



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 316-2011

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 Schedules A and B to this by-law:

From:	To:
AGRICULTURAL (A), AGRICULTURAL – SECTION 390 (A – SECTION 390), and AGRICULTURAL – SECTION 1048 (A – SECTION 1048)	RESIDENTIAL SINGLE DETACHED F-12.5 – SECTION 2212 (R1F-12.5-SECTION-2212), RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2214 (R1F-9.0-SECTION 2214), RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2215 (R1F-9.0-SECTION 2215), RESIDENTIAL SEMI DETACHED E – 7.2 – SECTION 2216 (R2E-7.2-SECTION 2216), RESIDENTIAL TOWNHOUSE E-5.5 – SECTION 2217 (R3E-5.5-SECTION-2217); RESIDENTIAL TOWNHOUSE E-4.4 –SECTION 2218 (R3E-4.4-SECTION-2218); RESIDENTIAL TOWNHOUSE E-7.0 –SECTION 2219 (R3E-7.0-SECTION-2219); RESIDENTIAL TOWNHOUSE A-SECTION 2220 (R3A-SECTION-2220); RESIDENTIAL APARTMENT A – SECTION 2221 (R4A-SECTION 2221); INSTITUTIONAL ONE - SECTION 2222 (I1-SECTION 2222); COMMERCIAL ONE -SECTION 2223 (C1- SECTION 2223); COMMERCIAL THREE - SECTION 2224 (C3-SECTION 2224); OPEN SPACE and FLOODPLAIN

(2) by adding thereto the following sections:

“2212” The lands designated R1F-12.5 – Section 2212 on Schedule A to this by-law;

- 2212.1 Shall only be used for the purposes permitted in a R1F-12.5 zone;
- 2212.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
    - Interior Lot – 310.0 square metres;
    - Corner Lot – 355.0 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot – 12.5 metres;
    - Corner Lot – 14.3 metres;
  - (3) Minimum Lot Depth: 25.0 metres;
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 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/triangle;
    - d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
    - e) 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;
    - f) 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;
    - 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/triangle; and
    - h) 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage;
  - (5) Minimum Exterior Side Yard:
    - a) 3.0 metres
    - b) 1.2 metres where the exterior side yard abuts a public or private lane;
    - c) 5.5 metres to a garage door facing the exterior side yard;
    - d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
    - e) 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;
    - f) 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;
    - g) 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;
    - h) 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

- i) 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;
- (6) Minimum Rear Yard Setback:
- a) 6.0 metres for an interior lot;
  - b) 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;
  - c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
  - e) 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
  - f) 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 minimum rear yard;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres;
  - b) 0.6 metres to a one storey garage;
  - c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - d) for two adjoining lots where an interior side yard setback of 0.6 metres to a one storey garage is allowed, then two adjacent interior side yards of 0.6 metres can be paired;
  - e) 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;
  - f) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
  - g) 0.6 metres to an accessory building; and
  - h) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 11.0 metres
- (9) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - b) for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - c) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard;
  - d) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;

- e) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- f) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

(12) Notwithstanding Section 13.5.2.j.2 a garage may face the flankage lot line;

(13) 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;
- 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;
- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- 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;

(14) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;

(15) The driveway width shall not exceed the exterior width of the garage:

2212.3 Shall also be subject to the requirements and restrictions relating to the R1F-12.5 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2212.2.

2214 The lands designated R1F-9.0 – Section 2214 on Schedule A to this by-law;

2214.1 Shall only be used for the purposes permitted in a R1F-9.0 zone;

2214.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- Interior Lot – 225.0 square metres;
- Corner Lot – 255.0 square metres;

(2) Minimum Lot Width:

- Interior Lot – 9.0 metres;
- Corner Lot – 10.8 metres;

(3) Minimum Lot Depth: 25.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
- d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

- f) 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;
  - g) 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;
  - h) 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; and
  - i) 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- (5) Minimum Exterior Side Yard:
- a) 3.0 metres
  - b) 1.2 metres where the exterior side yard abuts a public or private lane;
  - c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - e) 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;
  - f) 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;
  - g) 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;
  - h) 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
  - i) 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;
- (6) Minimum Rear Yard Setback:
- a) 6.0 metres for an interior lot;
  - b) 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;
  - c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
  - e) 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
  - f) 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 minimum rear yard;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;

