

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2025

To amend 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;

By-law 270-2004, as amended, is hereby further amended:

- (1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	Residential Single Detached F11.0 – Section AAAA (R1F-11.0 – AAAA)
Floodplain (F)	Residential Single Detached F 12.2 – Section BBBB (R1F-12.2 – BBBB)
	Residential Single Detached F 18.3 – Section CCCC (R1F-18.3 – CCCC)
	Residential Townhouse A – Section DDDD (R3A-DDDD)
	Residential Townhouse A – Section EEEE (R3A-EEEE)
	Residential Apartment A – Section FFFF (R4A-FFFF)
	Commercial Three – Section GGGG (C3 – GGGG)
	Open Space (OS)
	Floodplain (F)

- (2) By adding thereto the following sections:

“AAAA           The lands designed R1F-11.0 – Section AAAA on Schedule A to this by-law:

AAAA.1         shall be used for the purposes permitted within an R1F zone.

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

- (1) Minimum Lot Area:

Interior Lot:	297 square metres;
Corner Lot:	345 square metres;
- (2) Minimum Lot Width:

Interior Lot:	11.0 metres;
Corner Lot:	12.8 metres;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Setback:
  - a) 3.0 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 front yard to within 1.0 metres of a daylight rounding/triangle;
  - 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 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 front yard to within 0.0 metres of a daylight rounding/triangle;
- (5) Minimum Rear Yard Setback
  - a) 7.0 meters,
  - b) 6.5 metres for all lots shown on Schedule A1;
  - c) 6.0 metres for lots that back onto open space blocks, which include valleylands, parks, stormwater management ponds and schools;
  - d) 3.0 metres for a corner lot provided that is not less than 50% of the unit width; is setback 6.0 metres from the rear lot line;
  - e) 3.5 metres to a deck off the main floor;
  - f) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard;
  - g) 4.5 metres for open roofed porches and or uncovered terraces;
  - h) A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (6) Minimum Side Yard Setbacks (Interior):
  - a) 0.6 metres on one side and 1.2 metres on the other side;
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and

- 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.
- (7) Minimum Side Yard Setback (Exterior)
- a) 3.0 metres;
  - b) 5.5 metres to a garage door facing the exterior side yard;
  - c) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - 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;
  - e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - f) a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - g) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (8) Maximum Building Height: 13.5 metres;
- (9) No garage may project more than 1.5 metres beyond the porch or front yard of a dwelling;
- (10) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - c) 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 metres when the main entrance to the dwelling is from the exterior side yard;
  - d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- (11) The following shall apply to a bay, bow or box window:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
  - c) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,

- 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 not need to contain side windows.

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

“BBBB The lands designated R1F-12.2-Section BBBB on Schedule A to this by-law:

BBBB.1 shall be used for the purposes permitted within an R1F zone.

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

(1) Minimum Lot Area:

Interior Lot: 324 square metres;  
Corner Lot: 372 square metres;

(2) Minimum Lot Width:

Interior Lot: 12.0 metres;  
Corner Lot: 13.8 metres;

(3) Minimum Lot Depth: 27 metres;

(4) Minimum Front Yard Setback:

- a) 3.0 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 front yard to within 1.0 metres of a daylight rounding/triangle;
- 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 front yard to within 0.0 metres of a daylight rounding/triangle;
- f) a bay window, bow window or bac window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and;
- g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 meres of a daylight rounding/triangle;

(5) Minimum Rear Yard Setback:

- a) 7.0 meters,
- b) 6.5 metres for all lots shown on Schedule A1;
- c) 6.0 metres for lots that back onto open space blocks, which include valleylands, parks, stormwater management ponds and schools;
- d) 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;
- e) 3.5 metres to a deck off the main floor;
- f) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater that 9.0 metres;

- g) 4.5 metres for open roofed porches and or uncovered terraces; and
  - h) A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (6) Minimum Side Yard Setbacks (Interior):
- a) 0.6 metres on one side and 1.2 metres on the other side provided that the combined total for each interior lots is 1.8 metres;
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and
  - 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.
- (7) Minimum Side Yard Setback (Exterior):
- a) 3.0 metres;
  - b) 6.0 metres to a garage door facing the exterior side yard;
  - c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - 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;
  - e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
  - f) a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
  - g) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (8) Maximum Building Height: 13.5 metres;
- (9) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - c) 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 metres when the main entrance to the dwelling is from the exterior side yard;
  - d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit; and
  - e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

f) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

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

- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b) the maximum depth of a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows;
- c) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; and,
- 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 not need to contain side windows.

BBB.3 shall also be subject to the requirements and restrictions relating to the R1F zone and all of 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-18.3 – Section CCCC on Schedule A to this by-law:

CCCC.1 shall be used for the purposes permitted within an R1F-18.3 zone.

