

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended.

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

From the Existing Zoning of:	To:
INSTITUTIONAL ONE – SPECIAL SECTION 2105 (I1-2105), AND INSTITUTIONAL ONE – SPECIAL SECTION 2326 (I1-2326)	RESIDENTIAL APARTMENT A(1) – SECTION 3647 (R4A(1)- 3647)

- (2) by adding thereto, the following sections:

“3647 The lands designated R4A(1)-3647 on Schedule A to this by-law:

3647.1 Shall only be used for the following purposes:

- i) Dwelling, Stacked Townhouse;
- ii) Dwelling, Back-to-Back Townhouse;
- iii) Dwelling, Back-to-Back Stacked Townhouse; and
- iv) purposes accessory to the other permitted purposes.

3647.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Lot Area: No requirement;
- ii) Minimum Lot Width: No requirement;
- iii) Minimum Building Setback to the lot line abutting Chinguacousy Road: 3.5 metres;
- iv) Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres;
- v) Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres;
- vi) Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres;
- vii) Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres
- viii) Minimum Building Setback to a Daylight Triangle: 0.6 metres
- ix) Maximum Building Height: 15.0 metres
- x) Maximum Lot Coverage: 40%
- xi) Minimum Landscaped Open Space: 50% of the lot area
- xii) Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
- xiii) Maximum number of Dwelling Units: 110

xiv) For zoning purposes, the lands zoned R4A(1)-3647 shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

3647.3 For the purpose of Section 3647, the following definition shall apply:

A "Dwelling, Back-to-Back Stacked Townhouse" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.

ENACTED and PASSED this _____ day of _____, 2021.

PATRICK BROWN - MAYOR

PETER FAY - CITY CLERK



