



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning By-law 270-2004

---

The Council of The Corporation of the City of Brampton ENACTS as follows:

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:
Institutional Two – Section 1067 (I2-1067)	Institutional Two – Section 3691 (I2-3691)

3691 The lands designated 12 – Section 3691 on Sheet 27 of Schedule A to this by-law shall be further amended as follows:

3691.1 shall only be used for the following purposes:

- (a) an apartment dwelling, excluding a single room occupancy unit;
- (b) a nursing home;
- (c) a retirement home; and;
- (d) purposes accessory to the other permitted purposes.

3691.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth
  - I. For any portion of a building 3 storeys in height or less: **5.0 metres**
  - II. For any portion of a building 4 storeys in height or greater: **5.0 metres**
- (b) Minimum Interior Side Yard Width
  - I. For any portion of a building 3 storeys in height or less: **3.8 metres**
  - II. For any portion of a building 4 storeys in height or greater: **Requires measurement**
- (c) Minimum Exterior Side Yard Width
  - I. For any portion of a building 3 storeys in height or less: **8.0 metres**

- II. For any portion of a building 4 storeys in height or greater:
  - Requires measurement**
- (d) Minimum Rear Yard Depth
  - I. For any portion of a building 3 storeys in height or less: **13.90 metres**
  - II. For any portion of a building 4 storeys in height or greater: **Requires measurement**
- (e) Minimum Setback from a Daylight Triangle: 3.5 metres;
- (f) Maximum Building Height of 12 storeys;
- (g) Maximum Number of Apartment Dwelling Units: 138;
- (h) Maximum Floor Space Index (FSI): 2.1**
- (i) Parking:
  - I. 0.33 parking spaces per bed for a nursing home and a retirement home.
- (b) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;
- (c) all loading and waste disposal shall be screened.

**3691.3 All lands zoned I2-3691 shall be treated as one lot for zoning purposes.**

3691.4 for the purposes of Section 3691:

A Single Room Occupancy Unit shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated.

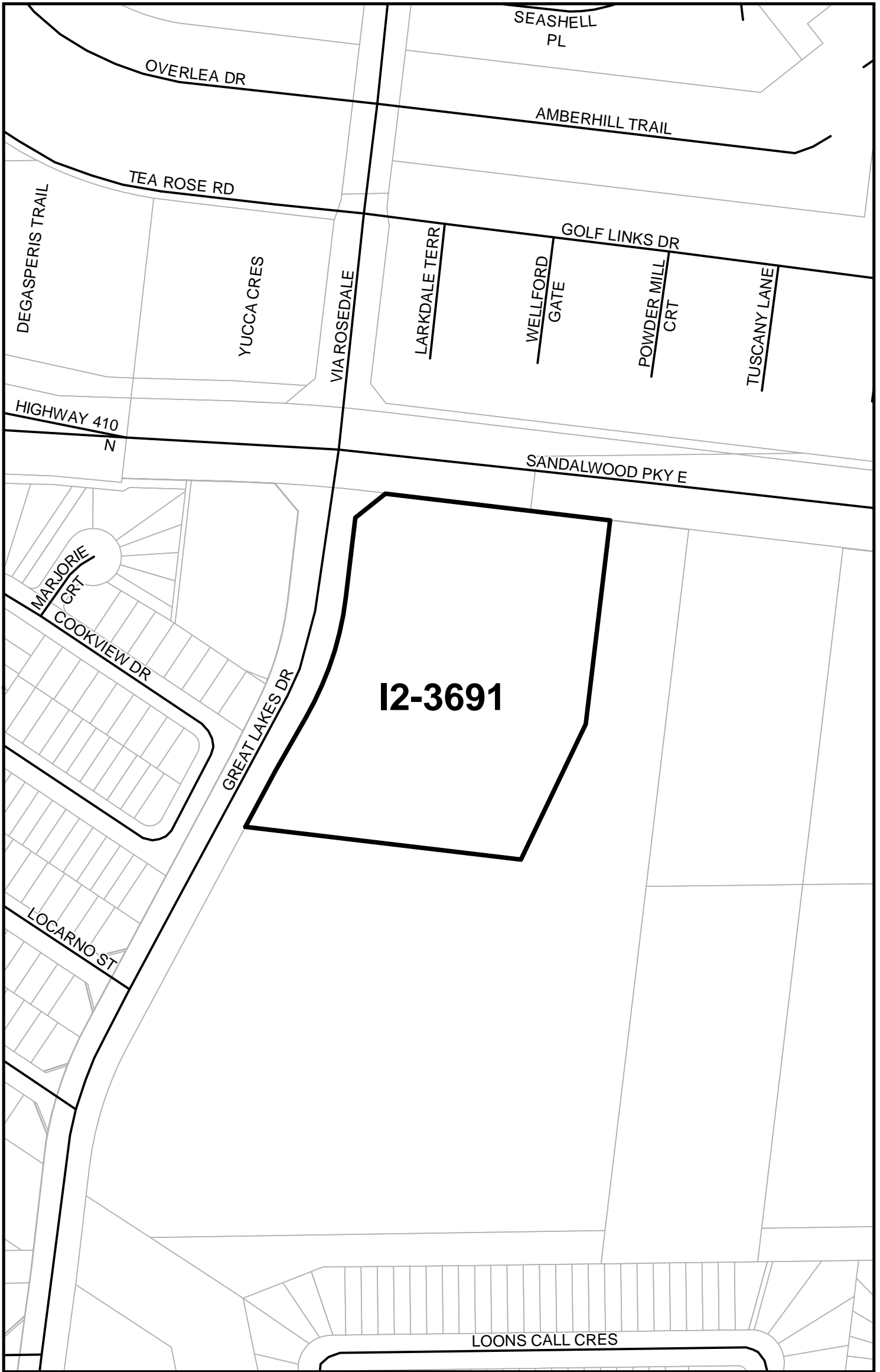
ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to form.  
 20\_\_ /month/day  
 [insert name]

