



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

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 3790 (R1F – 11.0 – 3790)  RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3789 (R1F – 11.0 – 3789)  RESIDENTIAL SINGLE DETACHED F – 10.0 – SECTION 3788 (R1F – 10.0 – 3788)  RESIDENTIAL TOWNHOUSE C – SECTION 3792 (R3C – 3792)  INSTUTIONAL ONE – SECTION 3791 (I1-3791)  FLOODPLAIN (F)  OPEN SPACE (OS)  INDUSTRIAL TWO (M2)

- (2) By adding the following Sections:
- "3790 The lands designated R1F – 11.0 – 3790 on Schedule A to this by-law:
- 3790.1 Shall only be used for the purposes permitted in an R1F – 11.0 zone.
- 3790.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 275.0 square metres; b) Corner Lot – 325.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 11.0 metres; b) Corner Lot – 13.0 metres;
(3) Minimum Front Yard Depth	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 Width	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	<div>a) 7.0 metres;</div> <div>b) 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplan zone, including a Floodplain, Stormwater Pond and/or Park;</div> <div>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;</div> <div>d) 0.6 metres to the side wall of a garage, where access to the garage is accessed from the exterior side yard for lots equal to or greater than 13.4 metres;</div> <div>e) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</div> <div>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;</div> <div>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</div>
(6) Minimum Interior Side Yard Width	<div>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;</div> <div>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;</div> <div>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</div> <div>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;</div>
(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	13.5 metres;
(9) The following provisions shall apply to garages:	<div>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</div>

	<div>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;</div> <div>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;</div> <div>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</div> <div>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width.</div> <div>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;</div>
<div>(10) The following shall apply to a bay, bow or box window:</div>	<div>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;</div> <div>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;</div> <div>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</div> <div>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.</div>

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“3789 The lands designated R1F – 11.0 – 3789 on Schedule A to this by-law:

3789.1 Shall only be used for the purposes permitted in an R1F – 11.0 zone.

3789.2 Shall be subject to the following requirements and restrictions:

<div>(1) Minimum Lot Area</div>	<div>a) Interior Lot – 275.0 square metres;</div> <div>b) Corner Lot – 325.0 square metres;</div>
<div>(2) Minimum Lot Width</div>	<div>a) Interior Lot – 11.0 metres;</div> <div>b) Corner Lot – 13.0 metres;</div>
<div>(3) Minimum Front Yard Depth</div>	<div>a) 3.0 metres;</div> <div>b) 6.0 metres to a garage door;</div> <div>c) the main wall of a dwelling may encroach into the front yard to</div>

	<p>within 1.0 metres of a daylight rounding or triangle;</p> <p>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;</p> <p>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;</p> <p>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</p> <p>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;</p>
(4) Minimum Exterior Side Yard Width	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>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;</p> <p>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</p> <p>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;</p> <p>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</p>
(5) Minimum Rear Yard Depth	<p>a) 6.5 metres;</p> <p>b) 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplain zone, including a</p>

	<p>Floodplain, a Stormwater Pond and/or a, Parks ;</p> <p>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;</p> <p>d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side 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 Width	<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	13.5 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 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</p>

	<p>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 by 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>
<p>(10) The Following shall apply to a bay, bow or box window:</p>	<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>

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“3788 The lands designated R1F – 10.0 – 3788 on Schedule A to this by-law:

3788.1 Shall only be used for the purposes permitted in an R1F – 10.0 zone.

3788.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area</p>	<p>a) Interior Lot – 250.0 square metres;</p> <p>b) Corner Lot – 325.0 square metres;</p>
<p>(2) Minimum Lot Width</p>	<p>a) Interior Lot – 10.0 metres;</p> <p>b) Corner Lot – 13.0 metres;</p>
<p>(3) Minimum Front Yard Depth</p>	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door;</p> <p>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;</p> <p>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</p>

	<p>additional 0.25 metre encroachment for steps;</p> <p>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;</p> <p>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</p> <p>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;</p>
(4) Minimum Exterior Side Yard Width	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>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;</p> <p>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</p> <p>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;</p> <p>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</p>
(5) Minimum Rear Yard Depth	<p>a) 7.0 metres;</p> <p>b) 6.0 metres when a rear lot line coincides with an interior side lot line of an adjacent lot, an Institutional, Open Space or Floodplain zone, including a Floodplain, a Stormwater Pond, and/or a Park;</p> <p>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;</p>



