



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 7 - 2021

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended

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:	To:
INDUSTRIAL FOUR-SPECIAL SECTION-1776 (M4-1776)	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3544 (R3E-6.0-3544)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3545 (R3E-6.0-3545)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3546 (R3E-6.0-3546)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3547 (R3E-6.0-3547)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3548 (R3E-6.0-3548)  OPEN SPACE ZONE – (OS)

- (2) By adding thereto, the following sections:
  - "3544 The lands designated R3E-6.0-3544 on Schedule A to this by-law:
    - 3544.1 shall only be used for the purposes permitted in an R3E-x zone.
    - 3544.2 shall be subject to the following requirements and restrictions:
      - (1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.
      - (2) Minimum Rear Yard Depth: 6.0 metres.
      - (3) Maximum Building Height: 11.0 metres.
    - 3544.3 shall also be subject to the requirements and restrictions relating to

the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3544.”

(3) By adding thereto the following sections:

“3545 The lands designated R3E–6.0–3545 on Schedule A to this by-law:

3545.1 shall only be used for the purposes permitted in an R3E-x zone.

3545.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

(4) Minimum Exterior Side Yard: 1.5 metres.

3545.3 shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3545.”

(4) By adding thereto the following sections:

“3546 The lands designated R3E–6.0–3546 on Schedule A to this by-law:

3546.1 shall only be used for the purposes permitted in an R3E-x zone.

3546.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

(4) Minimum Interior Side Yard: 0.5 metres.

3546.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3546.”

(5) By adding thereto, the following sections:

“3547 The lands designated R3E-6.0-3547 on Schedule A to this by-law:

3547.1 shall only be used for the purposes permitted in an R3E-x zone and the following:

(1) a rear lane townhouse dwelling.

3547.2 shall be subject to the following requirements and restrictions:

(1) Notwithstanding Section 10.9.1B(7), Sections 10.9.1B(1) and 10.9.1B(4) shall not apply.

(2) Maximum Building Height: 11.0 metres.

3547.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2372 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3547.”

(6) By adding thereto, the following sections:

“3548 The lands designated R3E-6.0-3548 on Schedule A to this by-law:

3548.1 Shall only be used for the following purposes:

1. Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:
  - a. an office;
  - b. a retail establishment having no outdoor storage;
  - c. a bank, trust company, or financial institution;
  - d. a personal service shop;
  - e. a dry-cleaning and laundry distribution station;
  - f. a printing or copying establishment;
  - g. a take-out restaurant;
  - h. a personal health or fitness centre;
  - i. a custom workshop;
  - j. a service shop
  - k. a medical or dental practice or office;
  - l. a home occupation;
  - m. artist and photography studio including framing;
  - n. a visual and performing arts studio;
  - o. a convenience store;
  - p. purposes accessory to the other permitted uses;

3548.2 Shall be subject to the following requirements and restrictions:


(1) Section 10.9.1B(1) of the Zoning By-Law shall not apply.


3548.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2374 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3548.”

