



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 81 - 2025

To Amend Comprehensive Zoning By-law 270-2004

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

| From:            | To:   |
|------------------|---|
| AGRICULTURE (A); | RESIDENTIAL TOWNHOUSE A – SECTION 3827 [R3A – 3827] |

(2) By adding the following section:

“3827 The lands designated R3A – Section 3827 on Schedule A to this By-law:

3827.1 Shall only be used for the following purposes:

- a) A Townhouse Dwelling;
- b) A Back-to-back Townhouse Dwelling;
- c) A Single Detached Dwelling;
- d) Purposes accessory to the other permitted purposes

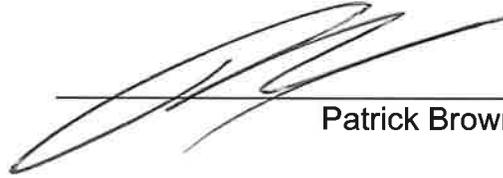
3827.2 Shall be subject to the following requirements and restrictions:

1. The lot line abutting Rollingwood Drive shall be deemed to be the front lot line for Zoning purposes;
2. That portion of the lot within 20 metres of the lot line abutting Rollingwood Drive shall only be used for the purpose of a maximum four (4) single detached dwellings, except at approved access locations;
3. Minimum Lot Area: No requirement;
4. Minimum Front Yard Depth: 5.5 metres;
5. Minimum Rear Yard Depth: 6.0 metres;

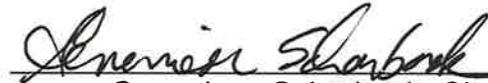
6. Minimum Interior Side Yard Width: 2 metres, except 0.6 metres to a hydro transformer;
7. Minimum Building Separation Distance: 1.8 metres between the side walls of single detached dwellings;
8. Window Bay Encroachments:
  - a. Window bays, with or without foundation may encroach into the required front or rear yards in accordance with Section 6.16 of the By-law;
  - b. Window bays, with or without foundation, may encroach into the required interior side yard subject to the following:
    - i. Maximum Encroachment: 0.75 metres;
    - ii. Maximum Width: 4 metres;
    - iii. Side windows shall not be required for a window bay having a maximum depth of 0.75m;
9. Minimum Garage Door Setback:
  - a. 6.0 metres to a public street;
  - b. 5.5 metres to a private road;
10. Maximum Cumulative Garage Door Width for an Attached Garage:
  - a. 5.0 metres for a single detached dwelling;
  - b. 2.7 metres for all other dwelling types;
11. Notwithstanding Section 10.9.1 of the By-law, the width of a residential driveway leading to an attached garage on a single detached dwelling shall not exceed the width of the garage;
12. Maximum Building Height:
  - a. 10.6 metres for a single detached dwelling;
  - b. 13.5 metres for all other dwelling types;
13. All areas of the lot not occupied by approved buildings, driveways, and parking areas shall be maintained as landscaped open space;
14. Minimum Amenity Area: 240 square metres;
15. Maximum Lot Coverage: 37%
16. Accessory structure(s) used for the purpose of waste collection shall be permitted subject to the following:
  - a. Maximum combined gross floor area of 150 square metres.
  - b. Shall be setback a minimum 2.5 metres from the nearest lot.
  - c. Shall not exceed a maximum building height of 7 metres.”

ENACTED and PASSED this 14 day of May, 2025.

Approved as to  
form.  
2025/05/12  
MR

  
Patrick Brown, Mayor

Approved as to  
content.  
2025/May/08  
AAP

  
Genevieve Scharback, City Clerk

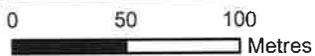
(OZS-2024-0028)



 Subject Lands



R3A-3827



 Subject Lands  Street

 Parcel Fabric

