The Corporation of the City of Brampton

By-law

Number 178 - 2026

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, as amended, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By amending Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law as follows:

From:	To:
Residential Apartment 3 - Section 3698 (R3A-3698) And Residential Single Detached B (R1B)	Residential Apartment A - Section 3891(R4A- 3891)

(2) By adding the following sections:

"3891 The lands designated R4A - Section 3891 on Schedule A to this by-law:

3891.1 Shall only be used for the following purposes:

1) An Apartment Dwelling

2) Back-to-Back Stacked Townhouse Dwelling

3) Stacked Townhouse Dwelling

3891.2 Shall be subject to the following requirements and restrictions:

1) For the purpose of this section:

   a. The lot line abutting Church Street East shall be considered the front lot line

   b. The lot line abutting Beech Street shall be considered the exterior lot line.

2) All lands zoned R4A-3891 shall be treated as one lot for zoning purposes.

3) Minimum Lot Area: No requirement

4) Minimum Lot Width: No requirement

5) Minimum Lot Depth: No requirement

6) Maximum Lot Coverage: No requirement

7) Minimum Front Yard Depth:

a. For any portion of the building up to 4 storeys in height: 0.0 metres

b. For any portion of a building 5 storeys in height or greater: 3 metres

8) Minimum Interior Side Yard Depth:

a. For any portion of the building 4-storeys or less in height: 1.5 metres

b. For any portion of a building between 5 and 8 storeys in height: 7.5 metres

c. For any portion of a building greater than 8 storeys in height: 12.5 metres

9) Minimum Exterior Side Yard Depth :

a. For any portion of the building up to 4 storeys in height: 0.0 metres

b. For any portion of a building 5 storeys or greater: 3.0 metres;

10) Minimum Rear Yard Depth:

a. For any portion of the building 4-storeys or less: 1.5 metres
b. For any portion of a building between 5 and 8 storeys: 7.5 metres
c. For any portion of a building greater than 8 storeys: 12.5 metres

11) Maximum Building Height:

a. Stacked Back-to-Back Townhouse Dwelling: 4 storeys
b. Stacked Townhouse Dwelling: 4 storeys
c. Apartment Dwelling: 12 storeys

12) Maximum Floor Space Index (FSI): 4

13) Minimum Landscaped Open Space: 15%

14) Minimum Outdoor Amenity Space: 175 square metres

15) Minimum Setback to a Hydro Transformer in any yard: 0.0 metres.

3891.3 For the purposes of R4A – 3891:

Stacked Back-to-Back Townhouse Dwelling shall mean a back-to-back townhouse dwelling in which the dwelling units are also stacked vertically."

By-law Number 178 ***- 2026***

Enacted and passed this 23rd day of September, 2026.

Approved as to form.
2026/Sept/17
AJC

Approved as to content.
2026/Sept./17
Allan A. Parsons

(OZS-2026-0016)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk



Zoning | Parcel Fabric | Major Street | Minor Street

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

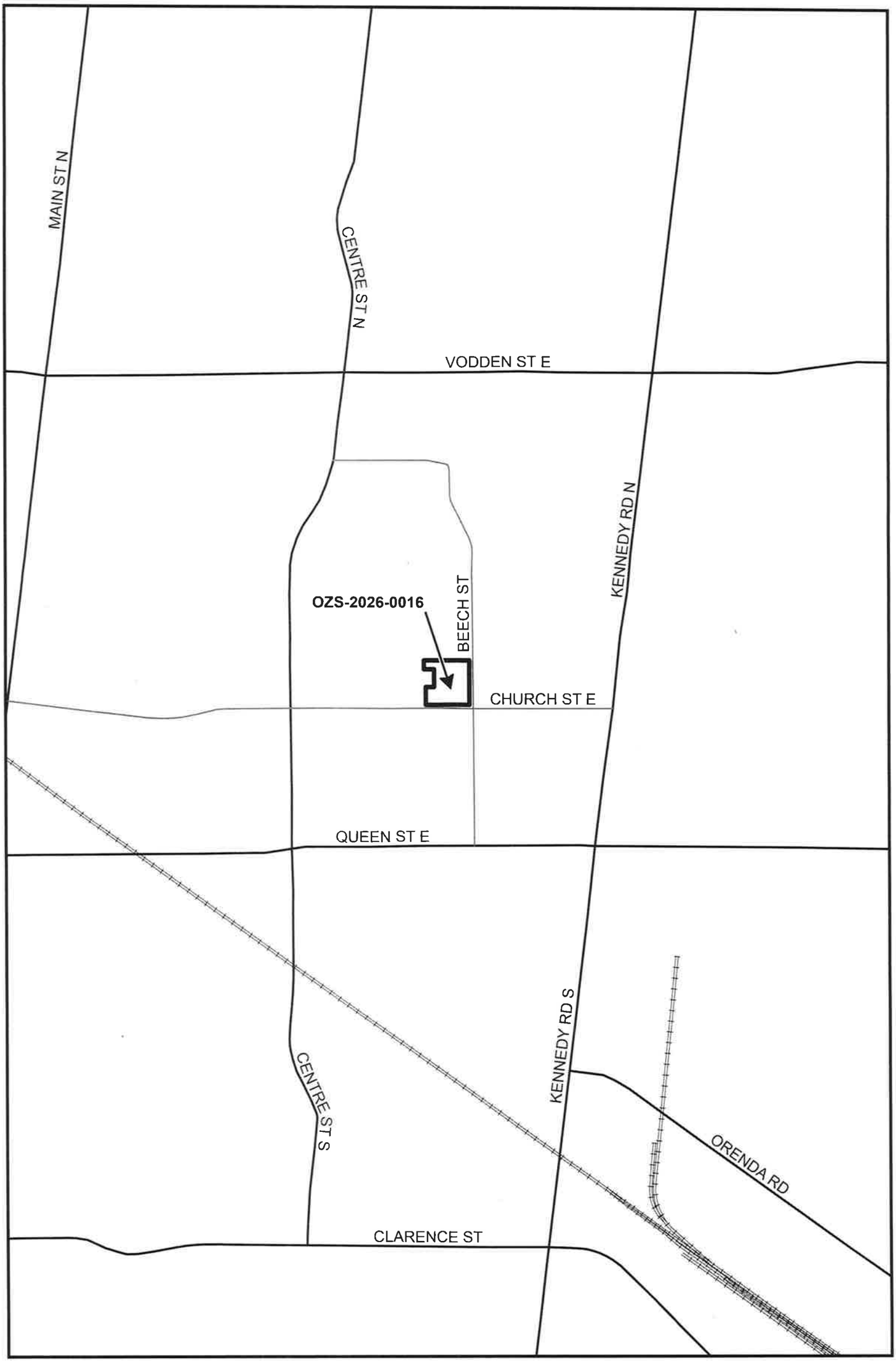
0 10 20 30
Metres

File: OZS-2026-0016 ZBLA
Date: 2026/06/29 Drawn by: LCarter

Zoning Amendment to By-law 270-2004
LOT 6, CONCESSION 1 E.H.S.

BY-LAW 178-2026

SCHEDULE A



BRAMPTON Flower City
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KEY MAP

File: OZS-2026-0016_KM
Date: 2026/06/29
Drawn by: LCarter

BY-LAW 178-2026