



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, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby 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 SEMI-DETACHED A – R2A – SECTION 3742 (R2A – 3742)  RESIDENTIAL TOWNHOUSE E – 6.1 – 3743 (R3E – 6.1 – 3743)  RESIDENTIAL APARTMENT A – R4A – 3744 (R4A – 3744)  INSTITUTIONAL ONE ZONE – 3745 (I1 – 3745)  OPEN SPACE ZONE (OS)

- (2) By adding the following Sections:
  - "3742                      The lands designated R2A – 3742 on Schedule A to this bylaw:

- 3742.1 Shall only be used for the purposes permitted in an R2A zone.
- 3742.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area</p>	<p><b>For a single detached dwelling:</b>                  Interior Lot – 330 square metres                  Corner Lot – 390 square metres</p> <p><b>For a semi-detached dwelling:</b>                  Interior Lot – 450 square metres per lot and 225 square metres per dwelling unit                  Corner Lot – 500 square metres per lot and 250 square metres for the dwelling unit closest to the flankage lot line</p>
<p>(2) Minimum Lot Width</p>	<p><b>For a single detached dwelling:</b>                  Interior Lot – 11.0 metres                  Corner Lot – 13.0 metres</p> <p><b>For a semi-detached dwelling:</b>                  Interior Lot – 15.0 metres per lot and 7.5 metres per dwelling unit                  Corner Lot – 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line</p>
<p>(3) Minimum Lot Depth</p>	<p>24 metres</p>
<p>(4) Minimum Front Yard</p>	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door;</p> <p>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle;</p> <p>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices</p>

	<p>may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>f) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and</p> <p>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 or triangle;</p>
(5) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;</p> <p>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 with an additional 0.25 metre encroachment for steps</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle</p>
(6) Minimum Rear Yard Depth	<p>a) 7.0 metres for an interior lot;</p> <p>b) 6.0 metres when a rear yard abuts an interior side yard;</p> <p>c) 6.0 metres when a rear yard abuts an Open Space or Institutional zone;</p>

	<ul style="list-style-type: none"> <li>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;</li> <li>e) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</li> <li>f) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</li> <li>g) Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line</li> <li>h) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</li> </ul>
(7) Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</li> <li>b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</li> <li>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</li> <li>d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;</li> <li>e) 1.2 metres for semi-detached units for the opposite side of the attached wall.</li> </ul>
(8) For corner lots, either the exterior side yard or interior side yard shall	

maintain a minimum 1.2 metres regardless of permitted encroachments.	
(9) Maximum Building Height	12 metres
(10) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</li> <li>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;</li> <li>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</li> <li>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</li> <li>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</li> <li>f) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</li> </ul>
(11) The Following shall apply to a bay, bow or box window:	<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</li> <li>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres</li> </ul>

	does need to contain side windows;
(12) Minimum Landscape Open Space	<p>a) Single detached Dwelling - 27.5% of the minimum front yard area of an interior lot, 45% of the minimum front area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line;</p> <p>b) Semi-detached Dwelling – - 27.5% of the minimum front yard area of an interior lot, and 45% of the minimum front area of a corner lot;</p>

(3) By adding thereto, the following sections:

“3743 The lands designated R3E– 6.1 – 3743 on Schedule A to this bylaw:

3743.1 Shall only be used for the purposes permitted in an R3E– 6.1 zone and

a) Dwelling, Street Townhouse

3743.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	<p>Interior Lot: 6.1 metres</p> <p>End Lot: 7.6 square metres</p>
(2) Minimum Lot Area	<p>Interior Lot: 150 square metres</p> <p>End Lot: 190 square metres</p>
(2) Minimum Front Yard	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door</p> <p>c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>d) a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard;</p>
(3) Minimum Exterior Side Yard	a) 3.0 metres;

	<ul style="list-style-type: none"> <li>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</li> <li>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;</li> <li>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 with an additional 0.25 metre encroachment for steps;</li> <li>e) a bay window, bow window or box window with or without foundation may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rouding or triangle;;</li> </ul>
(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 6.0 metres for an interior lot;</li> <li>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;</li> <li>c) A deck may encroach in to the rear yard to within 3.0 metres of the rear lot line;</li> <li>d) a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metres into the year yard.</li> </ul>
(5) Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>a) 1.2 metres when abutting side lot line coincides with two exterior walls;</li> <li>b) No minimum side yard requirement where units have an attached wall.</li> </ul>
(6) Maximum Building Height	14 metres
(7) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</li> <li>b) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x</li> </ul>

	<p>3.1 metre minimum interior width.</p> <p>c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</p>
(8) The Following shall apply to a bay, bow or box window:	<p>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>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;</p>
(9) Minimum Landscape Open Space	<p>a) Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space</p>
(10) Maximum Lot Coverage	No Requirements

(4) By adding thereto, the following sections:

“3744 The lands designated R4A(3) - 3744 on Schedule A to this by-law:

3744.1 Shall only be used for the following purposes:

- a) All purposes permitted within the R4A(3) zone;
- b) A retail establishment;
- c) A personal service shop;
- d) A bank, trust company or finance company;

- e) An office;
- f) A dry cleaning and laundry distribution establishment;
- g) A dining room restaurant; or convenience restaurant not including a drive through facility;
- h) A printing or copying establishment;
- i) A custom workshop; and,
- j) A recreation facility.

