



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 – 1520 (A-1520)"	RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737) RESIDENTIAL SINGLE DETACHED F – 9.4 – SECTION XXXX (R1F – 9.4 – XXXX) RESIDENTIAL TOWNHOUSE E – 6.7 – SECTION 3762 (R3E – 6.7 – 3762) INSTUTIONAL ONE – SECTION XXXX (I1-XXXX) Open Space Zone (OS)

	FLOODPLAIN (F)
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(2) By adding the following Sections:

“XXXX The lands designated R1F – 9.4 – XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for the purposes permitted in an R1F – 9.4 zone.

XXXX.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 240 square metres; b) Corner Lot – 300.0 square metres;
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 9.4 metres; b) Corner Lot – 12.4 metres;
(3) Minimum Front Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle; d) 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; e) 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; f) 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 g) 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 0.5 metres of a daylight rounding or triangle;
(4) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots; c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle; d) 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 e) 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; f) 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) 7.0 metres; b) 6.0 metres when a rear yard abuts an interior side yard, Open Space zone including Floodplain, Stormwater Ponds, Parks and/or Institutional zone; c) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line; d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side

	<p>yard for lots equal to or greater than 13.4 metres;</p> <p>e) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</p> <p>f) Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line</p> <p>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>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;</p> <p>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</p> <p>d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres;
(9) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6</p>

	<p>metres but less than 12.5 metres shall be 5.0 metres;</p> <p>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>f) 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>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>d) 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) For zoning purposes, the front property line is deemed to be Clarkway Drive	

XXXX The lands designated I1 – Section XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for the purposes permitted by either XXXX.1(1), or the purposes permitted by XXXX.1(2):

(1) Either:

- a) A public school;
- b) A day nursery;
- c) A park, playground or recreation facility operated by a public authority.

(2) Or:

- a) Those purposes, requirements, and restriction of the R1F- 11.0 - 3737 zone.

XXXX.2 The uses permitted in Section XXXX.1(2) shall be subject to the requirements and restrictions of the R1F - 11.0 - 3737 zone, Section 3737.2

