



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	RESIDENTIAL SINGLE DETACHED E (H)-12.5- SPECIAL SECTION 3604 (R1E(H)-12.5-3604)
	RESIDENTIAL SINGLE DETACHED (H)- 11.6 SPECIAL SECTION 3605 (R1F(H)-11.6-3605)
	RESIDENTIAL TOWNHOUSE- RE3 (H)-5.5 – SPECIAL SECTION 3606 (R3E(H)-5.5-3606)
	RESIDENTIAL APARTMENT A (H) SPECIAL SECTION 3607 (R4A(H)-3607)
	OPEN SPACE (OS)
	FLOODPLAIN (F)

- (2) By adding the following sections:

“3604 The lands designated R1E (H) -12.5 – Section 3604 on Schedule A to this By-law:

3604.1 Shall only be used for purposes permitted by the R1E-x zone.

- 3604.2 Shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Area:
    - a) Interior Lot: 322 m<sup>2</sup>
    - b) Corner Lot: 372 m<sup>2</sup>
  - 2) Minimum Lot Width:
    - a) Corner Lot: 12.9 m
  - 3) Minimum Lot Depth: 25 metres
  - 4) Minimum Front Yard Depth
    - a) 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
    - b) a porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,
    - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
  - 5) Minimum Exterior Side Yard Width
    - a) 3 metres;
    - b) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and
    - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
  - 6) Minimum Rear Yard Depth
    - a) 7.0 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 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
    - c) 4.5 metres for open roofed porches and or uncovered terraces;
    - d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
    - e) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
  - 7) Minimum Interior Side Yard Width
    - a) 1.2 metres on one side;
    - b) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.
  - 8) Maximum Building Height: 12.0 metres
  - 9) Garage Control
    - a) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
    - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
  - 10) 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) A bay, bow or box window have a maximum depth of 0.6 metres does not need to include side windows; and,
- c) A bay, bow or box window having a a depth greater than 0.6 metres shall include side windows.”

**3604.3 Holding (H):**

- 11) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 12) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
  - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3605 The lands designated R1F (H) -11.6 – Section 3605 on Schedule A to this By-law:

3605.1 Shall only be used for purposes permitted by the R1F-x zone:

3605.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
  - a) 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
  - b) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
  - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- 2) Minimum Exterior Side Yard Width
  - a) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
  - b) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- 3) Minimum Rear Yard Depth
  - a) 7.0 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 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
  - c) 4.5 metres for open roofed porches and or uncovered terraces;
  - d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
  - e) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- 4) Minimum Interior Side Yard Width

- a) 1.2 metres on one side; and
  - b) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.
- 5) Maximum Building Height: 12.0 metres
- 6) Garage Control:
- a) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
  - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- 7) 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) Notwithstanding Section 6.13 Table 6.13.A 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; 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 need to contain side windows.

**3605.3 Holding (H):**

- 8) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 9) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
  - d) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

**“3606 The lands designated R3E (H) -5.5 – Section 3606 on Schedule A to this By-law:**

**3606.1** Shall only be used for purposes permitted by the R3E zone.

**3606.2** Shall be subject to the following requirements and restrictions:

- 1) Minimum Dwelling Unit Width
  - a) 5.5 meters
- 2) Minimum Front Yard Depth
  - a) 4 metres;
  - b) 6.0 metres to the front of a garage door;
  - c) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,

- d) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- 3) Minimum Exterior Side Yard Width
  - a) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
  - b) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- 4) Minimum Interior Side Yard Width
  - a) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;
  - b) 0.0 metres when abutting side lot line coincides with a common wall; and,
  - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
- 5) Maximum Building Height: 14.0 metres
- 6) 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) Notwithstanding Section 6.13 Table 6.13.A 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; 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 need to contain side windows.

3606.3 Holding (H):

- 7) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 8) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
  - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3607 By-law: The lands designated R4A (H) – Section 3607 on Schedule A to this

3607.1 Shall only be used for purposes permitted by the R4A zone.

3607.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum Number of Dwelling Units: 260 units

- 2) For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line;
- 3) Minimum Front Yard Depth: 3.0 metres; for storeys One to Three
- 4) Minimum Front Yard Depth: 4.5 metres; for storeys Four and above
- 5) Minimum East Interior Side Yard Width: 5.5 metres; for storeys One to Three
- 6) Minimum East Interior Side Yard Width: 7.0 metres; for storeys Four to Six
- 7) Minimum East Interior Side Yard Width: 8.5 metres; for storeys Seven and above
- 8) Minimum Landscaped East Interior Side Yard Width: 3 metres
- 9) Minimum West Interior Side Yard Width: 10 metres
- 10) Minimum Rear Yard Depth: 4.5 metres
- 11) Maximum Building Height: 12 storeys within 40 metres of the Front Lot Line; 6 storeys beyond;
- 12) Maximum Above Ground Parking Spaces: 30 spaces
- 13) Parking Ratio: 1.1 space per unit (including visitors)
- 14) Minimum Amenity Area: 300 m<sup>2</sup>
- 15) Maximum Lot Coverage 47%
- 16) Minimum Landscaped Open Space 25% of the lot area
- 17) Maximum Floor Space Index 3.75

**3607.3 Holding (H):**

- 18) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 19) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
  - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL  
this 25<sup>th</sup> day of January, 2023.

Approved as to  
form.

2023/01/03

SDSR

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Patrick Brown, Mayor

Approved as to  
content.

01/16/23

AAP

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Peter Fay, City Clerk

(OZS-2021-0004)