- 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;
  - c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - 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;
  - e) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
  - f) 0.6 metres to an accessory building; and
  - g) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 11.0 metres
- (9) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - e) for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - f) a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - g) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - h) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - i) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - j) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (12) Notwithstanding Section 13.5.2.j.2 a garage may face the flankage lot line;
- (13) 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;
- 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;
- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- 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;

(14) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;

(15) Notwithstanding Section 10.9.1B.1 the following shall apply:  
a) the minimum driveway width shall be 2.75 metres;

(16) The driveway width shall not exceed the exterior width of the garage;

2214.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2214.2.

2215 The lands designated R1F-9.0 – Section 2215 on Schedule A to this by-law;

2215.1 Shall only be used for the purposes permitted in a R1F-9.0 zone;

2215.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 225.0 square metres;  
Corner Lot – 255.0 square metres;
- (2) Minimum Lot Width:  
Interior Lot – 9.0 metres;  
Corner Lot – 10.8 metres;
- (3) Minimum Lot Depth: No minimum required;
- (4) Minimum Front Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to a garage door facing the front lot line;
  - c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - d) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;
  - e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - f) 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;
  - g) 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;
  - h) 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; and

- i) 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres
- b) 1.2 metres where the exterior side yard abuts a public or private lane;
- c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- e) 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;
- f) 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;
- g) 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;
- h) 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
- i) 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;

(6) Minimum Rear Yard Setback:

- a) 3.0 metres for an interior lot;
- b) 3.0 metres for a corner lot
- c) 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey;
- d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

(7) Minimum Interior Side Yard:

- 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;
- 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 metre and 1.2 metres per paired lots;
- c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- 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;
- e) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;



- f) 0.6 metres to an accessory building; and
  - g) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 11.0 metres
- (9) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - e) for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
  - f) a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
  - g) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - h) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - i) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - j) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (12) Notwithstanding Section 13.5.2.j.2 a garage may face the flankage lot line;
- (13) 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;
  - 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;
  - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - 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;

- (14) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (15) Notwithstanding Section 10.9.1B.1 the following shall apply:
  - a) the minimum driveway width shall be 2.75 metres;
- (16) The driveway width shall not exceed the exterior width of the garage;
- (17) 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard

- 2215.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2215.2.
  
- 2216 The lands designated R2E-7.2 – Section 2216 on Schedule A to this by-law;
  
- 2216.1 Shall only be used for the purposes permitted in a R2E-7.2 zone;
  
- 2216.2 Shall be subject to the following requirements and restrictions:
  - (1) Minimum Lot Area:
    - Interior Lot – 175.0 square metres;
    - Corner Lot – 220.0 square metres;
  
  - (2) Minimum Lot Width:
    - Interior Lot – 7.2 metres;
    - Corner Lot – 9.0 metres;
  
  - (3) Minimum Lot Depth: 25.0 metres;
  
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 metres to a garage door facing the front lot line;
    - c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
    - d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
    - e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
    - f) 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;
    - g) 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
    - h) 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:
    - a) 3.0 metres
    - b) 1.2 metres where the exterior side yard abuts a public or private lane;

- c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - f) 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;
  - g) 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
  - h) 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
  - i) 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;
  - j) 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;
- (6) Minimum Rear Yard:
- a) 6.0 metres for an interior lot;
  - b) 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
  - c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;
  - d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
  - 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; and
  - f) Section 10.13.3 shall not apply;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - b) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
  - c) 0.6 metres to an accessory building; and
  - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 14.0 metres
- (9) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

- (11) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to 7.2 metres but less than 9.0 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
  - e) for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - f) 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - g) a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - h) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - i) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - j) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - k) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (12) Notwithstanding Section 15.8.2.k.2 a garage may face the flankage lot line;
- (13) 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;
  - 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;
  - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - 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;
- (14) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (15) Notwithstanding Section 10.9.1B.1 the following shall apply:
- a) the minimum driveway width shall be 2.75 metres;
- (16) The driveway width shall not exceed the exterior width of the garage;

