



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 3737 (R1F – 11.0 – 3737) RESIDENTIAL TOWNHOUSE E – 6.7 – SECTION 3762 (R3E – 6.7 – 3762) RESIDENTIAL SINGLE DETACHED F – 9.4 – SECTION 3796 (R1F – 9.4 – 3796) INSTUTIONAL ONE – SECTION 3797 (I1-3797) OPEN SPACE ZONE (OS)

(2) By adding the following Sections:

"3796 The lands designated R1F – 9.4 – 3796 on Schedule A to this by-law:

3796.1 Shall only be used for the purposes permitted in an R1F – 9.4 zone.

3796.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 240 square metres; b) Corner Lot – 300.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 9.4 metres; b) Corner Lot – 12.4 metres;
(3) Minimum Front Yard	a) 3.0 metres; b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the

	<p>minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>c) a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard;</p>
(4) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 1.2 metres where the exterior side yard abuts a public or private lane;</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 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>
(5) Minimum Rear Yard Depth	<p>a) 3.0 metres to the dwelling</p> <p>b) 6.0 metres to the garage door opening</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) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a 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 rear wall of a dwelling;</p> <p>b) minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width;</p> <p>c) 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>

	d) Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres
(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) Maximum Lot Coverage	No requirements.
12) Maximum fence height within the front yard is 1.2 metres;	
13) For zoning purposes, the front lot line is deemed to be the lot line abutting Clarkway Drive or, for lots that do not have frontage on Clarkway Drive, the front lot line shall be Purple Crest Street”	

(3)

“3797 The lands designated I1 – Section 3797 on Schedule A to this by-law:

3797.1 Shall only be used for the purposes permitted by either 3797.1(1), or the purposes permitted by 3797.1(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 the R1F- 11.0 - 3737 zone.

3797.2 The uses permitted in Section 3797.1(1) shall be subject to the requirements and restrictions of the I1 zone.

3797.3 The uses permitted in Section 3797.1(2) shall be subject to the requirements and restrictions of the R1F - 11.0 - 3737 zone, Section 3737.2.”

ENACTED and PASSED this 16th day of October, 2024.

Approved as to
form.
2024/10/10
MR

Patrick Brown, Mayor

Approved as to
content.
2024/10/09
AAP

Genevieve Scharback, City Clerk

(File: OZS-2021-0057)