



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 - 9.15 – SECTION 3738 (R1F – 9.15 – 3738) RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737) RESIDENTIAL SEMI-DETACHED A - R2A – SECTION 3742 (R2A – 3742) RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION 3712 (R3E – 5.5 – 3712)

	<p>RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION XXXX (R3E – 5.5 – XXXX)</p> <p>RESIDENTIAL TOWNHOUSE C - SECTION 3713 (R3C – 3713)</p> <p>RESIDENTIAL TOWNHOUSE C – R3C – SECTION 3760 (R3C-AAA)</p> <p>RESIDENTIAL APARTMENT A- SECTION 3714 (R4A – 3714)</p> <p>INSTUTIONAL ONE – SECTION XXXX (I1-XXXX)</p> <p>Open Space Zone (OS)</p> <p>FLOODPLAIN (F)</p>
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(2) By adding the following Sections:

“XXXX The lands designated R3C – XXXX on Schedule A to this by- law:

XXXX.1 Shall only be used for the following purposes:

- a) Dwelling, Rear Lane Townhouse
- b) Dwelling, Back-to-Back Townhouse

XXXX.2 Shall be subject to the following requirements and restrictions for a Dwelling, Rear Lane Townhouse:

(1) Minimum Dwelling Unit Width	a) 5.5 metres
(2) Minimum Front Yard	<p>a. The front wall of a dwelling unit: 2.0 metres to a public or private road;</p> <p>b. a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;</p> <p>c. A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;</p> <p>d. a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may</p>

	encroach into the front yard within 0.0 metres
(3) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.6 metres abutting a parking area and a walkway
(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres to the wall of a dwelling; b) 6.0 metres to a garage from a private laneway
(5) Minimum Interior Side Yard	<ul style="list-style-type: none"> 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) a bay window, or box window with or with foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard
(6) Maximum Building Height	14 metres;
(7) The Following shall apply to a bay, bow or box window:	<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; and 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;
(8) Encroachments	a) Permitted yard encroachment of exterior stairs below grade may

	<p>encroach into rear yard by 2.5 metres;</p> <p>b) A balcony above a garage may encroach to within 1.5 metres of the rear lot line</p>
(9) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
(10)	Maximum fence height required within a front yard is 1.2 metres
(11)	Section 10.13.2 shall not apply
(12)	Section 10.9.1.4 shall not apply
(13)	Minimum Visitor Parking Spaces: 0.2 spaces per unit

XXXX.3 Shall be subject to the following requirements and restrictions for a Dwelling, Back-to-Back Townhouse

(1) Minimum Lot Area (per unit)	a) None
(2) Minimum Lot Width	a) 5.5 metres per unit
(3) Minimum Front Yard Depth	<p>a) 3 metres;</p> <p>b) 6.0 metres to a garage door facing the lot line</p>
(4) Minimum Exterior Side Yard	<p>a) 1.2 metres;</p> <p>b) 1.2 metres where a side yard abuts a common amenity area or visitor parking</p>
(5) Minimum Interior Side Yard	<p>a) 1.5 metres;</p> <p>b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings</p>
(6) Setback to the daylight triangle	a) 1.2 metres for any portion of a building
(7) Maximum Building Height	a) 12 metres except that a mechanical penthouse, access to a roof terrace

	and parapet may project beyond the permitted building height by a maximum of 3.5 metres.
(8) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level

(3) By adding the following Sections:

“XXXX. The lands designated R3E – 5.5 – Section XXXX of Schedule A to this by-law:

XXXX.1 Shall only be used for the purposes permitted in an R3E zone;

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

(1) Minimum lot width	Interior lot: 5.5 metres End Lot : 6.9 metres Corner lot: 7.0 metres
(2) Minimum lot area per dwelling units	145 square metres
(4) Minimum Lot Depth	25 metres
(4) Minimum Dwelling Unit Width	5.5 metres
(5) Minimum Front Yard	a) 3.0 metres but 6.0 metres to the front of the garage; b) 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; c) a bay window, bow window, box window with or without foundation may encroach 1.0 metre into the minimum front yard;