(17) Section 10.12 shall not apply;

- 2216.3 Shall also be subject to the requirements and restrictions relating to the R2E-7.2 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2216.2.
- 2217 The lands designated R3E-5.5 – Section 2217 on Schedule A to this by-law;
- 2217.1 Shall only be used for the purposes permitted in a R3E-5.5 zone;
- 2217.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
    - Interior Lot – 129.0 square metres;
    - Corner Lot – 185.0 square metres;
    - End Lot - 155.0 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot – 5.5 metres;
    - Corner Lot – 8.5 metres;
    - End Lot - 6.7 metres;
  - (3) Minimum Lot Depth: 23.5 metres;
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 metres to garage door facing the front lot line;
    - c) 4.5 metres to the front of the garage from a daylight rounding/triangle;
    - d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
    - e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
    - f) 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;
    - g) 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
    - h) 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:
    - a) 3.0 metres
    - b) 1.2 metres where the exterior side yard abuts a public or private lane;
    - c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
    - d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
    - e) 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;
    - f) 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;
- g) 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;
  - h) 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
  - i) 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;
- (6) Minimum Rear Yard
- a) 5.0 metres for an interior lot;
  - 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 walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - d) 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
  - 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; and
  - f) Section 10.13.3 shall not apply;
- (7) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - b) 0.6 metres to an accessory building; and
  - c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 14.0 metres;
- (9) Notwithstanding Section 16.10.2.d, no minimum dwelling unit width required;
- (10) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (11) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (12) The following provisions apply to garages:
- a) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
  - c) the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
  - d) the maximum cumulative garage door width for interior end lots, with a lot width equal to 11.0 metres but less than 12.2 metre shall be 5.5 metres;

- e) 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;
- f) a two bay garage shall be permitted on a corner lot;
- g) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- h) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- i) 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;

(13) Notwithstanding Section 16.10.2.k.2 a garage may face the flankage lot line;

(14) 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;
- 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;
- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- 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;

(15) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;

(16) Notwithstanding Section 10.13.2 the following shall apply:

- a) front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

(17) Notwithstanding Section 10.9.1B.1 the following shall apply:

- a) the minimum driveway width shall be 2.75 metres;

(18) The driveway width shall not exceed the exterior width of the garage;

(19) Section 10.12 shall not apply;

2217.3 Shall also be subject to the requirements and restrictions relating to the R3E-5.5 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2217.2.

2218 The lands designated R3E-4.4 – Section 2218 on Schedule A to this by-law;

2218.1 Shall only be used for the purposes permitted in a R3E-4.4 zone;

2218.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot – 70.0 square metres;
  - Corner Lot – 110.0 square metres;
  - End Lot – 90.0 square metres;

- (2) Minimum Lot Width:  
Interior Lot – 4.4 metres;  
Corner Lot – 7.4 metres;  
End Lot – 5.6 metres;
- (3) Minimum Lot Depth: 16.9 metres;
- (4) Minimum Front Yard Depth:  
a) 0.0 metres;
- (5) Minimum Exterior Side Yard:  
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/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;  
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;  
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;  
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  
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;
- (6) Minimum Rear Yard:  
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 1.0m metres;
- (7) Minimum Interior Side Yard:  
a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;  
b) 0.5 metres to a detached garage;  
c) 0.0 metres when abutting side lot line coincides with a common wall between two garages;  
d) 0.5 metres into the 1.2 metre interior side yard for a bay window, bow window, or box window with or without foundation or cold cellar;  
e) 0.6 metres to an accessory building, except for a detached garage; and  
f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height – 14.0 metres
- (9) Notwithstanding Section 16.10.2.d, no minimum dwelling unit width required;
- (10) Minimum Landscaped Open Space:



- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (11) Maximum Lot Coverage – no requirement;
- (12) Minimum Amenity Area:
- a) 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- (13) The following provisions apply to garages:
- a) a garage door width shall not exceed the width of any unit or main wall of a dwelling; and
  - b) notwithstanding Section 10.4.1.(g) a detached garage may exceed 24 square metres;
- (14) 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;
  - 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;
  - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - 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;
- (15) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (16) Notwithstanding Section 10.13.2 front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- (17) Section 10.13.3 shall not apply;
- (18) Notwithstanding Section 10.9.1B.1 the following shall apply:
- a) the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- (19) The driveway width shall not exceed the width of the lot;
- (20) Section 10.12 shall not apply;
- (21) Notwithstanding Sections 10.9.1 A and 10.9.1.B.7, the following shall apply:
- a) a minimum of 1 parking space for each residential unit shall be provided on each lot;
- (22) Section 10.9.1.4) shall not apply;
- (23) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- (24) A public/private lane is deemed to be a street for zoning purposes;

(25) For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;

(26) For zoning purposes, when a lot abuts an open space zone (OS), the lot line abutting the open space zone shall be deemed to be the front lot line, and the lot line abutting a laneway shall be deemed to be the rear lot line. Therefore Section 6.6 shall not apply;

2218.3 Shall also be subject to the requirements and restrictions relating to the R3E-4.4 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2218.2.

2219 The lands designated R3E-7.0– Section 2219 on Schedule A to this by-law;

2219.1 Shall only be used for the purposes permitted in a R3E-7.0 zone;

2219.2 Shall be subject to the following requirements and restrictions:

(1) The following uses are permitted within a Live-Work Townhouse dwelling on the ground floor:

- a) A residential unit;
- b) Bank, trust company and finance company;
- c) Service shop;
- d) Retail establishment with no outdoor storage or display;
- e) Home occupation;
- f) Commercial, technical or recreational school;
- g) Art gallery;
- h) Artist and photography studio including framing;
- i) Personal service shop;
- j) A health or fitness centre;
- k) A dining room restaurant, and take-out restaurant;
- l) A Laundromat;
- m) A dry cleaning and laundry distribution station;
- n) A printing or copying establishment;
- o) A custom workshop;
- p) An animal hospital and or veterinary clinic;
- q) An office, including the office of a health care practitioner;
- r) A convenience store;
- s) A day nursery;
- t) A police station;
- u) A radio or television broadcast establishment; and
- v) Purposes accessory to the other permitted purposes;

(2) The following uses shall not permitted :

- a) A tattoo parlour;
- b) An amusement arcade;
- c) A massage or body rub parlour;
- d) The repair and servicing of motor vehicles or internal combustion engines;
- e) A billiard parlour or pool hall; and
- f) An adult video store or adult book store;

(3) Minimum Lot Area

- Interior Lot – 122.0 square metres;
- Corner Lot – 140.0 square metres;
- End Lot – 140.0 square metres;

(4) Minimum Lot Width:

Interior Lot – 7.0 metres;  
Corner Lot – 8.8 metres;  
End Lot – 8.2 metres;

- (5) Minimum Lot Depth: 17.5 metres;
- (6) Minimum Front Yard Depth:
- 0.0 metres;
  - a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and
  - an awning may encroach into a public road allowance by a maximum 0.5 metres;
- (7) Minimum Exterior Side Yard:
- 0.0 metres;
  - a canopy, roof overhang, eaves troughs, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance a maximum 0.5 metres; and
  - an awning may encroach into a public road allowance by a maximum 0.5 metres;
- (8) Minimum Rear Yard:
- 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 1.0m metres;
- (9) Minimum Interior Side Yard:
- 1.2 metres, and 0.0 metres when the abutting side lot line coincides with a common wall between two dwellings;
  - 0.5 metres to a detached garage;
  - 0.0 metres when abutting side lot line coincides with a common wall between two garages;
  - 0.6 metres to an accessory building, except for a detached garage; and
  - 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (10) Maximum Building Height – 14.0 metres
- (11) Minimum Landscaped Open Space:
- those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (12) Maximum Lot Coverage – no requirement;
- (13) Minimum Amenity Area:
- 5.0 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or in the rear yard at ground level;
- (14) The following shall apply to a bay, bow or box window:
- 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;
  - 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;

