



The Corporation of the City of Brampton

By-law

Number 70 -2026

To comprehensive Zoning By-law 270-2004, as amended

Now therefore 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 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-9.8 – Section 3852 (R1F-9.8-3852) Residential Single Detached F-11.6 – Section 3853 (R1F-11.6-3853) Residential Single Detached F-9.8 – Section 3854 (R1F-9.8-3854) Residential Townhouse E-6.0 – Section 3855 (R3E-6.0-3855) Residential Townhouse E-6.0 – Section 3856 (R3E-6.0-3856) Open Space (OS) Floodplain (F)

2. By adding thereto, the following sections:

“3852. The lands zoned Residential Single Detached F-9.8 – Section 3852 (R1F-9.8-3852) on Schedule A to this by-law:

3852.1 Shall only be used for purposes permitted in the R1F-x zone.

3852.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	240 square metres
b) Minimum Lot Width:	Corner lot: 11.6 Interior Lot: 9.8
c) Minimum Exterior Side Yard Width:	3.0 m
d) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
e) Maximum Building Height:	13.5 m
f) Minimum building setback to a day-lighting triangle/rounding:	0.0 m
<p>g) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>h) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>i) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise;</p> <p>j) On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling.</p> <p>k) On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p> <p>l) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.</p>	

3853. The lands zoned Residential Single Detached F-11.6 – Section 3853 (R1F-11.6-3853) on Schedule A to this by-law:

3853.1 Shall only be used for purposes permitted in the R1F-x zone.

3853.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	300 square metres
b) Maximum Building Height:	13.5 m
c) Minimum Rear Yard Depth:	5.0 m
<p>d) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>e) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>f) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise.</p> <p>g) On a lot with a width less than 12.0 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p>	

3854. The lands zoned Residential Single Detached F-9.8 – Section 3854 (R1F-9.8-3854) on Schedule A to this by-law:

3854.1 Shall only be used for purposes permitted in the R1F-x zone.

3854.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	240 square metres
b) Minimum Lot Width:	Corner lot: 11.6 metres Interior Lot: 9.8 metres
c) Minimum Exterior Side Yard Width:	3.0 m

d) Maximum Building Height:	13.5 m
e) Minimum building setback to a day-lighting triangle/rounding:	0.0 m
f) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
<p>g) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>h) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>i) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise.</p> <p>j) On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling.</p> <p>k) On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p> <p>l) For the purpose of this section, a Lot shall be permitted to front onto a block that has been legally conveyed to the City of Brampton provided that the block has frontage onto an open public right of way. For the purpose of this section, such block shall be treated as a street for Zoning purposes.</p>	

3855. The lands zoned Residential Townhouse E-6.0 – Section 3855 (R3E-6.0-3855) on Schedule A to this by-law:

3855.1 Shall only be used for purposes permitted by the R3E-x zone.

3855.2 Shall be subject to the following requirements and restrictions:

a) Maximum Building Height:	13.5 m
b) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an

	adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
c) The minimum building setback to a day-lighting triangle/rounding:	0.0 m
<p>d) The interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than a two-step encroachment length wise and a one step encroachment width wise.</p> <p>e) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.</p>	

3856. The lands zoned Residential Townhouse E-6.0 – Section 3856 (R3E-6.0-3856) on Schedule A to this by-law:

3856.1 shall only be used for the following purposes:

- a) Dual Frontage Townhouse Dwellings
- b) purposes accessory to the other permitted purposes

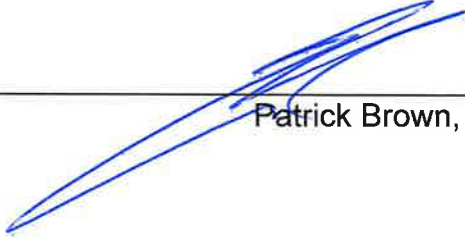
3856.2 Shall be subject to the following requirements and restrictions:

a) Maximum Building Height:	13.5 m
b) The minimum building setback to a day-lighting triangle/rounding:	0.0 m
c) Minimum Front Yard Depth:	3.0 m
d) Minimum Rear Yard to an Attached Private Garage:	6.0 m
<p>e) For purposes of this Section, a Dual Frontage Townhouse Dwelling includes all units within a street townhouse block having frontage on two public streets, where each dwelling unit is located on its own lot with the garage in the rear yard, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey.</p> <p>f) The interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than a two-step encroachment length wise and a one step encroachment width wise.</p> <p>g) For the purpose of this section, the front lot line shall be deemed to be the lot line that abuts the street with the larger right of way;</p> <p>h) Notwithstanding g) above, for the purpose of this by-law, any Front Yard, Rear Yard, or Side Yard that is separated from a street by a reserve of less than 1 metre in width, a Sight Triangle, or a Daylight Triangle or Rounding, shall be deemed to directly abut that street.</p>	

- i) Any reserves of 1 metre in width or less may be considered as part of the required Front Yard, Rear Yard, or Side Yard.
- j) Section 16.10.2(k)(3) shall not apply.
- k) Notwithstanding Section 16.10.2(l) and 10.9.1B(13), the driveway width shall not exceed the interior width of the garage.
- l) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.”

