



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Appendix 13 - Draft Zoning By-law Amendment.docx

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
Residential Rural Estate Two (RE2)	Residential Single Detached E-x – 13.4 – 3828 (R1E-x-3828)
Residential Single Detached E – 15.0 – 2388 (R1E-15.0 – 2388)	

- 2) By adding thereto the following sections:

“3828 The lands designated R1E-x-3828 on Schedule A to this by-law:

3828.1 Shall only be used for the following purposes:

1. Single Detached Dwelling
2. Linked Single Detached Dwelling

3828.2 Single Detached Dwelling shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	Minimum 779.73 sq.m, except on a lot where the side lot lines converge toward the front lot line the lot area shall be 1186.99 sq.m;
(2) Minimum Lot Width	Minimum 15.67 m, except on a lot where the side lot lines converge toward the front lot line the minimum lot width shall be 9.09m;

(3) Minimum Lot Depth	Minimum 49.76 m, except on a lot where the side lot lines converge toward the front lot line the minimum lot depth shall be 51.49m;
(4) Minimum Front Yard Setback	Minimum 4.5m, except on a lot where the side lot lines converge toward the front lot line the minimum front yard depth shall be 17.43m;
(5) Minimum Rear Yard Setback	Minimum 7.5m, except on a lot where the side lot lines converge toward the front lot line the minimum rear yard depth shall be 10.8m;
(6) Minimum Interior Side Yard Setback	Minimum 1.2m on one side and 1.2m on the other;
(7) Minimum Exterior Side Yard Setback	Minimum 3.2m on one side;
(8) Landscape	Notwithstanding 10.9.1B(4)(a) and 10.9.1B(7), on a lot where the side lot lines converge toward the front lot line, 0.6m of permeable landscaping shall be maintained abutting one side lot line, except within 3 metres of the street lot line and within the road right-of-way where the side lot lines converge toward the street in which case less than 0.6 metres may be provided.

3828.3 Linked Single Detached Dwellings shall be subject to the following requirements and restrictions:

(9) Minimum Lot Area	1186.99 sq.m
(10) Lot Width	9.0m
(11) Lot Depth	51.49m
(12) Front Yard Depth	17.43m
(13) Rear Yard Depth	10.8m
(14) Interior Side Yard Width	Minimum 1.2m on one side and 1.2m on the other side, measured from the ground to the sky;
(15) Landscape	Notwithstanding 10.9.1B(4)(a) and 10.9.1B(7), 0.6m of permeable landscaping shall be maintained abutting one side lot line, except within 3 metres of the street lot line and within the road right-of-way where the side lot lines converge toward the street in which case less than 0.6 metres may be provided.

3828.4 For the purpose of Section XXX, as **LINKED SINGLE DETACHED DWELLING** shall mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.

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

Approved as to
form.

Patrick Brown, Mayor

Approved as to
content.
2025/Jan/22

AAP

Genevieve Scharback, City Clerk

(OZS-2021-0046)