



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 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 R1F-11.6–SECTION AAAA (R1F-11.6–AAAA), RESIDENTIAL SINGLE DETACHED R1F-11.6–SECTION BBBB (R1F-11.6–BBBB), RESIDENTIAL SINGLE DETACHED R1F-11.6–SECTION CCCC (R1F-11.6–CCCC), RESIDENTIAL SINGLE DETACHED R1F-9.0–SECTION DDDD (R1F-9.0–DDDD),

	<p>RESIDENTIAL TOWNHOUSE R3E-4.4-SECTION EEEE (R3E-4.4-EEEE),</p> <p>RESIDENTIAL TOWNHOUSE R3E-4.4-SECTION FFFF (R3E-4.4-FFFF),</p> <p>RESIDENTIAL TOWNHOUSE R3E-5.5-SECTION GGGG (R3E-5.5-GGGG),</p> <p>RESIDENTIAL TOWNHOUSE R3E-5.5-SECTION HHHH (R3E-5.5-HHHH),</p> <p>RESIDENTIAL TOWNHOUSE R3E-5.5-SECTION IIII (R3E-5.5-IIII),</p> <p>INSTITUTIONAL ONE – JJJJ (I1-JJJJ)</p> <p>OPEN SPACE (OS),</p> <p>FLOODPLAIN (F)</p>
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(2) By adding the following sections:

“AAAA The lands designated R1F-11.6–AAAA on Schedule A to this By-law;

AAAA.1 Shall only be used for the purposes permitted in the R1F-11.6 zone.

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

1) Minimum Lot Area:

a) Interior Lot – 315 metres squared;

b) Corner Lot – 375 metres squared.

- 2) Minimum Lot Width:
 - a) Interior Lot – 11.6 metres;
 - b) Corner Lot – 13.4 metres;
 - c) Minimum Lot Width for a Lot abutting a daylight triangle - 11.6 metres.

- 3) Minimum Lot Depth:
 - a) 25 metres;
 - b) Where a Corner Lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply.

- 4) Minimum Front Yard Depth:
 - a) 4.5 metres;
 - b) 6.0 metres to a garage door facing the Front Lot Line;
 - c) The main wall of a dwelling may encroach into the minimum Front Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum Front Yard;
 - e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front 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 metres into the minimum Front Yard;
 - g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front Yard to within 1.2 metres of a daylight rounding/triangle.

- 5) Minimum Rear Yard Depth:
 - a) 7.0 metres for an Interior Lot;

- b) 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;
 - c) 3.5 metres to a deck off the main floor, open roofed porches and or uncovered terraces;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the Exterior Side Yard;
 - e) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum Rear Yard.
- 6) Minimum Interior Side Yard Width:
- 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;
 - 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 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;
 - d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.
- 7) Minimum Exterior Side Yard Width:
- a) 3.0 metres;
 - b) 6.0 metres to a garage door facing the Exterior Side Yard or Flankage Lot Line for Corner Lots;
 - c) The main wall of a Dwelling may encroach into the minimum Exterior Side Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
 - d) 1.2 metres where the Exterior Side Yard abuts a public walkway or a non-residential zone;
 - e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum Exterior Side Yard;

- f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 0.0 metres of a daylight rounding/triangle;
 - g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum Exterior Side Yard;
 - h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 1.2 metres of a daylight rounding/triangle.
 - i) For Lots with a 1.2 metre Exterior Side Yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an Exterior Side Yard shall be 0.5 metres, exclusive of windows.
- 8) The following shall apply to a bay, bow or box windows:
- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
 - b) 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;
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- 9) Maximum Building Height - 12.0 metres.
- 10) The following Garage Controls shall apply:
- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - b) The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the Dwelling width whichever is greater.

c) A garage is permitted to face the Flankage Lot Line.

AAAA.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section AAAA.2.”

“BBBB The lands designated R1F-11.6–BBBB on Schedule A to this By-law;

BBBB.1 Shall only be used for the purposes permitted by Section BBBB.1.1 or the purposes permitted by Section BBBB.1.2 but not both sections and not any combination of both sections:

Either:

1) The following:

a) The purposes permitted in the R1F-11.6-2987 zone.

