



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 70-2013

To amend By-law 270-2004, as amended

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:
RESIDENTIAL RURAL ESTATE HOLDING-REH ZONE and RESIDENTIAL RURAL ESTATE TWO - RE2 ZONE	INSTITUTIONAL ONE – SECTION 2383(I1 – 2383), INSTITUTIONAL ONE (HOLDING)– SECTION 2384(I1(H) – 2384), COMMERCIAL ONE – SECTION 2385 (C1-2385), COMMERCIAL TWO – SECTION 2386 (C2-2386), RESIDENTIAL SINGLE DETACHED E – 14.8 – 2387 (R1E – 14.8 – 2387), RESIDENTIAL SINGLE DETACHED E – 15.0 – 2388 (R1E – 15.0 – 2388), RESIDENTIAL SINGLE DETACHED E – 15.2 – 2389 (R1E – 15.2 – 2389), RESIDENTIAL SINGLE DETACHED E – 15.2 – 2390 (R1E – 15.2 – 2390), RESIDENTIAL SINGLE DETACHED E – 15.2 – 2391 (R1E – 15.2 – 2391), RESIDENTIAL SINGLE DETACHED E – 15.2 – 2392 (R1E – 15.2 – 2392), RESIDENTIAL SINGLE DETACHED E – 15.2 – 2393 (R1E – 15.2 – 2393), RESIDENTIAL SINGLE DETACHED F – 12.2 – 2394 (R1F – 12.2 – 2394), RESIDENTIAL SINGLE DETACHED F – 13.7 – 2395 (R1F – 13.7 – 2395), RESIDENTIAL SINGLE DETACHED F – 13.7 – 2396 (R1F – 13.7 – 2396), RESIDENTIAL SINGLE DETACHED F – 13.7 – 2397 (R1F – 13.7 – 2397), RESIDENTIAL SINGLE DETACHED E -17.0 - 2398 (R1E – 17.0 – 2398), RESIDENTIAL SINGLE DETACHED E – 20.0 – 2399 (R1E-20-2399),

	RESIDENTIAL SINGLE DETACHED E – 19.0 - 2400 (R1E-19.0-2400), RESIDENTIAL SINGLE DETACHED E-13.7 – 2401 (R1E-13.7-2401), OPEN SPACE (OS) and FLOODPLAIN (F).
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(2) by adding thereto the following sections:

“2383 The lands designated I1 – 2383 on Schedule A to this by-law:

2383.1 Shall only be used for the purposes permitted by either 2383.1(1), or the purposes permitted by 2383.1(2):

(1) either:

- a) A public or private school;
- b) A day nursery;
- c) A park, playground or recreation facility operated by a public authority.

(2) or:

- a) Those purposes, requirements and restriction of the R1F-12.2-2394 zone.

(3) The permitted uses in Section 2383.1(1) shall not be permitted in combination with the permitted uses in Section 2383.1(2).”

“2384 The lands designated I1(H) – 2384 shall be subject to the following requirements and restrictions:

2384.1 Shall only be used for a Place of Worship while the (H) is in place for the subject lands.

2384.2 The Holding symbol shall only be removed once the following has occurred:

a) five years has passed from the date of assumption of the plan of subdivision (File 21T-12009B) provided that the following occurs:

- i) The landowner provides evidence to the satisfaction of the City that the site will not be a viable Place of Worship site.
- ii) The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.

b) The Commissioner of Planning Design and Development deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

2384.3 Once the Holding (H) symbol has been lifted, the lands designated I1-2384 can be used for those purposes, requirements and restrictions in an R1F-12.2-2394 zone.”

“2385 The lands designated C1-2385 on Schedule A to this by-law:

2385.1 Shall only be used for the following purposes:

- a) The uses permitted in the C1 zone;
- b) A day nursery;
- c) A commercial school.

