



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 105 - 2024

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton 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 on Schedule 'A' to this By-law:

From:	To:
Office Commercial (OC-2027)	Residential Apartment A – Section 3773 (R4A –Section 3773)
Agricultural (A-2561)	Residential Apartment A – Section 3774 (R4A –Section 3774)
	Residential Apartment A – Section 3775 (Holding) (R4A –Section 3775)(H))
	Residential Apartment A – Section 3776 (R4A –Section 3776)
	Residential Townhouse A(4) – Section 3777 (R3A(4) – Section 3777)
	Residential Townhouse A(4) – Section 3778 (R3A(4) – Section 3778)
	Office Commercial – Section 3784 (OC – Section 3784)
	Open Space (OS)

(2) By adding thereto the following Sections:

“3773 The lands designated R4A- 3773 on Schedule 'A' to this By-law:

3773.1 Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) An apartment dwelling.

- b) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
- 1) a retail establishment having no outside storage;
  - 2) a personal service shop;
  - 3) a bank, trust company and finance company;
  - 4) a dry cleaning and laundry distribution station;
  - 5) a parking lot;
  - 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
  - 7) a commercial, technical or recreational school;
  - 8) a community club;
  - 9) an amusement arcade;
  - 10) a place of commercial recreation but not including a billiard hall;
  - 11) a health or fitness centre;
  - 12) a tavern;
  - 13) a custom workshop;
  - 14) an animal hospital;
  - 15) an office, including an office of a physician, dentist or drugless practitioner.
  - 16) a day nursery;
  - 17) purposes accessory to the other permitted uses; and,
  - 18) Uses permitted in the Open Space (OS) Zone.

**3773.2 Shall be subject to the following requirements and restrictions:**

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3773 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive shall be deemed to be the flankage lot line, the lot line abutting R4A – 3775 shall be the interior lot line, and the lot line abutting an Open Space and R4A – 3776 zone shall be deemed the rear lot line.
- d) Minimum Lot Width – no requirement
- e) Minimum Front Yard Depth to Steeles Avenue: 3.0 metres
- f) Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- g) Minimum Interior Side Yard Width to an R4A – 3775 zone: 8.5 metres
- h) Minimum Rear Yard Depth to an OS and R4A - 3776 zone: 5.0 metres

- i) Minimum Building Setback to a Daylight Triangle or Rounding:  
0 metres
- j) Minimum Building Height – 6 storeys, to a minimum height of  
21 metres
- k) Maximum Building Height – 25 storeys, to a maximum height  
of 85 metres
- l) Notwithstanding Section 3773.2 (k), maximum building height  
excludes any mechanical equipment and architectural  
features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of  
12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of  
more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a  
building is any portion above 6 storeys in height.
- q) Minimum Building Separation
  - a. Minimum separation distance between buildings for first  
six storeys – 20.0 metres
  - b. Minimum separation distance between buildings or  
portions thereof above the first six storeys – 25.0 metres
- r) Maximum Lot Coverage – 65%
- s) Minimum Density – 4.0 FSI
- t) Minimum Landscape Open Space – 35% of the lot area
- u) Minimum Gross Commercial Floor Area for non-residential  
uses in the R4A – 3773 zone: 2,000 square metres
- v) Parking shall be provided in a layby lane, surface parking or  
in below grade parking structure.

3773.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3773 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3774 The lands zoned R4A- 3774 on Schedule ‘A’ to this By-law:

3774.1 Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) An apartment dwelling.
- b) Only in conjunction with an apartment dwelling, the following  
uses are permitted on the ground floor:

- 1) a retail establishment having no outside storage;
- 2) a personal service shop;
- 3) a bank, trust company and finance company;
- 4) a dry cleaning and laundry distribution station;
- 5) a parking lot;
- 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
- 7) a commercial, technical or recreational school;
- 8) a community club;
- 9) an amusement arcade;
- 10) a place of commercial recreation but not including a billiard hall;
- 11) a health or fitness centre;
- 12) a tavern;
- 13) a custom workshop;
- 14) an animal hospital;
- 15) an office, including an office of a physician, dentist or drugless practitioner.
- 16) a day nursery;
- 17) purposes accessory to the other permitted uses; and,
- 18) Uses permitted in the Open Space (OS) Zone.

