



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend Comprehensive Zoning 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, 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)" & "AGRICULTURAL – 1520 (A-1520)"	RESIDENTIAL SEMI-DETACHED A – R2A – SECTION AAA (R2A – AAA) RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION BBB (R1F-11.0- BBB) RESIDENTIAL TOWNHOUSE E – 7.8 –SPECIAL SECTION CCC (R3E – 7.8 – CCC) RESIDENTIAL TOWNHOUSE E – 6.7 –SPECIAL SECTION DDD (R3E – 6.7 – DDD)

	<p>RESIDENTIAL TOWNHOUSE E – 6.0 –SPECIAL SECTION EEE (R3E – 6.0 – EEE)</p> <p>RESIDENTIAL SINGLE DETACHED F – 9.8 – SECTION FFF (R1F-9.8- FFF)</p> <p>RESIDENTIAL TOWNHOUSE C – R3C – SECTION GGG (R3C-GGG)</p> <p>OPEN SPACE ZONE (OS)</p> <p>FLOODPLAIN (F)</p>
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(2) By adding the following Sections:

- “AAA The lands designated R2A – AAA on Schedule A to this bylaw:
- AAA.1 Shall only be used for the purposes permitted in an R2A zone.
- AAA.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<p>For a single detached dwelling:</p> <p>Interior Lot – 330 square metres</p> <p>Corner Lot – 390 square metres</p> <p>For a semi-detached dwelling:</p> <p>Interior Lot – 450 square metres per lot and 225 square metres per dwelling unit</p> <p>Corner Lot – 500 square metres per lot and 250 square metres for the dwelling unit closet to the flankage lot line</p>
(2) Minimum Lot Width	<p>For a single detached dwelling:</p> <p>Interior Lot – 11.0 metres</p> <p>Corner Lot – 13.0 metres</p> <p>For a semi-detached dwelling:</p> <p>Interior Lot – 15.0 metres per lot and 7.5 metres per dwelling unit</p>

	Corner Lot – 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line
(3) Minimum Lot Depth	24 metres
(4) Minimum Front Yard	<ul style="list-style-type: none"> 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;
(5) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots; c) the main wall of a dwelling may encroach into the exterior side yard

	<p>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> <p>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;</p> <p>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;</p> <p>f) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</p> <p>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</p> <p>h) a bay window, bow window or box window with or without foundation</p>

	may encroach 1.0 metres into the minimum rear yard;
(7) 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 minimum total of 1.2 metres between buildings;</p> <p>e) 1.2 metres for semi-detached units for the opposite side of the attached wall.</p>
(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:	<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</p>

	<p>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>
(11) 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>
(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</p>

	an interior lot, and 45% of the minimum front area of a corner lot;
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(3) By adding the following Sections:

“BBB The lands designated R1F – 11.0 – BBB on Schedule A to this bylaw:

BBB.1 Shall only be used for the purposes permitted in an R1F – 11.0 zone.

BBB.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot – 11.0 metres Corner Lot – 13.0 metres
(2) Minimum Front Yard	a) 3.0 metres; b) 6.0 metres to the front of the garage; 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 metres 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;
(3) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres b) 6.0 metres to a garage door facing the exterior side yard for corner lots; 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; 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; 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; f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;;
(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 7.0 metres for an interior lot; b) 6.0 metres when a rear yard abuts an interior side yard; c) 6.0 metres when a rear yard abuts an Open Space or Institutional zone; 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; e) A deck may encroach 3.5m into the required rear yard; f) 0.6 metres to the side wall of a garage, where access to the garage

	<p>is from the exterior side yard for lots equal to or greater than 13.4 metres;</p> <p>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</p> <p>h) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(5) 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</p>
(6) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(7) Maximum Building Height	12 metres
(8) 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</p>

	<p>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>
(9) The Following shall apply to a bay, bow or box window:	<p>e) 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>f) 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>g) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>h) 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>

(3) By adding thereto, the following sections:

- “CCC The lands designated R3E– 7.8 – CCC on Schedule A to this bylaw:
- CCC.1 Shall only be used for the purposes permitted in an R3E– 7.8 zone and
- a) Dwelling, Rear Lane Townhouses
- CCC.2 Shall be subject to the following requirements and restrictions:

(1) For zoning purposes, the front property lot line is deemed to be the lot line abutting The Gore Road or the East/West Arterial Road.	
(2) Minimum Lot Area	<p>Interior Lot: 170 square metres</p> <p>Corner Lot – 210 square metres</p>