- c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
  - 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;
- (15) Notwithstanding Section 10.9.1.B.1 the following shall apply:
- a) the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- (16) Sections 6.17.2.a, 10.9.1.F, 10.9.1.G, 10.9.1.H, 10.12, and 10.13.3 shall not apply;
- (17) Notwithstanding Section 10.13.2 front to rear yard pedestrian access through the dwelling unit does not need to be provided;
- (18) Notwithstanding Sections 10.9.1 A and 10.9.1.B.7 or any other provision to the contrary, the following shall apply:
- a) a minimum of 1 parking space for each residential unit shall be provided on each lot; and
  - b) one (1) additional parking space is required on a public street for any commercial use on the ground floor;
- (19) Section 10.9.1.4) shall not apply;
- (20) Notwithstanding Section 6.12.1 (b);
- a) a home occupation may occupy not more than 40% of the gross floor area of the residential unit located on the second and third floors;
- (21) Notwithstanding Section 6.12.2 (b);
- a) a office including a health care practitioner operating on the ground floor shall be permitted to occupy not more than 40% of the residential unit on the second and third floors;
- (22) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- (23) A public/private lane is deemed to be a street for zoning purposes;
- (24) For zoning purposes the rear lot line is deemed to be the lot line abutting a public/private lane;
- (25) For zoning purposes, when an entry feature is located between a public street and a lot, the entry feature is deemed to be a public street, in order that the entry feature block can be deemed the front lot line;
- (26) Section 6.6 – Frontage On Road or Street shall not apply.
- 2219.3 Shall also be subject to the requirements and restrictions relating to the R3E-7.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2219.2.
- 2220 The lands designated R3A– Section 2220 on Schedule A to this by-law;

- 2220.1 Shall only be used for the purposes permitted in a R3A zone and the following additional uses:
- (1) A semi-detached dwelling;
  - (2) Purposes accessory to the other permitted purposes.
- 2220.2 Shall be subject to the following requirements and restrictions:
- (1) The lands zoned R3A – Section 2220 not owned by a Public Authority shall be deemed to be one Lot for zoning purposes;
  - (2) Section 6.27 – One Dwelling Per Lot and Section 10.2 - One Dwelling Per Lot shall not apply;
  - (3) Minimum Lot Area: 150 square metres per dwelling unit;
  - (4) Minimum Front Yard Depth: 3.0 metres;
  - (5) Minimum Interior Side Yard Width: 2.0 metres;
  - (6) Minimum Rear Yard Depth: 7.0 metres;
  - (7) Maximum Height: 14.0 metres;
  - (8) Maximum Lot Coverage shall not apply;
  - (9) Section 16.1.2.(j) shall not apply;
  - (10) An open space landscaped area having a minimum area of 30 square metres shall abut the rear or exterior side wall of each dwelling unit;
  - (11) Maximum cumulative garage door width for each dwelling unit:
    - a) 5.5 metres for end/corner units;
    - b) 3.7 metres for an interior dwelling unit;
  - (12) The maximum interior garage width for each dwelling unit shall be 0.9 metres wider than the maximum cumulative garage door width for each dwelling unit;
  - (13) The minimum width of a driveway shall be 2.5 metres;
  - (14) The width of a driveway appurtenant to a dwelling unit shall not exceed the exterior width of the garage for said dwelling unit;
  - (15) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - (16) 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;
  - (17) A walkout balcony, or uncovered terrace on the second storey, or wood deck off the main floor may encroach into the minimum rear yard to within 3.5 metres of the rear lot line;
  - (18) 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;

(19) Except for a noise attenuation barrier, the maximum height of a fence or hedge within the required front yard shall be 2.0 metres;

(20) Sections 6.17.2, 10.3.(d), 10.9.1.B, 10.13.2 and 10.13.3 shall not apply;

(21) Section 10.3.e.(ii) is applicable for each permitted accessory building on an individual building basis;

2220.3 Shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2220.2.

2221 The lands designated R4A– Section 2221 on Schedule A to this by-law;

2221.1 Shall only be used for the purposes permitted in a R4A zone as well as the following additional uses:

- (1) A townhouse dwelling;
- (2) A semi-detached dwelling;
- (3) A senior citizen residence;