**3774.2** Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned R4A – 3774, and R4A – 3778 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3774 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extension of Shediac Road shall be deemed to be the flankage lot lines, the lot line opposite Steeles Avenue West shall be deemed to be the rear lot line, and the lot line opposite Financial Drive shall be deemed to be the interior side lot line.
- d) Minimum Front Yard Depth to Steeles Avenue: 2.5 metres
- e) Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- f) Minimum Interior Side Yard Width: 5.5 metres
- g) Minimum Rear Yard Depth: 10 metres
- h) Minimum Building Setback to a Daylight Triangle: 0 metres
- i) Minimum Lot Width – no requirement
- j) Minimum Building Height – 6 storeys, to a minimum height of 21 metres

- k) Maximum Building Height – 25 storeys, to a maximum height of 85 metres
- l) Notwithstanding Section 3774.2 (l), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- q) Minimum Building Separation
  - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
  - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- r) Maximum Lot Coverage – 45%
- s) Minimum Density – 2.1 FSI
- t) Minimum Landscaped Open Space – 35% of the lot area
- u) Minimum Gross Commercial Floor Area for non-residential uses in the R4A- 3774 zone: 600 square metres
- v) All lands described in S. 3774.2(a) and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

**3774.3** Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3774 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

**“3775** The lands zoned R4A(H)- 3775 on Schedule ‘A’ to this By-law:

**3775.1** Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) An apartment dwelling
- b) Office/Commercial Uses:
  - 2) All uses permitted in the OC- 2027 zone.

**3775.2** Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other

zoning purposes, the lands zoned R4A – 3775 shall be treated as one lot.

- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line.
- d) Minimum Front Yard Depth to Steeles Avenue West: 3.0 metres
- e) Minimum Side Yard Width to lands zoned R4A-3773: 10 metres
- f) Minimum Side Yard Width to lands zoned HC2: 2 metres
- g) Minimum Yard Depth to lands zoned OC-3784: 7.5 metres
- h) Minimum Rear Yard Depth to lands zoned R4A-3773: 7.5 metres
- i) Minimum Lot Width – no requirement
- j) Minimum Building Height – 6 storeys, to a minimum height of 21 metres
- k) Maximum Building Height – 25 storeys, to a maximum height of 85 metres
- l) Notwithstanding Section 3775.2 (k), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- q) Minimum Building Separation
  - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
  - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- r) Maximum lot coverage – 65%
- s) Minimum Density – 3.0 FSI
- t) Minimum Landscape Open Space – 35% of the lot area

- u) All lands described in S. 3775.2(a) and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

3775.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3775 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

3775.4 Holding (H):

- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the OC-2027 Zone.
- b) The Holding (H) symbol shall not be removed until:
  - i. site plan agreements have been executed for all lands within the R4A –3773, R4A –3774, R4A –3776, R3A(4) – 3777 and R3A(4) –3778 Zones to this By-law, and;
  - ii. building permits are issued in association with those developments, and;
  - iii. it is determined to the satisfaction of the Commissioner of Planning, Building and Growth Management that insufficient demand exists to develop the subject R4A(H)-3775 lands for office purposes.”

“3776 The lands zoned R4A- 3776 on Schedule ‘A’ to this By-law:

3776.1 Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) An apartment dwelling.
- b) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
  - 1) a retail establishment having no outside storage;
  - 2) a personal service shop;
  - 3) a bank, trust company and finance company;
  - 4) a dry cleaning and laundry distribution station;
  - 5) a parking lot;
  - 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
  - 7) a commercial, technical or recreational school;
  - 8) a community club;
  - 9) an amusement arcade;
  - 10) a place of commercial recreation but not including a billiard hall;
  - 11) a health or fitness centre;
  - 12) a tavern;
  - 13) a custom workshop;
  - 14) an animal hospital;
  - 15) an office, including an office of a physician, dentist or drugless practitioner.
  - 16) a day nursery;
  - 17) purposes accessory to the other permitted uses; and,
  - 18) Uses permitted in the Open Space (OS) Zone.

