service shop;
- k) a printing or copying establishment;
- l) an art gallery;
- m) a community club;
- n) a commercial school;
- o) a health or fitness centre;
- p) a place of worship;
- q) a day nursery;
- r) a library;
- s) a theatre;
- t) a grocery store;
- u) a place of commercial recreation;
- v) an administrative office of any public authority;
- x) an animal hospital;
- y) a travel agency;
- z) a business incubator;
- aa) a micro manufacturing use; and
- bb) a custom workshop.

(3) Purposes accessory to the other permitted purposes.

3024.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this section, the lot line abutting McLaughlin Road South shall be the front lot line.
- 2) Drive-through facilities shall be prohibited.
- 3) Maximum number of residential units: 120
- 4) Maximum Floor Space Index: 1.55
- 5) Building Height:
 - a. For an apartment dwelling, the minimum building height shall be 3 storeys and the maximum building height shall be 8 storeys, exclusive of any roof-top mechanical penthouse or architectural feature;
 - b. For a heritage building having a Gross Floor Area less than or equal to 135 square metres, the maximum building height shall be 2 storeys.
- 6) Minimum Ground Storey Height for an apartment dwelling: 4.5 metres
- 7) Minimum Front Yard Depth: 7 metres
- 8) Minimum Rear Yard Depth: 10 metres, except 0 metres shall be required to an accessory building used for refuse collection.
- 9) Minimum Interior Side Yard Width: 10 metres
- 10) Minimum Exterior Side Yard Width: 15 metres
- 11) Minimum Lot Area: No Requirement
- 12) Minimum Lot Width: No Requirement
- 13) Minimum below grade setback to underground parking garage: 0 metres

- 14) Minimum Setback from a Lot Line for a hydro transformer: 3 metres
- 15) Maximum Lot Coverage: No Requirement
- 16) Minimum Landscaped Open Space: 30% of the lot area
- 17) Minimum parking requirements:
- a. Residential: 1 space per dwelling unit
 - b. Visitor: 0.2 spaces per dwelling unit
 - c. Commercial: 1.0 space per 19 square metres
- 18) Maximum Gross Floor Area: 9,500 square metres
- 19) Loading, Unloading and Waste Disposal and Storage:
- a. One on-site loading space shall be provided.
 - b. Loading, Unloading and waste disposal facilities shall not be located on the wall of a building facing a street.
- 20) Definitions – For the purpose of this section:
- “**Business Incubator**” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
 - “**Workshop**” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
 - “**Micro-manufacturing**” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.”

ENACTED and PASSED this 6th day of April, 2022.

Approved as to
form.
2022/03/29
SDSR

Patrick Brown, Mayor

Approved as to
content.
2022/03/28
AAP

Peter Fay, City Clerk