



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 94 - 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); and RESIDENTIAL TOWNHOUSE A SPECIAL SECTION 1929 (R3A – 1929)	RESIDENTIAL APARTMENT A(1) – SECTION 3834 [R4A(1) – 3834]

(2) By adding the following Sections:

"3834 The lands designated R4A(1) – 3834 on Schedule A to this by-law:

3834.1 Shall only be used for the following purposes:

- 1) Dwelling, stacked townhouse;
- 2) Dwelling, back-to-back townhouse;
- 3) Dwelling, back-to-back stacked townhouse;
- 4) Purposes accessory to the other permitted purposes;

3834.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;

- 4) For the purposes of this Section:
 - a. The lot line abutting Father Tobin Road shall be the front lot line;
 - b. The lot line abutting Bramalea Road shall be the exterior side lot line;
- 5) Minimum Front Yard Depth: 2.0 metres;
- 6) Minimum Interior Side Yard Width: 4.5 metres;
- 7) Minimum Exterior Side Yard Width: 3.0 metres;
- 8) Minimum Rear Yard Depth:
 - a. To a dwelling: 7.5 metres;
 - b. To a one storey building containing an enclosed loading space and/or waste room: 0.3 metres;
- 9) Minimum Setback to a Daylight Triangle: 0.3 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metres to all lot lines;
- 12) Maximum Building Height: 3.0 Storeys;

(Exclusive of basements, parapets, railings, privacy screens and dividers, a roof structure used to house stairways, mechanical and electrical equipment, architectural feature(s), or other features as permitted by Section 6.16)
- 13) Maximum Floor Space Index (FSI): 2.0;

(Exclusive of an underground parking garage, all accessory buildings and structures)
- 14) Maximum Number of Units: 131;
- 15) Maximum Lot Coverage: 50% of the lot area;
- 16) Minimum Landscaped Open Space: 30% of the lot area;
- 17) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 18) Permitted Yard Encroachments
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: Maximum 0.6 metres into any required yard;
 - b. Porches and exterior stairs: Maximum 2.5 metres into the required exterior side yard;

- 19) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 20) Minimum Number of Loading Spaces: 1 space;
- 21) Minimum Parking Space Requirements:
- a. Resident: 1.0 spaces per dwelling unit;
 - b. Visitor: 0.20 spaces per dwelling unit;
- 22) Bicycle Parking:
- a. Bicycle parking must be located on the same lot as the use or building for which it is required;
 - b. Resident: Minimum 0.50 spaces per dwelling unit;
 - c. Visitor: Minimum 0.10 spaces per dwelling unit;
 - d. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
 - e. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure;
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers;
 - f. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - g. Dimensions:
 - (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- 23) Waste Disposal and Storage:
All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- 24) All lands zoned R4A(1) – 3834 shall be treated as a single lot for zoning purposes;
- 25) Shall also be subject to the requirements and restrictions of the R4A(1) zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3834;
- 26) For the purpose of Section 3834:
A Dwelling, Back-to-Back Stacked Townhouse shall mean a building containing four or more dwelling units where

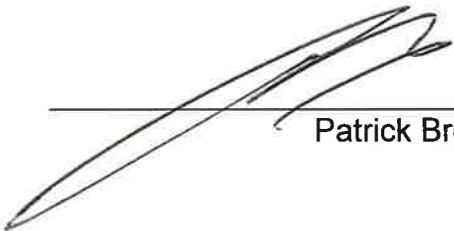
each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the building.”

