



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

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The Council of the Corporation of the City of Brampton 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
Residential Semi-Detached A(1) (R2A(1))	Residential Apartment A – Section 3683 (R4A-Section 3683)

(2) By adding the following sections:

“3683 The lands designated R4A – Section 3683 on Schedule A to this By-law:

3683.1 Shall only be used for the following purposes:

a) All purposes permitted within the R4A Zone.

3683.2 Shall be subject to the following requirements and restrictions:

1. Minimum Front Yard Depth:

- |  |            |
|--|------------|
| a. For any portion of a building<br>2 storeys in height or less: | 0.0 metres |
| b. For any portion of a building<br>3 storeys in height or more: | 2.5 metres |

2. Minimum Interior Side Yard Width:

- |  |            |
|--|------------|
| a. For any portion of a building<br>2 storeys in height or less: | 4.5 metres |
| b. For any portion of a building<br>3 storeys in height or more: | 7.0 metres |

3. 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

4. Minimum Rear Yard Depth:

- a. For any portion of a building 2 storeys in height or less: 2.7 metres
- b. For any portion of a building at the 3<sup>rd</sup> storey: 5.4 metres
- c. For any portion of a building at the 4<sup>th</sup> storey: 8.2 metres
- d. For any portion of a building at the 5<sup>th</sup> storey: 11.3 metres
- e. For any portion of a building at the 6<sup>th</sup> storey: 14.3 metres
- f. For any portion of a building 7 storeys in height or more: 18.8 metres

5. 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

6. Maximum lot coverage: 75% of the lot area

7. Minimum Landscaped Open Space: 20% of the lot area

8. Maximum Floor Space Index: 3.3 FSI

9. Maximum Height: 7 storeys

10. Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitors.

11. Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metres.

12. Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.”

ENACTED THIS 1<sup>st</sup> day of March, 2023.

Approved as to form.  
2023/02/24  
AWP

Approved as to content.  
2023/02/23  
AAP

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Patrick Brown, Mayor

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Peter Fay, City Clerk