3776.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3776 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting the OS Zone shall be deemed to be the front lot line, the lot lines adjacent to Financial Drive and the extension of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite the OS Zone shall be deemed to be the rear lot line.
- d) Minimum Front Yard Depth to an Open Space (OS) Zone: 8.0 metres
- e) Minimum Exterior Side Yard Width adjacent to Financial Drive: 5.0 metres
- f) Minimum Exterior Side Yard Width to Sky Harbour Boulevard extension: 2.5 metres
- g) Minimum Rear Yard Depth to the curb of a private lane: 6.5 metres
- h) Minimum Lot Width – no requirement
- i) Minimum Building Height – 6 storeys to a minimum height of 21 metres
- j) Maximum Building Height – 12 storeys to a maximum height of 42 metres
- k) Notwithstanding Section 3776.2 (j), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16.
- l) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- m) Minimum tower step back from the lower podium – 1.5 metres
- n) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- o) Minimum Building Separation
  - i. Minimum separation distance between buildings for first six storeys – 20.0 metres
  - ii. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- p) Maximum lot coverage – 65%



- q) Minimum Density – 3.0 FSI
- r) Minimum Landscape Open Space – 35% of the lot area
- s) All lands zoned R4A-3776.2 and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

**3776.3** Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3776 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

**“3777** The lands zoned R3A(4) – 3777 on Schedule ‘A’ to this By-law:

**3777.1** Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) A townhouse dwelling;
  - 2) A back-to-back stacked townhouse dwelling;
- b) Non-residential Uses:
  - 1) Purposes accessory to the other permitted purposes.
  - 2) Uses permitted in the Open Space (OS) Zone.

**3777.2** Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776 and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes the lands zoned R3A(3) – 3777 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Olivia Marie Road shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extensions of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite Olivia Marie Road or Financial Drive shall be deemed to be the rear lot line.
- d) Minimum Lot Area – 70 square metres per dwelling unit
- e) Minimum Exterior Side Yard Width to Financial Drive 5.0 metres
- f) Minimum Rear Yard Depth to the curb of a private lane: 6.0 metres
- g) Minimum Exterior Side Yard Width to the extension of Sky Harbour Boulevard: 5.0 metres

- h) Minimum Building Setback to a Daylight Triangle or rounding: 0 metres
- i) Minimum Building Height – 3 storeys, to a minimum height of 9 metres
- j) Maximum Building Height – 4 storeys, to a maximum height of 12 metres
- k) Notwithstanding Section 3772.2 (k), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16 of the by-law.
- l) Minimum FSI – 1.5
- m) Maximum lot coverage – 65%
- n) Minimum Landscaped Open Space – 30% of the lot area
- o) For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
  - a. Minimum dwelling unit width: 6.1 metres
  - b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - d. Minimum building separation distance: 9 metres
  - e. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and shall consist of landscaped open space.
  - f. The maximum cumulative garage door width shall be:
    - (i) 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
    - (ii) 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
    - (iii) 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
  - g. The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
  - h. The maximum driveway width shall not exceed the width of the garage.
- p) For the purposes of this section, the following requirements and restrictions shall apply for Back-to-Back Stacked Townhouse Dwelling
  - i. Minimum dwelling unit width: 4.5 metres
  - ii. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - iv. Minimum building separation distance: 9 metres
  - v. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted

encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.

- vi. Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

- q) All lands zoned R3A(4)-3777 and OS on Schedule A to this By-law shall be permitted to share parking below grade.

3777.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3A(4)-3777 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

3778 The lands zoned R3A(4) –3778 on Schedule ‘A’ to this By-law:

3778.1 Shall only be used for the following purposes:

- a) Residential Uses:
  - 1) A townhouse dwelling;
  - 2) A back-to back-stacked townhouse dwelling;
- b) Non-residential Uses:
  - 1) Purposes accessory to the other permitted purposes.
  - 2) Uses permitted in the Open Space (OS) Zone.

