



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 166 - 2025

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

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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Residential Rural Estate Two (RE2)	Residential Single Detached D – 3841 (R1D-3841)

- (2) by adding the following section:

“3841 The lands designated R1D - 3841 on Schedule A to this bylaw:

3841.1 shall only be used for

- a. single detached dwellings
- b. purposes accessory to other permitted purposes

3841.2 shall be subject to the following requirements and restrictions:

1. For the purpose of this zone, the lot line abutting a private road shall be deemed to be the front lot line of each lot and the private road shall be treated as a street for zoning purposes.
2. Minimum Lot Area: 170 square metres;
3. Minimum Lot Width: 9 metres;
4. Minimum Front Yard Depth:
  - a. 3 metres to the main wall of a dwelling, except as permitted by 3841.2(7);
  - b. 6 metres to a garage door opening;
5. Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres, except where the interior side

lot line abuts a common element, the minimum yard width shall be 1.0 metres;

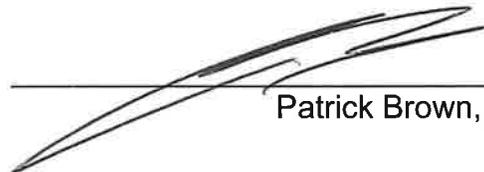
6. Minimum Rear Yard Depth:
  - a. 7.5 metres to the main wall of any dwelling where the rear lot line abuts an RE2 zone;
  - b. 2.0 metres to the main wall where the rear lot line abuts The Gore Road;
  - c. 1.3 metres to the porch of a dwelling where the rear lot line abuts The Gore Road;
7. Minimum Setback to a Lot Line that forms part of a Daylight Rounding:
  - a. 1 meter to the main wall of a dwelling;
  - b. 1 metre to a porch;
8. Hydro Transformers:
  - a. Minimum Setback: 1.5 metres to any lot line;
  - b. A hydro transformer may be located in the amenity area required by 3841.2(11);
9. Minimum Parking Requirement: 3 visitor parking spaces, inclusive of accessible parking, shall be provided on lands zoned R1D-3841;
10. Maximum Building Height: 12 metres;
11. Minimum Common Amenity Area: 160 square metres which may include a hydro transformer;
12. Fencing: The maximum height of a fence in a yard abutting The Gore Road shall be 1.2 metres;
13. Section 10.12 shall not apply;

3841.3 shall also be subject to the requirements and restrictions relating to the R1D zone and residential general provisions of this by-law which are not in conflict with those set out in Section 3841.3.”.

ENACTED and PASSED this 24<sup>th</sup> day of September 2025.

Approved as to  
form.  
2025/Sep/21  
MKR

Approved as to  
content.  
2025/Sept/20  
AAP

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk

(file reference, if applicable, or delete)



R1D - 3841

THE GORE RD

NEWINGTON CRES

FITZPATRICK DR

0 50 Metres

Subject Lands Street Parcel Fabric



LOT 10, CONCESSION 9 N.D

BY-LAW 166-2025

SCHEDULE A

File: OZS-2023-0017\_ZBL  
Date: 2025/06/08



 Subject Lands