



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**NUMBER -2022**

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton ENACTS as follows:

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 in Schedule A to this by-law:

From:	To:
Residential Semi-Detached A(1) (R2A(1))	Residential Apartment A – Section XXXX (R4A-Section XXXX)

2. By adding thereto the following Section:

“XXXX The lands designated R4A-Section XXXX on Schedule A to this By-law:

XXXX.1 Shall only be used for the following purposes:

- a) a multiple residential dwelling
- b) an apartment dwelling
- c) an auxiliary group home
- d) a group home type 1 or group home type 2
- e) a lodging house
- f) a place of worship

g) purposes accessory to the other permitted purposes

XXXX.2 Shall be subject to the following requirements and restrictions:

- |  |                     |
|--|---------------------|
| a) Minimum Front Yard Depth                                    |                     |
| a. For any portion of a building 2 storeys in height or less   | 0.0 metres          |
| b. For any portion of a building 3 storeys in height or more   | 2.5 metres          |
| b) Minimum Interior Side Yard Width                            |                     |
| a. For any portion of a building 2 storeys in height or less   | 4.0 metres          |
| b. For any portion of a building 3 storeys in height or more   | 7.0 metres          |
| c) Minimum Exterior Side Yard Width                            |                     |
| a. For any portion of a building 2 storeys in height or less   | 2.5 metres          |
| b. For any portion of a building 3-6 storeys in height         | 5.5 metres          |
| c. For any portion of a building 7 storeys in height or more   | 7.0 metres          |
| d) Minimum Rear Yard Depth                                     |                     |
| a. For any portion of a building 2 storeys in height or less   | 2.0 metres          |
| b. For any portion of a building at the 3 <sup>rd</sup> storey | 5.2 metres          |
| c. For any portion of a building at the 4 <sup>th</sup> storey | 8.0 metres          |
| d. For any portion of a building at the 5 <sup>th</sup> storey | 11.0 metres         |
| e. For any portion of a building at the 6 <sup>th</sup> storey | 14.0 metres         |
| f. For any portion of a building 7 storeys in height or more   | 18.5 metres         |
| e) Minimum Setback from Daylight Triangle                      |                     |
| a. For any portion of a building 2 storeys in height or less   | 0.0 metres          |
| b. For any portion of a building 3 storeys in height or more   | 2.5 metres          |
| f) Maximum Lot Coverage  | 80% of the lot area |
| g) Minimum Landscaped Open Space                               | 10% of the lot area |
| h) Maximum Floor Space Index                                   | 3.3 FSI             |
| i) Maximum Height  | 7 storeys           |

- f) Minimum parking requirement for an apartment dwelling use is 0.6 parking space per unit for residents and 0.15 parking space per unit for visitors
- g) Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metres
- h) Minimum setback from all property lines to underground buildings and structures is 0.0 metres
- i) Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to  
form.

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

Approved as to  
content.

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Peter Fay, City Clerk



**R4A-3683**

AUTUMN BLVD

AVONDALE BLVD

DEARBOURNE BLVD

BRAMALEA RD