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

Approved as to content.  
 20\_\_ /month/day  
 [insert name]

\_\_\_\_\_  
Peter Fay, City Clerk



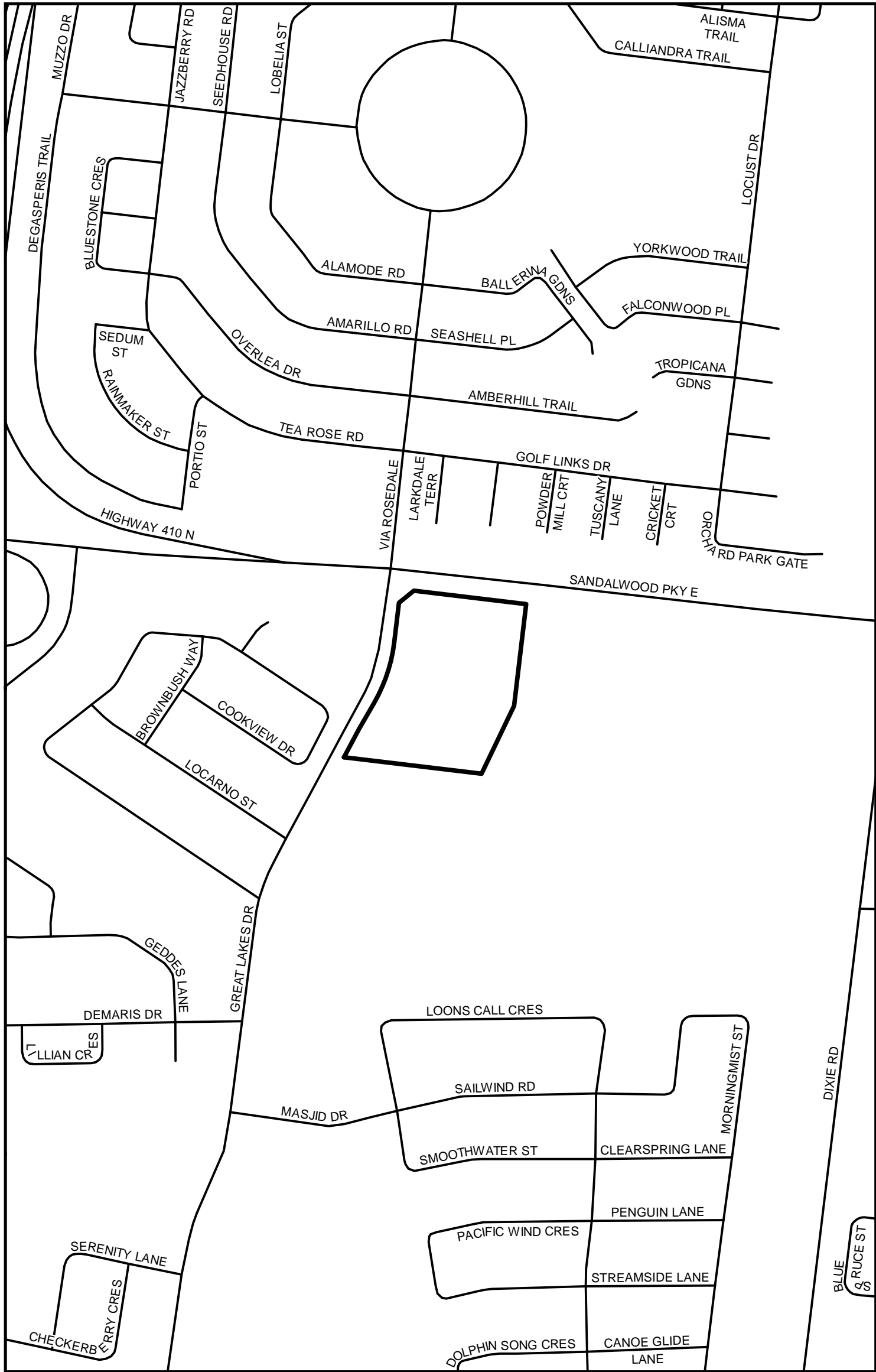
**12-3691**



**PART LOT 13, CONCESSION 3 E.H.S.**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



 SUBJECT LANDS



**KEY MAP**