



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To amend Comprehensive Zoning By-law 270-2004, as amended.

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WHEREAS 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 Apartment A(3) – Section 2569 (R4A(3)-2569)	Residential Apartment A(3) – Section 3800 (R4A(3)-3800)

(2) By adding thereto, the following sections:

“3800 The Lands designated R4A(3)-3800 on Schedule A to this by-law:

3800.1 Shall only be used for the following purposes:

- i) An apartment dwelling
- ii) Purposes accessory to permitted uses

3800.2 For the purpose of this section, Cottrelle Boulevard shall be deemed to be the front lot line, and the side lot line abutting 1965, 1975, 1985 Cottrelle Boulevard shall be deemed to be the exterior side lot line.

3800.3 Shall be subject to the following requirements and restrictions:

- i) Minimum Lot Area 45.0 m<sup>2</sup> per dwelling unit
- ii) Minimum Lot Width No Requirement
- iii) Minimum Lot Depth No Requirement
- iv) Minimum Setbacks to the principle building:

- a. Front Yard Depth 4.0 m
- b. Exterior Side Yard Width 5.0 m
- c. Interior Side Yard Width 29.79 m
- d. Rear Yard Depth 38.16 m
- v) Minimum Setbacks to a stairwell leading to an underground parking garage:
  - a. Front Yard Depth 4.0 m
  - b. Exterior Side Yard Width 5.0 m
  - c. Interior Side Yard Width 7.0 m
  - d. Rear Yard Depth 6.6 m
- vi) Minimum below grade Setbacks
  - a. Front Yard Setback 4.0 m
  - b. Exterior Side Yard Setback 5.0 m
  - c. Interior Side Yard Setback 3.0 m
  - d. Rear Yard Setback 6.5 m
- vii) Maximum FSI 1.7
- viii) Maximum Height 36.0 m
- ix) All portions of an apartment dwelling, excluding an exterior stairwell serving the below grade parking garage, must be located within the height limits set by a line that extends upwards at a 45- degree angle, or lower, from the rear lot line and the interior side lot line to a maximum height of 36 metres.
- x) Maximum number of Apartment Units 174
- xi) Minimum Area of a studio dwelling unit 47.0 m<sup>2</sup>
- xii) Minimum Area of a dwelling unit with one or more bedrooms 54.0 m<sup>2</sup>
- xiii) Minimum Setbacks to a hydro transformer
  - a. Front Yard Setback 3.0 m
  - b. Interior Side Yard Setback 1.5 m
- xiv) Minimum separation distance between a hydro transformer and the building 25.0 m
- xv) Minimum Landscaped Open Space
  - a. 40% of the Lot Area
  - b. Along the Front Lot Line 4.0 m
  - c. Along the Interior Side Lot Line 3.0 m
  - d. Along the Exterior Side Lot Line 3.29 m
  - e. Along the Rear Lot Line 3.0 m
  - f. Hydro Transformer Permitted within required Landscaped Open Space

- xvi) Permitted Yard Encroachments:
  - a. Window Bays, with or without foundation 1.0 m
  - b. Decks/Balconies 1.5 m
  - c. Porches and exterior stairs 2.0 m
  - d. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, and columns 0.6 m
  - e. Canopies, columns, awnings, open sided roofs associated with the main entrance to the apartment dwelling 3.0 m
- xvii) Minimum Parking Spaces required
  - a. Resident Parking 174 spaces
  - b. Visitor Parking 35 spaces”

ENACTED and PASSED this 11<sup>th</sup> day of December, 2024.

Approved as to form.  
2024/Dec/04  
MR

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

Approved as to content.  
2024/Dec/02  
AAP

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Genevieve Scharback, City Clerk

(OZS-2023-0045)