



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

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

From:	To:
"AGRICULTURAL (A)" "RESIDENTIAL EXTENDED ZONE R2B – SPECIAL SECTION 2774 (R2B-2774)"	RESIDENTIAL EXTENDED ZONE R2B – SPECIAL SECTION 3755 (R2B – 3755) OPEN SPACE (OS)

(2) By adding the following Sections:

"3755 The lands designated R2B - 3755 on Schedule A to this by- law:

3755.1 Shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,

(c) purposes accessory to other permitted uses

3755.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 204.0 square metres; b) Corner Lot – 240.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 13.6 metres per lot, and 6.8 metres per dwelling unit; b) Corner Lot – 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
(3) Minimum Front Yard	a) 3.0 metres; b) 5.75 metres to a garage door; c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; d) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; e) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and f) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;
(4) Minimum Exterior Side Yard	a) 3.0 metres;

	<ul style="list-style-type: none"> b) 6.0 metres to a garage door facing the exterior side yard for corner lots; c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps d) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; e) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
(5) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 6.5 metres; b) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line; c) open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line d) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
(6) Minimum Interior Side Yard	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres where the interior side yard is between a common wall lot line
(7) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 2.4 metres;
(8) Maximum Building Height	<ul style="list-style-type: none"> a) 12 metres;

(9) The following provisions shall apply to garages:

- a) The maximum garage door width per dwelling unit shall be:
 - I. 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
 - II. 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
 - III. 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- e) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- f) minimum interior garage dimension of single vehicle garage shall measure 5.8 metre interior length x 2.8 metre minimum interior width.
- g) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;

<p>(10) The Following shall apply to a bay, bow or box window:</p>	<ul style="list-style-type: none">a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; andd) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
<p>(11) Minimum Landscaped Open Space</p>	<ul style="list-style-type: none">a) The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.