



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 250 - 2017

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A) and AGRICULTURAL-SECTION 910 (A-SECTION 910).	RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2556 (R1F-9.0-SECTION-2556), RESIDENTIAL SEMI-DETACHED E-7.5- SECTION 2557 (R2E-7.5-SECTION-2557), RESIDENTIAL SINGLE DETACHED C – SECTION 2558 (R1C-SECTION-2558), RESIDENTIAL TOWNHOUSE E-5.5 –SECTION 2559 (R3E-5.5-SECTION-2559), RESIDENTIAL TOWNHOUSE E-6.0 –SECTION 2560 (R3E-6.0-SECTION-2560), RESIDENTIAL TOWNHOUSE E-5.5 – SECTION 2561 (R3E-5.5-SECTION-2561), RESIDENTIAL TOWNHOUSE E-6.0 –SECTION 2562 (R3E-6.0-SECTION-2562), INSTITUTIONAL ONE-SECTION 2563 (I1-SECTION 2563), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) By adding thereto, the following sections:

“2556 The lands designated R1F – 9.0 – 2556 on Schedule A to this by-law:

2556.1 shall only be used for the purposes permitted in an R1F-9.0 zone.

2556.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 225.0 square metres.
Corner Lot - 270.0 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) 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; and,
- g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/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 10.8 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 metre 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 deck off the main floor;
- d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 10.8 metres;
- e) 4.5 metres for open roofed porches and or uncovered terraces; 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 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 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; and,
- d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings.

(8) Maximum Building Height - 12.0 metres.

(9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

(10) 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 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- f) 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; and,
- g) 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.

- (11) 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.
- (12) Notwithstanding Section 10.9.1B (1) the following shall apply:
- a) the minimum driveway width shall be 2.75 metres.

2556.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2556.2.”

- (3) By adding thereto, the following sections:

“2557 The lands designated R2E – 7.5 – 2557 on Schedule A to this by-law:

2557.1 shall only be used for the purposes permitted in an R2E-7.5 zone.

2557.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
Interior Lot -185.0 square metres.
Corner Lot - 230.0 square metres.
- (2) Minimum Lot Width:
Interior Lot- 7.5 metres.
Corner Lot - 9.3 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; and,
 - g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/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;
- 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; and,
- 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 deck off the main floor;
- d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
- e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.

- (7) Minimum Interior Side Yard:
 - a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.
- (8) Maximum Building Height - 12.0 metres.
- (9) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
- (10) The following provisions apply to garages:
 - a) the maximum cumulative garage door width for lots with a lot width 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) 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;
 - f) 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; and,
 - g) 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.
- (11) 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.
- (12) Notwithstanding Section 10.9.1 B (1) the following shall apply:
 - a) the minimum driveway width shall be 2.75 metres.

2557.3 Shall also be subject to the requirements and restrictions relating to the R2E zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2557.2.”

(4) By adding thereto, the following sections:

“2558 The lands designated R1C – 2558 on Schedule A to this by-law:

2558.1 shall only be used for the purposes permitted in an R1C zone;

2558.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Width:

i) 11.6 metres.

b) Minimum Rear Yard Depth: 4.0 metres.

c) Minimum Rear Yard Depth to a deck or a porch with or without a roof: 4.0 metres.

d) Maximum Building Height: 14.0 metres.

2558.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2558.2.”

(5) By adding thereto, the following sections:

“2559 The lands designated R3E – 5.5 – 2559 on Schedule A to this by-law:

2559.1 shall only be used for the purposes permitted in an R3E-5.5 zone, and;

a) Dwelling, Rear Lane Townhouse.

2559.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 120 square metres.

Corner Lot – 185 square metres.

End Lot – 145 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: 22.0 metres.