	End Lot: 200 square metres
(3) Minimum Lot Width	Interior Lot: 7.8 metres Corner Lot: 9.8 square metres End Lot: 9.5 square metres
(4) Minimum Lot Depth	22 metres
(2) Minimum Front Yard Depth	<p>a) 3.0 metres;</p> <p>b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;</p> <p>c) a porch and/or balcony 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/triangle;</p> <p>d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,</p> <p>e) 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/triangle.</p>
(3) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 1.2 metres where the exterior side yard abuts a public or private lane;</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/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;</p>

	<p>e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/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 a daylight rounding/triangle;</p> <p>g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,</p> <p>h) For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.</p>
(4) Minimum Rear Yard Depth	<p>a) No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0 metres.</p>
(5) Minimum Interior Side Yard	<p>a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;</p> <p>b) 0.5 metres to a detached garage;</p> <p>c) 1.2 metres to a rear lane attached garage;</p> <p>d) 0.0 metres when abutting a side lot line coincides with a common wall between two garages;</p> <p>e) 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or</p>

	<p>without foundation or cold cellar; and,</p> <p>f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.</p>
(6) Maximum Building Height	12 metres
(7) Notwithstanding Section 16.10.2.d) no minimum dwelling unit width required.	
(8) Minimum Amenity Area	a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
(9) The following provisions shall apply to garages:	<p>a) the garage door width shall not exceed the width of any unit or main</p> <p>b) wall of a dwelling.minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p>
(10) 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>
(11)	Notwithstanding Section 10.9.1 B.1 the following shall apply:

a. the minimum driveway width shall be 3.0 metres and the maximum width of the driveway shall not exceed the width of any unit.
(12) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.

(3) By adding thereto, the following sections:

- “DDD The lands designated R3E– 6.7 – CCC on Schedule A to this bylaw:
- DDD.1 Shall only be used for the purposes permitted in an R3E– 6.7 zone and
- b) Dwelling, Street Townhouse
- DDD.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot – 6.7 square metres Corner Lot – 9.7 square metres End lot – 8.4 square metres
(2) Minimum Lot Area	Interior Lot – 180 square metre Corner Lot – 270 square metres End Lot – 230 square metres
(3) Minimum Lot Depth	25 metres
(4) Minimum Front Yard	a) 3.0 metres; b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; c) a porch and/or balcony 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/triangle; d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0

	<p>metres into the minimum front yard; and,</p> <p>e) 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/triangle.</p>
(5) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 1.2 metres where the exterior side yard abuts a public or private lane;</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/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;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/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 a daylight rounding/triangle;</p> <p>g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,</p> <p>h) For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.</p>

(6) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 6.0 metres; 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; c) 3.5 metres to a deck off the main floor; d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and, e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.
(7) Minimum Interior Side Yard	<ul style="list-style-type: none"> a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.
(8) Maximum Building Height	12 metres
(9) Notwithstanding Section 16.10.2.d) no minimum dwelling unit width required.	
(10) The following provisions shall apply to garages:	<ul style="list-style-type: none"> a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling; b) the garage door width shall not exceed the width of any unit or main wall of a dwelling. c) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres; d) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres; e) the maximum cumulative garage door width for interior lots, with a lot

	<p>width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres; the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;</p> <p>f) the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;</p> <p>g) a two bay garage shall be permitted on a corner lot; and,</p> <p>h) the interior garage width, as calculated 3.0 metres from the garage-opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.</p> <p>i) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p>
(11) 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>
(12) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.	

- (13) Notwithstanding Section 10.9.1 B.1 the following shall apply:
- a. the minimum driveway width shall be 3.0 metres and the maximum width of the driveway shall not exceed the width of any unit.

(4) By adding thereto, the following sections:

“EEE The lands designated R3E– 6.0 – EEE on Schedule A to this by-law:

EEE.1 Shall only be used for the purpose permitted in an R3E– 6.0 zone;
and,

a) Rear Lane Townhouse;

EEE.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot: 6.0 metres Corner Lot: 9.0 meters
(2) Minimum Lot Area	Interior Lot: 140 square metres Corner Lot: 210 square metres End Lot: 170 square metres
(4) Minimum Front Yard	<ul style="list-style-type: none"> f) 3.0 metres; g) The main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle h) A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard; i) A bay window; bow window or window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; j) 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;

