



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:
 - a. 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 – 15.0 – 2388 (R1E-15.0 – 2388)	Residential Single Detached E- 13.4 – Section 3828 (R1E-13.4-3828)

- b. By adding thereto the following sections:

“3828 The lands designated R1E-13.4-3828 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 Shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: Minimum 15m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot width shall be 9m;
- (b) Minimum Lot Area: Minimum 779 sq.m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot area shall be 1186 sq.m;
- (c) Minimum Lot Depth: Minimum 49m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot depth shall be 51m;

- (d) Minimum Front Yard Depth: Minimum 4.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum front yard depth shall be 17m;
- (e) Minimum Rear Yard Depth: Minimum 7.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum rear yard depth shall be 10.8m;
- (f) Minimum Interior Side Yard Width: Minimum 1.2m on each side;
- (g) Minimum Exterior Side Yard Width: Minimum 3.0m;
- (h) Minimum Landscaped Open Space: Notwithstanding 10.9.1B(4)(a) and 10.9.1B(7), on a lot having a linked single detached dwelling and 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.
- (i) Garage control:
 - i. The maximum cumulative garage door width for lots having a lot width of 15m or greater shall be 5.5m;
 - ii. The maximum cumulative garage door width for lots having a lot width less than 10.0 m shall be 5.0 m
- (j) Encroachment: A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres.

3828.3 For the purpose of Section 3828.3, **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 30th day of April, 2025.

Approved by Legal Services:

Approved as to form.
<u>2025/May/05</u>
<u>MR</u>

Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content.
2025/May/02
<u>AAP</u>

Genevieve Scharback, City Clerk