



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85 - 2025

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

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

From	To
INDUSTRIAL TWO – SECTION 189 (M2-189)	RESIDENTIAL APARTMENT – 3835 (H) (R4A(H)- 3835)

(2) By adding thereto the following sections:

“3835 The lands designated R4A – SECTION 3835 on Schedule A to this by-law:

3835.1 shall only be used for the following purposes:

- a) Purposes permitted by the R4A Zone.
- b) Only in conjunction with an apartment dwelling, the following non-residential uses are permitted:

- i. An office;
- ii. A day nursery;
- iii. A bank, trust company or financial institution;
- iv. A retail establishment;
- v. A convenience store;
- vi. A personal service shop;
- vii. A dry cleaning and laundry distribution establishment;
- viii. A dining room restaurant;
- ix. A printing or copying establishment;
- x. A custom workshop;
- xi. A recreation facility; and
- xii. A health and fitness centre.

3835.2 shall be subject to the following requirements and restrictions:

(1) Front Lot Line	For the purpose of this by-law East Drive shall be deemed the front lot line.
(2) Lot Area	All lands zoned R4A-3835 shall be treated as one lot for zoning purposes.
(3) Minimum Gross Floor Area for Non-Residential Uses	500 square metres
(4) Maximum Building Height (inclusive of any rooftop mechanical penthouse or architectural features)	<p>a) 56.8 metres for any portion of a building within 45.0 metres of the lot line abutting East Drive; and</p> <p>b) 80.7 metres for any portion of a building beyond 45.0 metres of the lot line abutting of East Drive</p>
(5) Minimum Podium Setbacks:	<p>Front Yard: 2.5 metres</p> <p>Rear Yard: 5.0 metres</p> <p>Interior Side Yard: 9.0 metres</p> <p>Exterior Side Yard: 3.0 metres</p>
(6) Minimum Tower Setbacks:	<p>Front Yard: 6 metres</p> <p>Rear Yard: 12.5 metres</p> <p>Interior Side Yard: 10 metres</p> <p>Exterior Side Yard: 3.0 metres</p>
(7) Minimum Podium Height:	6 storeys
(8) Maximum Podium Height:	8 storeys
(9) Minimum Ground Storey Height:	4.5 metres
(10) Maximum Lot Coverage:	60%
(11) Minimum Landscaped Open Space:	25% of the lot area
(12) Maximum Floor Space Index:	5.0
(13) Minimum Outdoor Amenity Area:	<p>440 square metres</p> <p>Outdoor amenity area requirements may be phased as follows:</p>

	<p>a) 315 square metres for any tower beyond 45.0 metres of the lot line abutting of East Drive; and</p> <p>b) 128 square metres for any tower within 45.0 metres of the lot line abutting East Drive.</p>
(14) Loading, Unloading and Waste Disposal and Storage:	One (1) loading space shall be required and all waste, including recycling, storage shall be contained within a climate-controlled area inside a building
(15) Parapets or canopies may encroach into any required yard:	To a maximum of 3.0 metres.
(16) Minimum setback from an electrical switchgear box and any other utility infrastructure to any lot line:	0.5 metres
(17) Minimum Tower Separation Distance:	25 metres
(18) Minimum Podium Separation Distance:	10.50 metres for that portion of the podium above 4-storeys

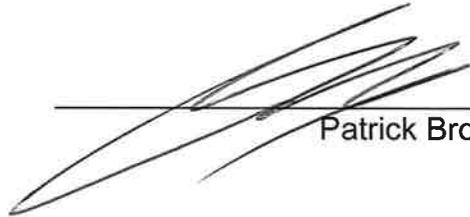
3835.3 Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3835.2.

3835.4 Holding (H):

- 1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Industrial Two – Section 189 (M2-189) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - a. The Commissioner of Planning, Building and Growth Management shall be satisfied that the owner has made satisfactory arrangements with the City of Brampton to ensure that the appropriate noise, odour, and air quality mitigation measures are implemented through the Site Plan Approval application.”

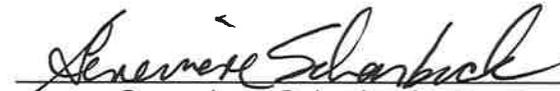
ENACTED and PASSED this 14th day of May, 2025.

