THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number __170__ - 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
RESIDENTIAL EXTENDED ONE ZONE (R2B(1))	RESIDENTIAL APARTMENT B – 3840 (R4B-3840)

(2) By adding thereto the following sections:

"3840   The lands designated R4B – SECTION 3840 on Schedule A to this by-law:

3840.1   shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

   a. 1st to 5th storey: 3.0 metres

   b. Above 5th Storey: 5.5 metres

   c. Underground Parking Structure: 0.0 metres

(2) Minimum Interior Side Yard Width:

   a. 1st to 5th storey: 7.5 metres

   b. Above 5th Storey: 12.5 metres

   c. Transformer: 3.0 metres

   d. Underground Parking Structure: 0.0 metres

(3) Minimum Rear Yard Depth:

   a. 1st to 3rd storey: 7.5 metres

      b. Above 3ʳᵈ Storey: 12.5 metres

      c. Underground Parking Structure: 0.0 metres

(4) Maximum Building Height: 30 storeys

(5) Maximum Lot Coverage: 50%

(6) Minimum Landscaped Open Space: 18%

(7) Maximum Floor Space Index: 9.4

(8) Maximum Tower Floorplate Area: 800 square metres

3840.2   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 3840.1."

ENACTED and PASSED this 15ᵗʰ day of October, 2025.

Approved as to form.
2025/07/24
MR
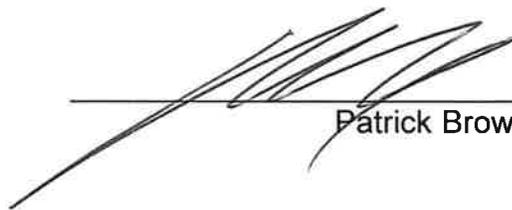
Patrick Brown, Mayor

Approved as to content.
2025/July/24
AAP

Genevieve Scharback, City Clerk

(OZS-2024-0001)

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Subject Lands

KEY MAP

File: OZS-2024-0001_ZKM
Date: 2025/06/03   Drawn by: CAntoine

BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

BY-LAW 170-2025

Street labels visible on map:
DAVID ST
JOSEPH ST
RAILROAD ST
DENISON AVE
MCMURCHY AVE N
WEST ST
PARK ST
MILL ST N
NELSON ST W
NELSON LANE
PURPLE FINCH CRT

R4B-3840

JOSEPH ST

RAILROAD ST

WEST ST

DENISON AVE

PARK ST

PART LOT 6, CONCESSION 1 W.H.S

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SCHEDULE A