3744.2 Shall be subject to the following requirements and restrictions:

(1) For the purpose of this by-law, The Gore Road shall be deemed the front lot line	
(2) Lands Zoned R4A(3)-CCC shall be treated as a single lot for zoning purposes	
(3) Minimum Lot Area	4.0 acres (1.61 hectares)
(4) Minimum Front Yard	4.5 metres
(5) Minimum Side Yard Width	7.5 metres (north) 6.5 metres (south)
(6) Minimum Rear Yard Depth (Collector Road)	4.5 metres
(7) Minimum setback to private road/lane	4.0 metres
(8) Maximum Building Height	Apartment Building: 10 storeys Townhouse/Back-to-Back Townhouse: 3 storeys
(9) Maximum Lot Coverage	42%
(10) Minimum Landscape Open Space	14%
(11) Maximum Floor Space Index	2.6
(12) Minimum Building Separation for Bulidings Greater than 3 (three) Storeys	15 metres
(13) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre	

in area but not more than 3 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

(5) By adding thereto, the following sections:

“3745 The lands designated I1 – 3745 on Schedule A to this by-law:

DDD.1 Shall only be used for the purposes permitted by Section 3745.1, or the purposes permitted by Section 3745.2, but not both sections and not any combination of both sections:

- (1) Purposes permitted by the I1 zone:  
or
- (2) Purposes permitted by the R2A – 3742

3745.2 Shall be subject to the following requirements and restrictions:

- 1) For purposes permitted in a I1 zone, the requirements and restrictions set out in the I1 zone shall apply.
- 2) For those purposes permitted in a R2A-3742 zone, the requirements and restrictions set out in the R2A-3742 zone shall apply;

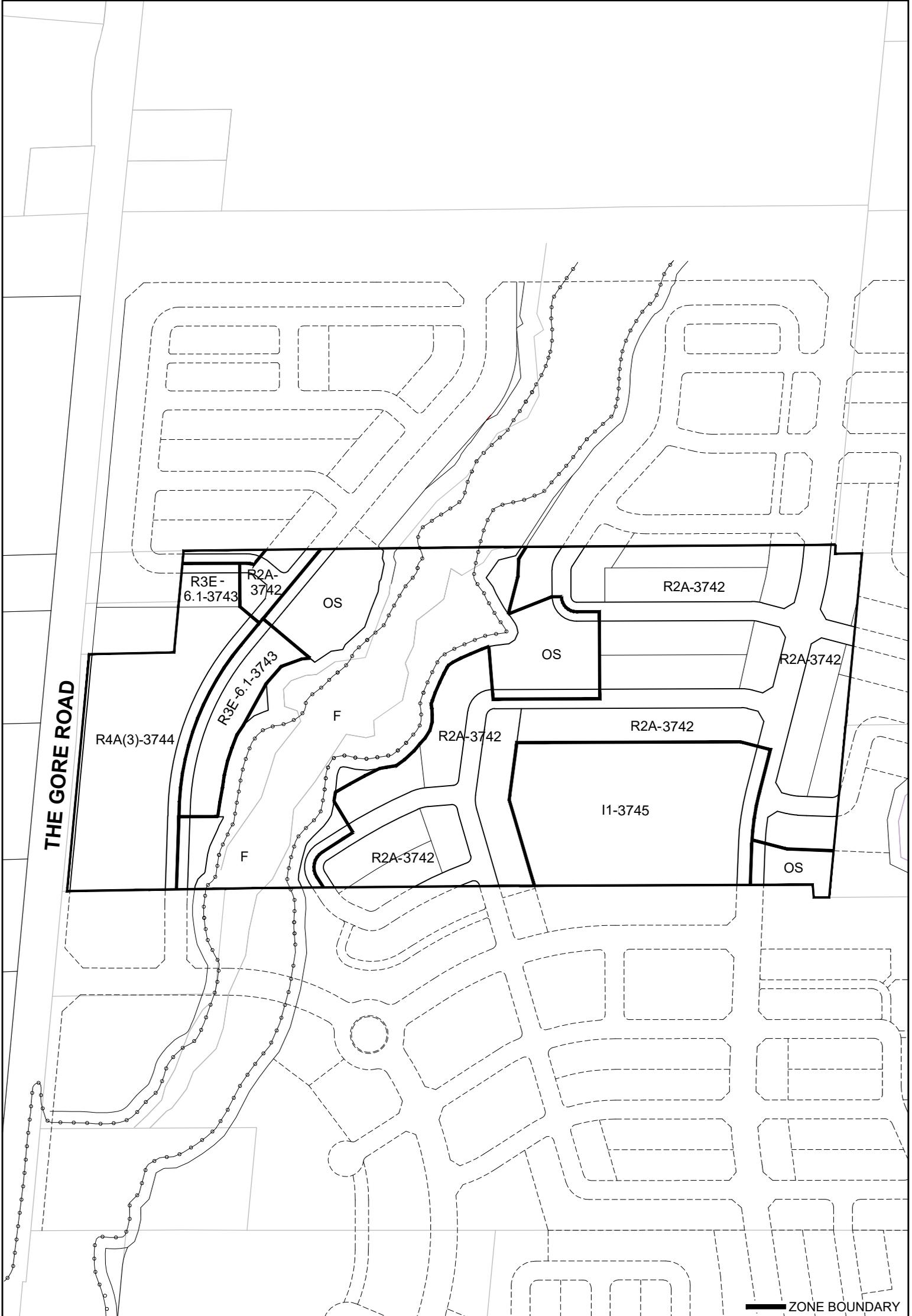
ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to form.  
20\_\_/\_/month/day  
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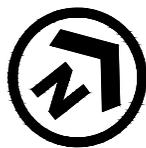
\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
20\_\_/\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk



PART OF LOT 12,  
CONCESSION 10, N.D.  
BLOCK PLAN 47-1



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

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

1:4000

Date:

Drawn By: