



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 150 -2018

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).	RESIDENTIAL SINGLE DETACHED F- 9.0 - SECTION - 2888 (R1F - 9.0 - 2888)
	RESIDENTIAL STREET TOWNHOUSE E - 6.0 - SECTION - 2889 - (R3E - 6.0 - 2889)
	RESIDENTIAL TOWNHOUSE E - 6.5 -SECTION - 2890 (R3E - 6.5 - 2890)
	RESIDENTIAL TOWNHOUSE E 6.0 - SECTION - 2891 (R3E 6.0- 2891)
	OPEN SPACE - (OS)
	FLOODPLAIN - (F)
	INSTITUTIONAL ONE - SECTION - 2893 (I1 - 2893)

(2) By adding thereto, the following sections:

"2888 The lands designated R1F – 9.0 - 2888 on Schedule A to this by-law:

2888.1 Shall only be used for the purposes permitted in the R1F-9.0-zone.

2888.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 225.0 square metres; and,

Corner Lot - 270.0 square metres.

(2) Minimum Lot Width:

Interior Lot - 9.0 metres; and,

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 minimum 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 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 and 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.

(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 wide or greater;
- d) The main wall of a dwelling may encroach into the minimum 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 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;
- g) A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
- h) For corner lots with a 1.2 metre exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum 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 set back 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 wide;
- 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 both interior lots 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 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 shall not be required to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.
- (12) Notwithstanding Section 10.9.1B (1) the following shall apply:
- a) the minimum driveway width shall be 2.75 metres.
- (13) On a corner lot with a width of 11.0 metres or greater, a two-bay garage shall be permitted when accessed across the front lot line.
- (14) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.”
- (3) By adding thereto, the following sections:
- “2889 The lands designated R3E – 6.0 – 2889 on Schedule A to this by-law:
- 2889.1 Shall only be used for the purposes permitted in the R3E-6.0 zone and,
- a) Dwelling, Rear Lane Townhouse.
- 2889.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
Interior Lot -120 square metres;
Corner Lot - 180 square metres; and,
End Lot - 144 square metres.
 - (2) Minimum Lot Width:
Interior Lot - 6.0 metres;
Corner Lot - 9.0 metres; and,
End Lot – 7.2 metres.

- (3) Minimum Lot Depth: 20 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 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,
 - d) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum 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 minimum 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 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;
 - f) A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
 - g) 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 where a garage door is accessed by a rear lane the minimum setback to a garage door is 1.0 metres.

- (7) Minimum Interior Side Yard:
- a) 1.2 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,
 - c) 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 is required.
- (10) Minimum Amenity Area:
- a) 3.5 square metres shall be provided at ground level or on a balcony/uncovered terrace on the second or third floor.
- (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; and,
 - c) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- (13) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit shall not be required.
- (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) Notwithstanding 10.9.1 B.7), the maximum driveway width shall not exceed the width of the garage.
 - (16) Air conditioning units are permitted to be located on a balcony or uncovered terrace.
 - (17) A public/private lane is deemed to be a street for zoning purposes.
 - (18) For zoning purposes, the front lot line is deemed to be the lot line abutting the public road and the rear lot line is deemed to be the lot line abutting a public/private lane.
 - (19) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.”
- (4) By adding thereto, the following sections:
- “2890 The lands designated R3E – 6.5 – 2890 on Schedule A to this by-law:
- 2890.1 Shall only be used for the purposes permitted in the R3E-6.5-zone.
- 2890.2 Shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Area:
Interior Lot – 162.5 square metres;
Corner Lot – 237.5 square metres; and,
End Lot – 192.5 square metres.
 - 2) Minimum Lot Width:
Interior Lot – 6.5 metres;
Corner Lot – 9.5 metres; and,
End Lot – 7.7 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 minimum 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 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 porch and/or balcony with or without foundation or cold cellar including eaves and cornices and 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 wide or greater;
 - d) the main wall of a dwelling may encroach into the minimum 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 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;
 - g) a bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; and,
 - h) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into a minimum 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 metre into the rear yard.
- (7) Minimum Interior Side Yard:
- a) 1.2 metres;
 - (b) 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 of 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; and,
- c) A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall 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.

(15) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.”

(5) By adding thereto, the following sections:

“2891 The lands designated R3E-6.0 –2891 on Schedule A to this by-law:

2891.1 Shall only be used for the following purposes:

- a) Dwelling, Rear Lane Townhouse.

2891.2 Shall be subject to the following requirements and restrictions.

(1) Minimum Lot Area:

Interior Lot -132 square metres;

Corner Lot - 198 square metres; and,

End Lot - 172 square metres.

(2) Minimum Lot Width:

Interior Lot - 6.0 metres;

Corner Lot - 9.0 metres; and,

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 including eaves and cornices may encroach 2.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; and,

c) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard to within 0.0 metres of a daylight rounding/triangle.

(5) Minimum Exterior Side Yard:

a) 3.0 metres;

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

c) A porch and/or balcony with or without foundation or cold cellar and a chimney may encroach 2.0 metres into the minimum exterior side yard;

d) 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,

e) A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle.

(6) Minimum Rear Yard:

a) 3.0 metres;

- b) 5.5 metres to a garage door facing the rear lot line;
 - c) The main wall of the dwelling may encroach into the minimum 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 and a chimney may encroach 2.0 metres into the minimum rear yard;
 - e) A bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard; and,
 - f) A bay window, bow window or box window with or without foundation and a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle.
- (7) Minimum Interior Side Yard:
- a) 1.2 metres;
 - b) 0.0 metres when abutting a side lot line coincides with a common wall between two dwellings; and,
 - c) 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:
- 3.5 square metres shall be provided on a balcony/uncovered terrace on the second or third floor, or 7.0 square metres shall be provided in the front or rear yard 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 metre; and,
 - c) A bay, bow or box window with a depth greater than 0.6 metres up to the maximum depth of 1.0 metres shall contain side windows.
- (13) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit shall not be required;
- (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) Notwithstanding Section 10.10(a), where a yard abuts an Open Space zone, the maximum height of a fence shall be 1.2 metres.
- (17) No fence or accessory structure shall be permitted in the rear yard.
- (18) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 4.0 metres.

2891.3 For the purposes of this section , the front lot line shall be the lot line abutting an Open Space zone and the rear lot line shall be deemed to be opposite the front lot line.”

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

“2893 The lands designated Institutional – 2893 on Schedule A to this by-law:

2893.1 Shall only be used for either of the following:

- a) Purposes permitted by the I1 zone;

Or, purposes permitted by any of the following zones:

- b) R1F – 9.0 – Special Section 2888;
- c) R3E – 6.0 – Special Section 2889; and,
- d) R3E – 6.5 – Special Section 2890.


2893.2 Shall be subject to the following requirements and restrictions:

- (1) Uses permitted under Section I1-2893.1-a) 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 I1-2893.1-b) shall be subject to the requirements and restrictions of Section 2888.
- (3) Uses permitted under Section I1-2893.1-c) shall be subject to the requirements and restrictions of Section 2889.
- (4) Uses permitted under Section I1-2893.1-d) shall be subject to the requirements and restrictions of Section 2890."

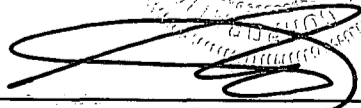
ENACTED and PASSED this 11th day of July, 2018.

Approved as to form. 2018/July/10 AWP
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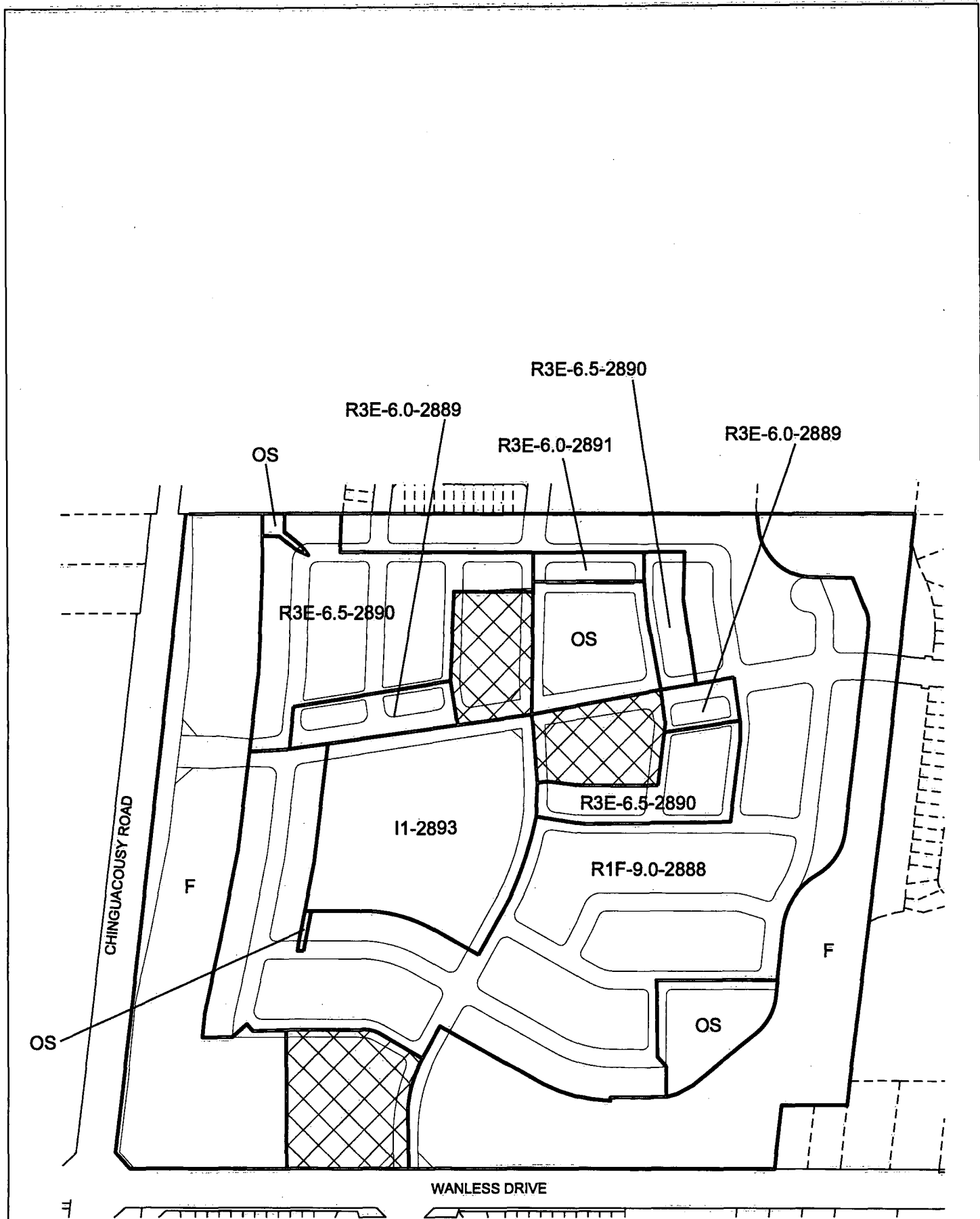
Approved as to content. 2018/Jul/10 AP





Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

-  ZONE BOUNDARY
-  LANDS NOT PART OF THIS BY-LAW

PART LOT 16, CONCESSION 2 W.H.S.