(4) Minimum Front Yard Depth:

a) 6.0 metres;

b) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

- c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- d) 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;
- e) 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,
- f) 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 Width:

- 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 metre 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 Depth:

- a) 3.0 metres;
- b) 5.5 metres to garage door facing the rear lot line;
- c) the main wall of a dwelling may encroach into the rear 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 rear yard;
- e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the rear 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 rear yard; and,

- g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the rear yard to within 0.0 metres of a daylight rounding/triangle.
- (7) Minimum Interior Side Yard Width:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - c) 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and,
 - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.
- (8) Maximum Building Height –12.0 metres.
- (9) Notwithstanding Section 16.10.2 d), the minimum dwelling unit width shall be 5.5 metres.
- (10) Minimum Amenity Space:
- a) 3.5 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.
- (11) 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 9.8 metres 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 metres shall be 5.0 metres;
 - d) the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - 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 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; and,
 - h) A garage door width shall not exceed the width of any unit or main wall of a dwelling.
- (12) 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.
- (13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.
- (14) Notwithstanding Section 10.9.1B.1, the following shall apply:
- a) The minimum driveway width shall be 2.75 metres.
- (15) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard.
- (16) A public/private lane is deemed to be a street for zoning purposes.
- (17) For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Chinguacousy Road.
- (18) Maximum fence height required within the front yard and in the rear yard – 1.2 metres.
- (19) No accessory structures shall be erected in the rear yard.
- 2559.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2559.2”
- (6) By adding thereto, the following sections:
- “2560 The lands designated R3E – 6.0 – 2560 on Schedule A to this by-law:
- 2560.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and;
- a) Dwelling, Rear Lane Townhouse.
- 2560.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
Interior Lot -132 square metres.
Corner Lot - 198 square metres.
End Lot - 172 square metres.
 - (2) Minimum Lot Width:
Interior Lot - 6.0 metres.
Corner Lot - 9.0 metres.
End Lot – 7.2 metres.
 - (3) Minimum Lot Depth: 22 metres.

- (4) Minimum Front Yard Depth:
- a) 3.0 metres;
 - b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - c) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
 - e) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle.

- (5) Minimum Exterior Side Yard:
- 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 1.0 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) 1.2 metres to a rear lane attached garage

- d) 0.0 metres when abutting a side lot line coincides with a common wall between two garages;
 - e) 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; and,
 - f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar.
- (8) Maximum Building Height - 12.0 metres.
- (9) Notwithstanding Section 16.10.2.d) no minimum dwelling unit width required.
- (10) Minimum Amenity Area:
- a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor, or at ground level.
- (11) The following provisions apply to garages:
- a) the garage door width shall not exceed the width of any unit or main wall of a dwelling.
- (12) 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.
- (13) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.
- (14) 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.
- (15) Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- (16) A public/private lane is deemed to be a street for zoning purposes.
- (17) For zoning purposes, the front property lot line is deemed to be the lot line abutting the public road and the rear property line is deemed to be the lot line abutting a public/private lane.

2560.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2560.2.”

(7) By adding thereto, the following sections:

“2561 The lands designated R3E - 5.5 – 2561 on Schedule A to this by-law:

2561.1 shall only be used for the purposes permitted in an R3E-5.5 zone, and;

a) Dwelling, Street Townhouse.

2561.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area:

Interior Lot – 135.0 square metres.

Corner Lot – 210.0 square metres.

End Lot – 165.0 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: 25.0 metres.

4) Minimum Front Yard Depth:

a) 3.0 metres;

b) 5.5 metres to 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; and,

g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/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 8.5 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 deck off the main floor;
 - d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; and,
 - e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard.
- (7) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.
- (8) Maximum Building Height- 12.0 metres.
- (9) Notwithstanding Section 16.10.2.d), the minimum dwelling unit width shall be 5.0 metres.
- (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 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 9.8 metres 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 metres shall be 5.0 metres;
 - d) the maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - 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; and,
- g) 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.

(12) 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.

(13) 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.

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

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

2561.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2561.2.”

(8) By adding thereto, the following sections:

“2562 The lands designated R3E – 6.0 – 2562 on Schedule A to this by-law:

2562.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and:

- a) Dwelling, Back-to-Back Townhouse.

2562.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 72 square metres.
Corner Lot – 108 square metres.
End Lot – 86 square metres.

(2) Minimum Lot Width:

Interior Lot – 6.0 metres.
Corner Lot – 9.0 metres.
End Lot – 7.2 metres.

(3) Minimum Lot Depth: 12.0 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 may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- 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 may encroach to within 0.0 metres of a daylight rounding/triangle; and,
- h) 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.

