

ONTARIO REGULATION 248/22

made under the

PLANNING ACT

Made: April 1, 2022

Filed: April 1, 2022

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ZONING ORDER - CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Application

1. This Order applies to lands in the City of Brampton, Regional Municipality of Peel, in the Province of Ontario, being the lands described as Block 276 on Registered Plan 43-M1349, except Part 1 on Reference Plan 43R-24186, and further identified by Property Identification Number 14224-1322 (LT) registered in the Land Registry Office for the Land Titles Division of Peel (No. 43).

Permitted Uses

2. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 1, except for the following:

1. A long-term care home within the meaning of the *Long-Term Care Homes Act, 2007*.
2. Accessory uses, buildings or structures, including:
 - i. Medical offices.
 - ii. Hair Salons.
 - iii. Administrative Offices.
 - iv. Places of worship.

Zoning Requirements

3. The zoning requirements for the lands described in section 1 are as follows:

1. The minimum front yard depth is five metres.
2. The minimum interior side yard width is five metres.
3. The minimum exterior side yard width is five metres.
4. The minimum rear yard depth is five metres.
5. The maximum building height is three storeys.
6. The minimum lot coverage is 30 per cent.
7. The maximum lot coverage is 45 per cent.
8. The minimum number of required parking spaces is 65.

Terms of use

4. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

5. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.

Amendment

6. Paragraph 1 of section 2 of this Regulation is amended by striking out “*Long-Term Care Homes Act, 2007*” at the end and substituting “*Fixing Long-Term Care Act, 2021*.”

Commencement

7. (1) Except as otherwise provided in this section, this Regulation comes into force on the day it is filed.

(2) Section 6 comes into force on the later of the day section 204 of Schedule 1 (*Fixing Long-Term Care Act, 2021*) to the *Providing More Care, Protecting Seniors, and Building More Beds Act, 2021* comes into force and the day this Regulation is filed.

Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

Date made: April 1, 2022

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