3778.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned R3A(4)-3778 and R4A – 3774, shall be treated as one lot for the purpose of providing required parking. For all other zoning purposes, the lands zoned R3A(4) – 3778 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Financial Drive shall be deemed to be the front lot line, the curb of a private lane shall be deemed to be the flankage lot line, the lot line abutting lands zoned R3D-6.0-1476 shall be deemed to be the interior side lot line, and the lot line opposite Financial Drive shall be deemed to be the rear lot line.
- d) Minimum Lot Area – 70 square metres per dwelling unit
- e) Minimum Lot Depth – No requirement
- f) Minimum Rear Yard Depth: 6.0 metres
- g) Minimum Lot Width – 4.5 metres
- h) Maximum Building Height – 4 storeys, to a maximum height of 12 metres

- i) Minimum Building Height – 3 storeys, to a minimum height of 9 metres
- j) Notwithstanding Section 3778.2 (h), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16 of the by-law.
- k) Minimum FSI – 1.1
- l) Minimum Landscape Open Space – 30%
- m) Maximum lot coverage – 65%
- n) For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
  - i. Minimum dwelling unit width: 6.1 metres
  - ii. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
  - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - iv. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space. The maximum cumulative garage door width shall be:
    - a. 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
    - b. 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
    - c. 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
  - v. The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
  - vi. The maximum driveway width shall not exceed the width of this garage;
  - vii. A garage shall only be accessed by a Private Lane or Private Street.
- o) For the purposes of this section, the following requirements and restrictions shall apply for Back-to- Back Stacked Townhouse Dwelling:
  - i. Minimum dwelling unit width: 4.5 metres
  - ii. Minimum setback from the front wall of a dwelling to the curb of private street or lane: 4.0 metres
  - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
  - iv. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.
  - v. Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

- p) All lands described zoned R3A(4) -3778 and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

3778.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3A(4)-3778 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3784 The lands designated OC – 3784 on Schedule A to this By-law:

3784.1 Shall be used for purposes permitted in the OC-2027 zone.

3784.2 Shall be subject to the requirements and restrictions of the OC-2027 zone except that the following shall also apply, notwithstanding and in addition to any provision to the contrary set out in Section 2027:

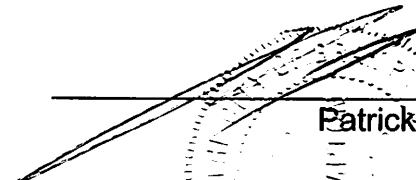
- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776 and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned OC – 3784 shall be treated as one lot.
- b) For the purposes of this section, the lot line abutting Mississauga Road shall be deemed to be the front yard, the lot line abutting Olivia Marie Road shall be deemed to be the flankage lot line, the lot line opposite Mississauga Road shall be deemed to be the rear lot line, and the lot line opposite Olivia Marie Road shall be deemed to be the interior side lot line.
- c) Minimum Exterior Side Yard Width: 7.0 metres
- d) Minimum Rear Yard Depth: 40 metres
- e) Minimum Interior Side Yard Width: 23.0 metres
- f) Minimum Building Setback to a Daylight Triangle: 0 metres
- g) Minimum Building Height – 5 storeys to a minimum height of 17.5 metres
- h) Maximum Building Height – 12 storeys to a maximum height of 42 metres

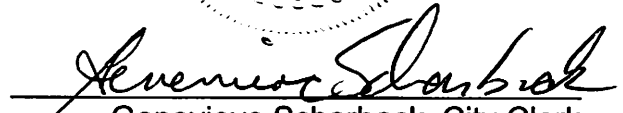
3784.3 All lands zoned OC-3784 and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.”

ENACTED and PASSED this 26<sup>th</sup> day of June 2024.