(5) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) 1.2 metres to a public 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;
- e) A porch and/or balcony with or without foundation or cold cellar 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;
- g) A bay window, bow window or box window with or without foundation or cold cellar and a chimney may encroach 1.0 metres into the minimum exterior side 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 exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- i) For corner lots with an exterior side of 1.2 metres adjacent to a lane, the maximum encroachment of any type into the exterior side yard shall be 0.5 metres.

(6) Minimum Rear Yard Depth:

- a) 0.0 metres.

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres; and,

- b) 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings.
- (8) Maximum Building Height: 12.0 metres.
- (9) For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure is to only be 8 units wide and 2 units deep.
- (10) Minimum Amenity Area:
- a) 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor or third floor or in the front yard at ground level.
- (11) Air conditioning units are permitted to be located on a balcony or uncovered terrace.
- (12) The following provisions apply to garages:
- a) The maximum cumulative garage door width shall be 3.7 metres for interior and end units equal to 6.0 metres;
 - b) The maximum cumulative garage door width for interior lots greater than 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - c) The maximum cumulative garage door width for interior lots, equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - d) The maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metres shall be 5.0 metres;
 - e) The maximum cumulative garage door width for corner lot shall be 4.9 metres;
 - f) A two bay garage accessed from the exterior side yard shall be permitted on an corner lot;
 - g) The maximum interior garage width shall be 6.0 metres wider than the permitted maximum cumulative garage door width; and,
 - h) The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot.
- (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 10.13.4, no more than 16 dwelling units shall be attached.
- (15) Notwithstanding Section 10.9.1.B.1) the following shall apply:

- a) The minimum driveway width shall be 2.75 metres.
- (16) Notwithstanding Section 16.10.2.D) the minimum dwelling unit width shall be 5.5 metres.

2562.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2562.2.”

By adding thereto, the following sections:

2563 The lands designated I1 – 2563 on Schedule A to this by-law:

2563.1 Shall only be used for either of the following :

- (1) Purposes permitted by the I1 zone;
- Or
- (2) Purposes permitted by any of the following zones:
 - a) R1F – 9.0 – Section 2556.
 - b) R2E – 7.5 – Section 2557.
 - c) R3E – 5.5 – Section 2559.
 - d) R3E – 6.0 – Section 2560.
 - e) R3E – 5.5 – Section 2561.

2563.2 Shall be subject to the following requirements and restrictions:


- (1) Uses permitted under Section I1-2563.1(1) shall be subject to the requirements and restrictions of the I1 zone, except that infrastructure for various utilities shall be exempt from the requirements and restrictions of the applicable zone.
- (2) Uses permitted under Section I1-2563.1(2)(a) shall be subject to the requirements and restrictions of Section 2556.
- (3) Uses permitted under Section I1-2563.1(2)(b) shall be subject to the requirements and restrictions of Section 2557.
- (4) Uses permitted under Section I1-2563.1(2)(c) shall be subject to the requirements and restriction of Section 2559.
- (5) Uses permitted under Section I1-2563.1(2)(d) shall be subject to the requirements and restriction of Section 2560.
- (6) Uses permitted under Section I1-2563.1(2)(e) shall be subject to the requirements and restrictions of Section 2561.”

ENACTED and PASSED this 22nd day of November, 2017.

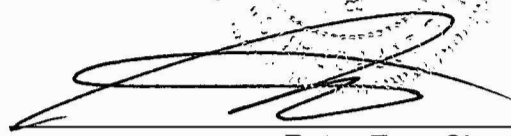
Approved as to
form.
2017/11/09
John Zingaro