Approved as to
form.
2025/May/05
MR



Patrick Brown, Mayor

Approved as to
content.
2025/May/02
AAP



Genevieve Scharback, City Clerk

(OZS-2023-0020)



R4A(H)-3835

BRAMALEA RD

EAST DR



 Zoning Boundary  Parcel Fabric  Street

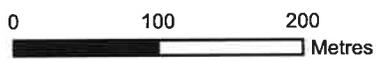
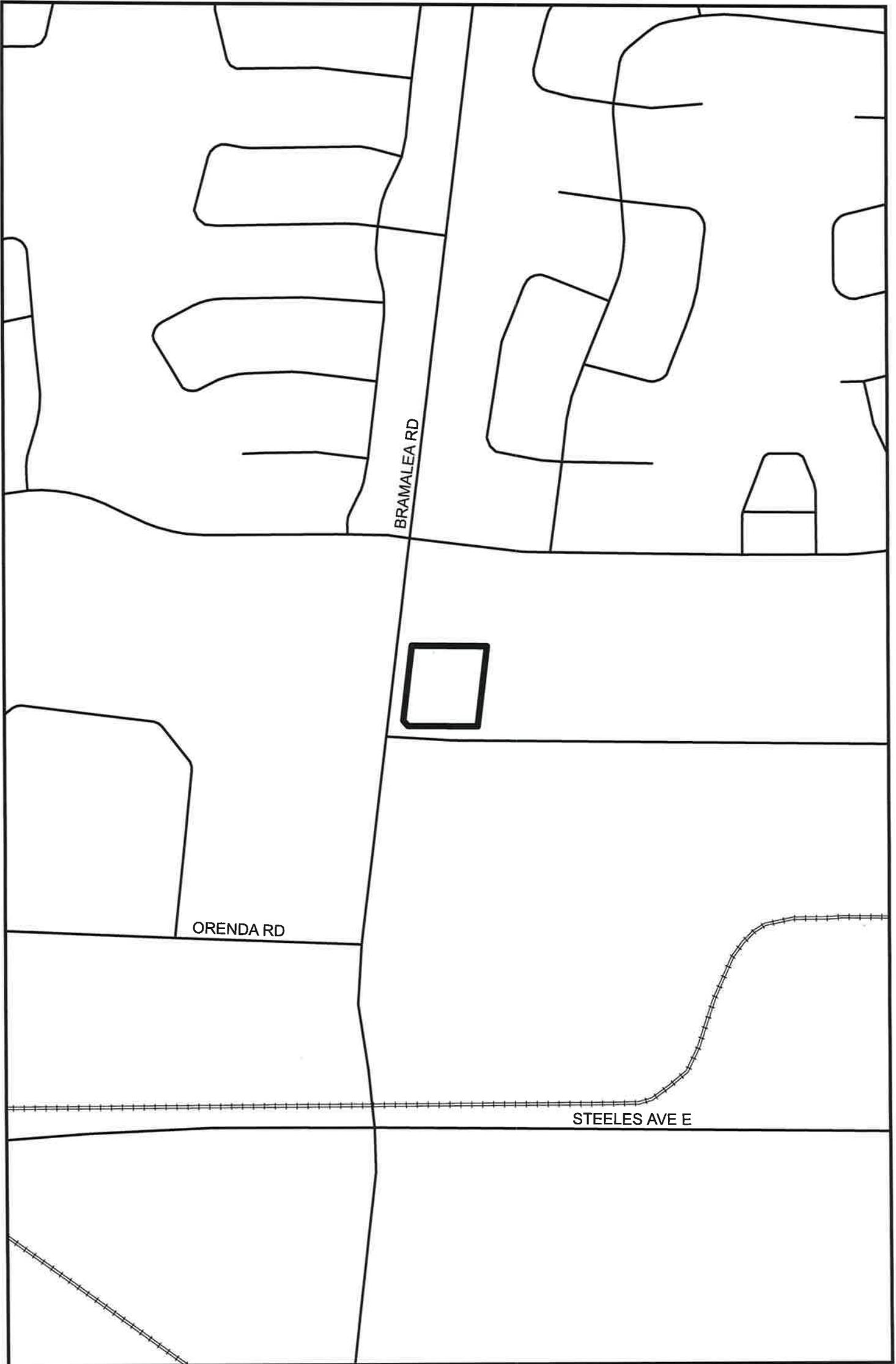


LOT 1, CONCESSION 5 E.H.S.

File: OZS-2023-0020_ZBL
Date: 2025/04/30 Drawn by: LCarter

BY-LAW 85-2025

SCHEDULE A



Subject Lands



RAILWAYS



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0020_ZKM

Date: 2025/04/30



KEY MAP

Drawn by: LCarter

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