

The Corporation of the City of Brampton

# BY-LAW

Number \_\_\_\_\_

To amend By-law 270-2004, as amended

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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:
RESIDENTIAL RURAL ESTATE HOLDING (REH)	RESIDENTIAL SINGLE DETACHED F – 12.2 – Section 3643 (R1F-12.2-3643)
	RESIDENTIAL TOWNHOUSE E – 6.4 – 3644 (R3E-6.4 - 3644)
	RESIDENTIAL TOWNHOUSE C – SECTION 3645 (R3C – 3645),
	OPEN SPACE (OS), AND
	FLOODPLAIN (F)

(2) by adding thereto the following Section:

“3643. The lands designated R1F-12.2-3643 on Schedule A to this by-law:

3643.1 Shall only be used for the purposes permitted in an R1F-12.2 Zone.

3643.2 Shall be subject to the following requirements and restrictions:

- a) The lot line abutting a public road shall be deemed the Front Lot Line.
- b) Minimum Front Yard Depth: 3.5 metres
- c) Minimum Rear Yard Depth:
  - a. 4.5 metres to a building wall; and
  - b. 6.0 metres to a garage;
- d) Maximum Building Height: 12.0 metres;
- e) Garage Control:

- a. No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling;
- b. No garage shall face the front or side lot line;
- c. The maximum cumulative garage door width for an attached garage shall be 5.0 metres;
- d. The maximum interior garage width of an attached garage shall be 5.6 metres.
- f) A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;
- g) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- h) No accessory buildings, structure, detached garages and/or swimming pools are permitted within the rear yard.

“3644 The lands designated R3E-6.1-3644 on Schedule A to this bylaw:

3644.1 Shall only be used for the following purposes:

- I. Semi-detached dwelling;

3644.2 Shall be subject to the following requirements and restrictions:

- a) The lot line abutting a public road shall be deemed the Front Lot Line.
- b) Minimum Lot Width:
  - a. Interior Lot: 6.4 metres (but might change if we do 6.1m as minimum width)
- c) Minimum Lot Area per dwelling unit: 150m<sup>2</sup>
- d) Minimum Lot Depth: None
- e) Minimum Front Yard Depth: 3.2m
- f) Minimum Exterior Side Yard Width: 2.0 metres
- g) Minimum Interior Side Yard Width: 1.2m
- h) Minimum Rear Yard Depth:
  - a. 4.5 metres to a building wall
  - b. 0.6 metres to a building wall for a corner unit
  - c. 6.0 metres where a parking space is proposed between a garage door and a private road
- i) Maximum Building Height: 13.5 metres
- j) Garage Control
  - a. No garage shall project into the rear yard more than 1.5 metres beyond a porch or rear wall of a dwelling
  - b. No garage shall face the front or side lot line
  - c. The maximum cumulative garage door width: no maximum
  - d. The maximum interior garage width of an attached garage; no maximum
- k) Encroachment
  - a. A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or rear yard;
- (2) Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- (3) Air conditioning units are permitted to be located on a balcony or uncovered terrace;

- (4) No accessory buildings, structure, detached garages and/or swimming pools are permitted within the rear yard