Or:

2) The following:

a) The purposes permitted in the R1F-11.6-AAAA zone.

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

1) For those purposes permitted in the R1F-11.6-BBBB.1.1 zone, the requirements and restrictions as set out in the R1F-11.6-2987 zone;

2) For those purposes permitted in the R1F-11.6-BBBB.1.2 zone, the requirements and restrictions as set out in the R1F-11.6-AAAA zone.

BBBB.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section BBBB.2.”

“CCCC The lands designated R1F-11.6–CCCC on Schedule A to this By-law;

CCCC.1 Shall only be used for the purposes permitted by Section CCCC.1.1 or the purposes permitted by Section CCCC.1.2 but not both sections and not any combination of both sections:

Either:

1) The following:

a) The purposes permitted in the R1F-11.6-3684 zone.

Or:

2) The following:

a) The purposes permitted in the R1F-11.6-AAAA zone.

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

1) For those purposes permitted in the R1F-11.6-CCCC.1.1 zone, the requirements and restrictions as set out in the R1F-11.6-3684 zone;

2) For those purposes permitted in the R1F-11.6-CCCC.1.2 zone, the requirements and restrictions as set out in the R1F-11.6-AAAA zone.

CCCC.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this By-law which are not in conflict with those set out in Section CCCC.2.”

“DDDD The lands designated R1F-9.0–DDDD on Schedule A to this By-law;

DDDD.1 Shall only be used for the purposes permitted by Section DDDD.1.1 or the purposes permitted by Section DDDD.1.2 but not both sections and not any combination of both sections:

Either:

1) The following:

a) The purposes permitted in the R1F-9.0-3593 zone.

Or:

2) The following:

a) The purposes permitted in the R1F-9.0 zone.

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

- 1) For those purposes permitted in the R1F-9.0-DDDD.1.1 zone, the requirements and restrictions as set out in the R1F-9.0-3593 zone;
- 2) For those purposes permitted in the R1F-9.0-DDDD.1.2 zone, the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 225 square metres;
- b) Corner Lot – 270 square metres.

(2) Minimum Lot Width:

- a) Interior Lot – 9.0 metres;
- b) Corner Lot – 10.8 metres;
- c) Minimum Lot Width for a Lot abutting a daylight triangle - 9.0 metres.

(3) Minimum Lot Depth:

- a) 25 metres;
- b) Where a Corner Lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply.

(4) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 6.0 metres to a garage door facing the Front Lot Line;
- c) The main wall of a Dwelling may encroach into the minimum Front Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding.
- d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum Front Yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front 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 metres into the minimum Front Yard;
- g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front Yard to within 1.2 metres of a daylight rounding/triangle.

(5) Minimum Rear Yard Depth:

- a) 7.0 metres for an Interior Lot;
- b) 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;
- c) 3.5 metres to a deck off the main floor, open roofed porches and or uncovered terraces;
- d) 0.6 metres to the side wall of a garage, where access to the garage is from the Exterior Side Yard;
- e) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum Rear Yard.

(6) Minimum Interior Side Yard Width:

- 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;
- 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 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;
- d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.

(7) Minimum Exterior Side Yard Width:

- a) 3.0 metres;

- b) 6.0 metres to a garage door facing the Exterior Side Yard or Flankage Lot Line for Corner Lots;
- c) The main wall of a Dwelling may encroach into the minimum Exterior Side Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- d) 1.2 metres where the Exterior Side Yard abuts a public walkway or a non-residential zone;
- e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum Exterior Side Yard;
- f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 0.0 metres of a daylight rounding/triangle;
- g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum Exterior Side Yard;
- h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 1.2 metres of a daylight rounding/triangle.

(8) The following shall apply to a bay, bow or box windows:

- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
- b) 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;
- d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

(9) Maximum Building Height - 12.0 metres.

(10) The following Garage Controls shall apply:

- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- b) The maximum cumulative garage door width of an attached garage shall be 3.7 metres or 50% of the Dwelling width whichever is greater;
- c) A garage is permitted to face the Flankage Lot Line;
- d) For Dwellings that are 6.0 metres or less in width, the interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width.