2385.2 Shall be subject to the following requirements and restrictions:

- a) Drive through facilities shall not be permitted.
- b) Minimum Front Yard Depth: 6.0 metres.
- c) Minimum Rear Yard Depth: 6.0 metres.
- d) Minimum Exterior Side Yard Depth: 6.0 metres.
- e) For the purposes of this Section, the lot line abutting The Gore Road shall be considered the front lot line.
- f) Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth a maximum of 3.0 metres.
- g) Minimum Landscaped open space width:
 - i) Except at approved access and building locations, 6.0 metres along the front lot line and 3.0 metres along all other lot lines.”

“2386 The lands designated C2–2386 on Schedule A to this by-law:

2386.1 Shall only be used for the following purposes:

- a) Uses permitted in the C2 zone;
- b) A Day Nursery.

2386.2 Shall be subject to the following requirements and restrictions:

- a) A maximum of one drive-through facility is permitted.
- b) Minimum Front Yard Depth: 6.0 metres.
- c) Minimum Exterior Side Yard Depth: 6.0 metres.
- d) Minimum Rear Yard Depth: 6.0 metres.
- e) Minimum Interior Side Yard Depth: 6.0 metres.
- f) Utility uses and structures shall be permitted to encroach into the minimum Front Yard Depth, minimum Exterior Side Yard Width and minimum Rear Yard Depth a maximum of 3 metres.
- g) Minimum Landscaped open space width:
 - i) Except at approved access and building locations, 6.0 metres along Mayfield Road and McVean Drive and 3.0 metres along all other lot lines.”

“2387 The lands designated R1E–14.8–2387 on Schedule A to this by-law:

2387.1 Shall only be used for the purposes permitted in the R1E zone.

2387.2 Shall be subject to the following requirements and restrictions:

- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- c) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2387.2(d) and (e) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- d) For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;

- e) For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- f) For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- g) For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- h) A garage may face the flankage lot line;
- i) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- j) Notwithstanding Section 2387.2(i), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- k) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- l) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- m) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- n) The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,
- o) For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection."

"2388 The lands designated R1E-15.0-2388 on Schedule A to this by-law:

2388.1 Shall only be used for the purposes permitted in the R1E zone.

2388.2 Shall be subject to the following requirements and restrictions:

- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- c) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2388.2(d) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- d) For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- e) A garage may face the flankage lot line;
- f) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by

- a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- g) Notwithstanding Section 2388.2(f), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
 - h) A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
 - i) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
 - j) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
 - k) The maximum building height of a single detached dwelling shall not exceed 13 metres.”

“2389 The lands designated R1E-15.2-2389 on Schedule A to this by-law:

2389.1 Shall only be used for the purposes permitted in the R1E zone.

2389.2 Shall be subject to the following requirements and restrictions:

- a) The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- b) The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- c) The minimum lot width shall not apply;
- d) The minimum lot depth shall not apply;
- e) The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- f) The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- g) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- h) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres and Sections 10.5 b), 13.4.2(d) and 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2389.2(g) shall not apply;
- i) A garage may face the flankage lot line;
- j) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- k) A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed

porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;

- l) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,
- m) The maximum building height of a single detached dwelling shall not exceed 13 metres."

"2390 The lands designated R1E-15.2-2390 on Schedule A to this by-law:

2390.1 Shall only be used for the purposes permitted in the R1E zone.

2390.2 Shall be subject to the following requirements and restrictions:

- a) The most southerly lot line abutting a street shall be deemed to be the front lot line;
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2390.2(c) shall not apply;
- c) For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- d) A garage may face the flankage lot line;
- e) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- f) Notwithstanding Section 2390.2(e), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- g) A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- h) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- i) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- j) The maximum building height of a single detached dwelling shall not exceed 13 metres."

"2391 The lands designated R1E-15.2-2391 on Schedule A to this by-law:

2391.1 Shall only be used for the purposes permitted in the R1E zone.

2391.2 Shall be subject to the following requirements and restrictions:

- a) The most easterly lot line abutting a street line shall be deemed to be the front lot line;
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2391.2(c) shall not apply;
- c) For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- d) A garage may face the flankage lot line;
- e) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- f) Notwithstanding Section 2391.2(e), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- g) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- h) An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- i) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- j) The maximum building height of a single detached dwelling shall not exceed 13 metres.”

