



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number - 2025

To Amend Comprehensive Zoning By-law 270-2004

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:
AGRICULTURE (A); and RESIDENTIAL TOWNHOUSE A SPECIAL SECTION 1929 (R3A – 1929)	RESIDENTIAL APARTMENT A(1) – SECTION 3834 [R4A(1) – 3834]

(2) By adding the following Sections:

“3834 The lands designated R4A(1) – 3834 on Schedule A to this by-law:

3834.1 Shall only be used for the following purposes:

- 1) Dwelling, stacked townhouse;
- 2) Dwelling, back-to-back townhouse;
- 3) Dwelling, back-to-back stacked townhouse;
- 4) Purposes accessory to the other permitted purposes;

3834.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;
- 4) For the purposes of this Section:
 - a. The lot line abutting Father Tobin Road shall be the front lot line;

- b. The lot line abutting Bramalea Road shall be the exterior lot line;
- 5) Minimum Front Yard Depth: 2.0 metres;
- 6) Minimum Interior Side Yard Width: 4.5 metres;
- 7) Minimum Exterior Side Yard Width: 3.0 metres;
- 8) Minimum Rear Yard Depth:
 - a. To a dwelling: 7.5 metres;
 - b. To a building containing an enclosed loading space and/or waste room: 0.3 metres;
- 9) Minimum Setback to a Daylight Triangle: 0.3 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metres to all lot lines;
- 12) Maximum Building Height: 3.0 Storeys;
(Exclusive of basements, parapets, railings, privacy screens and dividers, a roof structure used to house stairways, mechanical and electrical equipment, architectural feature(s), or other features as permitted by Section 6.16)
- 13) Maximum Floor Space Index (FSI): 2.0;
(Exclusive of an underground parking garage, all accessory buildings and structures)
- 14) Maximum Number of Units: 131;
- 15) Maximum Lot Coverage: 50% of the lot area;
- 16) Minimum Landscaped Open Space: 30% of the lot area;
- 17) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 18) Permitted Yard Encroachments
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies (any yard): 0.6 metres;
 - b. Porches and exterior stairs (exterior side yard): 2.5 metres;
- 19) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 20) Minimum Number of Loading Spaces: 1 space;
- 21) Parking Space Requirements:
 - a. Resident: 1.0 spaces per dwelling unit;
 - b. Visitor: 0.20 spaces per dwelling unit;
- 22) Bicycle Parking:
 - a. Bicycle parking must be located on the same lot as the use or building for which it is required;
 - b. Resident: 0.50 spaces per dwelling unit;
 - c. Visitor: 0.10 spaces per dwelling unit;

- d. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
 - e. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure;
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers;
 - f. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - g. Dimensions:
 - (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- 23) Waste Disposal and Storage:
All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- 24) All lands zoned R4A(1) – 3834 shall be treated as a single lot for zoning purposes;
- 25) Shall also be subject to the requirements and restrictions of the R4A(1) zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3834;
- 26) For the purpose of Section 3834:
A Dwelling, Back-to-Back Stacked Townhouse shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.”

ENACTED and PASSED this [enter date] day of [enter month], 2025.

Approved as to form. 20__ /month/day [insert name]
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Patrick Brown, Mayor

Approved as to content. 20__ /month/day [insert name]

Genevieve Scharback, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 25

The purpose of By-law -25 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by 2391057 Ontario Inc., (File No. OZS-2024-0011).