For Dwellings that are greater than 6.0 metres in width, the interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres for the first parking stall. Subsequent parking stalls shall provide a rectangular area not less than 2.7 metres by 5.4 metres. Each rectangular area shall permit no more than one step encroachment.

- (11) The maximum permitted width of the driveway in the Front Yard or Exterior Side Yard is 6.71 metres on Lots having a width equal to and greater than 9.14 metres but less than 15.24 metres, measured parallel to the front of the attached garage. Lots less than 9.14 metres are permitted a maximum driveway width of 6.0 metres, measured parallel to the front of the attached garage.

DDDD.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.0 zone and all the general provisions of this By-law which are not in conflict with those set out in Section DDDD.2.”

“EEEE The lands designated R3E-4.4–EEEE on Schedule A to this By-law;

EEEE.1 Shall only be used for the following purposes permitted by Section EEEE.1.1 or the purposes permitted by Section EEEE.1.2 but not both sections and not any combination of both sections:

Either:

- 1) The following:

- a) The purposes permitted in the R3E-4.4-3580 zone;

Or:

2) The following:

- a) The purposes permitted in the R3E-4.4 zone;
- b) Rear Lane Townhouse Dwelling;
- c) Live-Work Townhouse Dwelling;
- d) Townhouse Dwelling.

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

- 1) For those purposes permitted in the R3E-4.4-EEEE.1.1 zone, the requirements and restrictions as set out in the R3E-4.4-3580 zone;
- 2) For those purposes permitted in the R3E-4.4-EEEE.1.2 zone, the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 110 square metres;
- b) Corner Lot – 150 square metres;
- c) End Lot – 140 square metres;

(2) Minimum Lot Width:

- a) Interior Lot – 4.4 metres;
- b) Corner Lot – 7.0 metres;
- c) End Lot – 5.6 metres;
- d) Lot Width to be measured 6.0 metres from the Rear Lot Line.

(3) For the purpose of this zone: the Lot Line that abuts a Lane shall be deemed to be the Rear Lot Line; and, where applicable, the Lot Line that abuts Torbram Road or Inspire Boulevard shall be deemed the Front Lot Line.

(4) Minimum Lot Depth - 25 metres, notwithstanding the minimum Lot Depth does not apply on Lots adjacent to a

daylight triangle.

(5) Minimum Dwelling Unit Width - 4.4 metres.

(6) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) The main wall of a Dwelling Unit may encroach into the minimum Front Yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
- 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 minimum 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 metres into the minimum Front Yard;
- f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front Yard to within 1.2 metres of a daylight rounding/triangle.

(7) Minimum Rear Yard Depth:

- a) 0.6 metres;
- b) The main wall of a Dwelling Unit may encroach into the minimum Rear Yard to within 0.3 metres of a daylight triangle/rounding;
- c) A porch and/or balcony with or without foundation or cold cellar may encroach 0.6 metres into the minimum Rear Yard;
- d) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Rear Yard to within 0.0 metres of a daylight rounding/triangle;

(8) Minimum Interior Side Yard Width:

- a) 1.2 metres;
- b) 0.0 metres when abutting a Side Lot Line that coincides with a common wall between two Dwelling Units;
- c) 0.0 metres when abutting a Side Lot Line that coincides with a common wall between two garages;

(9) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) The main wall of a Dwelling Unit may encroach into the minimum Exterior Side Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- c) 1.2 metres where the Exterior Side Yard abuts a public walkway or a non-residential zone;
- d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum Exterior Side Yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum 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 metres into the minimum Exterior Side Yard;
- g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 1.2 metres of a daylight rounding/triangle.
- h) For Lots with a 1.2 metre Exterior Side Yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum Exterior Side Yard shall be 0.5 metres, exclusive of windows.

