



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 side 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 one storey 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: Maximum 0.6 metres into any required yard;
  - b. Porches and exterior stairs: Maximum 2.5 metres into the required exterior side yard;

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) Minimum 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: Minimum 0.50 spaces per dwelling unit;
- c. Visitor: Minimum 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 14<sup>th</sup> day of May, 2025.

Approved as to  
form.  
  
2025/05/06  
  
MR

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Patrick Brown, Mayor

Approved as to  
content.  
  
2025/May/06  
  
AAP

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Genevieve Scharback, City Clerk

(OZS-2024-0011)