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

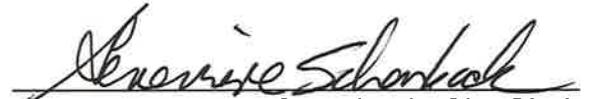
Approved as to
form.
2025/05/06
MR

Approved as to
content.
2025/May/06
AAP

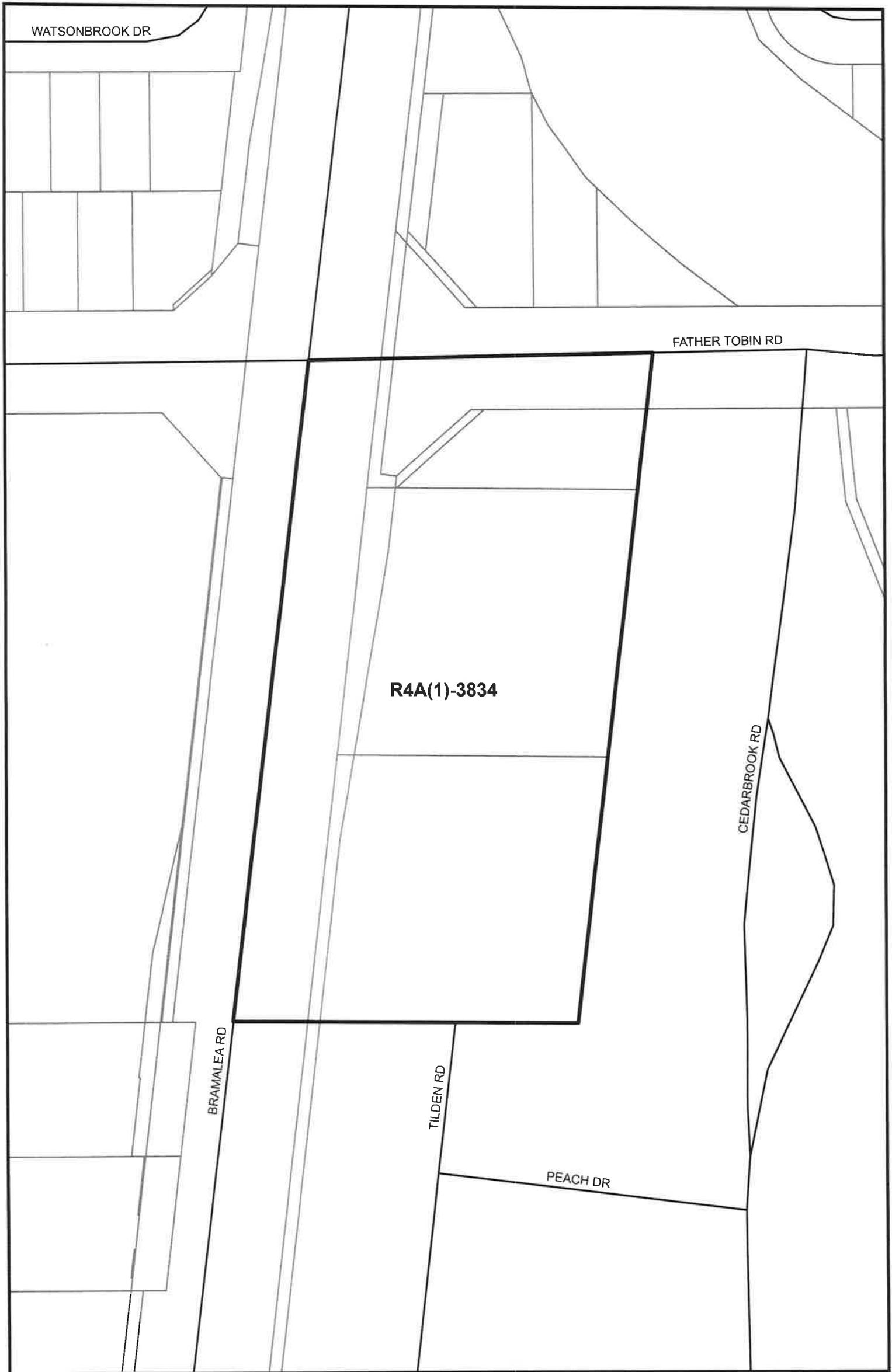
(OZS-2024-0011)



