



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 297 -2019

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows
By-law 270-2004, as amended, is hereby further amended:

1. By changing on 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 – SPECIAL SECTION (R1F-9.0-2959)
	RESIDENTIAL SINGLE DETACHED F-13.0 – SPECIAL SECTION (R1F-13.0-2960)
	RESIDENTIAL SINGLE DETACHED F-13.0 – SPECIAL SECTION (R1F-13.0-2961)
	RESIDENTIAL TOWNHOUSE E- 7.3 – SPECIAL SECTION (R3E- 7.3-2962)
	RESIDENTIAL TOWNHOUSE E- 7.3 – SPECIAL SECTION (R3E- 7.3-2963)
	RESIDENTIAL TOWNHOUSE E- 6.0 – SPECIAL SECTION (R3E- 6.0-2964)
	RESIDENTIAL TOWNHOUSE E- 6.0 – SPECIAL SECTION (R3E- 6.0-2965)
	FLOODPLAIN ZONE – (F)
	OPEN SPACE ZONE – (OS)

2. By adding the following Sections:

"2959 The lands designated R1F – 9.0 – 2959 on Schedule A to this by-law:

2959.1 shall only be used for the purposes permitted in an R1F-9.0 zone;

2959.2 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) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater in width;
- 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; and

- 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;
- (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 11.0 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) 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;
- (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;

2959.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2959.2

2960 The lands designated R1F – 13.0 – 2960 on Schedule A to this by-law:

2960.1 shall only be used for the purposes permitted in an R1F-13.0 zone;

2960.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot:	325.0 square metres;
Corner Lot:	370.0 square metres;

(2) Minimum Lot Width:

Interior Lot:	13.0 metres;
Corner Lot:	14.8 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) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- 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; and
 - 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;
- (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 11.0 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: 1.2 metres
- (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 equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - b) 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;
 - c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - d) 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;

2960.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2960.2

2961 The lands designated R1F – 13.0 – 2961 on Schedule A to this by-law:

2961.1 shall only be used for the purposes permitted in an R1F-13.0 zone;

2961.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Corner Lot: 450.0 square metres;

(2) Minimum Lot Width:

Corner Lot: 20.0 metres;

(3) Minimum Lot Depth: 20.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front 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 front yard; and
- e) Daylight roundings and triangles shall not be applicable;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the exterior side
- c) 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;
- 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) Daylight roundings and triangles shall not be applicable;

(6) Minimum Rear Yard Setback:

- a) 6.0 metres for an interior lot;
- b) 3.0 metres 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) 4.5 metres for open roofed porches and or uncovered terraces; 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 minimum rear yard;

(7) Minimum Interior Side Yard: 1.2 metres

- (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) 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; and
 - b) the garage door width restriction does not apply to a garage door facing the exterior lot line/ or front lot line;
- (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;

2961.3 Shall also be subject to the requirements and restrictions relating to the R1 F zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2961.2

2962 The lands designated R3E – 7.3 2962 on Schedule A to this by-law:

2962.1 shall only be used for the purposes permitted in an R3E-7.3 zone, and;

- a) Dwelling, Rear Lane Townhouse;

2962.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot:	160 square metres;
End Lot:	187 square metres;

- (2) Minimum Lot Width:

Interior Lot:	7.3 metres
End Lot:	8.5 metres

- (3) Minimum Lot Depth: 22.0 metres;

- (4) Minimum Front Yard Depth:

- a) 4.0 metres;
- b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and
- 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;

- (5) Minimum Rear Yard Depth:
- a) 3.0 metres;
 - b) 5.5 metres to garage door facing the rear lot line;
 - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard; and
 - d) 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;
- (6) 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;
- (7) Maximum Building Height: 12.0 metres;
- (8) 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;
- (9) The following provisions apply to garages:
- a) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 12 metres shall be 5.6 metres; and
 - b) 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;
- (10) 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 0.6m does not need to contain side windows; and
 - d) A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- (11) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided:
- (12) Notwithstanding Section 10.9.1B.1, the following shall apply:
- a) The minimum driveway width shall be 2.75 metres;
- (13) The width of the driveway shall not exceed 4.9m or the width of the garage or whichever is greater;

- (14) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;
- (15) For zoning purposes, the front property line shall be deemed to be on Mayfield Road or Kennedy Road;
- (16) Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;
- (17) No permanent accessory structures shall be erected in the front yard; and
- (18) No outdoor storage is permitted in the front yard;