(10) The following shall apply to a bay, bow or box windows:

- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

- b) 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;
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- (11) Maximum Building Height - 14.0 metres and shall not exceed 3-storeys.
- (12) Minimum Amenity Area - 3.5 square metres for each Dwelling Unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the Rear Yard, or roof terrace.
- (13) The following Garage Controls shall apply:
- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - b) The maximum cumulative garage door width for an Interior Lot having a Dwelling Unit width less than or equal to 6.0 metres shall be 4.8 metres;
 - c) The maximum cumulative garage door width for a Corner Lot having a Dwelling Unit width greater than 6.0 metres shall be 5.5 metres;
 - d) A two bay garage width shall be permitted on a Corner Lot;
 - e) For Dwelling Units that are 6.0 metres or less in width, the interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width.

For Dwelling Units that are greater than 6.0 metres in width, the interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres for the first parking stall. Subsequent parking stalls shall provide a rectangular area not less than 2.7 metres by 5.4 metres. Each rectangular area shall permit no more

than one step encroachment.

- (14) Minimum Detached Garage Setback Requirements:
- a) 0.2 metres to a curved Lot Line that abuts the intersection of two Lanes or two parts of the same Lane;
 - b) 2.0 metres to the Flankage Lot Line;
 - c) 0.3 metres to an Interior Side Lot Line except this may be reduced to 0.0 metres where the garages of two lots sharing a lot line are designed as one building.
- (15) Detached Garage Maximum Gross Floor Area – 42 square metres.
- (16) Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:
- a) The minimum driveway width shall be 2.75 metres;
 - b) The driveway width shall not exceed the width of any Dwelling Unit;
 - c) For a Corner Lot, the maximum driveway width shall be the width set out in Section 10.9.1.B.1 (a) or (b) or the width of the garage, whichever is greater.
- (17) Parking on a driveway in the Rear Yard is permitted for a home occupation use located in a Rear Lane Townhouse Dwelling, Live-Work Townhouse Dwelling, or Townhouse Dwelling.
- (18) Section 10.4.1(d) shall not apply.
- (19) Section 10.4.1 (e) shall not apply.
- (20) Section 10.5 (b) shall not apply.
- (21) Section 10.9.1.B.4 shall not apply.
- (22) Section 10.9.1.B.7 shall not apply.

- (23) Section 10.12 shall not apply.
- (24) Section 10.13.2 shall not apply.
- (25) Section 10.13.3 does not apply.
- (26) Section 10.21 shall not apply.
- (27) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or Rear Yard.
- (28) An accessory structure shall not be permitted in any Yard, except for a Rear Lane Townhouse with a detached garage.

EEEE.3 Shall also be subject to the requirements and restrictions relating to the R3E-4.4 zone and all the general provisions of this By-law which are not in conflict with those set out in Section EEEE.2.”

“FFFF The lands designated R3E-4.4–FFFF on Schedule A to this By-law;

FFFF.1 Shall only be used for the purposes permitted by Section FFFF.1.1 or the purposes permitted by Section FFFF.1.2 but not both sections and not any combination of both sections:

Either:

1) The following:

a) The purposes permitted in the R3E-4.5-3685 zone.

Or:

2) The following:

a) The purposes permitted in the R3E-4.4-EEEE zone.

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

- 1) For those purposes permitted in the R3E-4.4-FFFF.1.1 zone, the requirements and restrictions as set out in the R3E-4.5-3685 zone;
- 2) For those purposes permitted in the R3E-4.4-FFFF.1.2 zone, the requirements and restrictions as set out in the R3E-4.4-

EEEE zone.

FFFF.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this By-law which are not in conflict with those set out in Section FFFF.2.”

“GGGG The lands designated R3E-5.5–GGGG on Schedule A to this By-law;

GGGG.1 Shall only be used for the purposes permitted in an R3E-5.5 zone.

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

(1) Minimum Lot Area:

- a) Interior Lot - 135 square metres;
- b) Corner Lot – 210 square metres;
- c) End Lot – 165 square metres.

(2) Minimum Lot Width:

- a) Interior Lot – 5.5 metres;
- b) Corner Lot – 8.5 metres;
- c) End Lot – 6.7 metres.
- d) Lot width to be measured 6.0 metres from the Rear Lot Line.

(3) Minimum Lot Depth - 25 metres, notwithstanding the minimum Lot Depth does not apply on Lots adjacent to a daylight triangle.