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



R4A(1)-3834

WATSONBROOK DR

FATHER TOBIN RD

CEDARBROOK RD

BRAMALEA RD

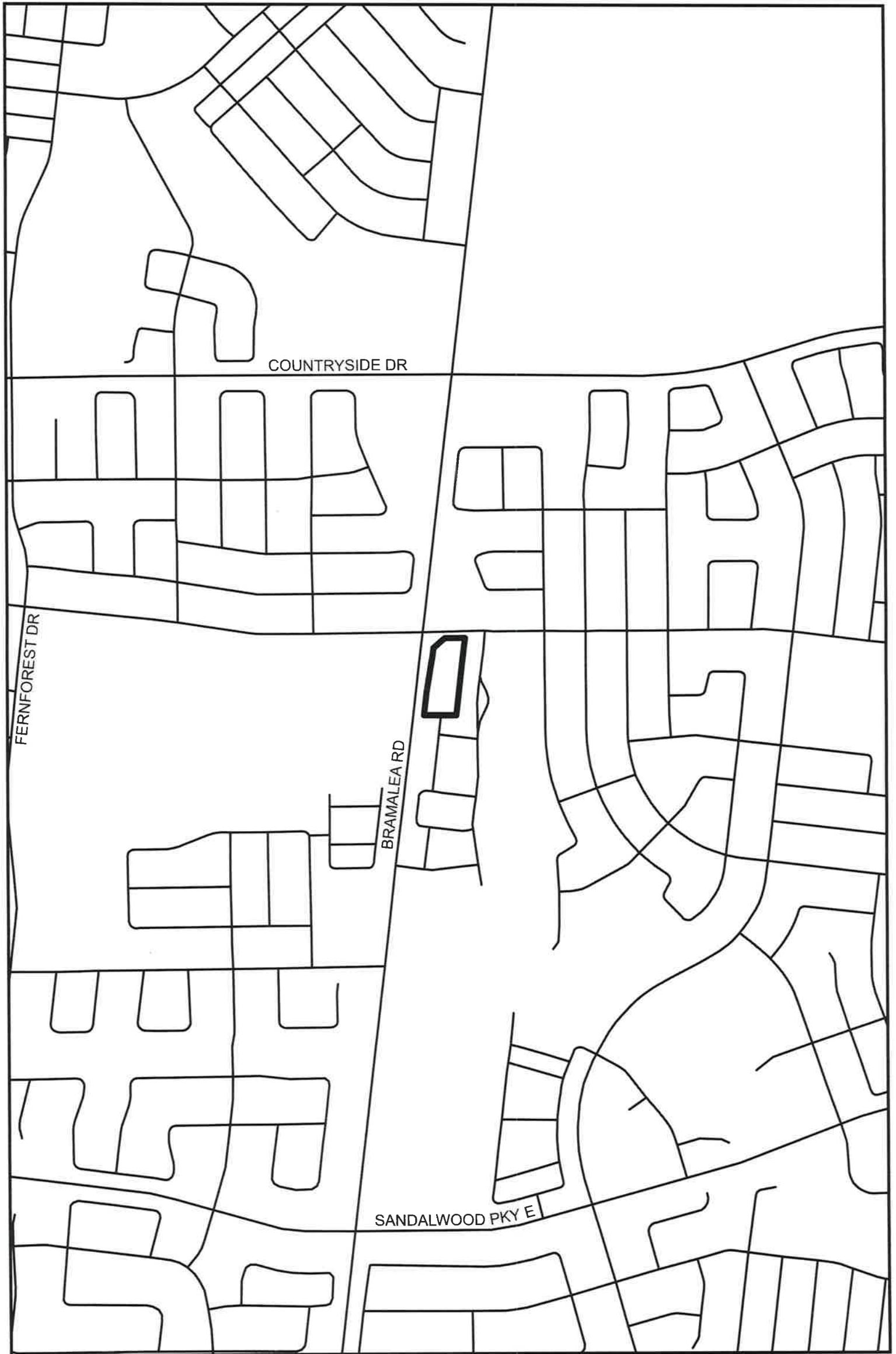
TILDEN RD

PEACH DR

0 10 20 30 Metres

Zoning Boundary
 Parcel Fabric
 Street





0 100 200 300
Metres

 Subject Lands