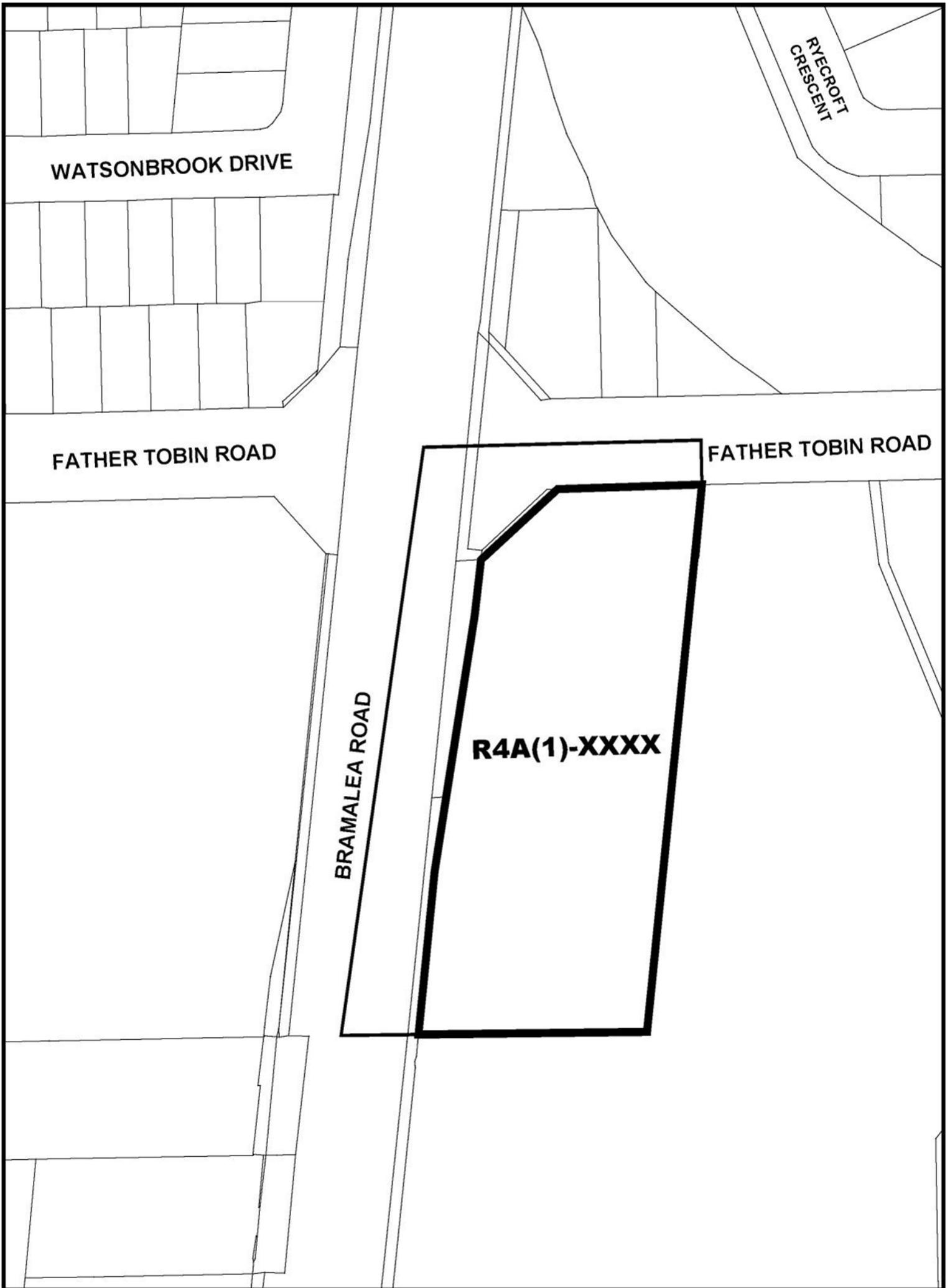
EFFECT OF THE BY-LAW

The effect of By-law -25 is to permit the development stacked and back-to-back townhouses on the property.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -25 are located at the southeast corner of Bramalea Road and Father Tobin Road and are municipally known as '0' Father Tobin Road, 10819 and 10833 Bramalea Road. The property has a gross area of 0.78 hectares (1.92 acres) and is legally described as Block 366 of Registered Plan 43M-1731 save and except Parts 2, 3 of 43R-32222; Part Lot 15, Concession 5 E.H.S., RO782081 save and except Part 3 of 43R-30957, RO1037456 save and except Part 4 of 43R-30957, Chinguacousy, in the City of Brampton.

Any further inquiries or questions should be directed to Harjot Sra (Harjot.Sra@brampton.ca), Planning, Building and Growth Management Department



LEGEND

-  LANDS SUBJECT to AMENDMENT
-  ZONE BOUNDARY
-  R4A(1) - SECTION XXXX RESIDENTIAL APARTMENTS

PROPOSED SCHEDULE A

'0' FATHER TOBIN ROAD,
 10819 and 10833 BRAMALEA ROAD
 PART of BLOCK 366, REGISTERED PLAN 43M-1731 and
 PART of LOT 15, CONCESSION 5, E.H.S.
 CITY of BRAMPTON

P.N.: 21.2959	Date: October 27, 2023
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Drawn By: D.S.	File No.: 2959 ZBLA_OCT_2023
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