	<p>k) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and</p> <p>l) 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>i) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;</p> <p>j) a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</p> <p>k) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;</p> <p>l) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard;</p>
(6) Minimum Rear Yard Depth	<p>Notwithstanding Section 10.13.3, the following shall apply:</p> <p>a) Minimum rear yard depth 0.0 metres</p>
(7) Minimum Interior Side Yard Width	<p>b) No minimum side yard requirement where units have an attached wall.</p> <p>c) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 0.5 metres into the minimum interior side yard.</p>
(8) Maximum Building Height	14 metres (3 storeys)

(9) The following provisions shall apply to garages:	<p>j) The garage door width shall not exceed the width of any unit or the main wall of the dwelling</p> <p>k) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p>
(10) The Following shall apply to a bay, bow or box window:	<p>e) 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>f) 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>g) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>h) 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>
(11) Minimum Landscape Open Space	a) No Requirement
(12) Maximum Lot Coverage	a) No Requirement
(13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.	
(14) Maximum fence height permitted within the front yard is 1.2 metres.	
(15) Section 10.9.1.4 shall not apply.	

(1) By adding the following Sections:

“FFF The lands designated R1F – 9.8 – FFF on Schedule A to this bylaw:
FFF.1 Shall only be used for the purposes permitted in an R1F – 9.8 zone,
and;
a) Dwelling, Rear Lane Single Detached

FFF.2

Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot – 9.8 metres Corner Lot – 11.8 metres
(2) Minimum Lot Area	Interior Lot – 245 square metres Corner Lot – 260 square metres
(3) Minimum Lot Depth	25 metres
(4) Minimum Front Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; c) a porch and/or balcony 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/triangle; d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and, e) 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/triangle.
(5) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres b) 1.2 metres where the exterior side yard abuts a public or private lane; 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; d) a porch and/or balcony with or without foundation or cold cellar

	<p>and chimney may encroach 2.0 metres into the minimum exterior</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/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 a daylight rounding/triangle;</p> <p>g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,</p> <p>h) For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres.</p>
(6) Minimum Rear Yard Depth	<p>a) No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0 metres.</p>
(7) 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 nonresidential zone; and</p>

	d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
(8) Maximum Building Height	12 metres
(9) Minimum Amenity Area:	3.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
(10) The following provisions shall apply to garages:	<p>a) the garage door width shall not exceed the width of any unit or main</p> <p>b) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p>
(11) 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>
(12) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.	
<p>(13) Notwithstanding Section 10.9.1 B.1 the following shall apply:</p> <p>a) the minimum driveway width shall be 3.0 metres and the maximum width of the driveway shall not exceed the width of any unit.</p>	

(14)	Maximum fence height required within the front yard is 1.2 metres.
(15)	A public/private lane is deemed to be a street for zoning purposes.
(16)	For zoning purposes, the front property lot line is deemed to be the lot line abutting the public road and the rear property line is deemed to be the lot line abutting a public/private lane.

GGG The lands designated R3C - Section GGG on Schedule A to this by-law:

