



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 25 - 2024

To amend Comprehensive Zoning By-Law 270-2004, 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"RESIDENTIAL HAMLET ONE (RHM1)"	"RESIDENTIAL APARTMENT A (H) – SECTION 3756 (R4A (H) -3756)"

(2) By adding the following Sections:

"3756 The lands designated R4A (H) – 3756 on Schedule A to this by-law:

3756.1 Shall only be used for the following purposes:

- (a) Purposes permitted in the R4A zone;
- (b) Non-market housing; and,
- (c) Purposes accessory to other permitted uses

3756.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) 27 metres
(2) Minimum Front Yard	a) 5.4 metres;
(3) Minimum Side Yard	a) 3.0 metres;
(4) Minimum Rear Yard Depth	a) 15 metres;
(5) Maximum Building Height	a) 15 metres;
(6) Maximum Lot Coverage	a) 30 %
(7) Minimum Landscaped Strip along the Rear and Interior Side Lot Lines	a) 3 metres

(8) Minimum Landscaped Open Space Area	a) No requirement, except as prescribed in 3756.2 (7)
(9) Parking Requirements	<p>a) Notwithstanding the requirements of Sections 6, 10 and 20, parking shall be provided at a rate of 1 space per 160 square metres of gross floor area;</p> <p>b) Notwithstanding the requirements of Sections 6, 10 and 20, parking shall be permitted within the rear yard;</p> <p>c) No loading spaces shall be required.</p>
(10) Bicycle Parking	a) A minimum of 16 bicycle parking spaces are required

3756.3 For the purposes of this zone the following definitions shall apply:

NON-MARKET HOUSING shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing.

LANDSCAPE STRIP shall mean a continuous segment of landscaping used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, which may include a surfaced walk, patio, screening, pool or similar visual amenity, for the entirety of the property line specified except at an approved access point or driveway.

3756.4 Uses Permitted Prior to the Removal of the H – Holding Symbol:

1. Uses legally existing on the effective date of the amending by-law

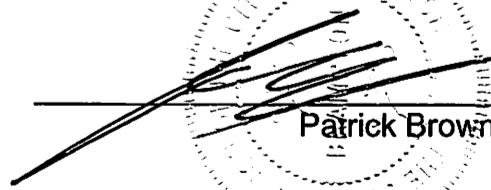
3756.5 Conditions for Removing the H – Holding Symbol:

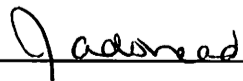
1. The City’s Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory access arrangements have been made with respect to the planned redevelopment of the adjacent properties immediately to the East and West as shown on Schedule A to this by-law”

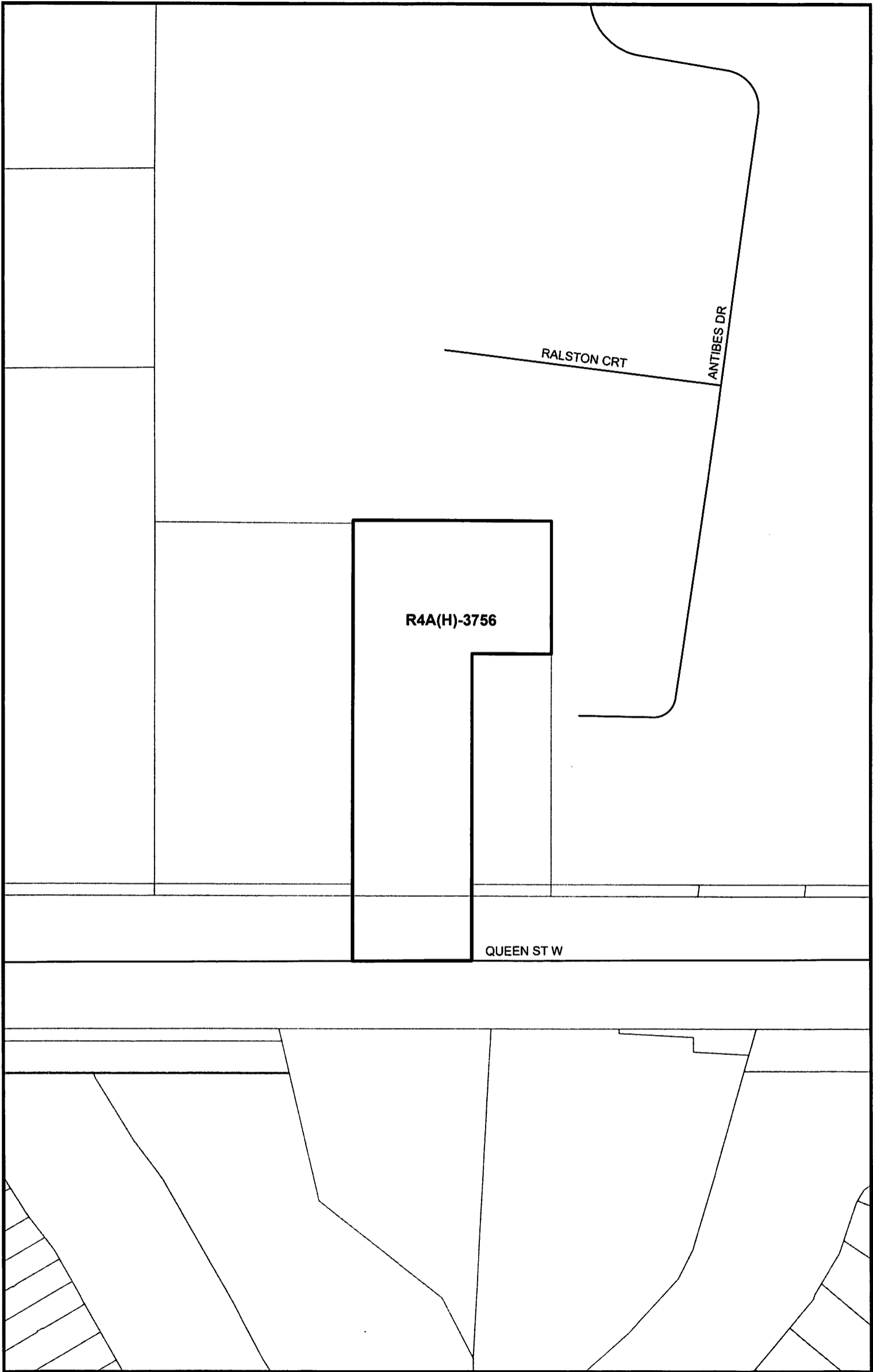
ENACTED and PASSED this 28th day of February, 2024.