(4) Minimum Dwelling Unit Width: 5.5 metres.

(5) Minimum Front Yard Depth:

- a) 4.5 metres;
- b) 6.0 metres to a garage door facing the Front Lot Line;

- c) The main wall of a Dwelling Unit may encroach into the minimum Front Yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
- d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum Front Yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front 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 metres into the minimum Front Yard;
- g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front Yard to within 1.2 metres of a daylight rounding/triangle.

(6) Minimum Rear Yard Depth

- a) 6.0 metres for an Interior Lot;
- b) 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;
- c) 3.5 metres to a deck off the main floor, open roofed porches and or uncovered terraces;
- d) 0.6 metres to the side wall of a garage, where access to the garage is from the Exterior Side Yard;
- e) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum Rear Yard.

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;
- b) 0.0 metres abutting a Side Lot Line that coincides with a shared common wall between two Dwelling Units;
- c) 0.0 metres abutting a Side Lot Line that coincides with a shared common wall between two garages.

(8) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) The main wall of a Dwelling Unit may encroach into the minimum Exterior Side Yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding;
- c) 1.2 metres where the Exterior Side Yard abuts a public walkway or a non-residential zone;
- d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum Exterior Side Yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum 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 metres into the minimum Exterior Side Yard;
- g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 1.2 metres of a daylight rounding/triangle;
- h) For Lots with a 1.2 metre minimum Exterior Side Yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum Exterior Side Yard shall be 0.5 metres, exclusive of windows.
- i) 3.0m between a building and the lot line abutting a gateway/entry feature block.

(9) The following shall apply to a bay, bow or box windows:

- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;
- b) 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;

- d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

(10) Maximum Building Height - 14.0 metres and shall not exceed 3-storeys.

(11) The following Garage Controls shall apply:

- a) The maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
- b) The maximum cumulative garage door width for an Interior Lot having a Dwelling Unit width of less than or equal to 6.0 metres shall be 3.7 metres.
- c) The maximum cumulative garage door width for a Corner Lot having a Dwelling Unit width greater than 6.0 metres shall be 5.5 metres;
- d) A two bay garage shall be permitted on a Corner Lot;
- e) For Dwelling Units that are 6.0 metres or less in width, the interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width.

For Dwelling Units that are greater than 6.0 metres in width, the interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres for the first parking stall. Subsequent parking stalls shall provide a rectangular area not less than 2.7 metres by 5.4 metres. Each rectangular area shall permit no more than one step encroachment.

(12) Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:

- a) The minimum driveway width shall be 2.75 metres;
- b) For a Corner Lot, the maximum driveway width shall be the width set out in Section 10.9.1.B.1 (a) or (b) or the width of the garage, whichever is greater.

(13) Section 10.9.1.B.4 shall not apply.

(14) Section 10.9.1.B.7 shall not apply.

(15) Section 10.13.2 shall not apply.

(16) Section 10.21 shall not apply.

(17) Section 10.13.3 shall not apply.

(18) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.

GGGG.3 Shall also be subject to the requirements and restrictions relating to the R3E-5.5 zone and all the general provisions of this By-law which are not in conflict with those set out in Section GGGG.2.”

“HHHH The lands designated R3E-5.5–HHHH on Schedule A to this By-law;

HHHH.1 Shall only be used for the purposes permitted by Section HHHH.1.1 or the purposes permitted by Section HHHH.1.2. but not both sections and not any combination of both sections:

Either:

1) The following:

a) The purposes permitted in the R3D-6.0 zone.

Or:

2) The following:

a) The purpose permitted in the R3E-5.5-GGGG zone.

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

1) For those purposes permitted in the R3E-5.5-HHHH.1.1 zone, the requirements and restrictions are set out in the R3D-6.0 zone;

- 2) For those purposes permitted in the R3E-5.5-HHHH.1.2 zone, the requirements and restrictions as set out in the R3E-5.5-GGGG zone.