2962.3 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 2962.2”

2963 The lands designated R3E – 7.3 2963 on Schedule A to this by-law:

2963.1 shall only be used for the purposes permitted in an R3E-7.3 zone, and;

a) Dwelling, Rear Lane Townhouse with Optional Live-Work Unit;

2963.2 shall be subject to the following requirements and restrictions:

(1) The following uses are permitted within a Live-Work Townhouse Dwelling on the ground/first 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) 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;
- q) a convenience store;
- r) an office, including the office of a health care practitioner;
- 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 be permitted:

- a) amusement arcade;
- b) massage or body rub parlour; and

- c) adult video store or adult book store;
- (3) Minimum Lot Area:
 - Interior Lot: 160 square metres;
 - End Lot: 187 square metres;
- (4) Minimum Lot Width:
 - Interior Lot: 7.3 metres;
 - End Lot: 8.5 metres;
- (5) Minimum Lot Depth: 22.0 metres;
- (6) Minimum Front Yard Depth:
 - a) 4.0 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 canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres;
- (7) Minimum Rear Yard Depth:
 - a) 3.0 metres;
 - b) 5.5 metres to garage door facing the rear lot line;
 - c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard; and,
 - d) 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;
- (8) 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;
- (9) Maximum Building Height – 12.0 metres;
- (10) Minimum Landscape Open Space:
 - a) those portions of all yards not occupied by permitted accessory structures, permitted encroachments and the permitted driveway and sidewalk, shall consist of landscaped open space;
- (11) Maximum Lot Coverage: - No Requirement;
- (12) 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;

- (13) The following provisions apply to garages:
 - a) 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 5.6 metres; and;
 - b) 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;

- (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 0.6m does not need to contain side windows; and
 - d) A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;

- (15) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided;

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

- (17) Air conditioning units are permitted to be located on a balcony or uncovered terrace or rear yard;

- (18) For zoning purposes, the front property line shall be deemed to be on Kennedy Road;

- (19) Maximum fence height abutting Mayfield Road or Kennedy Road – 1.2 metres;

- (20) No permanent accessory structures shall be erected in the front yard;

- (21) No outdoor storage is permitted in the front yard; and

- (22) No additional parking is required for commercial uses.

2963.3 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 2963.2"

2964 The lands designated R3E - 6.0 – 2964 on Schedule A to this by-law:

2964.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and;

a) Dwelling, Street Townhouse

2964.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - Interior Lot: 150.0 square metres;
 - Corner Lot : 225.0 square metres;

- End Lot: 180.0 square metres;
- 2) Minimum Lot Width:
Interior Lot: 6.0 metres;
Corner Lot: 9.0metres;
End Lot: 7.2 metres;
- 3) Minimum Lot Depth: 25 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) the main wall of a dwelling may encroach into the 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 chimney may encroach 2.0 metres into the minimum exterior side yard;
d) 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;
e) 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; and
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;
- (6) Minimum Rear Yard
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 5.0 metres from the rear lot line;
c) 3.5 metres to a deck off the main floor; and
d) 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 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;
- (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 10.13.2 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;
- (13) Notwithstanding Section 1 0.9.1 B (1) the following shall apply:
 - a) the minimum driveway width shall be 2.75 metres;

2964.3 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 2964.2”

2965 The lands designated R3E - 6.0 – 2965 on Schedule A to this by-law:

2965.1 shall only be used for the purposes permitted in an R3E-6.0 zone, and;

- a) Dwelling, Street Townhouse

2965.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - Interior Lot: 150.0 square metres;
 - Corner Lot: 225.0 square metres;
 - End Lot: 180.0 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 6.0 metres;
 - Corner Lot: 9.0metres;
 - End Lot: 7.2 metres;
- (3) Minimum Lot Depth: 25 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) the main wall of a dwelling may encroach into the 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 chimney may encroach 2.0 metres into the minimum exterior side yard;
 - d) 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;
 - e) 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; and
 - 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;
- (6) Minimum Rear Yard
- a) 7.0 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; and
 - d) 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 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;
- (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 10.13.2 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;
- (13) Notwithstanding Section 1 0.9.1 B (1) the following shall apply:
- a) the minimum driveway width shall be 2.75 metres;

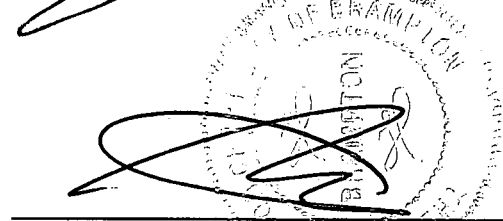
2965.3 Shall also be subject to the requirements and restrictions relating to the R3E zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2965.2”

ENACTED and PASSED this 11th day of December, 2019.