“2392 The lands designated R1E-15.2-2392 on Schedule A to this by-law:

2392.1 Shall only be used for the purposes permitted in the R1E zone.

2392.2 Shall be subject to the following requirements and restrictions:

- a) The lot line abutting the Open Space (OS) zone shall be deemed to be the rear lot line;
- b) The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- c) The minimum lot width shall not apply;
- d) The minimum lot depth shall not apply;
- e) The minimum rear yard setback shall be 6.0 metres;
- f) The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- g) The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- h) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- i) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 3.0 metres

- and Sections 10.5 b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2392.2(h) shall not apply;
- j) A garage may face the flankage lot line;
 - k) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
 - l) A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
 - m) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a Bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,
 - n) The maximum building height of a single detached dwelling shall not exceed 13 metres.”

“2393 The lands designated R1E-15.2-2393 on Schedule A to this by-law:

2393.1 Shall only be used for the purposes permitted in the R1E zone.

2393.2 Shall be subject to the following requirements and restrictions:

- a) The minimum rear yard setback shall be 6.0 metres;
- b) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- c) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and 10.5b), 13.4.2(d), 13.4.2(j)(1), 13.4.2(j)(4), 13.4.2(j)(5) and 2393.2b) shall not apply;
- d) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- e) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- f) An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- g) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- h) The maximum building height of a single detached dwelling shall not exceed 13 metres.”

"2394 The lands designated R1F-12.2-2394 on Schedule A to this by-law:

2394.1 Shall only be used for the purposes permitted in the R1F zone.

2394.2 Shall be subject to the following requirements and restrictions:

- a) On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- b) On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- c) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- d) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1) shall not apply;
- e) Sections 13.5.2(j)(4) and 13.5.2(j)(5) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- f) If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- g) If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- h) On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;
- i) A garage may face the flankage lot line;
- j) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- k) Notwithstanding Section 2394.2(j), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- l) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- m) An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- n) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- o) The maximum building height of a single detached dwelling shall not exceed 11 metres."

"2395 The lands designated R1F-13.7-2395 on Schedule A to this by-law:

2395.1 Shall only be used for the purposes permitted in the R1F zone.

2395.2 Shall be subject to the following requirements and restrictions:

- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1) shall not apply;
- c) Sections 13.5.2(j)(4), 13.5.2(j)(5) and 2395.2(d) and (e) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- d) For interior lots with a lot width of 19.8 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- e) For corner lots with a lot width of 23.1 metres and greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- f) For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- g) For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- h) A garage may face the flankage lot line;
- i) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- j) Notwithstanding Section 2395.2(i), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- k) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- l) An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- m) Bay windows, bow windows and box-out windows with or without foundations, including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- n) The maximum building height of a single detached dwelling shall not exceed 12 metres.”

“2396 The lands designated R1F-13.7-2396 on Schedule A to this by-law:

2396.1 Shall only be used for the purposes permitted in the R1F zone.

2396.2 Shall be subject to the following requirements and restrictions:

- a) The longest lot line not abutting a street shall be deemed to be the rear lot line;
- b) The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the

interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;

- c) The minimum lot width shall not apply;
- d) The minimum lot depth shall not apply;
- e) The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- f) The minimum rear yard depth may be reduced to a minimum of 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;
- g) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- h) A garage may face the flankage lot line;
- i) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- j) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres but in all cases the balcony or deck shall maintain a minimum setback of 3.5 metres from the rear lot line. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- k) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard provided the building setback to the rear lot line is at least 3.0 metres;
- l) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,
- m) The maximum building height of a single detached dwelling shall not exceed 12 metres.”

