



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

- a. single detached dwellings
- b. townhouse dwellings
- c. purposes accessory to other permitted purposes

3841.2 shall be subject to the following requirements and restrictions:

- 1) 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.
- 2) A minimum 4 single detached dwellings shall be provided on all lands zoned R3C – Section 3841 within 24 meters of adjacent lands zoned RE2.
- 3) Minimum Lot Area:
  - a. 298 square metres for a single detached dwelling;
  - b. 122 square metres for a townhouse dwelling;
- 4) Minimum Lot Width:
  - a. Single Detached Dwellings: 12 metres;
  - b. Townhouse Dwellings: 6.3 metres;
- 5) Minimum Front Yard Depth:
  - a. 3 metres to the main wall of a dwelling, except as permitted by 3841.2(8);
  - b. 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.”

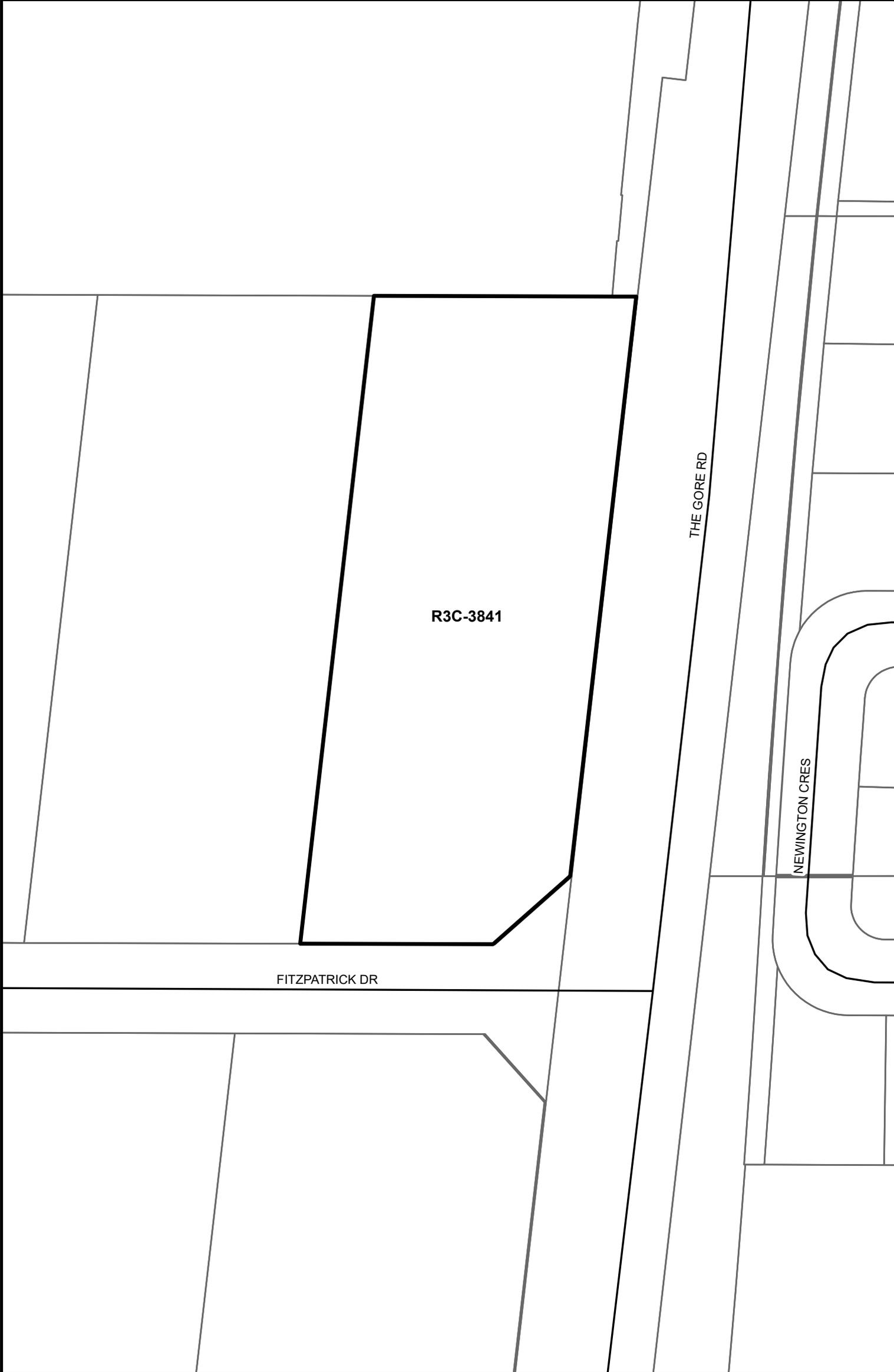
ENACTED and PASSED this [enter date] day of [enter month], 2025.

<p>Approved as to form.</p> <p>2025/month/day</p> <p>[insert name]</p>
--

\_\_\_\_\_  
Patrick Brown, Mayor

<p>Approved as to content.</p> <p>2025/month/day</p> <p>[insert name]</p>
---

\_\_\_\_\_  
Genevieve Scharback, City Clerk



0 50 Metres

 Subject Lands  Street  Parcel Fabric



**LOT 10, CONCESSION 9 N.D**

File: OZS-2023-0017\_ZBL  
Date: 2025/06/08

BY-LAW \_\_\_\_\_

**SCHEDULE A**



 Subject Lands