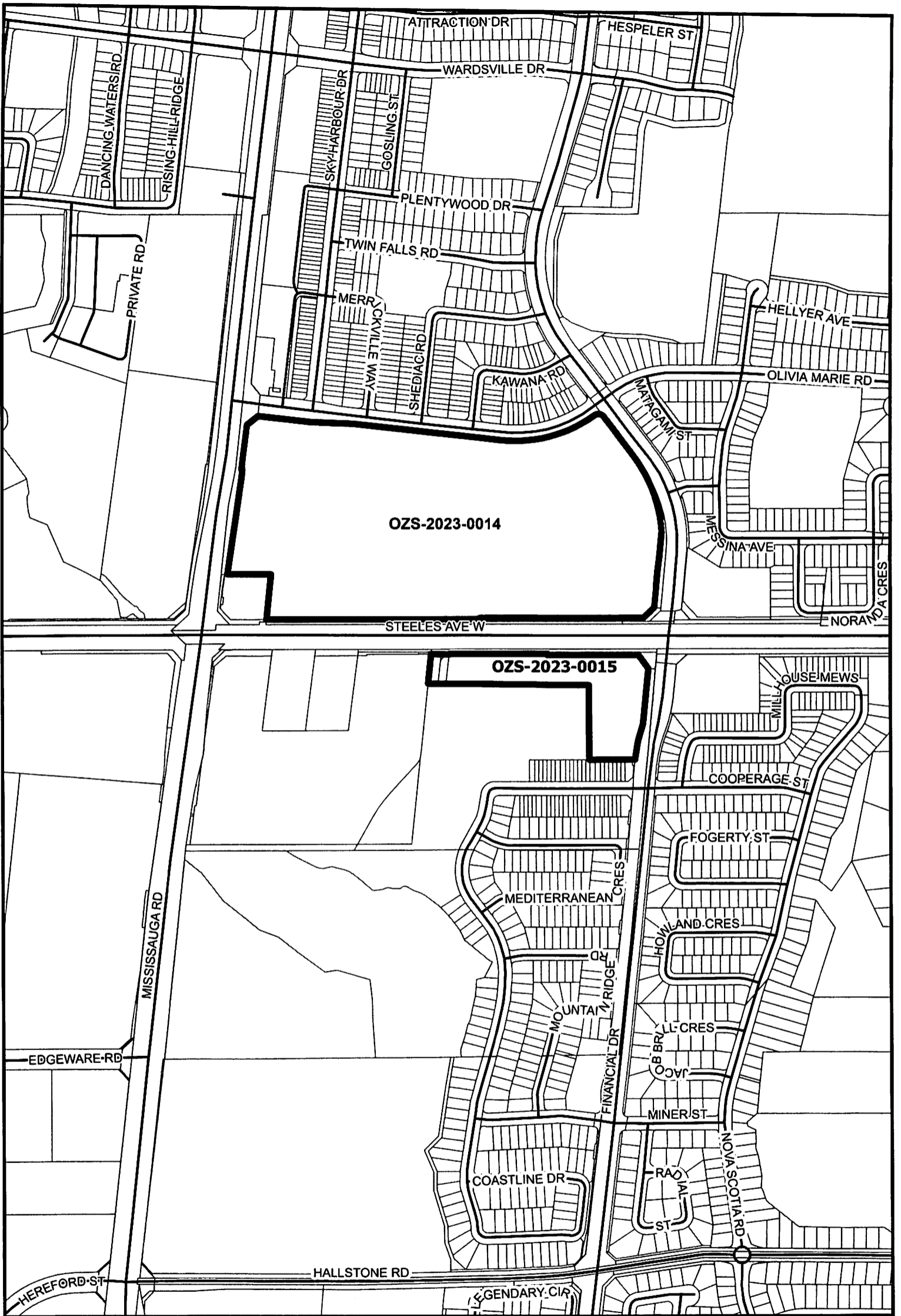
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2024/June/21  
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Patrick Brown, Mayor

  
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Genevieve Scharback, City Clerk

(OZS-2023-0014 and OZS-2023-0015)



 Subject Lands



