



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend comprehensive Zoning By-law 270-2004, as amended

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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, as amended, 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:
Agricultural (A)	Residential Apartment B (4) (H) – Section 3702 (R4B (H)-3702)  Open Space (OS) (H) – Section 3703 (OS (H) – 3703)

(2) By adding the following sections:

“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 uses.

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: 45%
- 9) Minimum Landscaped Open Space: 37%

10) Maximum Floor Space Index: 5.15

11) Minimum Parking Requirements:

- a. Residents: 0.8 spaces per dwelling unit
- b. Visitor: 0.2 Spaces per dwelling unit

12) Loading, Unloading and Waste Disposal 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:
  - a. 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.
  - b. Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive, and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

3703 The lands designated Open Space (H) - Section 3703 (OS(H) – 3703) on Schedule A of this By-law:

3703.1 Shall permit the following uses:

- 1) Underground Parking Structure.
- 2) 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 Section 3703.

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:
  - a. 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.
  - b. Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive, and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 3<sup>rd</sup> day of May, 2023.

Approved as to  
form.  
2023/04/27  
AGD

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

Approved as to  
content.  
2023/04/27  
AAP

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Peter Fay, City Clerk

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