



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Residential Rural Estate Two (RE2)	Residential Townhouse C – 3841 (R3C-3841)

(2) by adding the following section:

“3841 The lands designated R3C - 3841 on Schedule A to this bylaw:

3841.1 shall only be used for

- single detached dwellings
- townhouse dwellings
- purposes accessory to other permitted purposes

3841.2 shall be subject to the following requirements and restrictions:

- For the purpose of this zone, the lot line abutting a private road shall be deemed to be the front lot line of each lot and the private road shall be treated as a street for zoning purposes.
- A minimum 4 single detached dwellings shall be provided on all lands zoned R3C – Section 3841 within 24 meters of adjacent lands zoned RE2.
- Minimum Lot Area:
 - 298 square metres for a single detached dwelling;
 - 122 square metres for a townhouse dwelling;
- Minimum Lot Width:
 - Single Detached Dwellings: 12 metres;
 - Townhouse Dwellings: 6.3 metres;
- Minimum Front Yard Depth:
 - 3 metres to the main wall of a dwelling, except as permitted by 3841.2(8);
 - 6 metres to a garage door opening;

- 6) Minimum Interior Side Yard Width: 1.2 metres, except where side lot line abuts The Gore Road, the minimum yard width shall be 3 metres;
- 7) Minimum Rear Yard Depth:
 - a. 7.5 metres to the main wall of any dwelling where the rear lot line abuts an RE2 zone;
 - b. 2 metres to the main wall of a townhouse dwelling where the rear lot line abuts The Gore Road;
 - c. 1.3 metres to the porch of a townhouse dwelling where the rear lot line abuts The Gore Road;
- 8) Minimum Setback to a Lot Line that forms part of a Daylight Rounding:
 - a. 1 meter to the main wall of a dwelling;
 - b. 1 metre to a porch;
- 9) Hydro Transformers:
 - a. Minimum Setback: 1.7 metres to any lot line;
 - b. A hydro transformer may be located in the amenity area required by 3841.2(13);
- 10) Minimum Parking Requirement: 3 visitor parking spaces, inclusive of accessible parking, shall be provided on lands zoned R3C-3841;
- 11) Maximum Building Height: 11 metres;
- 12) Minimum Landscaped Open Space:
 - a. 8 square metres in the rear yard of a lot abutting The Gore Road;
 - b. 15 square metres in the rear yard for all other lots;
- 13) Minimum Common Amenity Area: 190 square metres which may include a hydro transformer;
- 14) The Garage Control provisions set out in Section 16.2.8(h) shall not apply;
- 15) Fencing provisions set out in Section 16.2.8(i) shall not apply except that the maximum height of a fence in a yard abutting The Gore Road shall be 1.2 metres;
- 16) Section 10.12 shall not apply;

3841.3 shall also be subject to the requirements and restrictions relating to the R3C zone and residential general provisions of this by-law which are not in conflict with those set out in Section 3841.3.”.

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

Approved as to
form.

2025/month/day

[insert name]

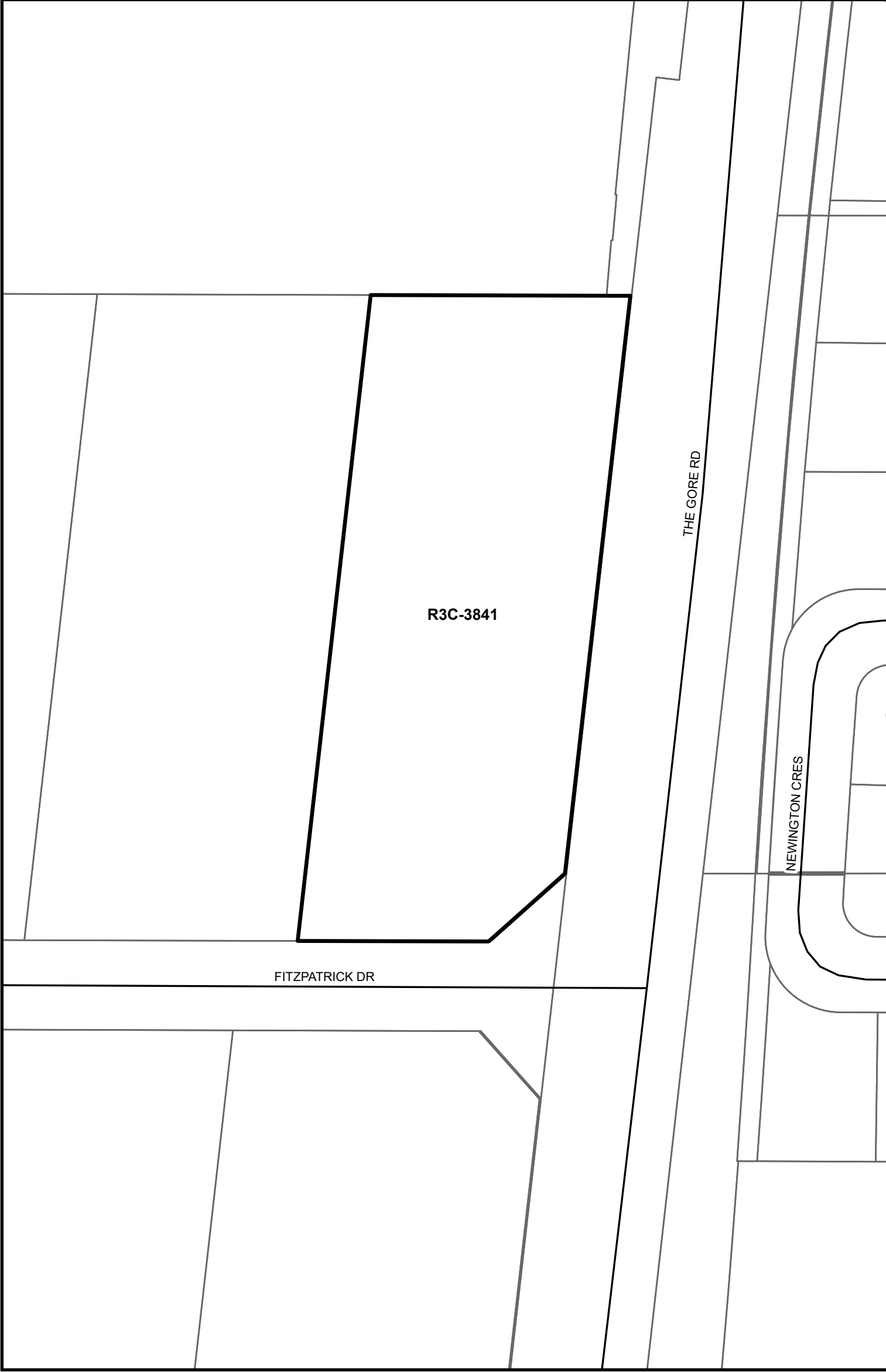
Patrick Brown, Mayor




Approved as to
content.

2025/month/day

[insert name]


Genevieve Scharback, City
Clerk



0 50 Metres  Subject Lands  Street  Parcel Fabric





 Subject Lands



BRAMPTON
Flower City

brampton.ca PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0017_ZBL

Date: 2025/06/08

Drawn by: CAntoine

KEY MAP

BY-LAW _____