



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To [amend/appoint/authorize something]

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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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
"Agriculture (A) Zone"	Residential Apartment B (4) (H) – Section 3702 (R4B (H)-3702)  Open Space (OS) (H) – Section 3703 (OS (H)-3703)

(2) by adding thereto the following section:

“3702 The lands designated Residential Apartment B(4) (H) – Section 3702 (R4B (H)–3702) –on Schedule A to this by-law:

3702.1 Shall only be used for the following:

- (1) An apartment dwelling.
- (2) Purposes accessory to the other permitted purposes.

3702.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 27 metres
- 2) Minimum Front Yard Depth: 5 metres
- 3) Minimum Setback from a Lot Line for a hydro transformer: 0.3 metres

- 4) Minimum Interior Side Yard (South): 6 metres
- 5) Minimum Interior Side Yard (North): 3 metres
- 6) Minimum Rear Yard Depth: 4.5 metres
- 7) Maximum Building Height: 15 Storeys
- 8) Maximum Lot Coverage: 35%
- 9) Minimum Landscaped Open Space (Including Landscape Buffer Area): 50%
- 10) Maximum Floor Space Index: 5.4
- 11) Minimum parking requirements:
  - a. Residential: 0.8 spaces per dwelling unit
  - b. Visitor: 0.2 spaces per dwelling unit
- 12) Loading, Unloading and Waste Disposal and Storage:
  - a. One on-site loading space shall be provided.
  - b. Loading, Unloading and waste disposal facilities shall not be located on the wall of a building facing a street.

3702.3 The Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 2) Confirmation that arrangements have been made to gratuitously convey any portion of the land to the Toronto Region Conservation Authority or the City of Brampton to the satisfaction of the Commissioner of Planning, Building and Growth Management.

(3) by adding thereto the following section:

“3703 The lands designated Open Space (H)– Section 3703 (OS (H)-3703)–on Schedule A to this by-law:

3703.1 Shall permit the following use:

- (1) Underground Parking Structure
- (2) Permit a Landscaped Buffer Area

(3) shall also be subject to the requirements and restrictions relating to the R4B zone, residential general provisions, general provisions, and OS zone of this by-law, which are not in conflict with those set out in Sections 3702”

3703.2 The Holding (H):

1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.

2) The Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 2) Confirmation that arrangements have been made to gratuitously convey any portion of the land to the Toronto Region Conservation Authority or the City of Brampton to the satisfaction of the Commissioner of Planning, Building and Growth Management.

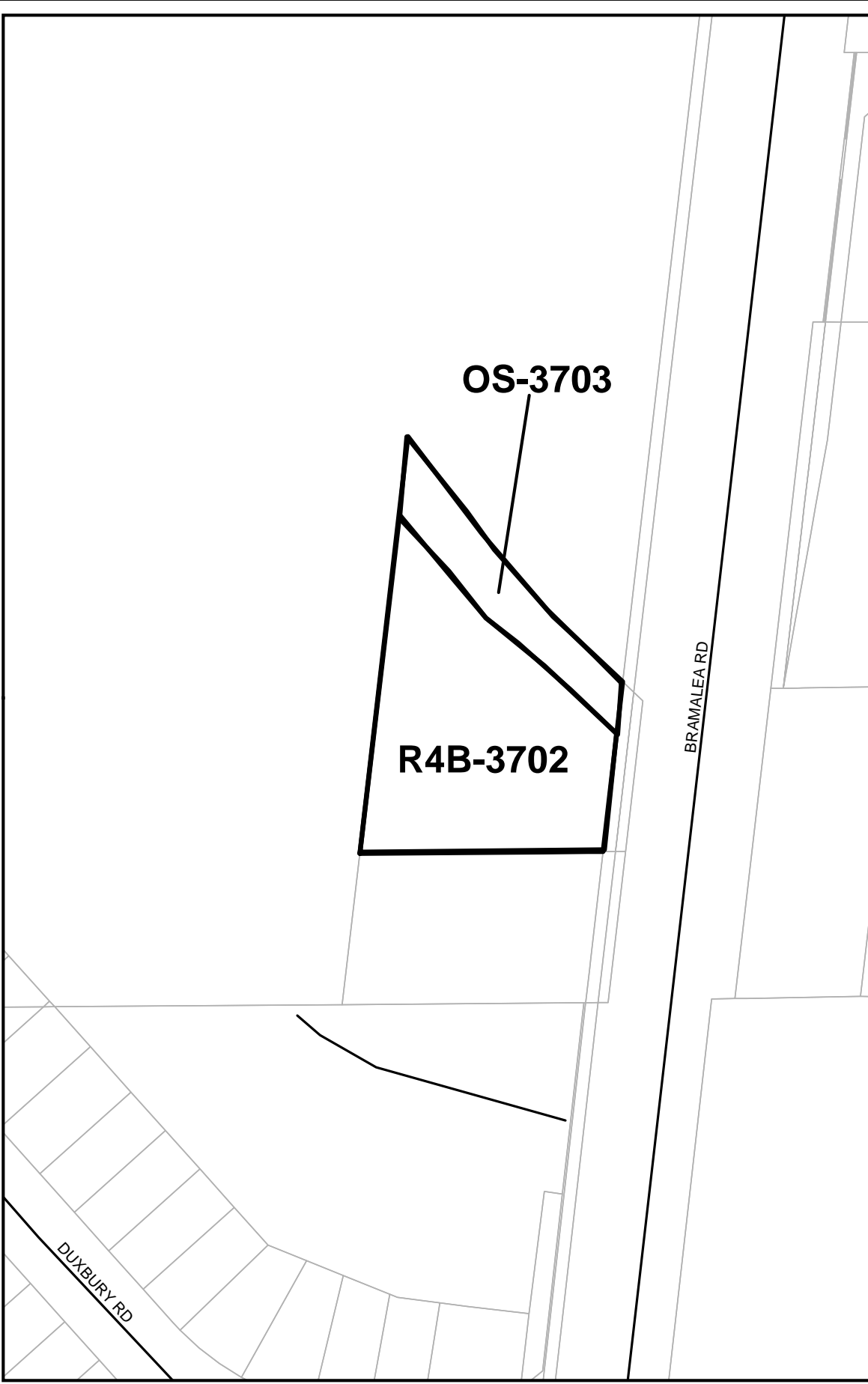
ENACTED and PASSED this [enter date] day of [enter month], 2023.

