



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2020

To amend Comprehensive Zoning By-law 270-2004

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-1520), Floodplain (F)	Residential Single Detached – Section 1837 (R1A-1837)
	Residential Single Detached – Section 3538 (R1A-3538)
	Residential Single Detached – Section 3539 (R1A-3539)
	Open Space (OS)
	Floodplain (F)

- 2) By adding thereto the following sections:
- “3538 The lands designated R1A- Section 3538 on Schedule A to this by-law:
- 3538.1 shall only be used for the purposes permitted within an R1A zone.
- 3538.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 456 square metres
- (2) Minimum Interior Lot Width: 17.4 metres
- (3) Minimum Lot Depth: 26.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

(5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

(6) Minimum Interior Side Yard Width:

- a. 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- b. 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(7) The following provisions shall apply to garages:

- a. The maximum garage door width shall be 5.5 metres;
- b. The garage door width may be widened by an extra 0.6 metres if the front door of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling;
- c. The interior garage width, as calculated 3 metres from the garage opening, shall not be more than 0.9 metres wider than the garage door width;

(8) No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.

(9) The minimum setback to a daylight triangle or rounding shall be 1.5 metres.

3538.3 Shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3538.2.

3539 The lands designated R1A-3539 on Schedule A to this by-law:

3539.1 shall only be used for the purposes permitted within an R1A zone.

3539.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 456 square metres
- (2) Minimum Interior Lot Width: 13.8 meters
- (3) Minimum Lot Depth: 26.0 metres
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (7) The following provisions shall apply to garages:
 - (a) The maximum garage door width shall be 5.5 metres.
 - (b) The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

- (c) The interior garage width, as calculated 3 metres from the garage opening, shall not be 0.9 metres more than the garage door width.
 - (8) No garage shall project into the front yard more than 1.6 metres beyond a porch or front wall of a dwelling.
 - (9) The minimum setback to a daylight triangle or rounding shall be 1.5 metres.
- 3539.3 Shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3539.2.”

ENACTED and PASSED this 25th day of November, 2020.

Approved as to
form.

2020/10/28

AWP

Patrick Brown, Mayor

Approved as to
content.

2020/10/27

AAP

Peter Fay, City Clerk

(File: C07E12.015)