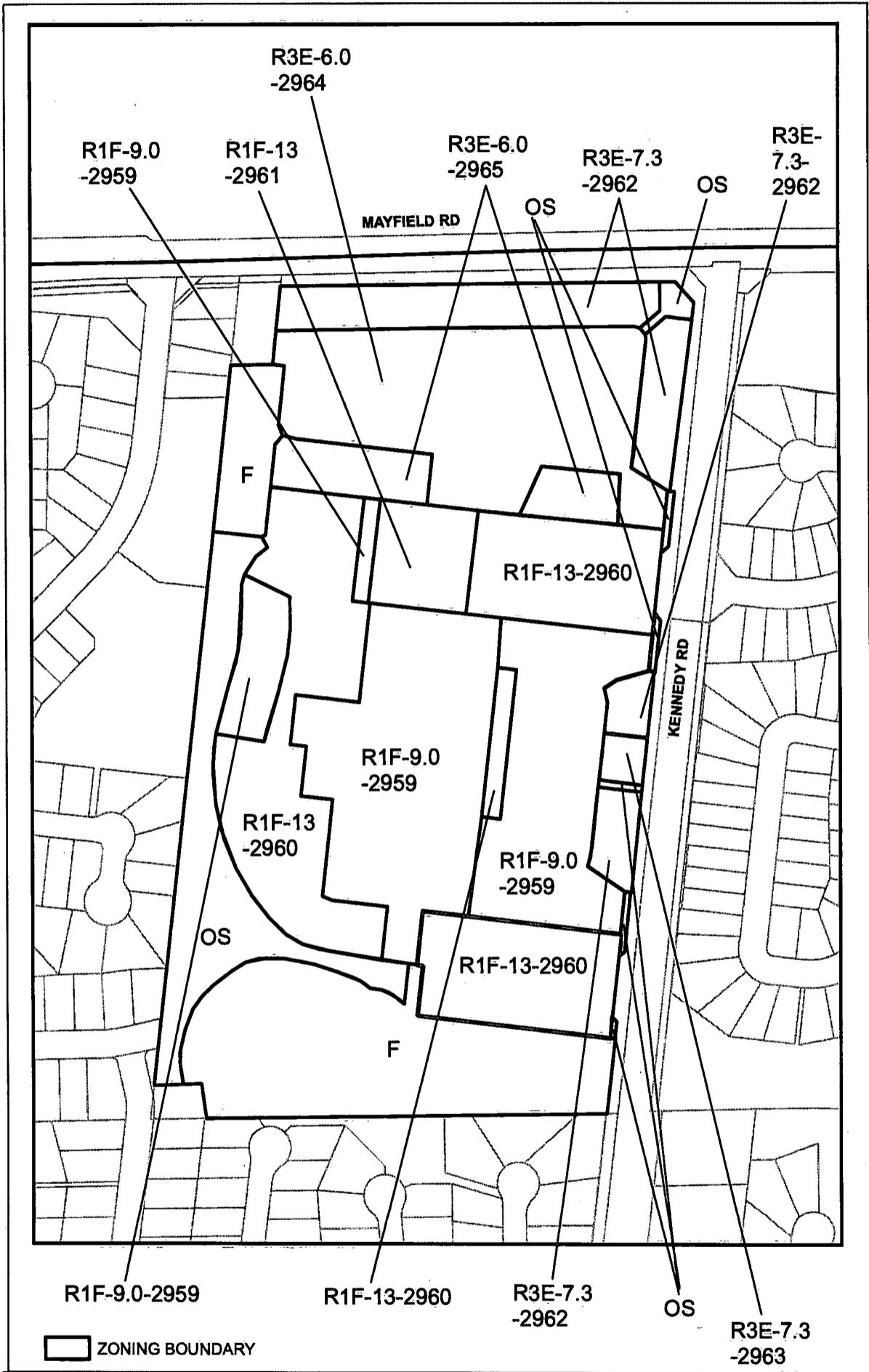
Approved as to
form.
2019/11/26
AWP

Approved as to
content.
2019/11/26
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(C01E17.029)

