



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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 on Schedule A hereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	Residential Single Detached E-14.5 –Section 3811 (R1E-14.5-3811) Residential Single Detached E-13.0 – Section 3812 (R1E-13.0-3812) Residential Single Detached E-18.0 – Section 3813 (R1E-18.0-3813) Residential Single Detached E-14.5 (H) – Section 3815 (R1E(H)-14.5-3815) Open Space (OS)

2) By adding thereto the following sections:

“3811 The lands designated R1E-14.5-3811 on Schedule A to this by-law:

3811.1 Shall only be used for the purposes permitted within an R1E-x zone.

3811.2 Shall be subject to the following requirements and restrictions:

(1)	Minimum Lot Area	400 square metres;
(2)	Minimum Lot Width	14.5 metres;
(3)	Minimum Lot Depth	27.0 metres;
(4)	Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5)	Minimum Rear Yard Setback	6.0 metres

(6) Minimum Interior Side Yard Setback	0.6 metres on one side and 1.2 metres on the other;
(7) Maximum Building Height:	13 metres
(8) Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres
(9) Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard; iii) Rear Yard: 3.0 metres;

3811.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3811.2.”

“3812 The lands designated R1E-13.0-3812 on Schedule A to this by-law:

3812.1 Shall only be used for the purposes permitted within an R1E-x zone.

3812.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	350 square metres;
(2) Minimum Lot Width	13.0 metres;
(3) Minimum Lot Depth	20.0 metres;
(4) Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5) Minimum Rear Yard Setback	6.0 metres
(6) Minimum Interior Side Yard Setback	0.6 metres on one side and 1.2 metres on the other;
(7) Maximum Building Height:	13 metres
(8) Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres
(9) Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard; iii) Rear Yard: 3.0 metres;

3812.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3812.2.”

“3813 The lands designated R1E-18.0-3813 on Schedule A to this by-law:

3813.1 Shall only be used for the purposes permitted within an R1E-x zone.

3813.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	600 square metres;
(2) Minimum Lot Width	18.0 metres;
(3) Minimum Lot Depth	20.0 metres;
(4) Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5) Minimum Rear Yard Setback	3.6 metres;
(6) Minimum Interior Side Yard Setback	1.2 metres;
(7) Maximum Building Height:	13 metres
(8) Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres;
(9) Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.9 metres; iii) Rear Yard: 3.0 metres;
(10) Maximum driveway width	Notwithstanding Section 10.9.1(B)(7), the maximum driveway width shall be 9 metres or the width of the garage, which ever is greater;

3813.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3813.2.”

“3815 The lands designated R1E(H)-14.5-3815 on Schedule A to this by-law:

3815.1 Shall only be used for the purposes permitted within the R1E-14.5-3811 zone.

3815.2 Shall be subject to the requirements and restrictions of the R1E-14.5-3811 zone.

3815.3 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
 - a. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to decommission and purchase part of the Lauderhill Road cul-de-sac, or, satisfactory alternate arrangements are made should the cul-de-sac not be declared surplus, to the satisfaction of the Commissioner of Planning, Building, and Growth Management.”

ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.
2025/Jan/24
MR

Patrick Brown, Mayor

Approved as to
content.
2025/Jan/22
AAP

Genevieve Scharback, City Clerk

(OZS-2021-0046)