	<div>d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</div> <div>e) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</div> <div>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</div> <div>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</div>
(6) Minimum Interior Side Yard Width	<div>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;</div> <div>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;</div> <div>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</div> <div>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;</div>
(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	13.5 metres;
(9) The following provisions shall apply to garages:	<div>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</div> <div>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;</div> <div>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;</div> <div>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</div> <div>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length</div>

	<p>by 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>
<p>(10) The Following shall apply to a bay, bow or box window:</p>	<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>

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“3792 The lands designated R3C – 3792 on Schedule A to this bylaw:

3792.1 Shall only be used for the purposes permitted in an R3C zone and for the following additional uses:

- a) a live work townhouse dwelling;
- b) a street townhouse dwelling;
- c) only in conjunction with a live-work townhouse dwelling:
  - i. an office;
  - ii. a retail establishment having no outdoor storage;
  - iii. a bank, trust company, or financial institution;
  - iv. an art gallery;
  - v. a personal service shop;
  - vi. a take-out restaurant;
  - vii. a dining room restaurant;
  - viii. a health or fitness centre;
  - ix. a custom workshop;
  - x. a visual and performing arts studio;
  - xi. veterinary clinic;
  - xii. a medical or dental practice or office;
  - xiii. a commercial school;
  - xiv. purposes accessory to the other permitted uses;

3792.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area per dwelling unit</p>	<p>a) Interior Lot: 117.0 square metres</p>
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	b) Corner Lot: 143.0 square metres
(2) Minimum Lot Width	a) Interior Lot: 4.5 metres b) Corner Lot: 5.5 meters
(3) Minimum Yard Setback for Principal Building	a) The front wall of a dwelling unit: 3.0 metres to a lot line  i. A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required front yard;  b) The rear wall of a dwelling unit: 6.0 metres to a lot line;  i. A balcony, porch or bay window with or without foundation may encroach a maximum of 1.0 metres into the required rear yard;  c) a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/triangles;
(4) Minimum Exterior Side Yard Width	a) 3.0 metres to a public road; b) 1.5 metres to a lot line not zoned in the same zoning category; c) 1.2 metres to a lot line zoned in the same zoning category d) 0.6 metres abutting a parking area and public walkway
(5) Minimum Interior Side Yard Width	a) 1.2 metres when abutting side lot line coincides with two exterior walls; b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; c) 0.5 metres into the 1.2 metres interior side yard for a bay window, or box window with or with foundation or cold cellar; and d) 0.7 metres to a bay, bow or box window with or without foundations or cold cellar;
(6) Maximum Building Height	14 metres
(7) The following provisions shall apply to garages:	a) the maximum cumulative garage door width for shall be 5.6 metres; b) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length by 3.1 metre minimum interior width; c) 6.0 metres between a garage door and a public or private road; d) the garage door width shall not exceed the width of any unit of a dwelling

(8) Minimum Landscape Open Space: No Requirement	
(9) Minimum Amenity Area	a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
(10) Air conditioning units are permitted to be located on a balcony or uncovered terrace.	
(11) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit is not required.	
(12) Notwithstanding Section 10.9.1.B(1)(a), the minimum driveway width shall be 2.75 metres and shall not exceed the width of the lot.	
(13) Minimum Parking Requirement:  a) 2 spaces per townhouse dwelling  b) no additional spaces are required for visitor parking for commercial uses	
(14) Maximum fence height within the front yard and in the rear yard – 1.2 metres.	
(15) Minimum Condominium Laneway Aisle Width: 6.0 metres, including an aisle providing access to a parking space.	
(16) No accessory structure shall be erected in the front and/or rear yards.	

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“3791 The lands designated I1 – Section 3791 on Schedule A to this by-law:

3791.1 Shall only be used for the purposes permitted by either 3791.1(1) or 3791.1(2) but not both:

(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 permitted by the R1F- 11.0 - 3790 zone.

3750.2 (1) The uses permitted in Section 3791.1(1) shall be subject to the requirements and restrictions of the I1 zone.

(2) The uses permitted in Section 3791.1(2) shall be subject to the requirements and restrictions of the R1F - 11.0 – 3790.”

ENACTED and PASSED this 26<sup>th</sup> day of June, 2024.

Approved as to  
form.  
  
2024/06/25  
  
MR

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Patrick Brown, Mayor

Approved as to  
content.  
  
2024/June/24  
  
AAP

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Genevieve Scharback, City Clerk

(File No: OZS-2022-0025)