CITY OF BRAMPTON
 Planning and Development Services

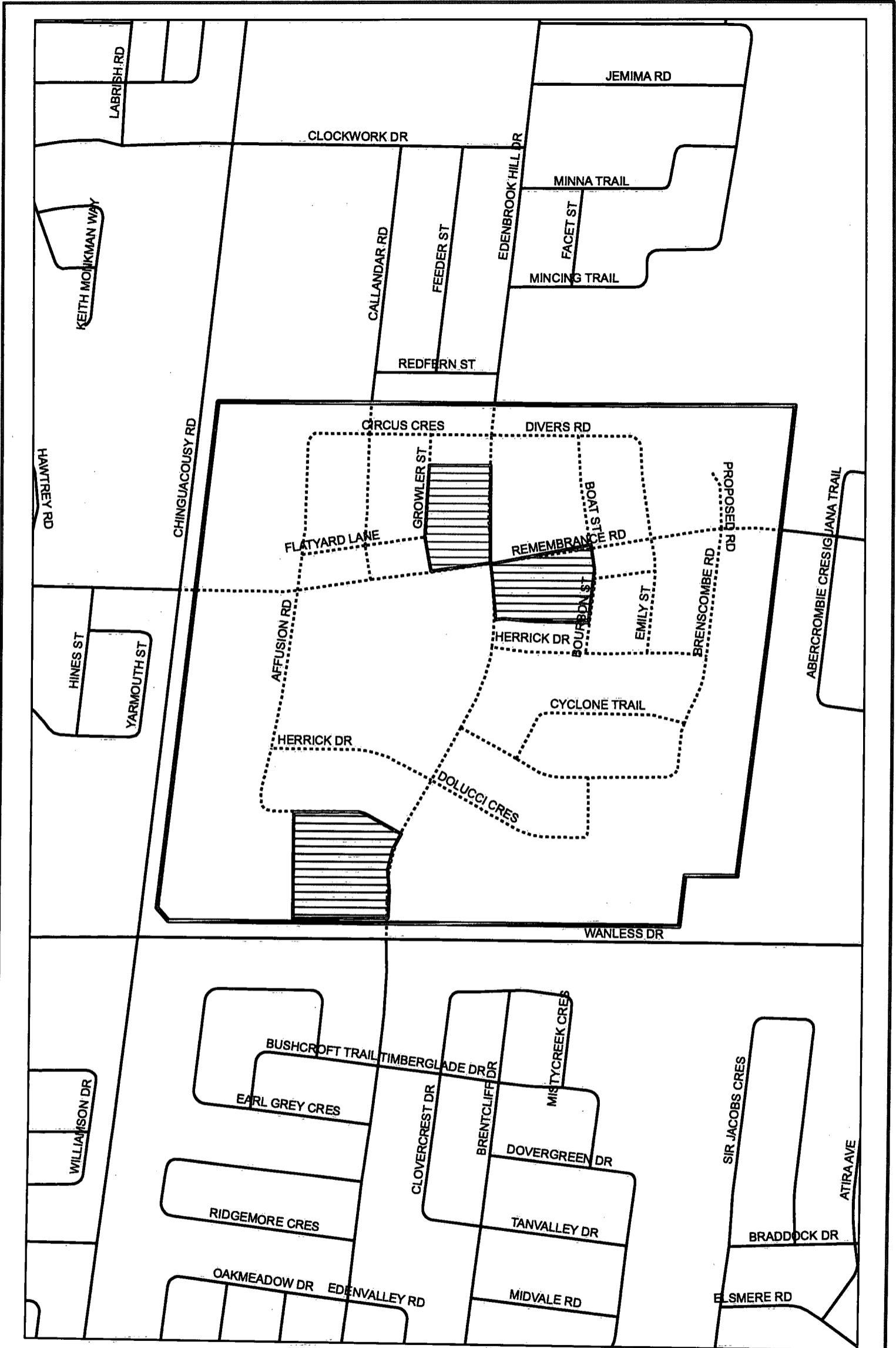
Date: 2018 07 10

Drawn by: CJK

By-Law 150-2018

Schedule A

File no. C02W16.003_ZBLA



 SUBJECT LANDS
  LANDS NOT PART OF THIS BY-LAW



KEY MAP



File: C02W16.003_ZKM
Date: 2018 07 10

Drawn By: CJK

BY-LAW 150-2018