2221.2 Shall be subject to the following requirements and restrictions:

(1) The following shall apply for the purposes permitted in Section 18.1.1 and a senior citizen residence:

- a) Minimum Front Yard Depth: 3.0 metres;
- b) Minimum Rear Yard Depth: 3.0 metres;
- c) Minimum Side Yard Width: 3.0 metres;
- d) Maximum Lot Coverage: 50%;
- e) Minimum Landscaped Open Space: 10%;
- f) Maximum Floor Space Index: 1.4;
- g) Section 10.2 – One Dwelling Per Lot shall not apply;

(2) The following shall apply for a townhouse dwelling and semi-detached dwelling purposes:

a) Townhouse dwellings and semi-detached dwellings shall be subject to one of the following:

- i. the requirements of Section 2220.2;  
or
- ii. the requirements of the R3C zone;  
or
- iii. the requirements of Section 2221.2.(1)

b) If the requirements of Section 2220.2 are used, all lands not owned by a Public Authority which are contiguous shall be deemed to be one lot for zoning purposes.

c) If the requirements of the R3C zone are used, the maximum building height shall be 14.0 metres.

2221.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2221.2.

2222 The lands designated I1 – SECTION 2222 on Schedule A to this by-law:

2222.1 Shall only be used for the purposes permitted by the I1, and the following permitted purposes:

- (1) R1F-12.5-SECTION 2212, R1F-9.0-SECTION 2214, R2E-7.2-SECTION 2216, R3E-5.5-SECTION-2217, and R3E-4.4-SECTION 2218.

2222.2 Shall be subject to the requirements and restrictions relating to the I1, R1F-12.5, R1F-9.0 R2E-7.2, R3E-5.5, R3E-4.4, and R3E-7.0 zones and the general provisions of this by-law not in conflict with those sections 2212.2, 2214.2, 2216.2, 2217.2, and 2218.2.

- (1) Infrastructure for various utilities shall be exempt from the requirements and restrictions of Section 2222.2, except that a minimum 3.0 metre setback from the front lot line is required;

2222.3 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2222.2.

2223 The lands designated C1 –SECTION 2223 on Schedule A to this by-law;

2223.1 Shall only be used for the following purposes:

- (1) an animal hospital and or a veterinary clinic;
- (2) a bank, trust company, or finance company with or without drive-through facility;
- (3) a commercial school;
- (4) a convenience store;
- (5) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (6) a dry cleaning establishment and laundry distribution station;
- (7) a grocery store;
- (8) a Group Home Type 2;
- (9) a laundromat;
- (10) a library;
- (11) an office;
- (12) a parking lot;
- (13) a personal service shop;
- (14) a place of worship;
- (15) a retail establishment having no outside storage;
- (16) a service shop;
- (17) a daycare facility;
- (18) purposes accessory to the other permitted purposes.

2223.2 Shall be subject to the following requirements and restrictions:

- (2) Minimum Lot Width – 21.0 metres
- (3) Minimum Building Setback from all roads: 3.0 metres
- (4) Minimum Interior Side Yard Width – 1.0 metres
- (5) Minimum Rear Yard Depth – 3.0 metres
- (6) Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.

- (7) Maximum Building Height: no requirement
  - (8) Except at approved access locations, landscaped open space shall be provided as follows:
    - (i) a minimum of 3.0 metre wide strip abutting all Streets;
    - (ii) a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then no landscape strip is required;
  - (9) Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
  - (10) No outdoor storage shall be permitted;
  - (11) For the purposes of this By-law, Wanless Drive shall be deemed to be the Front Yard;
  - (12) The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 metres<sup>2</sup>;
  - (13) Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Section 2223.2
- 2223.3 Shall also be subject to the requirements and restrictions relating to the C1 zone and the general provisions of this by-law not in conflict with those set out in section 2223.2.
- 2224 The lands designated C3-SECTION 2224 on Schedule A to this by-law;
- 2224.1 Shall only be used for the following purposes:
- (1) an amusement arcade;
  - (2) an animal hospital an or a veterinary clinic;
  - (3) a bank, trust company, or finance company with or without drive-through facility;
  - (4) a commercial school;
  - (5) a community club;
  - (6) a convenience store;
  - (7) a custom workshop;
  - (8) a daycare facility;
  - (9) a day nursery;
  - (10) a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - (11) a dry cleaning establishment and laundry distribution station;
  - (12) a garden centre sales establishment with outdoor storage;
  - (13) a health or fitness centre;
  - (14) a laundromat;
  - (15) an office;
  - (16) a parking lot;
  - (17) a personal service shop;
  - (18) a place of commercial recreation;