(6) Minimum Exterior Side Yard Width	<p>a) 1.2 metres when a lot abuts a private road;</p> <p>b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;</p> <p>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;</p> <p>d) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</p>
(7) Minimum rear yard	<p>a) 6.0 metres</p> <p>b) A deck may encroach in to the rear yard to within 3.0 metres of the rear lot line;</p> <p>c) a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metre into the rear yard.</p>
(8) Maximum building height	14 metres
(9) Minimum landscaped open space	A minimum of 20 square meters for the entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
(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 metre;</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 metre does need to contain side windows;</p>
(11) Garage Control	<p>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.</p> <p>b) 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>
(12) Encroachments	<p>a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres</p> <p>b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard</p>
(13) Maximum Lot Coverage	No Requirement
(14) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	
(15) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.	

(4)

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

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved by Legal Services:

Approved as
to form.

2024/month/day

[insert name]

Patrick Brown, Mayor

Approved by the Division Head/Director:

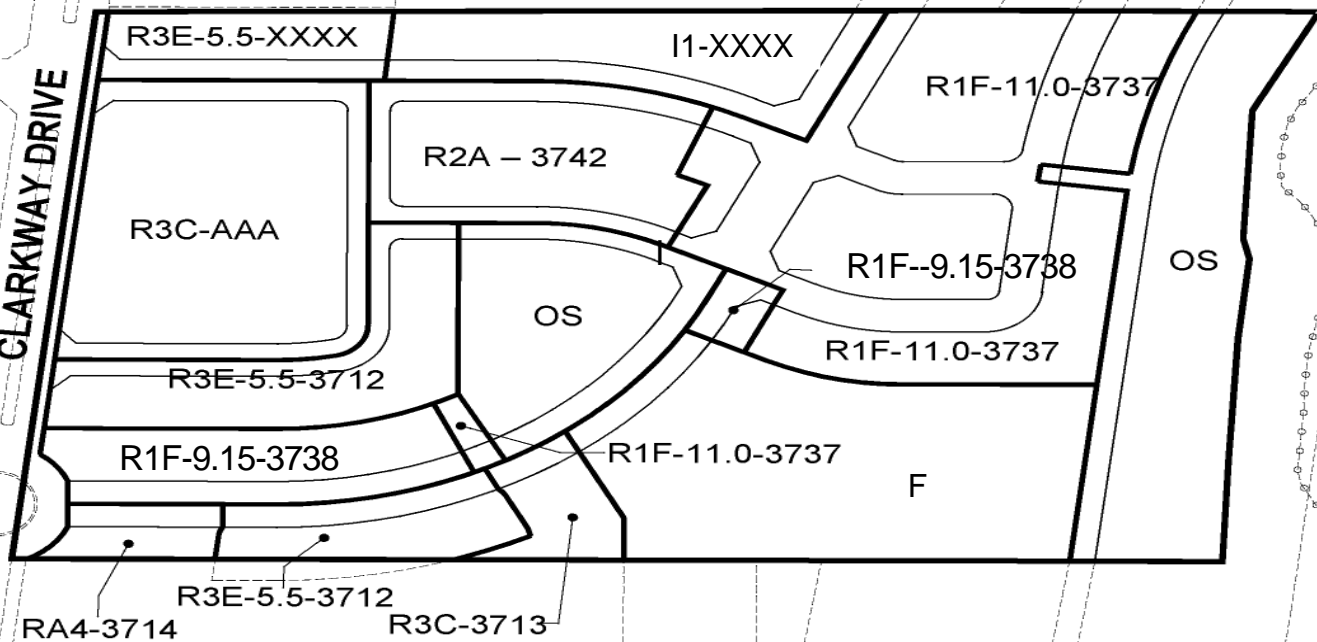
Approved as
to content.

2024/month/day

[insert name]

Genevieve Scharback, City Clerk

CLARKWAY DRIVE



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