



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To amend By-law 270-2004, as amended

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WHEREAS 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)	Residential Townhouse A Holding – Section 3629 (R3A(H)– 3629)
	Agricultural Section 3630 – (A-3630)
	Open Space (OS)

2) By adding thereto the following sections:

“3630. The lands zoned A – 3630 on Schedule A to this by-law:

3630.1 Shall only be used for the following purposes:

- a) A temporary private access road
- b) Uses permitted by the Agricultural zone

3630.2 Uses permitted in the Agricultural zone shall be subject to the requirements and restrictions of Section 46.1 of the by-law.”

“3629. The lands zoned R3A - 3629 on Schedule A to this by-law:

3629.1 Shall only be used for the following purposes:

- a) A townhouse dwelling
- b) A back-to-back townhouse dwelling
- c) purposes accessory to the other permitted purposes

3629.2 All uses shall be subject to the following requirements and restrictions:

- a) The lot line abutting Lagerfeld Drive is deemed to be the front lot line for zoning purposes.
- b) All lands zoned R3A – 3629 shall be treated as one lot for zoning purposes.
- c) Section 6.27 shall not apply.
- d) Maximum number of dwelling units: 105
- e) There is no minimum lot width, minimum lot depth, minimum lot area, or maximum lot coverage requirement.
- f) Minimum Front Yard Depth: 6.0 metres
- g) Minimum Interior Side Yard Width: 3.6 metres
- h) Minimum Exterior Side Yard Width: N/A
- i) Minimum Rear Yard Depth: No requirement
- j) Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.
- k) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.
- l) Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space.

3629.3 Back-to-back townhouse dwellings shall be subject to the following additional requirements and restrictions:

- a) Minimum Dwelling Unit Width: 6.0 metres.
- b) Minimum Setback from the front walls of a building to either the curb of a private road or sidewalk: 3.0 metres, or 1.5 metres to a rounding.
- c) Minimum setback from a garage door to either the curb of a private road or sidewalk: 6.0 metres
- d) Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 2.9 metres, or 1.5 metres to a rounding
- e) Minimum Building Separation Distance: 3.0 metres
- f) Maximum Building Height: 14 metres

3629.4 Townhouse dwellings shall be subject to the following additional requirements and restrictions:

- a) Minimum Dwelling Unit Width: 5.5 metres.
- b) Minimum Setback from the front wall of a building to either the curb of a private road or sidewalk: 3.0 metres.
- c) Minimum setback from a garage door to either the curb of a private road or sidewalk: 5.5 metres.

- d) Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 3.0 metres
- e) Minimum rear wall to rear wall separation distance: 13.9 metres
- f) Minimum rear wall to exterior side wall separation distance: 8.5 metres
  
- g) Minimum end wall to end wall separation distance: 3 metres
  
- h) Maximum Building Height: 14 metres

**3629.5 Holding (H) Symbol:**

- (a) Removal of the Holding (H) symbol shall not occur until the following conditions are fulfilled:
  - 1) The Owner shall provide financial securities for the design and construction of Lagerfeld Drive from approximately 264 metres west of Creditview Road to Mississauga Road in accordance with Engineering Plans, to the satisfaction of Commissioner, Public Works and Engineering.
  
- (b) While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
  - 1) Uses permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone; or
  
  - 2) Site services to support future development of the lands for purposes set out in 3629.1, at the discretion of the Chief Building Official.”

ENACTED and PASSED this 18<sup>th</sup> day of May, 2022.

Approved as to  
form.  
2022/05/09  
SDSR

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

Approved as to  
content.  
2022/05/09  
AAP

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Peter Fay, City Clerk

(OZS-2020-0004)