- (19) a place of worship;
- (20) a printing or copying establishment;
- (21) a retail establishment having no outside storage;
- (22) a service shop;
- (23) a service station or gas bar;
- (24) a supermarket;
- (25) a swimming pool sales and service establishment;
- (26) a tavern;
- (27) a taxi or bus station;
- (28) a temporary open air market;
- (29) purposes accessory to the other permitted purposes.

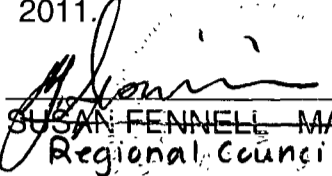
2224.2 Shall be subject to the following requirements and restrictions:


- (1) Minimum Lot Width – 21.0 metres
- (2) Minimum Building Setback from all roads: 3.0 metres
- (3) Minimum Interior Side Yard Width – 3.0 metres
- (4) Minimum Rear Yard Depth – 3.0 metres
- (5) Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres
- (6) Maximum Building Height: no requirement
- (7) Except at approved access locations, landscaped open space shall be provided as follows:
  - (i) a minimum of 3.0 metre wide strip abutting all Streets;
  - (ii) a minimum of 1.5 metre wide strip abutting interior lot lines, except when adjacent to a masonry wall, then no landscape strip is required;
- (8) Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
- (9) No outdoor storage shall be permitted, except for a garden centre;
- (10) Parking shall be provided at one space per 19 square metres of gross commercial floor area;
- (11) A pool hall, an adult video store, an adult entertainment parlour shall not be permitted;
- (12) For the purposes of this By-law, Mississauga Road shall be deemed to be the front yard;
- (13) The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
- (14) Infrastructure for various utilities, shall be exempt from the requirements and restrictions of Section 2224.2

2224.3 Shall also be subject to the requirements and restrictions relating to the C3 zone and the general provisions of this by-law not in conflict with those set out in section 2224.2."

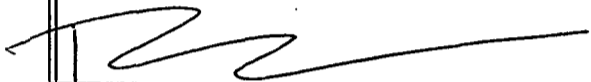
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 30<sup>th</sup> day of November 2011.

  
~~SUSAN FENNEL - MAYOR~~  
 Regional Councillor J. Sprovieri  
 - Acting Mayor

  
 PETER FAY - CITY CLERK

Approved as to Content:

  
 Dan Kraszewski, MCIP, RPP  
 Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>mKea</i>
DATE 23 11 11



R1F-12.5  
-2212

R3E-5.5  
-2217

I1-2222

R1F-9.0  
-2214

F

R1F-12.5  
-2212

R1F-9.0-2214

R3E-5.5-2217

R1F-9.0  
-2215

MISSISSAUGA ROAD

C3-2224

R41-2221

R3E-5.5-2217

R3E-5.5  
-2217

I1-2222

R3A  
-2220

F

R1F  
-12.5  
-2212

R1F-9.0-2214

R3E-5.5  
-2217

R1F-12.5  
-2212

LEGEND

—— ZONE BOUNDARY

PART LOTS 13-14, CONESSION 4 W.H.S.



