

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 22

The purpose of By-law ____-22 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Chacon Retirement Village Inc.

EFFECT OF THE BY-LAW

The effect of By-law ____-22 is to permit residential, institutional and commercial uses on the subject lands, in accordance with the requirements set out in the by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law ____-22 are located on the west side of Goreway Drive, south of Castlemore Road, Part of Lot 9, Concession 7 N.D.

Any further inquiries or questions should be directed to Dana Jenkins, City of Brampton, Planning Department, (905)-874-2050

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 subject to the following requirements and restrictions:

- 1) Maximum Building Height: 5 storeys;
- 2) Minimum Front Yard Depth: 3 metres;
- 3) Minimum Side Yard Width: 3 metres;
- 4) Minimum Rear Yard Depth: 9 metres;
- 5) Maximum Lot Coverage: 25%;
- 6) Maximum Number of Dwelling Units: 156;
- 7) Minimum Number of Parking Spaces: 144;
- 8) Maximum Gross Commercial Floor Area: 880 square metres;
- 9) Minimum Amenity Area: 2,000 square metres;
- 10) Landscaped Open Space: 20% of the Lot Area; and

11) Notwithstanding Section 5 definitions, a retaining wall shall be permitted within the required landscaped open space.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this day of 2022.

PATRICK BROWN – MAYOR

PETER FAY – CITY CLERK

AGREED AS TO CONTENT:

Allan A. Parsons RPP MCIP
Director, Planning, Building, and Economic Development

Approved as to Form

Legal Services



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES

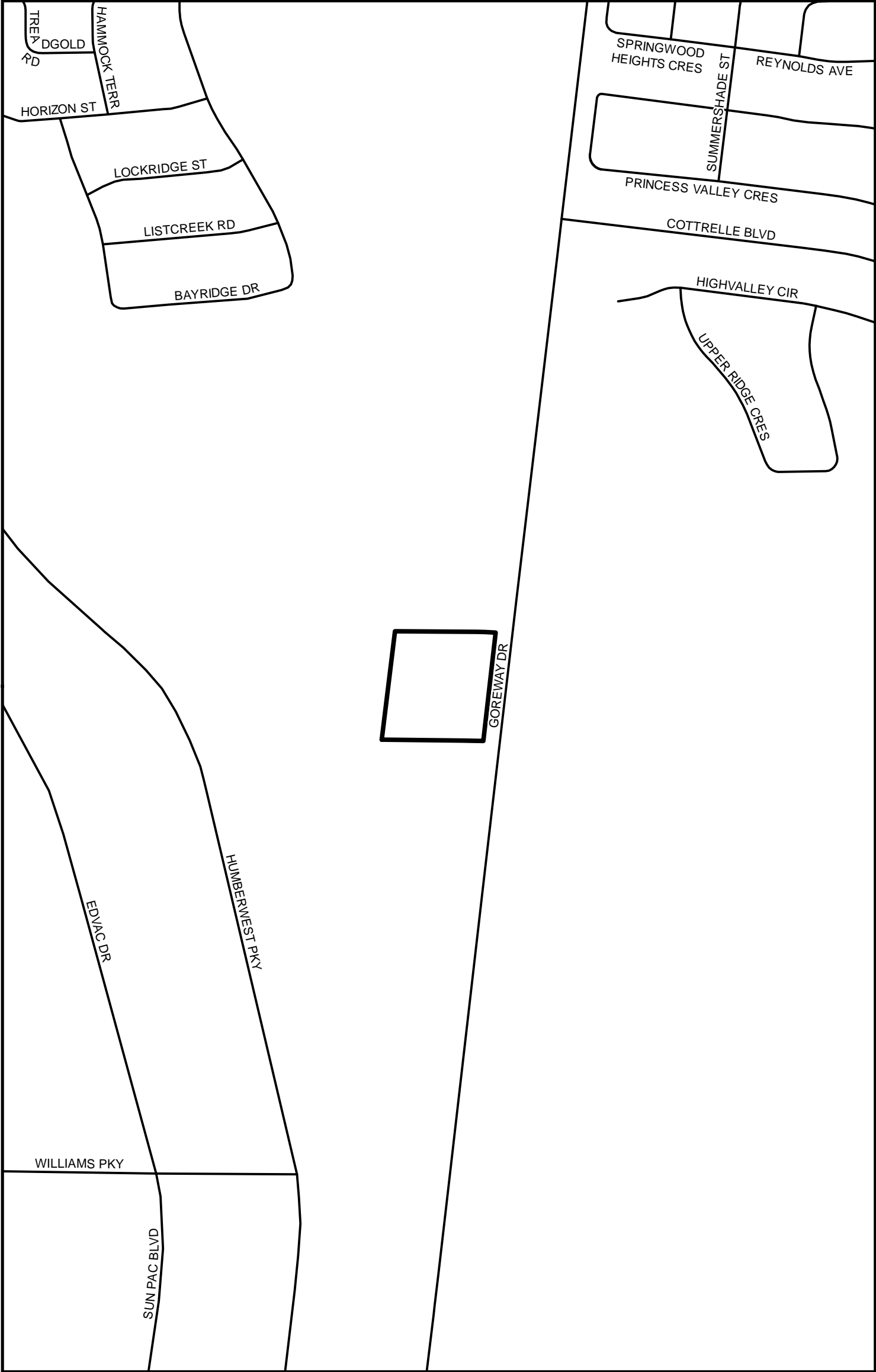


PART LOT 8, CONCESSION 7 N.D.

File: OZS-2020-008_ZBLA
Date: 2022/06/30 Drawn by: ckovac

BY-LAW _____

SCHEDULE A



SUBJECT LANDS



brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2020-0008_ZKM
Date: 2022/06/30



KEY MAP

BY-LAW _____

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