Approved as to
content.
2017/11/09
AP

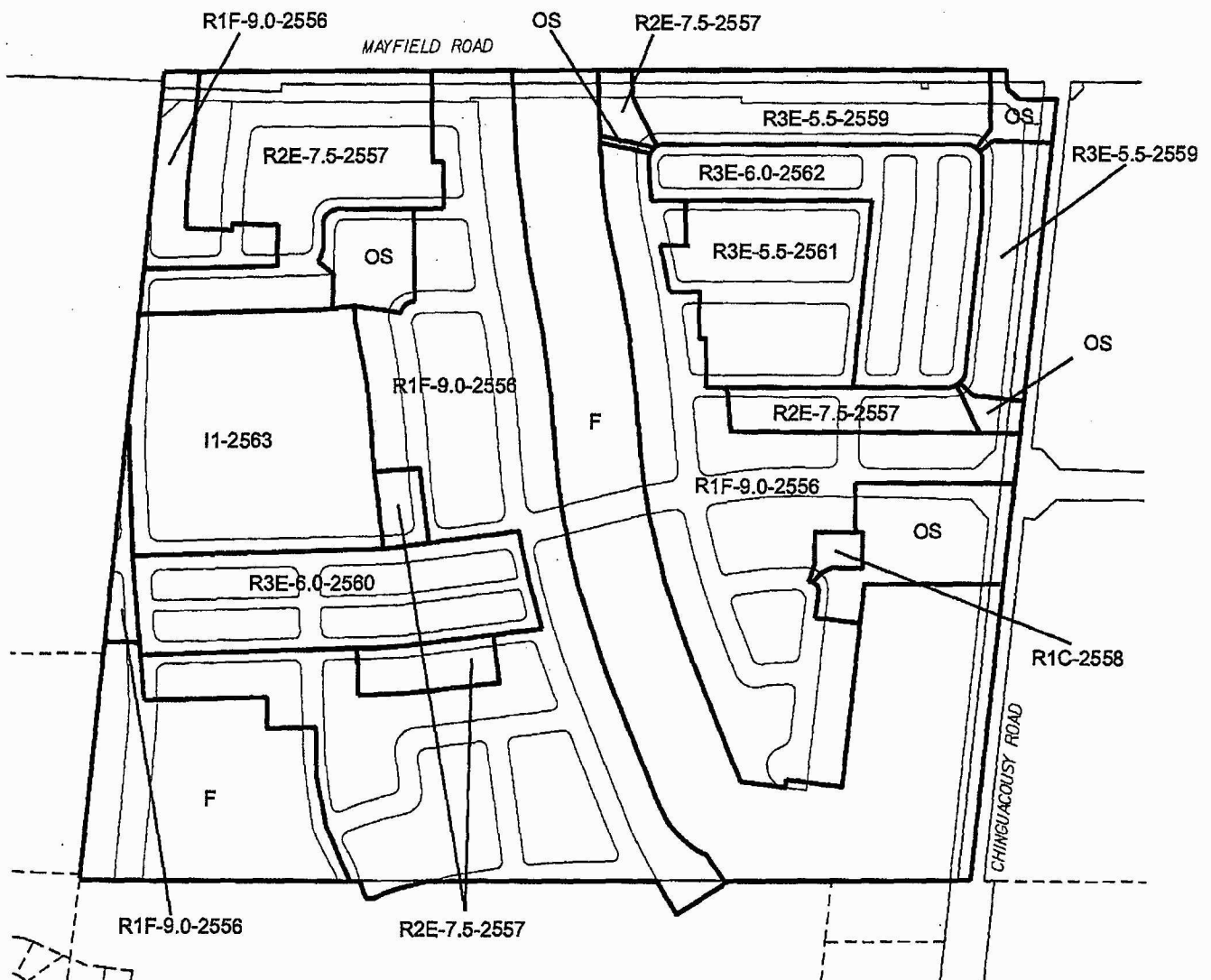
(City File: C03W17.006)



~~Linda Jeffrey, Mayor~~
Martin Medeiros, Acting Mayor



Peter Fay, City Clerk



LEGEND

— ZONE BOUNDARY

PART LOT 17, CONCESSION 3 W.H.S.



