



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Attachment 14 - Draft Zoning By-Law Amendment - East Precinct Plan Area.docx

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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
AGRICULTURAL – SECTION 1520 (A-1520)	Residential Street Townhouse B – SECTION AAAA (R3B-AAAA) Composite Residential Commercial – Section BBBB (CRC-BBBB) Open Space – OS

(2) By adding thereto the following sections:

“AAAA The lands designated R3B-SECTION AAAA on Schedule A to this by-law:

AAAA.1 shall be used for the purposes permitted within a R3B zone and the following:

- a) A street townhouse dwelling;
- b) A dual frontage townhouse dwelling; and
- c) A back-to-back townhouse dwelling.

AAA.2 Dwelling, Back-to-Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a common rear and/or side wall. While the majority of units in a block will have both a rear and side abutment to one another, end units with only a single rear or side abutting condition to the balance of the block are permitted.

AAAA.2 shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area</p>	<p>a) Street Townhouse Dwelling – 110 square metres for all lots</p> <p>b) Back-to-Back Townhouse Dwelling – 80 square metres for all lots</p>
<p>(2) Minimum Lot Width</p>	<p>5.5 metres for all lots</p>
<p>(3) Minimum Lot Depth</p>	<p>a) Street Townhouse Dwelling – 22 metres</p> <p>b) Back-to-Back Townhouse Dwelling – 14 metres</p>
<p>(4) Minimum Front Yard Depth</p>	<p>a) 3.0 metres to a main wall provided that the front of any garage or carport shall not be closer than 6.0 metres to the front lot line;</p> <p>b) 1.5 metres to balcony, porch, or bay window; and</p> <p>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</p>
<p>(5) Minimum Interior Side Yard Width</p>	<p>a) 0.0 metres where the side lot line coincides with a party wall between two dwellings;</p> <p>b) 1.2 metres to a main wall; and</p> <p>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</p>
<p>(6) Minimum Exterior Side Yard Width</p>	<p>a) 3.0 metres to a main wall;</p> <p>b) 1.5 metres to balcony, porch or bay windows; and</p> <p>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</p>
<p>(7) Minimum Rear Yard Depth</p>	<p>a) Street Townhouse Dwelling – 6.0 metres to a main wall;</p>

	<p>b) Where a rear yard of a Street Townhouse Dwelling abuts a Natural Heritage System, or a stormwater management pond, up to 50% of the main wall may encroach up to 0.5 metres into the minimum rear yard depth;</p> <p>c) Notwithstanding Section 3837.3.7(a) above, where a rear yard of a Dual Frontage Townhouse Dwelling abuts a Public Park – 1.5 metres to a main wall;</p> <p>d) Back-to-Back Townhouse Dwelling – No requirement</p> <p>e) 1.5 metres to balcony, porch, or bay windows; and</p> <p>f) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</p>
(8) Maximum Lot Coverage	No requirement
(9) Maximum Building Height	14 metres
10) Minimum Driveway Width	Notwithstanding any other provision of this by-law, the portion of a driveway beneath a structure where a recessed garage door is present shall not be considered a carport, and the minimum driveway width for this portion may be reduced to 2.7 metres.
11) Minimum Driveway Width	3.0m width by 6.1m length with no more than a two-step encroachment lengthwise and a one-step encroachment widthwise
12) TransCanada Pipeline Right-of-Way Setbacks	<p>a) A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and</p> <p>b) A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.</p>

AAAA.3 Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in Section AAAA.2.”

“BBBB The lands designated CRC-BBBB on Schedule A to this By-Law:

BBBB.1 shall only be used for the purposes permitted within the CRC zone and the following uses:

a) Residential

- i. An Apartment Dwelling;
- ii. A Live-Work Townhouse Dwelling;
- iii. A Townhouse Dwelling;
- iv. A Street Townhouse Dwelling;
- v. A Back-to-Back Townhouse Dwelling;
- vi. A Rear Lane Townhouse; and
- vii. A Stacked Townhouse Dwelling

b) Non-Residential uses only in conjunction with uses set out in BBBB.1(a):

- i. An office;
- ii. A medical office;
- iii. A retail establishment;
- iv. A convenience store;
- v. A personal service shop;
- vi. A day nursery;
- vii. A takeout restaurant, convenience restaurant, dining room restaurant, or a tavern;
- viii. An animal hospital;
- ix. An art gallery;
- x. A park, playground, or recreational facility;
- xi. A supermarket;
- xii. A health centre;
- xiii. A bank, trust company, or financial company;
- xiv. A service shop, excluding automotive uses
- xv. A dry cleaning and laundry distribution station;
- xvi. A printing or copying establishment;
- xvii. A commercial school;
- xviii. A place of commercial recreation;
- xix. An amusement arcade; and
- xx. A radio, television, broadcasting, and transmission facility.
- xxi. A temporary sales office

BBBB.2 shall be subject to the following requirements and restrictions:

(1) Front Lot Line	
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	For the purpose of this section, the lot line abutting The Gore Road shall be the front lot line and all lands zoned CRC-BBBB shall be treated as one lot for zoning purposes.
(2) Residential Use	For the purposes of this section, townhouse dwellings, back-to-back townhouse dwellings, and rear lane townhouse dwellings shall be subject to the Unit Width, Building Height, Driveway Width, and Minimum Interior Garage Dimension requirements and restrictions relating to the R3B-AAAA zone.
(3) Minimum Dwelling Unit Gross Floor Area	No requirement
(4) Maximum Floor Space Index	4.0 FSI
(5) Maximum Gross Floor Area	No Requirement
(6) Minimum Non-Residential Gross Floor Area	750 square metres
(7) Minimum Setbacks for all Lot Lines	a) 3.0 metres to an exterior wall; and b) No requirement utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
(8) Maximum encroachment into the minimum required setbacks for canopies, porches and patios	2.5 metres
(9) Maximum Building Height	25 storeys
(10) Minimum Building Height	3 storeys
(11) Maximum Tower Floor Plate Area	800 square metres
(12) Minimum Building Separation	a) 3.0 metres for any buildings less than 4 storeys in height; b) 15.0 metres for any buildings between 4 to 12 storeys in height; and 25.0 metres for any buildings above 12 storeys in height.
(13) Minimum Landscaped Open Space	20% minimum landscaped open space
(14) Minimum Landscape Open Space Strip	a) 3.0 metres along The Gore Road; and b) 2.0 metres along any lot line abutting a public street except at approved driveway and building or encroachment locations

<p>(15) Minimum Parking Requirement</p>	<p>a) Residential parking shall be provided in accordance with Section 10.9; and b) 1 space for each 30 square metres of non-residential Gross Floor Area or portion thereof.</p>
<p>(16) Minimum Bicycle Parking Requirement</p>	<p>a) For Residents: Minimum 0.5 spaces per dwelling unit; and b) For Visitors: Minimum 0.1 spaces per dwelling unit.</p>
<p>(17) Loading Areas, Garbage, Refuse, and Waste</p>	<p>a) Loading areas shall be screened from view from a public street; and b) All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building.</p>
<p>(18) TransCanada Pipeline Right-of-Way Setbacks</p>	<p>a) A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and b) A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.</p>

BBBB.3 Shall also be subject to the requirements and restrictions relating to the CRC zone and all the general provisions of this by-law which are not in conflict with those set out in Section BBBB.2.”

ENACTED and PASSED this XX day of XX, 2025.

Approved as to form.
 2025/XX/XX
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 Patrick Brown, Mayor

Approved as to content.
 2025/XX/XX
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 Genevieve Scharback, City Clerk