



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To amend Comprehensive Zoning By-law 270-2004

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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, as amended, hereby ENACTS as follows:

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:
Commercial One – Section 1045 (C1-1045)	Residential Apartment A - Section 3801 (R4A-3801); and Floodplain (F)

- 2) By adding thereto the following section:

“3801 The lands designated R4A – Section 3801 on Schedule A to this By-law:

3801.1 Shall only be used for the purposes;

1. All purposes permitted within the R4A zone.
2. Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.
3. Purposes accessory to other permitted purposes.

3801.2 Shall be subject to the following requirements and restrictions:

1. For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.
2. The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.
3. Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres
4. Minimum setback to the lot line abutting Marycroft Court: 7.5 metres

- 5. Minimum setback to lands zoned Residential: 7.5 metres
- 6. Minimum setback to lands zoned Floodplain: 0.0 metres
- 7. An underground parking structure may be setback 0.0 metres to any lot line.
- 8. Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.
- 9. Notwithstanding Sections 3801.2 (1), (2) and (3), a hydro transformer may be setback a minimum 1.5 m to any lot line.
- 10. Maximum Lot Coverage: 65%
- 11. Minimum Landscaped Open Space:
  - i) 20% of the lot area;
  - ii) A 1.5 metres wide landscape open space strip along the lot line abutting McLaughlin Road;
  - iii) A 3.0 metres wide landscaped open space strip along the lot lines abutting lands zoned residential;
- 12. Maximum Floor Space Index: 5.0
- 13. A solid privacy screen having a minimum height of 1.8 m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road.
- 14. Minimum Parking Requirements:
  - i) 1.0 residential parking space per residential unit;
  - ii) 0.2 visitor parking spaces per residential unit.
- 15. Maximum Building Height:
  - i) 12 Storey, and
  - ii) All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property.”

ENACTED and PASSED this 5<sup>th</sup> day of February, 2025.

Approved as to form.  
2025/01/27  
MR

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Patrick Brown, Mayor

Approved as to content.  
2025/Jan/27  
AAP

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Genevieve Scharback, City Clerk