



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Single Detached C – Section 3600 (R1C-3600); Residential Single Detached F-11.0 – Section 3601 (R1F-11.0-3601); Residential Townhouse E-5.7 – Section 3602 (R3E-5.7-3602); Commercial One (C1) – Section 3603 (C1-3603); Residential Single Detached F-9.0 – Section 2556 (R1F-9.0-2556); Residential Townhouse E-5.5 – Section 2561 (R3E-5.5-2561); Residential Townhouse E-6.0 – Section 2562 (R3E-6.0-2562); Floodplain (F); and, Open Space (OS).

- (2) By adding thereto, the following Sections:
- “3600 The lands designated R1C-3600 on Schedule A to this By-law:
- 3600.1 Shall only be used for the purposes permitted in an R1C zone,
- 3600.2 Shall be subject to the following requirements and restrictions:

- 1) For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- 2) Minimum Lot Depth: 23.0 metres.
- 3) Minimum Front Yard Depth:
  - a. 4.5 metres;
  - b. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - c. 5.5 metres to a garage door facing the front lot line.
- 4) Minimum Rear Yard Depth:
  - a. 3.0 metres;
  - b. a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard.
- 5) An accessory structure shall not be permitted in any yard.
- 6) A maximum fence height of 1.2 metres shall be permitted in any yard.

3600.3 Shall be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law, which are not in conflict with those set out in section 3600.2.”

(3) By adding thereto, the following Sections:

“3601 The lands designated R1F-11.0-3601 on Schedule A to this By-law:

3601.1 Shall only be used for the purposes permitted in an R1F-11.0 zone.

3601.2 Shall be subject to the following requirements and restrictions:

- 1) For zoning purposes, the front lot line shall be deemed to be Robert Hall Crescent.
- 2) Minimum Lot Area: 270.0 square metres.
- 3) Minimum Lot Depth: 25.0 metres.
- 4) Minimum Front Yard Depth:
  - a. 3.0 metres;
  - b. 5.75 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 Exterior Side Yard Width:

- a. 1.5 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 a chimney may encroach to within 0.0 metres of the exterior side lot line;
  - 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 box 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;
  - 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.
- 6) Minimum Interior Side Yard Width: 0.6 metres.
- 7) The following provisions apply to garages:
- a. the maximum cumulative garage door width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - b. the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
- 8) The following shall apply to a bay, bow or box windows:
- a. Notwithstanding Section 6.13 Table 6.13.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 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.
- 3601.3 Shall also be subject to the requirements and restrictions relating to the R1F-11.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3601.2.”
- (4) By adding thereto, the following Sections:
- “3602 The lands designated R3E–5.7–3602 Schedule A to this by-law:
- 3602.1 Shall only be used for the purposes permitted in an R3E-5.7 zone.
- 3602.2 Shall be subject to the following requirements and restrictions:
- 1) For zoning purposes, the front lot line shall be deemed to be Mayfield Road, Chinguacousy Road or Clockwork Drive.
  - 2) Minimum Lot Area:
    - a. Interior Lot – 120 square metres;
    - b. Corner Lot – 185 square metres;

- c. End Lot – 145 square metres.
- 3) Minimum Lot Depth: 22.0 metres.
- 4) Minimum Front Yard Depth:
- a. 6.0 metres;
  - b. the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - 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 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 front yard to within 0.0 metres of a daylight rounding/triangle.
- 5) Minimum Exterior Side Yard Width:
- 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 box 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;
  - 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.
- 6) Minimum Rear Yard Depth:
- a. 3.0 metres;
  - b. 5.75 metres to garage door facing the rear lot line;
  - c. the main wall of a dwelling may encroach into the rear 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 rear yard;
  - e. a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the

rear 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 rear 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 rear yard to within 0.0 metres of a daylight rounding/triangle.

7) Minimum Interior Side Yard Width:

- a. 1.2 metres and 0.0 metres when the side lot line coincides with a common wall between two dwellings;
- b. 0.0 metres when the side lot line coincides with a common wall between two garages;
- c. A bay window, or box window with or without foundation or a cold cellar may encroach 0.5 metres into the 1.2 metre interior side yard.

8) Maximum Building Height –12.0 metres.

9) Notwithstanding Section 16.10.2 d), the minimum dwelling unit width shall be 5.7 metres.

10) Minimum Amenity Space:

- a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the rear yard at ground level.

11) The following provisions apply to garages:

- a. the maximum cumulative garage door width for interior lots having a lot width less than 6.0 metres shall be 3.7 metres;
- b. the maximum cumulative garage door width for interior lots having 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 interior lots having a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- d. the maximum cumulative garage door width for corner lots having a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- e. a two bay garage shall be permitted on a corner lot;
- f. 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;
- g. A garage door width shall not exceed the width of any unit or main wall of a dwelling.

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

- a. Notwithstanding Section 6.13 Table 6.13.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 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.
  - 13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.
  - 14) Notwithstanding Section 10.9.1B.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 10.9.1B(1)(a) or (b) or the width of the garage, whichever is greater.
  - 15) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
  - 16) A maximum fence height of 1.2 metres shall be permitted in any yard.
  - 17) An accessory structure shall not be permitted in any yard.
- 3602.3 Shall also be subject to the requirements and restrictions relating to the R3E-5.7 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3602.2.”

(5) By adding thereto, the following Sections:

“3603 The lands designated C1-3603 on Schedule A to this by-law:

3603.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the C1 zone;
- 2) A Day Nursery;
- 3) A Commercial School;
- 4) A Private School, subject to Section 3603.2 (1);
- 5) An Apartment Dwelling, subject to Section 3603.2 (1);
- 6) A Retirement Home, subject to Section 3603.2 (1);
- 7) Purposes accessory to the permitted uses.

3603.2 Shall be subject to the following requirements and restrictions:

- 1) Uses set out in 3603.1(4), (5), and (6) shall only be permitted in conjunction with a minimum 1,600 square metres of gross commercial floor area.
- 2) For zoning purposes, the lot line abutting Clockwork Drive shall be the front lot line.
- 3) Minimum Front Yard Depth: 3.0 metres.
- 4) Minimum Side Yard Depth: 3.0 metres abutting Chinguacousy Road and that portion of Alfalfa Crescent that runs perpendicular to Clockwork Drive.
- 5) Minimum Rear Yard Depth:
  - a. 6.0 metres for the first 3 storeys;
  - b. 7.5 metres for the 4<sup>th</sup> storey, plus an additional 3.0 metres for each storey above the 4<sup>th</sup> storey.
- 6) Minimum setback to a daylight triangle: 1.0 metre;

- 7)      Setback to an Underground Garage:  
0.0 metres to the front and exterior side lot lines, and 3.0 metres to the rear property line.
- 8)      Minimum Landscaped Open Space:
  - a.    3.0 metres along the front and exterior side lot lines, except at approved access locations and along a lot line abutting daylight triangle where 1.0 metre shall be provided;
  - b.    6.0 metres along the rear lot line, except at approved access locations.
- 9)      Maximum Building Height: 6 storeys.
- 10)     Maximum Floor Space Index: 2.00.
- 11)     Maximum Units per Hectare: 150.
- 12)     Maximum Lot Coverage: No requirement.
- 13)     Garbage, Refuse and Waste:  
Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.

ENACTED and PASSED this 8<sup>th</sup> day of December, 2021.

Approved as to  
form.  
  
2021/11/24  
  
SDSR

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Patrick Brown, Mayor

Approved as to  
content.  
  
2020/11/24  
  
AAP

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Peter Fay, City Clerk

(OZS-2021-0007)