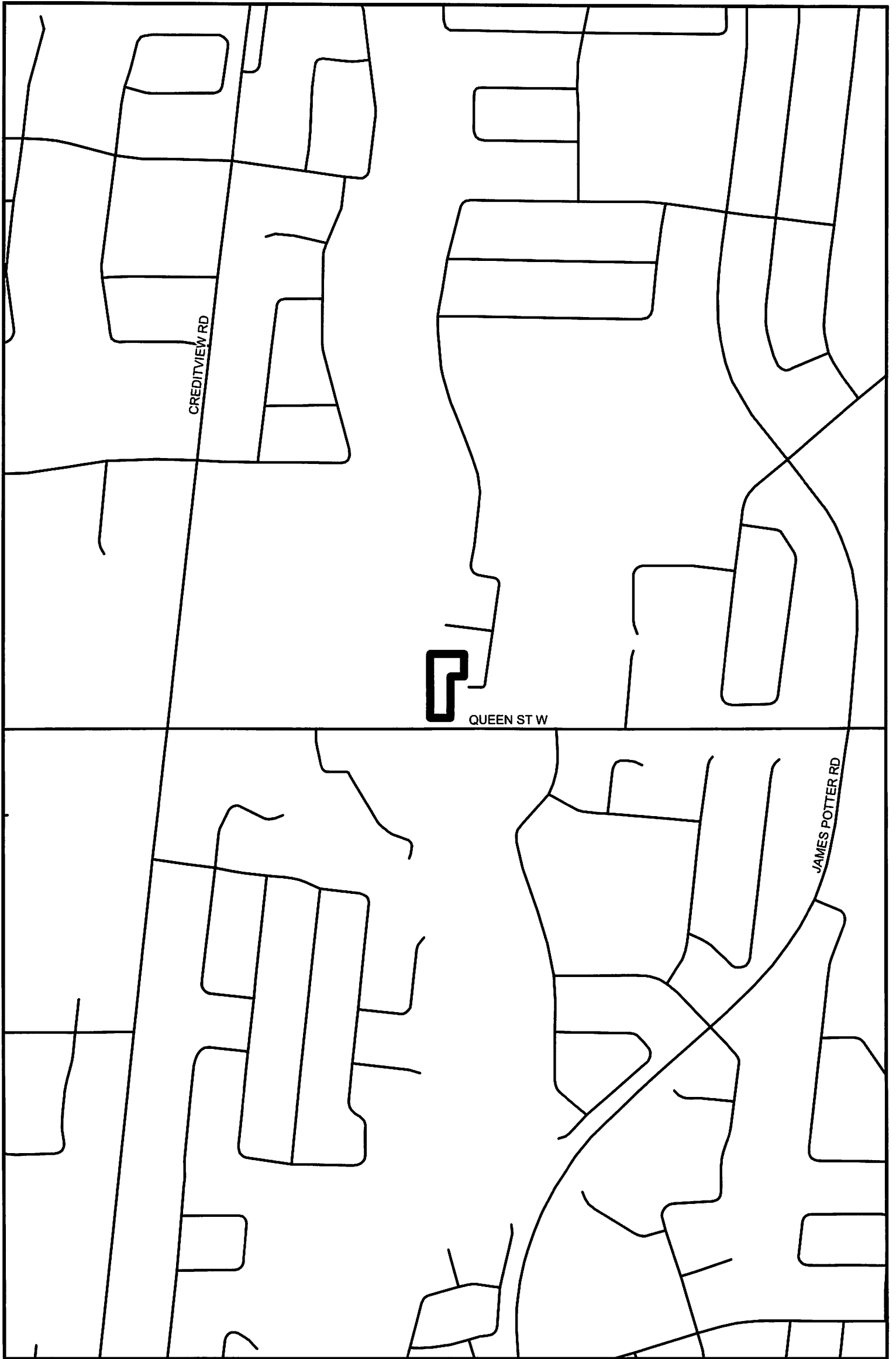
Approved as to form.
2024/2/24
MR

Approved as to content.
2024/02/20
AAP


Patrick Brown, Mayor


City Clerk (acting)





CREDITVIEW RD



QUEEN ST W

JAMES POTTER RD

 Subject Lands