“2397 The lands designated R1F-13.7-2397 on Schedule A to this by-law:

2397.1 Shall only be used for the purposes permitted in the R1F zone.

2397.2 Shall be subject to the following requirements and restrictions:

- a) The shortest lot line not abutting a street shall be deemed to be the rear lot line;
- b) The front lot line shall be deemed to be a lot line 21 metres in length, measured along the street line from the intersection of the interior side lot line and the street line. The balance of the street line shall be deemed to be a flankage lot line;
- c) The minimum lot width shall not apply;
- d) The minimum lot depth shall not apply;
- e) The minimum front yard depth and exterior side yard width shall be 3.0 metres, but 6.0 metres to the front of a garage;
- f) The minimum rear yard depth may be reduced to 1.2 metres provided a minimum landscaped open space area of 90 square metres is provided, exclusive of the landscaping in the front or exterior side yard;

- g) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- h) A garage may face the flankage lot line;
- i) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.5 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- j) A balcony, deck or open-roofed porch with or without a cold cellar may project into the minimum rear yard by a maximum of 3.0 metres but in all cases a minimum setback of 3.5 metres from the rear lot line shall be maintained. Landings associated with a balcony, deck or open-roofed porch are permitted to project further into the rear yard, provided the associated landing does not exceed 3.0 square metres;
- k) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres. In no case shall a bay window, bow window and box-out window be located closer than 1.2 metres to the rear lot line; and,
- l) The maximum building height of a single detached dwelling shall not exceed 12 metres.”

“2398 The lands designated R1E-17.0-2398 on Schedule A to this by-law:

2398.1 Shall only be used for the purposes permitted in the R1E zone.

2398.2 Shall be subject to the following requirements and restrictions:

- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- c) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2398.2(d) shall not apply to lot that has a garage with doors that face an interior side lot line;
- d) For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- e) A garage may face the flankage lot line;
- f) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- g) Notwithstanding Section 2398.2(f), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- h) A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- i) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8

metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

- j) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- k) The maximum building height of a single detached dwelling shall not exceed 13 metres.
- l) For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection."

"2399 The lands designated R1E-20.0-2399 on Schedule A to this by-law:

2399.1 Shall only be used for the purposes permitted in the R1E zone.

2399.2 Shall be subject to the following requirements and restrictions:

- a) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- b) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2399.2(c) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- c) The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- d) A garage may face the flankage lot line;
- e) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- f) Notwithstanding Section 2399.2(e), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- g) A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- h) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- i) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- j) The maximum building height of a single detached dwelling shall not exceed 13 metres."

"2400 The lands designated R1E-19.0-2400 on Schedule A to this by-law:

2400.1 Shall only be used for the purposes permitted in the R1E zone.

2400.2 Shall be subject to the following requirements and restrictions:

- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less may not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- c) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2400.2(d) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- d) For lots with a width of 19.8 metres or greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- e) A garage may face the flankage lot line;
- f) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- g) Notwithstanding Section 2400.2(f), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- h) A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- i) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- j) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres; and,
- k) The maximum building height of a single detached dwelling shall not exceed 13 metres.”

“2401 The lands designated R1E-13.7-2401 on Schedule A to this by-law:

2401.1 Shall only be used for the purposes permitted in the R1E zone.

2401.2 Shall be subject to the following requirements and restrictions:

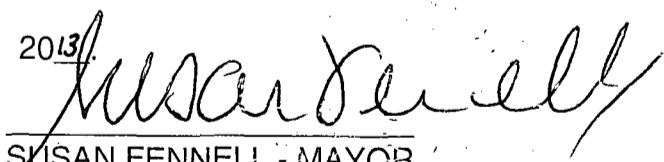
- a) A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- b) Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- c) Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2401.2(d) and (e) shall not apply to a lot that has a garage with doors that face an interior side lot line;

- d) For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- e) For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- f) For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- g) For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- h) A garage may face the flankage lot line;
- i) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- j) Notwithstanding Section 2401.2(i), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- k) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- l) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- m) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- n) The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,
- o) For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 27TH day of March,