HHHH.3 Shall also be subject to the requirements and restrictions:

- 1) The requirements and restrictions relating to the R3D-6.0 zone and all the general provisions of this By-law which are not in conflict with those set out in Section HHHH.2.1;
- 2) The requirements and restrictions relating to the R3E-5.5 zone and all the general provisions of this By-law which are not in conflict with those set out in Section HHHH.2.2.”

“III The lands designated R3E-5.5–III on Schedule A to this By-law;

III.1 Shall only be used for the purposes permitted by Section III.1.1 or the purposes permitted by Section III.1.2. but not both sections and not any combination of both sections:

Either:

1) The following:

- a) The purposes permitted in the R3D-7.5-2912 zone.

Or:

2) The following:

- a) The purpose permitted in the R3E-5.5-GGGG zone.

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

- 1) For those purposes permitted in the R3E-5.5-III.1.1 zone, the requirements and restrictions are set out in the R3D-7.5-2912 zone;
- 2) For those purposes permitted in the R3E-5.5-III.1.2 zone, the requirements and restrictions as set out in the R3E-5.5-GGGG zone.

III.3 Shall also be subject to the requirements and restrictions:

- 1) The requirements and restrictions relating to the R3D-7.5 zone and all the general provisions of this By-law which are not in conflict with those set out in Section III.2.1;

- 2) The requirements and restrictions relating to the R3E-5.5 zone and all the general provisions of this By-law which are not in conflict with those set out in Section III.2.2.”

“JJJJ The lands designated I1–JJJJ on Schedule A to this By-law;

JJJJ.1 Shall only be used for the purposes permitted by Section JJJJ.1.1 or the purposes permitted by Section JJJJ.1.2 but not both sections and not any combination of both sections:

Either:

1) The following:

- a. The purposes permitted in the I1-3587 zone;

Or:

2) The following:

- a. The purposes permitted in the R3E-5.5-GGGG zone, R3E-4.4-EEEE zone, and/or Back to Back Townhouse Dwellings.

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

1) For those purposes permitted in the JJJJ.1.1 zone, the requirements and restrictions as set out in the I1 zone;

2) For those purposes permitted in the JJJJ.1.2 zone, the following requirements and restrictions:

- a. The R3E-5.5-GGGG zone for the purpose permitted in the R3E-5.5-GGGG zone;
- b. The R3E-4.4-EEEE zone for the purpose permitted in the R3E-4.4-EEEE zone;
- c. The following for Back to Back Townhouse Dwellings:

(1) Minimum Lot Area:

- a) Interior Lot – 75 square metres;
- b) Corner Lot – 115 square metres;
- c) End Lot – 95 square metres.

(2) Minimum Lot Width:

- a) Interior Lot – 6.0 metres;
- b) Corner Lot – 9.0 metres;
- c) End Lot – 7.2 metres.

(3) Minimum Lot Depth - 13.0 metres.

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.7 metres to a garage door facing the Front Lot Line;
- c) The main wall of a Dwelling Unit may encroach into the minimum Front Yard to within 0.3 metres of a daylight triangle and within a 1.0 metre of a daylight rounding;
- d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum Front Yard;
- e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front 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 metres into the minimum Front Yard;
- g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Front Yard to within 1.2 metres of a daylight rounding/triangle.

(5) Minimum Rear Yard Depth - 0.0 metres.

(6) Minimum Interior Side Yard Width:

- a) 1.2 metres;
- b) 0.0 metres abutting a Side Lot Line that coincides with a shared common wall between two Dwelling Units;

- c) 0.0 metres abutting a Side Lot Line that coincides with a shared common wall between two garages.

(7) Minimum Exterior Side Yard Width:

- a) 2.0 metres;
- b) 2.0 metres to a garage door facing the Exterior Side Lot Line or Flankage Lot Line for a Corner Lot with a two bay garage;
- c) The main wall of a Dwelling Unit may encroach into the minimum Exterior Side Yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;
- d) 1.2 metres where the Exterior Side Yard abuts a public walkway or a non-residential zone;
- e) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum Exterior Side Yard;
- f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 0.0 metres of a daylight rounding/triangle;
- g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum Exterior Side Yard;
- h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum Exterior Side Yard to within 1.2 metres of a daylight rounding/triangle;
- i) For Lots with a 1.2 metre minimum Exterior Side Yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum Exterior Side Yard shall be 0.5 metres, exclusive of windows.