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

- (1) Minimum Lot Area: 500 square metres;
- (2) Minimum Lot Width: 18 metres;
- (3) Minimum Lot Depth: 27 metres;
- (4) Minimum Front Yard Setback:
  - a) 3.0 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 front yard to within 1.0 metres of a daylight rounding/triangle;
- (5) Minimum Rear Yard Setback:
  - a) 6.0 metres;
- (6) Minimum Side Yard Setbacks:
  - a) 1.8 metres for an interior yard;
  - b) 3.0 metres for an exterior yard;
- (7) Maximum Building Height: 13.5 metres;

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

“DDDD The lands designated R3A – Section DDDD on Schedule A to this by-law:

DDDD.1 shall only be used for the purposes permitted within an R3A zone, and,

- a) Dwelling, Street Townhouse.

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

- (1) Minimum Lot Area:
  - Interior Lot: 137 square metres;
  - Exterior Lot: 212 square metres;
  - End Lot: 175 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 5.5 metres;
  - Corner Lot: 8.5 metres;
  - End Lot: 7.0 metres;
- (3) Minimum Lot Depth: 25 metres;
- (4) Minimum Front Yard Depth:
  - a) 3.0 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 front yard to within 1.0 metres of a daylight rounding/triangle;
  - d) a porch and/or balcony with or without foundation or cold cellar and chimney 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 and a porch or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.0 metres into the minimum front yard;
  - g) a bay window, bow window with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding /triangle;
- (5) Minimum Rear Yard Setback:
  - 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 5.0 metres from the rear lot line;
  - c) 3.5 metres to a deck off the main floor;
  - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
  - e) A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.
- (6) Minimum Side Yard Setback (Interior):
  - a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- (7) Minimum Side Yard Setback (Exterior):
  - a) 3.0 metres;
  - b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

- c) 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;
  - d) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
  - e) a bay window, bow window or bac window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle; and
  - f) a bay window, bow window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (8) Maximum Building Height: 13.5 metres;
- (9) Minimum Dwelling Unit Width: 6.0 metres;
- (10) The following provisions apply to garages:
- a) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for corner lots, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - d) a two-bay garage shall be permitted on a corner lot;
  - e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.
  - f) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following shall apply to a bay, bow or box window:
- a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) the maximum depth of a bay, bow or box window with a maximum depth of 1.0 metres;
  - c) A bay, bow or box window with a depth greater than 0.6 metres does not need to contain side widows;
  - d) A bay, bow or box window with a depth greater than 0.6 metres does need to contain side windows.
- (12) Notwithstanding Section 10.9.1B.1) the following shall apply;
- (a) the minimum driveway width shall be 2.75 metres.
- DDDD.3 shall be subject to the requirements and restrictions relating to the R3A 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 R3A – Section EEEE on Schedule A to this by-law:
- EEEE.1 shall only be used for the following:

- (1) Stacked Townhouse Dwellings;
- EEEE.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 125 square metres per dwelling unit;
  - (2) Minimum Lot Width: 6.0 metres;
  - (3) Minimum Lot Depth: No Requirement
  - (4) Minimum Yard Setbacks for a Principal Building:
    - a) Minimum Front Yard Setback: 3.0 metres;
    - b) Minimum Rear Yard Setback: 6.0 metres;
    - c) Minimum Interior Yard Setback: 0.0 metres
    - d) Minimum Exterior Yard Setback: 3.0 metres
  - (5) Maximum Building Height: 4 storeys;
  - (6) Minimum Landscaped Open Space: 25 square metres for each dwelling unit;
- EEEE.3 shall also be subject to the requirements and restrictions relating to the R3A 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 R4A – Section FFFF on Schedule A to this by-law:
- FFFF.1 shall only be used for the purposes permitted within an R4A zone;
- FFFF.2 shall only be used for the following requirements and restrictions:
- (1) Minimum Yard Setbacks for a Principal Building:
    - a) Front Yard Depth: 3.0 metres;
    - b) Side Yard Depth: 3.0 metres;
  - (2) Maximum Building Height: 10 storeys;
  - (3) Minimum Building Separation: 15 metres
- FFFF.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section FFFF.2.”
- “HHHH Holding (H) Symbol:
- a) Removal of the Holding (H) symbol shall not occur until the following conditions are fulfilled:
    1. That Draft Plan of Subdivision Approval be obtained for the storm and sanitary outlets located on the lands legally described as Lot 11 and 12, Concession 10 N.D.
  - b) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Floodplain (F) zones.”

**READ a FIRST, SECOND and THIRD TIME and PASSED** in Open Council this \_\_\_day of \_\_\_, 2021.

Approved as to  
form.  
\_\_\_/\_\_\_/2025  
AWP

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Patrick Brown, Mayor

Approved as to  
content.  
\_\_\_/\_\_\_/2025  
AP

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Peter Fay, City Clerk

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