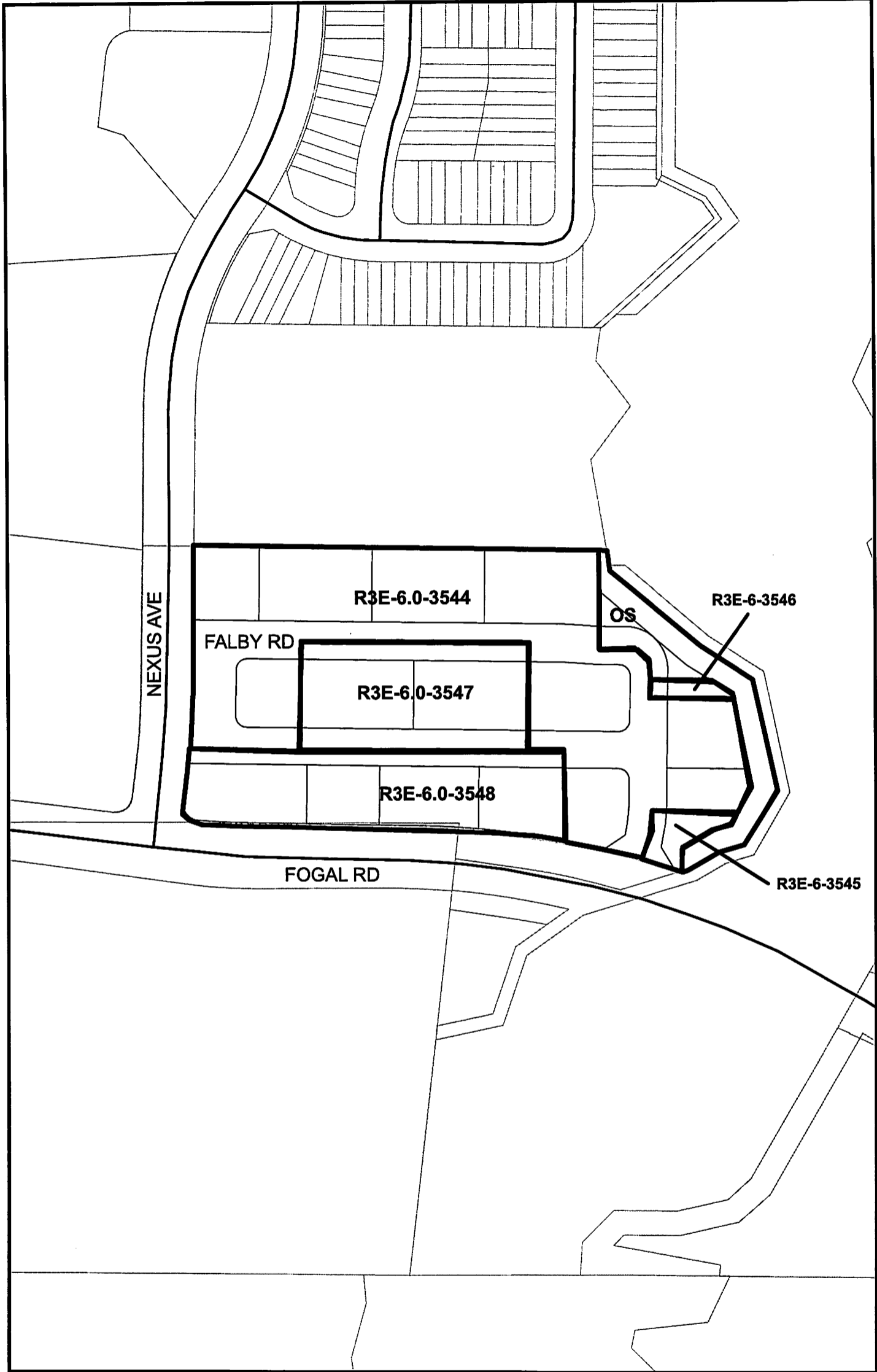
READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL, this 27<sup>th</sup> day of January, 2021.