2013/




SUSAN FENNELL - MAYOR



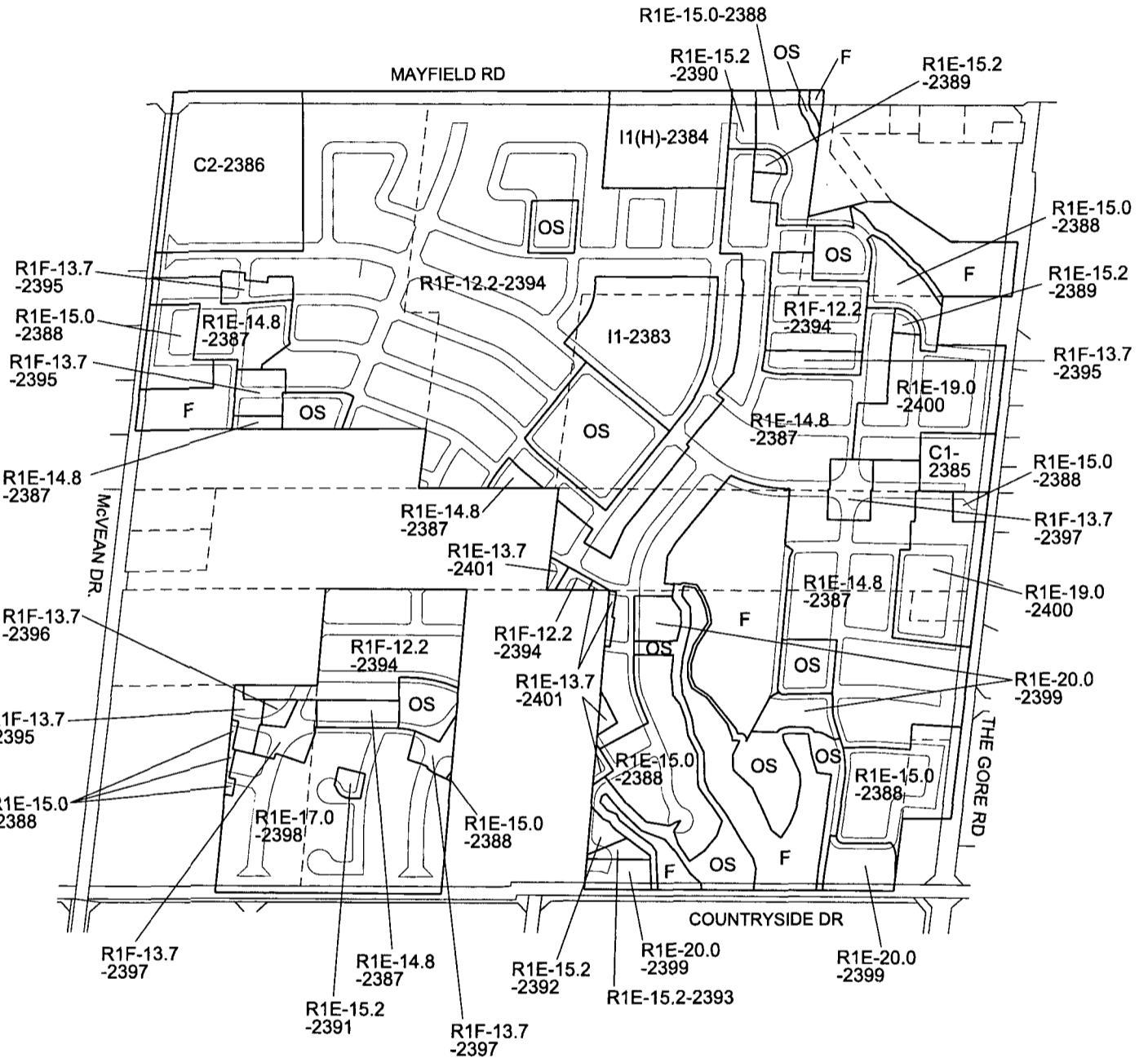
PETER FAY - CITY CLERK

Approved as to Content:



Paul Snape, MCIP, RPP
Acting Director, Land Development Services

APPROVED AS TO FORM	
LAW DEPT. BRAMPTON	
mRea	
DATE	15 03 13



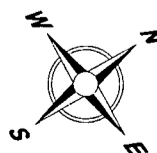
LEGEND

—— ZONE BOUNDARY

PART LOTS 16-17, CONCESSION 9 N.D.

