



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 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:

<i>from</i>	<i>to</i>
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:

- 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: 141;
- 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.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk

OZS-2020-0008