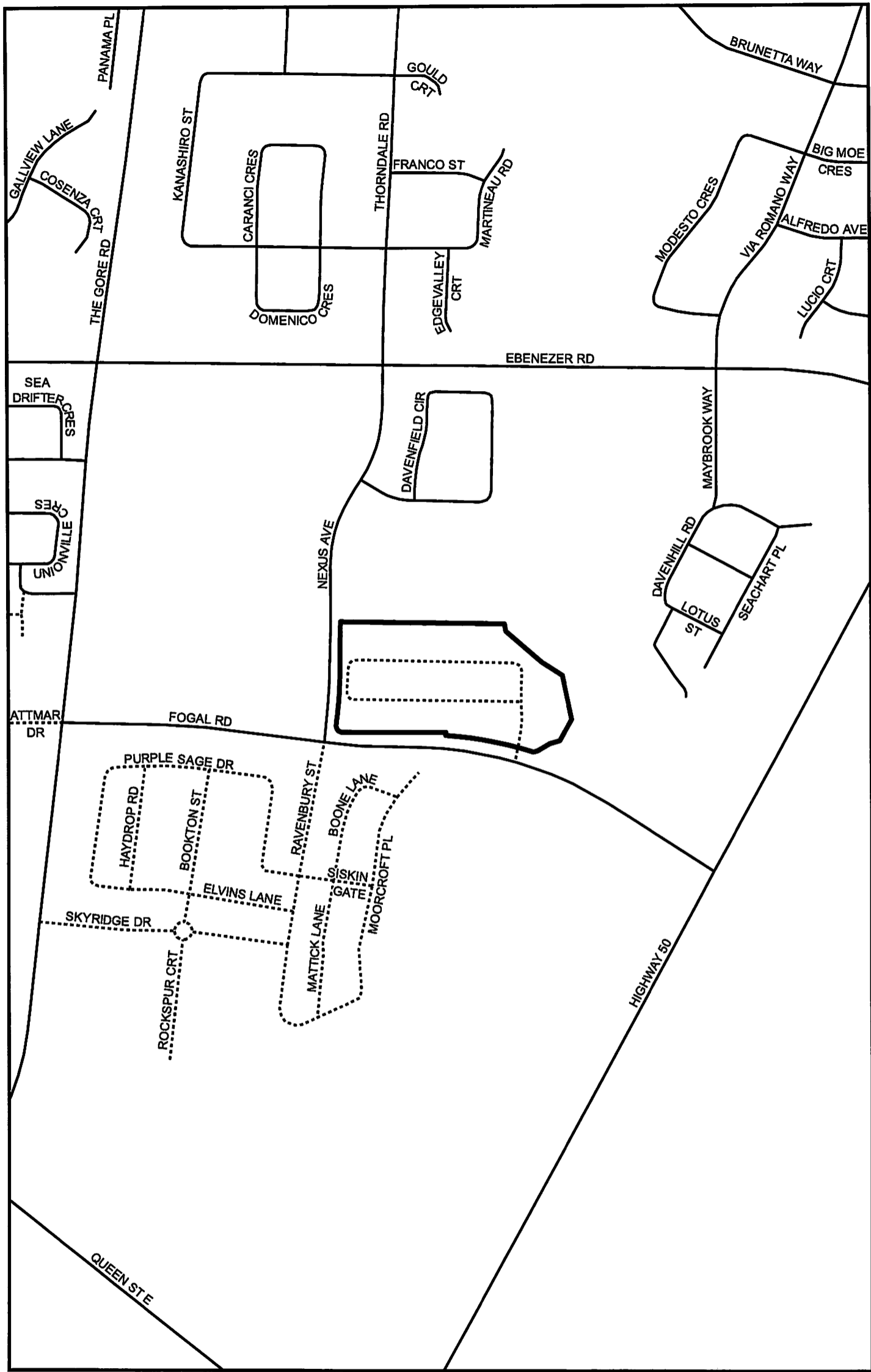
Approved as to  
form.  
2020/12/23  
AWP

Approved as to  
content.  
2020/12/23  
AAP

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

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





 SUBJECT LANDS



IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 6-2021 being a by-law to adopt Official Plan Amendment OP2006-192, and By-law 7-2021 to amend Zoning By-law 270-2004, as amended – Matthews Planning & Management Ltd. – Ouray Developments Inc. C10E05.019

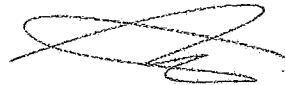
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

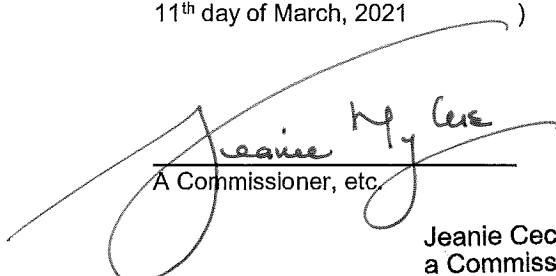
1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 6-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting on the 27<sup>th</sup> day of January, 2021, to adopt Amendment Number OP2006-192 to the 2006 Official Plan.
3. By-law 7-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27<sup>th</sup> day of January, 2021, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 6-2021 as required by section 17(23) of the *Planning Act* was given on the 11<sup>th</sup> day of February, 2021, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 7-2021 as required by section 34(18) of the *Planning Act* was given on the 11<sup>th</sup> day of February, 2021, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-192, adopted by By-law 6-2021, is deemed to have come into effect on the 27<sup>th</sup> day of January, 2021, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 7-2021, is deemed to have come into effect on the 27<sup>th</sup> day of January, 2021, in accordance with Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
11<sup>th</sup> day of March, 2021 )



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024. 