CITY OF BRAMPTON  
Planning, Design and Development

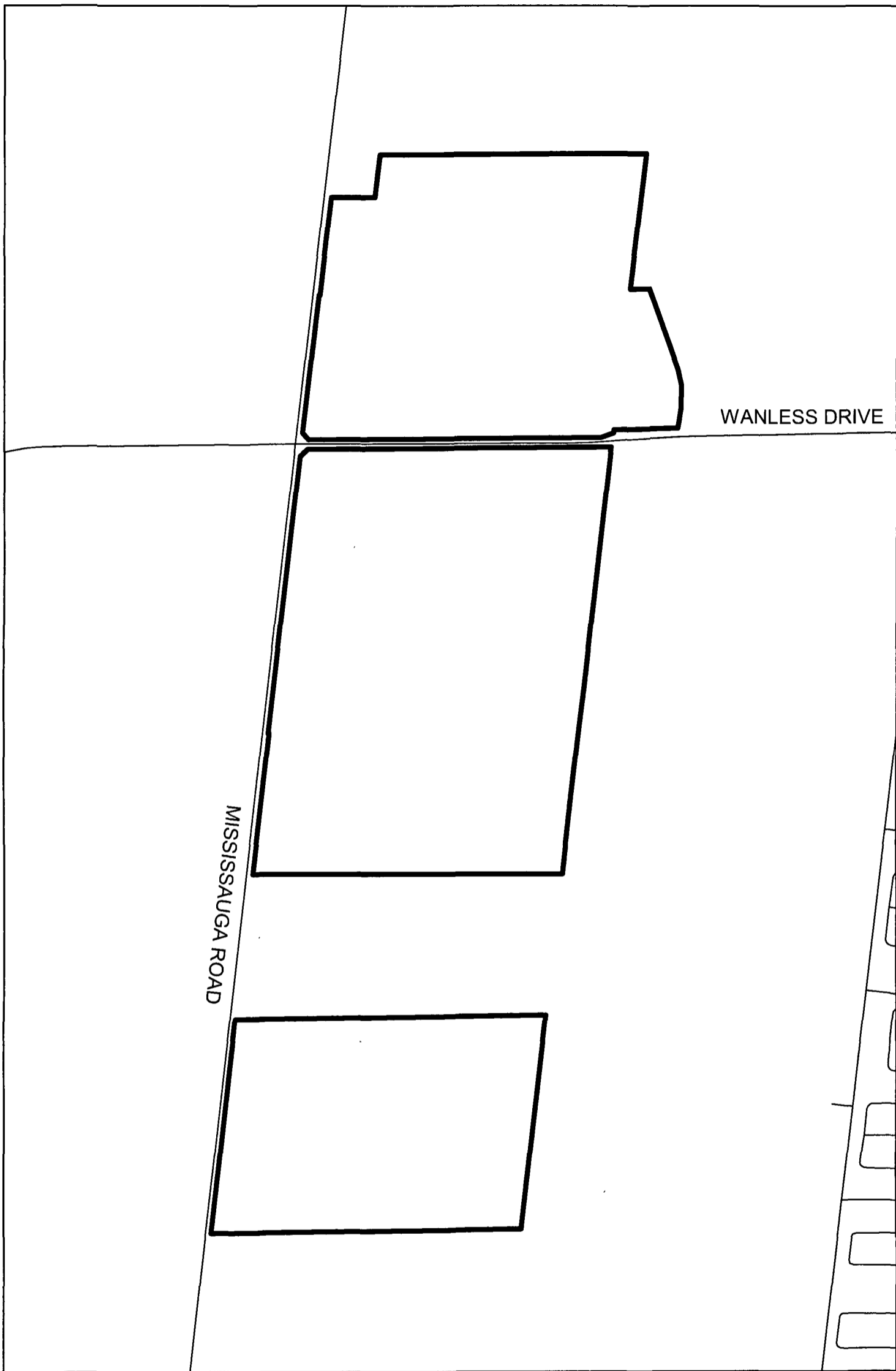
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Drawn by: CJK

By-Law 316-2011

Schedule B

File no. C04W16\_003zbla\_b



SUBJECT LANDS



BUILT STREETS

FLOWER CITY



PLANNING,  
DESIGN &  
DEVELOPMENT



BRAMPTON.CA

Date: 2011/11/16 Drawn By: CJK  
File: C04W16.003zkm

Key Map By-Law 316 - 2011