By-Law 70-2013

Schedule A



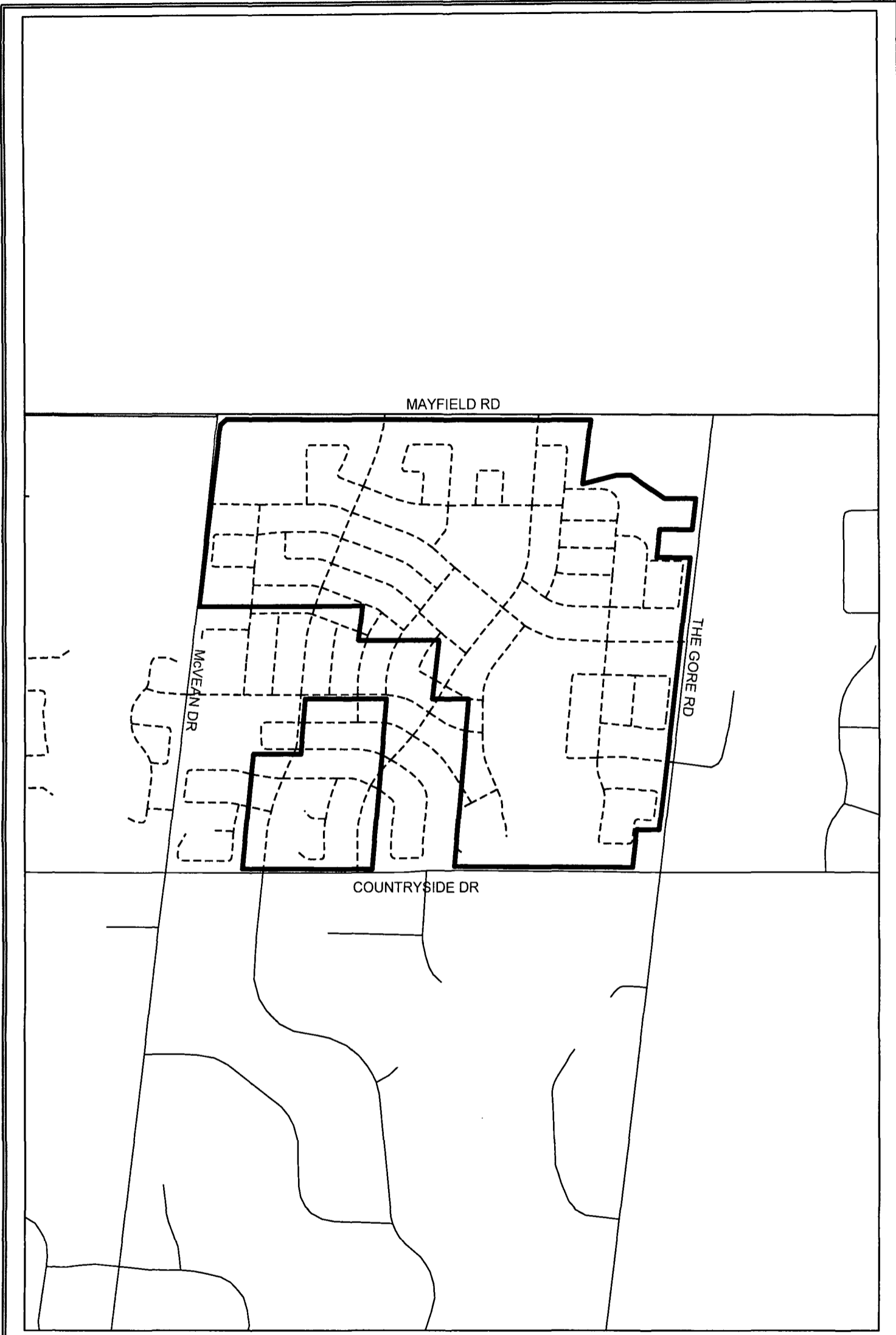
CITY OF BRAMPTON

Planning, Design and Development

Date: 2013 03 13

Drawn by: CJK

File no. C09E17.008ZBLA



SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS



FLOWER CITY
 PLANNING,
 DESIGN &
 DEVELOPMENT
 BRAMPTON, CA



Date: 2013 02 27 Drawn By: CJK
 File: C09E17.008zkm

Key Map By-Law 70-2013