



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004, as amended

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, as amended, hereby enacts as follows:

1. 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) Floodplain (F)	Residential Single Detached C– SECTION 3620 (R1C-3620)
	Residential Single Detached C– SECTION 3621 (R1C–3621)
	Residential Single Detached C– SECTION 3622 (R1C–3622)
	Residential Single Detached C– SECTION 3623 (R1C–3623)
	Residential Townhouse B – Section 3624 (R3B-3624)
	Open Space – OS
	Floodplain – F

- (2) By adding thereto the following sections:
- “3620 The lands designated R1C–SECTION 3620 on Schedule A to this by-law:
- 3620.1 Shall be used for the purposes permitted within an R1C zone.
- 3620.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (interior) 312 square metres;
 - (corner) 358 square metres;
- (2) Minimum Lot Width:
 - (interior) 12.0 metres;
 - (corner) 13.8 metres;
- (3) Minimum Lot Depth: 26 metres;
- (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) 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: 6.0 metres;
- (6) Minimum Side Yard Setback (Interior):
 - i) 0.6 metres on one side and 1.2 metres on the other side;
 - ii) 0.6 metres for corner lots abutting an interior lot;
 - iii) The provisions for Section 13.1.2.(e) shall not apply;
- (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum encroachment of bay window, bow window or box window:
 - i) 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- (9) Maximum encroachment of balconies, porches and decks:
 - i) Front and exterior side yards: 2.0 metres;
 - ii) Rear Yard: 3.5 metres;
 - iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (10) Maximum encroachment of open, roofed porches not exceeding one-storey in height:
 - i) Front, rear and exterior side yards: 2.0metres;

- (11) Maximum Building Height: 13.5 metres;
- (12) Minimum Front Yard Landscape Open Space:
 - i) no requirement.
- 3620.3 Shall also 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 3620.2.”
- “3621 The lands designated R1C-SECTION 3621 on Schedule A to this by-law:
- 3621.1 Shall be used for the purposes permitted within an R1C zone.
- 3621.2 Shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area:
 - (interior) 234 square metres;
 - (corner) 280 square metres;
 - (2) Minimum Lot Width:
 - (interior) 9.0 metres;
 - (corner) 10.8 metres;
 - (3) Minimum Lot Depth: 26.0 metres;
 - (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) 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: 6.0 metres;
 - (6) Minimum Side Yard Setback (Interior):
 - i) 0.6 metres on one side and 1.2 metres on the other side;
 - ii) 0.6 metres for corner lots abutting an interior lot;
 - iii) The provisions of Section 13.1.2.(e) shall not apply;
 - (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - (8) Maximum encroachment of bay window, bow window or box window:
 - i) 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

- (9) Maximum encroachment of balconies, porches and decks:
- i) Front and exterior side yards: 2.0 metres;
 - ii) Rear Yard: 3.5 metres;
 - iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (10) Maximum encroachment of open, roofed porches not exceeding one storey in height:
- i) Front, rear and exterior side yards: 2.0 metres;
- (11) Maximum Building Height: 13.5 metres;
- (12) Minimum Front Yard Landscape Open Space:
- i) no requirement.
- 3621.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all of the general provisions of this by-law which are not in conflict with those set out in Section 3621.2.”
- “3622 The lands designated R1C– SECTION 3622 on Schedule A to this by-law:
- 3622.1 Shall only be used for the purposes permitted within an R1C zone.
- 3622.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
 - (interior) 290 square metres;
 - (corner) 335 square metres;
 - (2) Minimum Lot Width:
 - (interior) 11.6 metres;
 - (corner) 13.4 metres;
 - (3) Minimum Lot Depth: 25 metres;
 - (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) 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: 6.0 metres;
 - (6) Minimum Side Yard Setback (Interior):
 - i) 0.6 metres on the one side and 1.2 metres on the other side;
 - ii) 0.6 metres for corner lots abutting an interior lot;
 - iii) The provisions of Section 131.2.(e) shall not apply;
 - (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres;

- ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum encroachment of bay window, bow window or box window:
 - i) 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- (9) Maximum encroachment of balconies, porches and decks:
 - i) Front and exterior side yards: 2.0 metres;
 - ii) Rear Yard: 3.5 metres;
 - iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (10) Maximum encroachment of open, roofed porches not exceeding one storey in height:
 - i) Front, rear and exterior side yards: 2.0 metres;
- (11) Maximum Building Height: 13.5 metres;
- (12) Minimum Front Yard Landscape Open Space:
 - i) no requirement.
- 3622.3 Shall also 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 3622.2.”
- “3623 The lands designated R1C– SECTION 3623 on Schedule A to this by-law:
- 3623.1 Shall only be used for the purposes permitted within an R1C zone.
- 3623.2 Shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: 276 square metres;
 - (2) Minimum Lot Width: 12.0 metres;
 - (3) Minimum Lot Depth: 23.0 metres;
 - (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) 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: 6.0 metres;
 - (6) Minimum Rear Yard Area: 55 square metres;
 - (7) Minimum Side Yard Setback (Interior):

- i) 0.6 metres on one side and 1.2 metres on the other side;
- ii) 0.6 metres for corner lots abutting an interior lot;
- iii) The provisions of Section 13.1.2.(e) shall not apply;

(8) Minimum Side Yard Setback (Exterior):

- i) 3.0 metres;
- ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

(9) Maximum encroachment of bay window, bow window or box window:

- i) 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 and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

(10) Maximum encroachment of balconies, porches and decks:

- i) Front and exterior side yards: 2.0 metres;
- ii) Rear Yard: 3.5 metres;
- iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

(11) Maximum encroachment of open, roofed porches not exceeding one storey in height:

- i) Front, rear and exterior side yards: 2.0 metres;

(12) Maximum Building Height: 13.5 metres;

(13) Minimum Front Yard Landscape Open Space:

- i) no requirement.

3623.3 Shall also 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 3623.2.”

“3624 The lands designated R3B – SECTION 3624 on Schedule A to this by-law:

3624.1 Shall only be used for the purposes permitted within an R3B zone.

3624.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (interior) 174 square metres per dwelling unit;
 - (corner) 226 square metres per dwelling unit;

- (2) Minimum Lot Width:
 - (interior) 6.0 metres per dwelling unit;
 - (corner) 7.8 metres per dwelling unit;
- (3) Minimum Lot Depth: 29.0 metres;
- (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) 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: 6.0 metres;
- (6) Minimum Side Yard Setback (Interior):
 - i) 1.2 metres, except along the common wall where the setback may be 0.0 metres;
- (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres; except where a garage faces the flankage lot line the minimum setback to the garage door shall be 6.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum Building Height: 13.5 metres;
- (9) Maximum Lot Coverage: 65%
- (10) Minimum Front Yard Landscape Open Space:
 - i) no requirement;
- (11) Maximum Porch Encroachment:
 - i) Front, rear and exterior side yards: 2.0 metres;
 - ii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (12) Notwithstanding the provisions of Section 10.9.1 B 1, the minimum driveway width is 2.7 metres;
- (13) Notwithstanding the provisions of Section 10.13.2 each townhouse dwelling unit shall have direct access from the front yard to the rear yard with no more than a 3-step grade difference inside the unit and without having to pass through a habitable room.

3624.3 Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3624.2.”

ENACTED and PASSED this 6th day of April, 2022.

Approved as to
form.
2022/March/15
SDSR

Patrick Brown, Mayor

Approved as to
content.
2022/March/15
AAP

Peter Fay, City Clerk

(File: OZS-2021-0037)