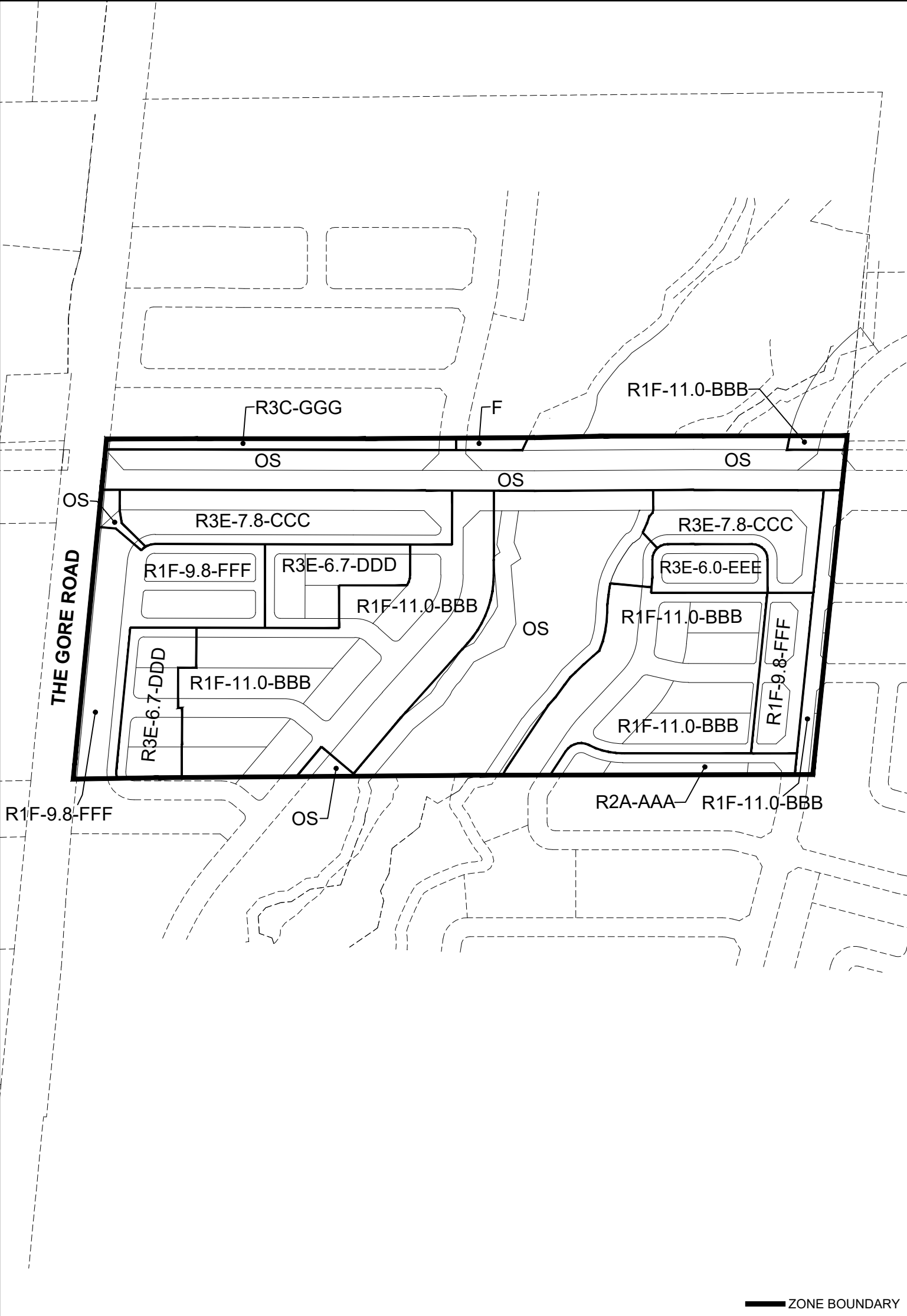
GGG.1 Shall only be used for the purposes permitted in a R3C zone;


GGG.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	100 square metre per dwelling unit
(2) Minimum Yard Setback for Principle Building:	<p>a) The front wall of a dwelling unit: 2.0 metres to a public or private road.</p> <p>b) The rear wall of a dwelling unit: 2.0 metres to a public or private road;</p> <p>c) a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;</p> <p>d) A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/tringles;</p>
(3) Minimum Exterior Side Yard	<p>a) 1.2 metres;</p> <p>b) 0.6 metres abutting a parking area and public walkway</p>

(4) Minimum interior side yard	<p>a) 1.2 metres when abutting side lot line coincides with two exterior walls;</p> <p>b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;</p> <p>c) 0.5 metres into the 1.2 metres interior side yard for a bay window, or box window with or without foundation or cold cellar; and</p> <p>d) 0.7 metres to a bay, bow or box window with or without foundations or cold cellar;</p>
(5) Maximum building height	13 metres
(6) The following provisions shall apply to garages:	<p>a) The maximum cumulative garage door width shall be 5.6 metre.</p> <p>b) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p>
(7) Minimum landscaped open space	No requirement
(8) Minimum Amenity Area	a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
(9) Air conditioning units are permitted to be located on a balcony or uncovered terrace.	
(10) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit is not required.	
(11) Notwithstanding Section 10.9.1.B 1), the minimum driveway width shall be 2.75 metres and shall not exceed the width of the lot.	

(12) Section 10.9.1.4 shall not apply.	
(13) Maximum fence height within the front yard and in the rear yard – 1.2 metres.	
(14) Minimum Driveway Condominium Laneway Aisle Width: 6.0 metres, including an aisle providing access to a parking space.	
(15) No accessory structure shall be erected in the front and rear yard.	
(16) Minimum Visitor Parking Spaces: 0.25 spaces per unit.	
(17) Setbacks to TransCanada pipeline right-of-way:	<p>a) A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.</p> <p>b) A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.</p> <p>c) A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.</p>



<p>PART OF LOT 12, CONCESSION 10, N.D. BLOCK PLAN 47-1</p>		<p>CITY OF BRAMPTON Planning, Design, and Development</p>	
<p>BY-LAW _____ SCHEDULE A</p>		<p>Date: December 2022</p>	<p>Drawn By:</p>

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