



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

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

From:	To:
AGRICULTURAL (A);	RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3767 (R1F-12.0-3767); AND RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3768 (R1F-12.0-3768); AND RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3771 (R1F-12.0-3771); AND OPEN SPACE (OS);

(2) by adding thereto, the following sections:

“3767 The lands designated R1F-12.0-3767 on Schedule A to this by-law:

3767.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3767.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior and Corner Lot Width: 12.0 metres.
2. Minimum Lot Area: 288 square meters.
3. Minimum Lot Depth: 24 metres.
4. Minimum Front Yard Depth:

(a) 2.5 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

(d) a porch and/or balcony 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/triangle;

(e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre 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/triangle.

5. Minimum Exterior Side Yard Width:

(a) 3.0 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;

(d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

(e) a bay window, bow window or box window with or without foundation and a porch or cold cellar

including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

(f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

6. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

(c) 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

7. Minimum Rear Yard:

(a) 7.5 metres

(b) a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

(c) an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

(d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

8. Maximum Building Height: 12.0 metres.

9. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

10. The following provisions apply to attached garages:

(a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

(b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

(c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

(d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

(e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

(f) The interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

(g) Steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

11. The following shall apply to a bay, bow or box window:

- i. 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;
- ii. 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 metre and shall not require side windows.

12. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3767.2.

3767.3 For the purpose of Section 3767, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”

(3) by adding thereto, the following sections:

“3768 The lands designated R1F-12.0-3768 on Schedule A to this by-law:

3768.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3768.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior/Corner Lot Width: 12.0 metres.
2. Minimum Lot Area: 288 square meters
3. Minimum Lot Depth: 24 metres.
4. Minimum Front Yard Depth:

(a) 2.5 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

(d) a porch and/or balcony 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/triangle;

(e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre 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/triangle.

5. Minimum Exterior Side Yard Width:

(a) 3.0 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;

(d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;

(e) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

(f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

6. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

(c) 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

7. Minimum Rear Yard:

(a) 6.0 metres

(b) a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

(c) an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

(d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

8. Maximum Building Height: 12.0 metres.

9. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

10. The following provisions apply to attached garages:

(a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

(b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

(c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

(d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,

(e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

(f) the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

(g) steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

11. The following shall apply to a bay, bow or box window:

- i. 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;
- ii. 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 metre and shall not require side windows.

12. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3768.2.

3768.3 For the purpose of Section 3768, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”

(4) by adding the following sections:

“3771 The lands designated R1F-12.0-3771 on Schedule A to this by-law:

3771.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3771.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior Lot Width: 12.0 metres.

2. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;

3. Maximum Building Height: 11.0 metres.
4. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
5. The following provisions apply to garages:
 - (a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - (b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - (c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - (d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and,
 - (e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a minimum of 3.3 metres in width or a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - (f) the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.
 - (g) steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

6. The following shall apply to a bay, bow or box window:
- i. 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;
 - ii. 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 metre and shall not require side windows.

7. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3771.2.

3771.3 For the purpose of Section 3771, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”

ENACTED and PASSED this 27th day of March, 2024

Approved as to
form.

2024/03/12

SDSR

Patrick Brown, Mayor

Approved as to
content.

2024/03/11

AAP

Charlotte Gravlev, Acting City Clerk