
ZONING BY-LAW AMENDMENT



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended.

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

From the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1) – SECTION 3700 (R4A(1)-3700) OPEN SPACE (OS)

(2) by adding thereto, the following sections:

“3700 The lands designated RA4(1) – 3700 on Schedule A to this by-law:

3700.1 Shall only be used for the following purposes:

a. Residential Uses:

- i. Nursing home
- ii. Retirement community
- iii. Stacked townhouse
- iv. Back-to-back townhouse
- v. Back-to-back stacked townhouse
- vi. Street townhouse

b. Only as accessory to the uses identified in 3700.1 (a) (i and ii) and contained within the same building:

- i. a personal service shop
- ii. a dry cleaning and laundry distribution station
- iii. a laundromat
- iv. a dining room restaurant, a convenience restaurant or take-out restaurant
- v. a health centre or fitness centre
- vi. a recreational facility
- vii. an office
- viii. a medical office

c. Accessory uses:

- i. Purposes accessory to the other permitted purposes

3700. 2 Shall be subject to the following requirements and restrictions:

a) For uses permitted in Section 3700.1 (a) (i and ii):

- i) Minimum Lot Area: No requirement;
- ii) Minimum Lot Width: No requirement;
- iii) Minimum Front Yard Depth: 7.5 metres;
- iv) Minimum Interior Side Yard Depth: 2.0 metres;
- v) Minimum Rear Yard Depth: 4.0 metres;
- vi) Maximum Building Height: 8 storeys
- vii) Maximum Lot Coverage: 30%
- viii) Minimum Landscaped Open Space: No requirement
- ix) Maximum Floor Space Index: 3.0
- x) The uses defined 3700.1 (b) shall only be permitted on the first to third floors
- xi) A rear deck may not project more than 4.0 metres beyond the rear wall of a building
- xii) Maximum number of dwelling units: 200
- xiii) Minimum number of parking spaces: 91

b) For uses permitted in Section 3700.1 (a) (iii, iv and v)

- i) Minimum Lot Area: No requirement
- ii) Minimum Lot Width: No requirement
- iii) Minimum Front Yard Depth: 3.5 metres
- iv) Minimum Side Yard Depth: 2.0 metres
- v) Minimum Rear Yard Depth: 4.0 metres
- vi) Maximum Building Height: 15.0 metres
- vii) Maximum Lot Coverage: 40%
- viii) Minimum Landscaped Open Space: 50%
- ix) Minimum setback of a hydro transformer to a lot line: 1.2 metres

c) For uses permitted in Section 3700.1 (a) (vi), the provisions of the R3E-X zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

3700.4 For the purposes of this by-law, the lands zoned RA4(1)-3700 shall be considered a single lot.

3700.5 For the purpose of Section 3700, the following definitions shall apply:

A Retirement Community: is a residential community or housing complex designed for older adults who are generally able to care for themselves; however, assistance from home care agencies may be allowed, and activities and socialization opportunities are often provided.

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

MAYFIELD RD

R4A(1)-3700

OS



brampton.ca

BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

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Date: 2023/04/27

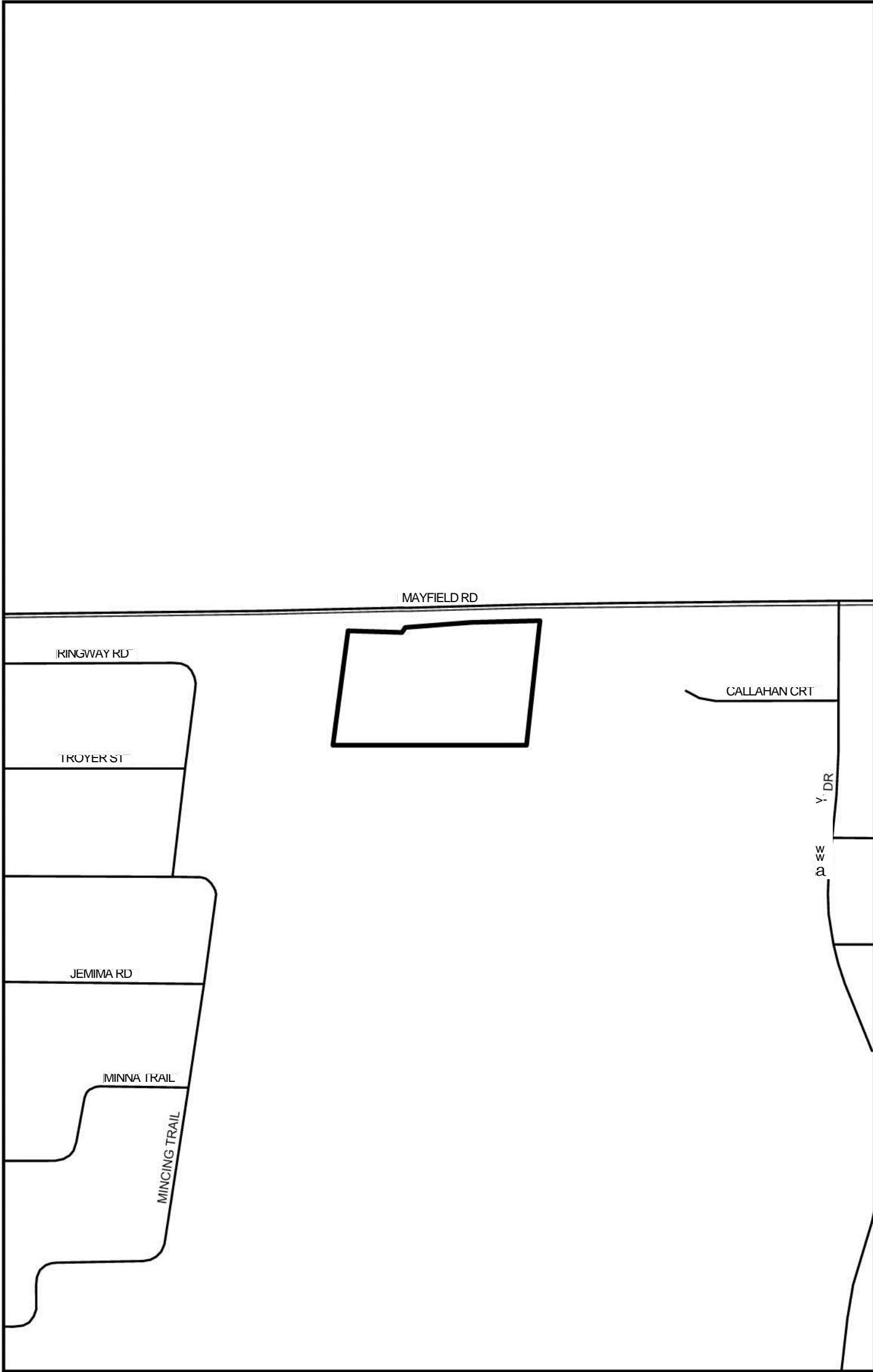
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PART LOT 17, CONCESSION 2 W.H.S.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS



KEY MAP