(8) The following shall apply to a bay, bow or box windows:

- a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres;

- b) 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;
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- (9) Maximum Building Height - 14.0 metres and shall not exceed 3-storeys.
- (10) Minimum Landscaped Open Space:
- a) Those portions of all Yards not occupied by permitted structures, permitted encroachments and permitted driveway shall consist of landscape Open Space.
- (11) Notwithstanding Section 10.13.4, for Back to Back Townhouse Dwellings, a maximum of 16 Dwelling Units may be attached in a contiguous structure, provided the structure is only 8 Dwelling Units wide and 2 Dwelling Units deep.
- (12) Minimum Amenity Area: 3.5 square metres for each Dwelling Unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the Rear Yard, or roof terrace.
- (13) The following Garage Controls shall apply:
- a) A maximum interior garage width of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage door width;
 - b) The maximum cumulative garage door width for an Interior Lot having a Dwelling Unit width less than or equal to 6.0 metres shall be 4.8 metres;
 - c) The maximum cumulative garage door width for a Corner Lot having a Dwelling Unit width equal to or greater than 6.0 metres shall be 5.5 metres;
 - d) A two bay garage width shall be permitted on a Corner Lot;

- e) A garage is permitted to face the Flankage Lot Line;
- f) For Dwelling Units that are 6.0 metres or less in width, the interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width.

For Dwelling Units that are greater than 6.0 metres in width, the interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres for the first parking stall. Subsequent parking stalls shall provide a rectangular area not less than 2.7 metres by 5.4 metres. Each rectangular area shall permit no more than one step encroachment.

- (14) Notwithstanding Section 10.9.1.B.1, the following shall apply to residential driveways:
 - a) The minimum driveway width shall be 2.75 metres;
 - b) The driveway width shall not exceed the width of any Dwelling Unit;
 - c) For a Corner Lot, the maximum driveway width shall be the width set out in Section 10.9.1.B.1 (a) or (b) or the width of the garage, whichever is greater.
- (15) Section 10.5 (b) shall not apply.
- (16) Section 10.9.1.B.4 shall not apply.
- (17) Section 10.9.1.B.7 shall not apply.
- (18) Section 10.9.4 shall not apply.
- (19) Section 10.12 shall not apply.
- (20) Section 10.13.2 shall not apply.
- (21) Section 10.13.3 does not apply.

(22) Section 10.21 shall not apply.

(23) Air conditioning units are permitted to be located on a balcony or uncovered terrace.

(24) An accessory structure shall not be permitted in any yard.

JJJJ.3 Shall also be subject to the requirements and restrictions:

- 1) The requirements and restrictions relating to the I1 zone and all the general provisions of this By-law which are not in conflict with those set out in Section JJJJ.2.1;
- 2) The requirements and restrictions relating to the R3E zone and all the general provisions of this By-law which are not in conflict with those set out in Section JJJJ.2.2.”

(3) In the event of a conflict between this By-law and any City by-law; this By-law prevails to the extent of the conflict.

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

Approved as to
form.
20__/_/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20__/_/month/day
[insert name]

Peter Fay, City Clerk

FINAL MAP

VALLEYLAND

RETAIL / MIXED USE

O.S.

R3E-4.4 -EEEE

R3E-4.4 -FFFF

R1F-13-2367

I1-JJJJ

OS

F

R1F-9.0 -DDDD

R1F-11.6-AAAA

R1F-11.6-CCCC

R1F-11.6-AAAA

R3E-5.5-GGGG

R1F-9-2368

APPROVED RESIDENTIAL

R1F-11.6-BBBB

I1-JJJJ

R3E-5.5-HHHH

R3E-5.5-IIII

S.S.

— ZONE BOUNDARY

DRAFT

1907DES17-SCHEDULE-A

PART OF LOTS 16
CONCESSION 6 E.H.S.

(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY NOW IN THE CITY OF BRAMPTON)



By-Law ___-2024

Schedule A

Date:

File no.