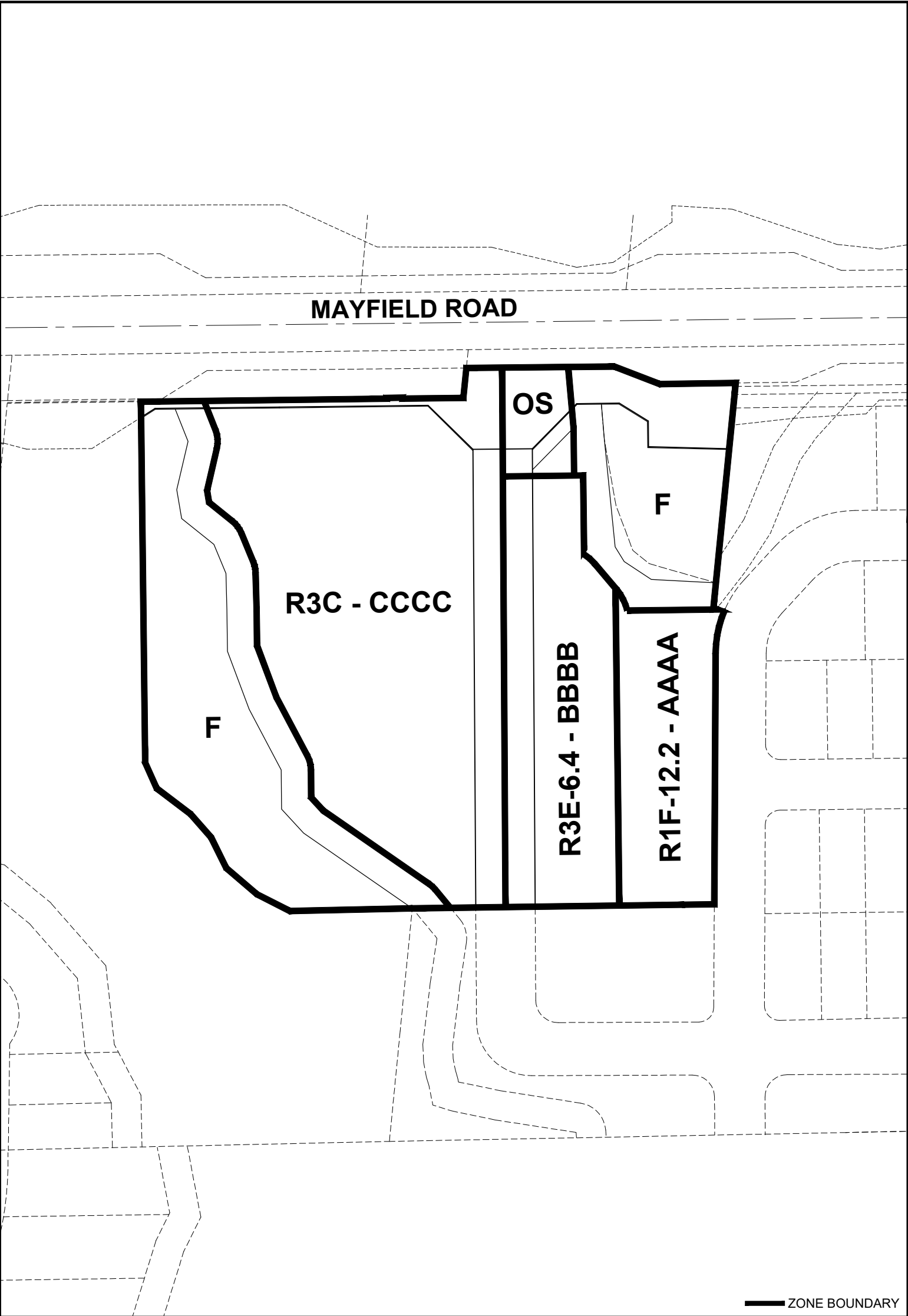
“3645 The lands designated R3C-3645 on Schedule A to this by-law:

3645.1 Shall only be used for the following purposes:

- I. Dwellings, Back to Back Townhouse; and
- II. Purposes permitted within a R3C Zone

3645.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: no requirement
  - b) Minimum Lot Width: no requirement
  - c) Minimum Yard Setback for a Principle Building: 1.2 metres
    - a. Front wall of a dwelling unit: 2.7 metres to a sidewalk
    - b. Side Wall: 1.2 metres to a private or public road
    - c. 0.0 metres to an Open Space (OS) or Floodplain (F) Zone or daylight triangle;
  - d) Maximum Building Height: 13.5 metres
  - e) Maximum Lot Coverage: 45%
  - f) Minimum Landscaped Open Space: 35% of lot area
- v) Minimum setback to another building on the same lot: 3.0 metres.
- vi) A porch and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback;
- vii) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback;
- viii) Covered or uncovered stairs or steps with or without foundation may encroach within required building setbacks.
- ix) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace.
- x) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- xiv) Minimum Outdoor Amenity Area: 280 square metres;
- xv) Minimum Required Visitor Parking Spaces: 0.15 spaces per unit



— ZONE BOUNDARY

PART OF LOT 17,  
CONCESSION 8, N.D.



**CITY OF BRAMPTON**  
Planning, Design, and Development

BY-LAW \_\_\_\_\_ SCHEDULE A

1:1500

Date:

Drawn By: