



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 – 1520 (A-1520)"	RESIDENTIAL SINGLE DETACHED F – 9.0 – SECTION 3747 (R1F – 9.0 – 3747)  RESIDENTIAL SINGLE DETACHED F – 13.0 – SECTION 3748 (R1F – 13.0 – 3748)  RESIDENTIAL SINGLE DETACHED F – 9.0 – SECTION 3749 (R1F – 9.0 – 3749)  INSTUTIONAL ONE – SECTION 3750 (I1-3750)

(2) By adding the following Sections:

“3747 The lands designated R1F – 9.0 – 3747 on Schedule A to this by-law:

3747.1 Shall only be used for the purposes permitted in an R1F – 9.0 zone.

3747.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 225.0 square metres; b) Corner Lot – 270.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 9.0 metres; b) Corner Lot – 10.8 metres;
(3) Minimum Front Yard	a) 3.0 metres; b) 6.0 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 or triangle; 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; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; 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 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;
(4) Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <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 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;</li> <li>f) 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 0.0 metres of a daylight rounding/triangle; and</li> <li>g) 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</li> </ul>
(5) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 7.0 metres;</li> <li>b) 6.0 metres when a rear yard abuts an interior side yard, Open Space zone including Floodplain, Stormwater Ponds, Parks and/or Institutional zone;</li> <li>c) 3.5 metres for a deck;</li> </ul>

	<p>d) 4.5 metres for open roofed porches and or uncovered terraces;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) Where the minimum interior lot width is less than 12.5 metres: 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;</p> <p>b) Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 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;</p> <p>c) 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;</p> <p>d) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres;
(9) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;</p> <p>c) The maximum cumulative garage door width for lots, with a lot width</p>

	<p>equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>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;</p> <p>g) The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.</p>
(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;

(3) By adding the following Sections:

- “3748                      The lands designated R1F– 13.0 – 3748 on Schedule A to this bylaw:
- 3748.1                    Shall only be used for the purposes permitted in an R1F– 13.0 zone
- 3748.2                    Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<p>a) Interior Lot:            325.0 square metres</p> <p>b) Corner Lot:            370.0 square metres</p>
(2) Minimum Lot Width	<p>a) Interior Lot:            13.0 metres</p> <p>b) Corner Lot:            14.8 meters</p>

(3) Minimum Front Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <li>b) 6.0 metres to a garage door facing the front lot line;</li> <li>c) the main wall of a dwelling may encroach into the front 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 may encroach 2.0 metres into the minimum front yard;</li> <li>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;</li> <li>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</li> <li>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;</li> </ul>
(4) Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <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;</li> <li>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</li> </ul>

	<p>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 and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of daylight rounding/triangle; and</p> <p>g) 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>
(5) Minimum Rear Yard Depth	<p>a) 7.5 metres;</p> <p>b) 6.0 metres when a rear yard abuts an interior side yard, Open Space zone including Floodplain, Stormwater Ponds, Parks and/or Institutional zone;</p> <p>c) 3.5 metres for a deck;</p> <p>d) 4.5 metres for open roofed porches and or undercoverd terraces;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>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;</p> <p>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;</p> <p>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</p> <p>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</p>

	minimum total of 1.2 metres between buildings;
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments	
(8) Maximum Building Height	13 metres
(9) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) the maximum cumulative garage door shall be 5.0 if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;</p> <p>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;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>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;</p> <p>g) For interior lots with a lot width or 19.8 metres and greater, the maximum interior garage width shall be greater than 9.0 or 50% of the dwelling unit.</p>
(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;

(3) By adding the following Sections:

“3749 The lands designated R1F – 9.0 – 3749 on Schedule A to this by- law:



3749.1 Shall only be used for the purposes permitted in an R1F – 9.0 zone.

3749.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 225.0 square metres; b) Corner Lot – 270.0 square metres;
(11) Minimum Lot Width	a) Interior Lot – 9.0 metres; b) Corner Lot – 10.8 metres;
(12) Minimum Front Yard	a) 3.0 metres; b) 6.0 metres to a garage door; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle; 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; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; 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 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;
(13) 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;</li> <li>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;</li> <li>f) 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; and</li> <li>g) 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</li> </ul>
(14) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 7.5 metres;</li> <li>b) 6.0 metres when a rear yard abuts an interior side yard, Open Space zone including Floodplain, Stormwater Ponds, Parks and/or Institutional zone;</li> <li>c) 3.5 metres for a deck;</li> <li>d) 4.5 metres for open roofed porches and/or uncovered terraces;</li> <li>e) a bay window, bow window or box window with or without foundation</li> </ul>

	may encroach 1.0 metres into the minimum rear yard;
(15) Minimum Interior Side Yard	<p>a) Where the minimum interior lot width is less than 12.5 metres: 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;</p> <p>b) Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 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</p> <p>c) 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;</p> <p>d) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;</p>
(16)	For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.
(17) Maximum Building Height	13 metres;
(18) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>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;</p>

	<p>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;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>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; and</p> <p>g) The maximum interior garage width, of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage width.</p>
(19) The Following shall apply to a bay, bow or box window:	b) 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;

(5)

3750 The lands designated I1 – Section 3750 on Schedule A to this by-law:

3750.1 Shall only be used for the purposes permitted by either 3750.1(1), or the purposes permitted by 3750.1(2):

(1) Purposes permitted within an I1 zone; or

(2) Purposes, requirements, and restriction of the R1F- 9.0 - 3749 zone, section 3749.2.