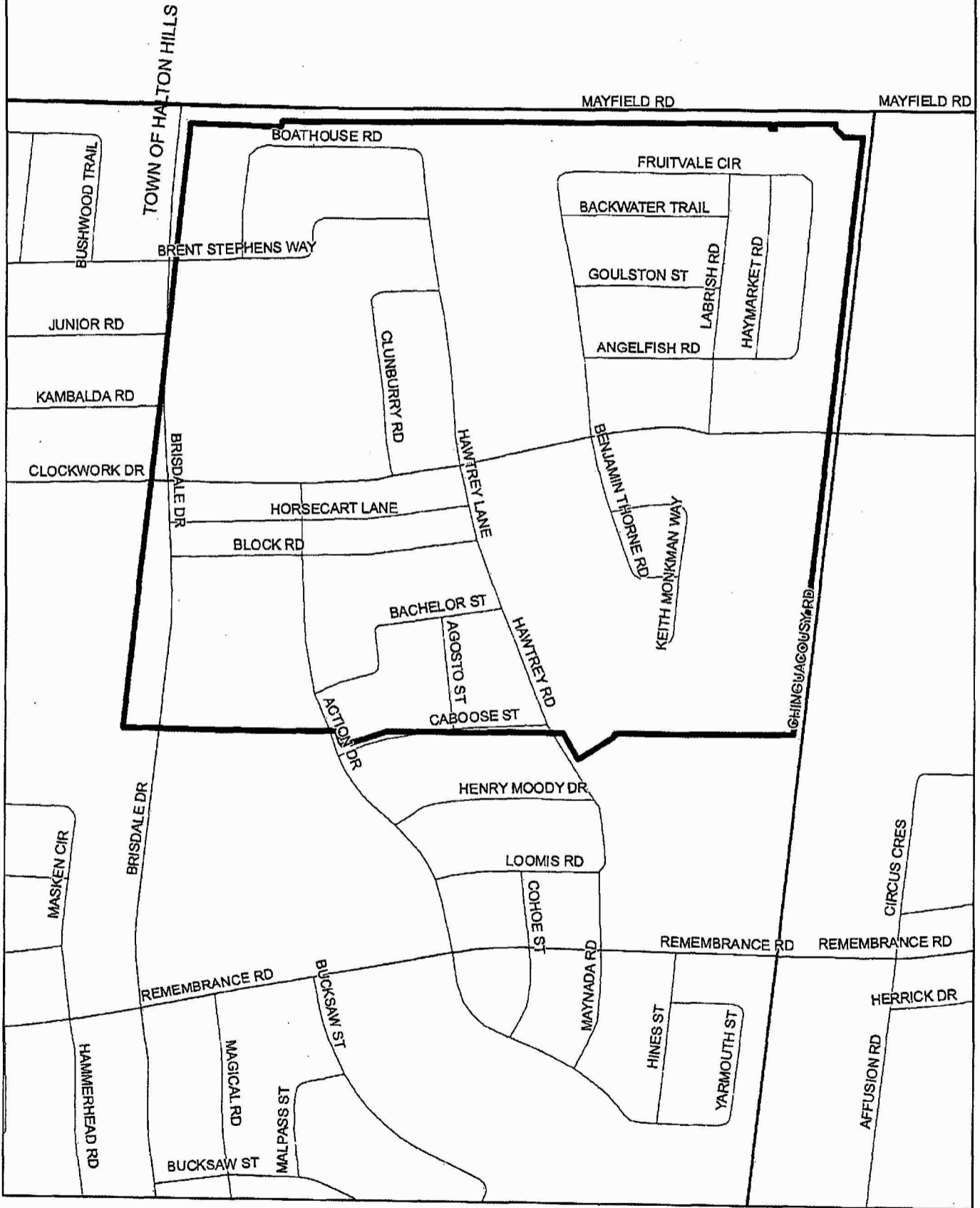
CITY OF BRAMPTON
 Planning and Development Services

Date: 2017 10 30 Drawn by: CJK

File no. C03W17.006ZBLA

By-Law 250-2017

Schedule A



 SUBJECT LANDS



PLANNING AND INFRASTRUCTURE SERVICES

File: C03W17.006_ZKM

Date: 2017 11 02

Drawn By: GJK



KEY MAP

BY-LAW 250-2017

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 250-2017 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. – TFP Clockworks Developments Inc.
(File C03W17.006)

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as
such have knowledge of the matters herein declared:
2. By-law 250-2017 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 22nd day of November, 2017.
3. Written notice of By-law 250-2017 as required by section 34 of the *Planning Act*
was given on the 7th day of December, 2017, in the manner and in the form and
to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as
amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before
the final date for filing objections.
5. By-law 250-2017 is deemed to have come into effect on the 22nd day of November,
2017, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
8th day of January, 2018)



Charlotte Gravlev



A Commissioner, etc

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.