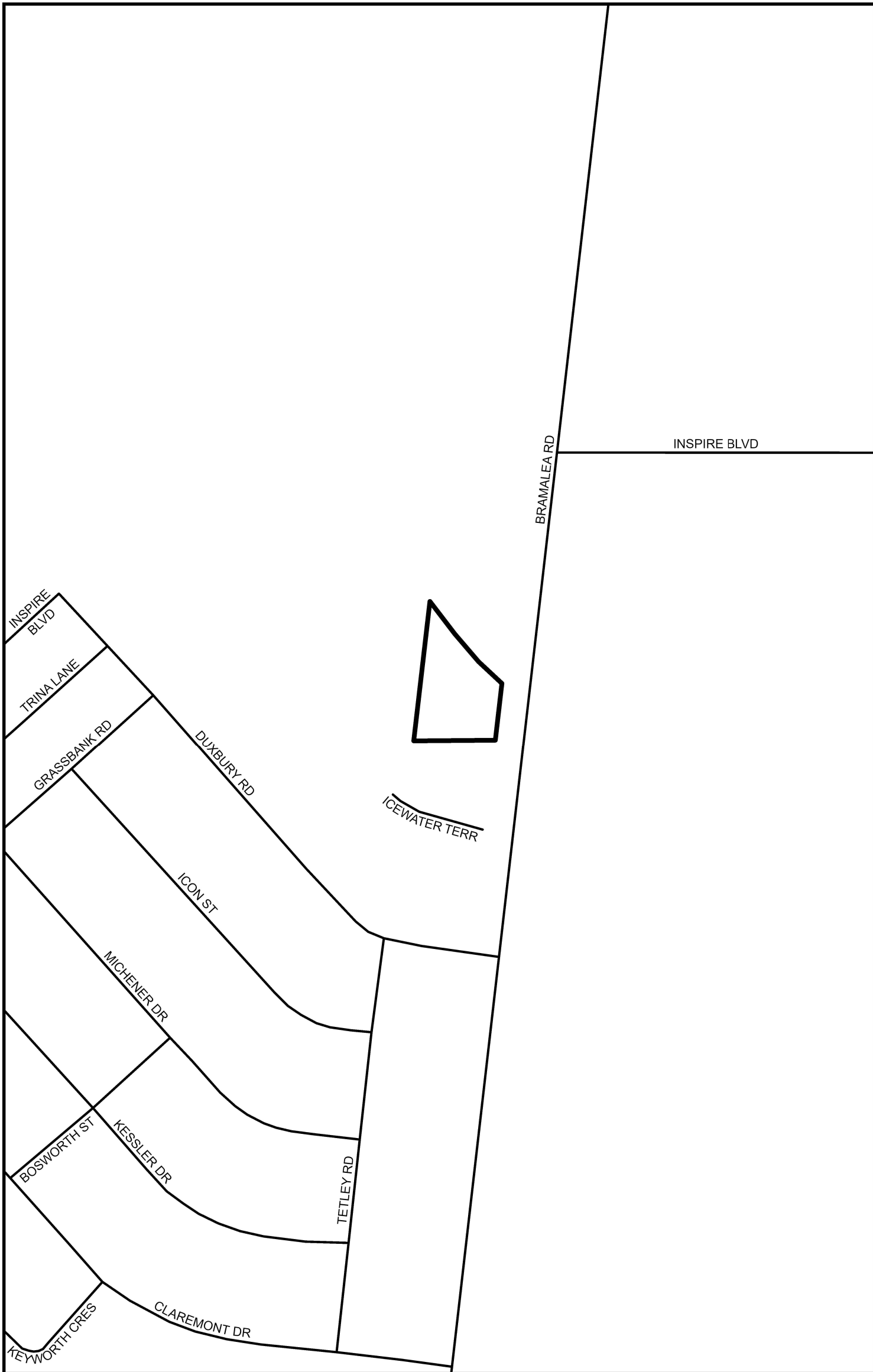
Approved as to form. 20 __/month/day [insert name]
Approved as to content. 20 __/month/day [insert name]

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

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

(file reference, if applicable, or delete)





 SUBJECT LANDS



brampton.ca PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0042\_ZKM  
Date: 2023/04/04



**KEY MAP**

Drawn by: ckovac **BY-LAW** \_\_\_\_\_