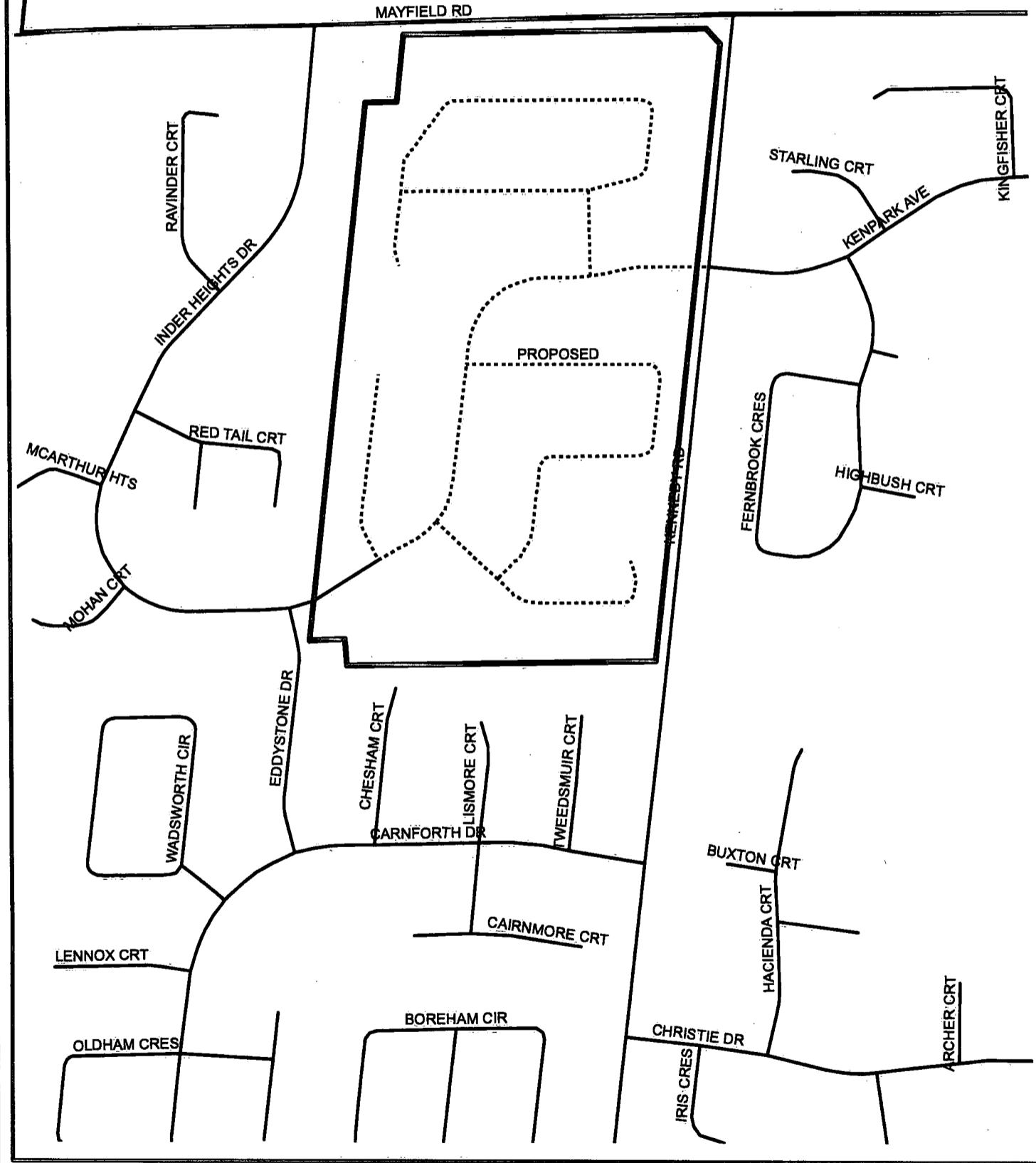


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 Flower City
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PART LOT 17, CONCESSION 1 E.H.S.

BY-LAW 297-2019

SCHEDULE A



KEY MAP