THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW
Number $\qquad$ 2022

To amend By-law 270-2004, as amended.

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

| from | to |
| :--- | :--- |
| AGRICULTURAL (A) | Floodplain (F) and |
|  | Residential Apartment A - |
|  | Section 3012 (R4A-3012) |

2. By adding thereto the following section:
"3012 The lands designated R4A-3012 on Schedule A to this by-law:
3012.1 Shall only be used for:
1) Purposes permitted by the R4A zone;
2) A retirement home;
3) Only in conjunction with an apartment dwelling and/or a retirement home;
a. a retail establishment;
b. a convenience store;
c. a medical office, including the office of a drugless practitioner;
d. a pharmacy;
e. a take-out restaurant;
f. personal service shop
4) Purposes accessory to the other permitted purposes.
3012.2 The lands designated R4A-3012 shall be subject to the following requirements and restrictions:
5) Maximum Building Height: 5 storeys;
6) Minimum Front Yard Depth: 3 metres;
7) Minimum Side Yard Width: 3 metres;
8) Minimum Rear Yard Depth: 9 metres;
9) Maximum Lot Coverage: $25 \%$;
10) Maximum Number of Dwelling Units: 156;
11) Minimum Number of Parking Spaces: 141;
12) Maximum Gross Commercial Floor Area: 880 square metres;
13) Minimum Amenity Area: 2,000 square metres;
14) Landscaped Open Space: $20 \%$ of the Lot Area; and
15) Nothwithstanding Section 5 definitions, a retaining wall shall be permitted within the required landscaped open space.

ENACTED and PASSED this $10^{\text {th }}$ day of August, 2022.

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Approved as to form.
2022/07/28
SDSR
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Patrick Brown, Mayor

Approved as to content.
2022/July/28
AAP
Peter Fay, City Clerk
OZS-2020-0008