Enacted and passed this 22nd day of April, 2026.

Approved as to
form.
2026/April/22
Steven Ross



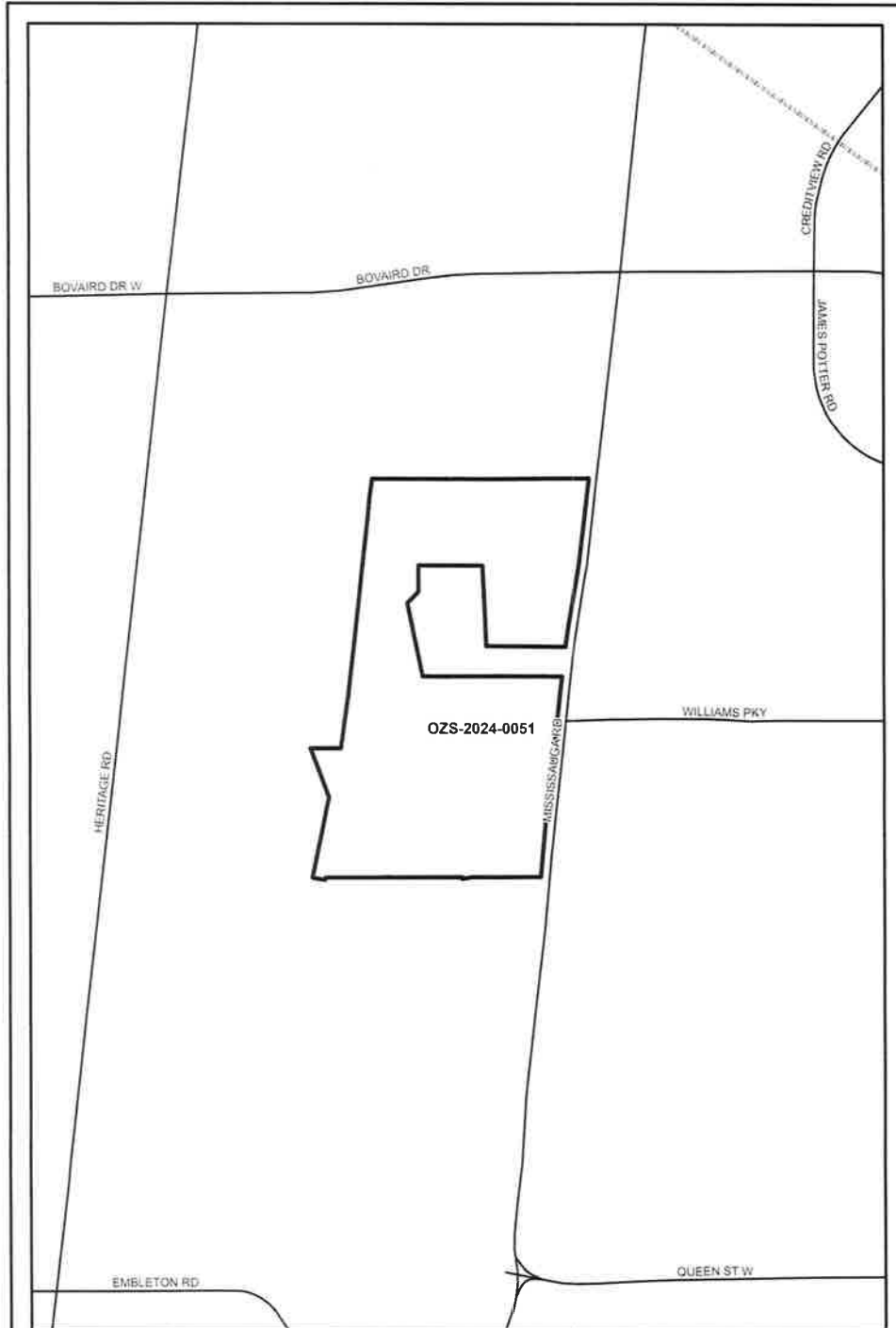
Patrick Brown, Mayor

Approved as to
content.
2026/April/22
Allan A. Parsons



Genevieve Scharback, City Clerk

(File: OZS-2024-0051)



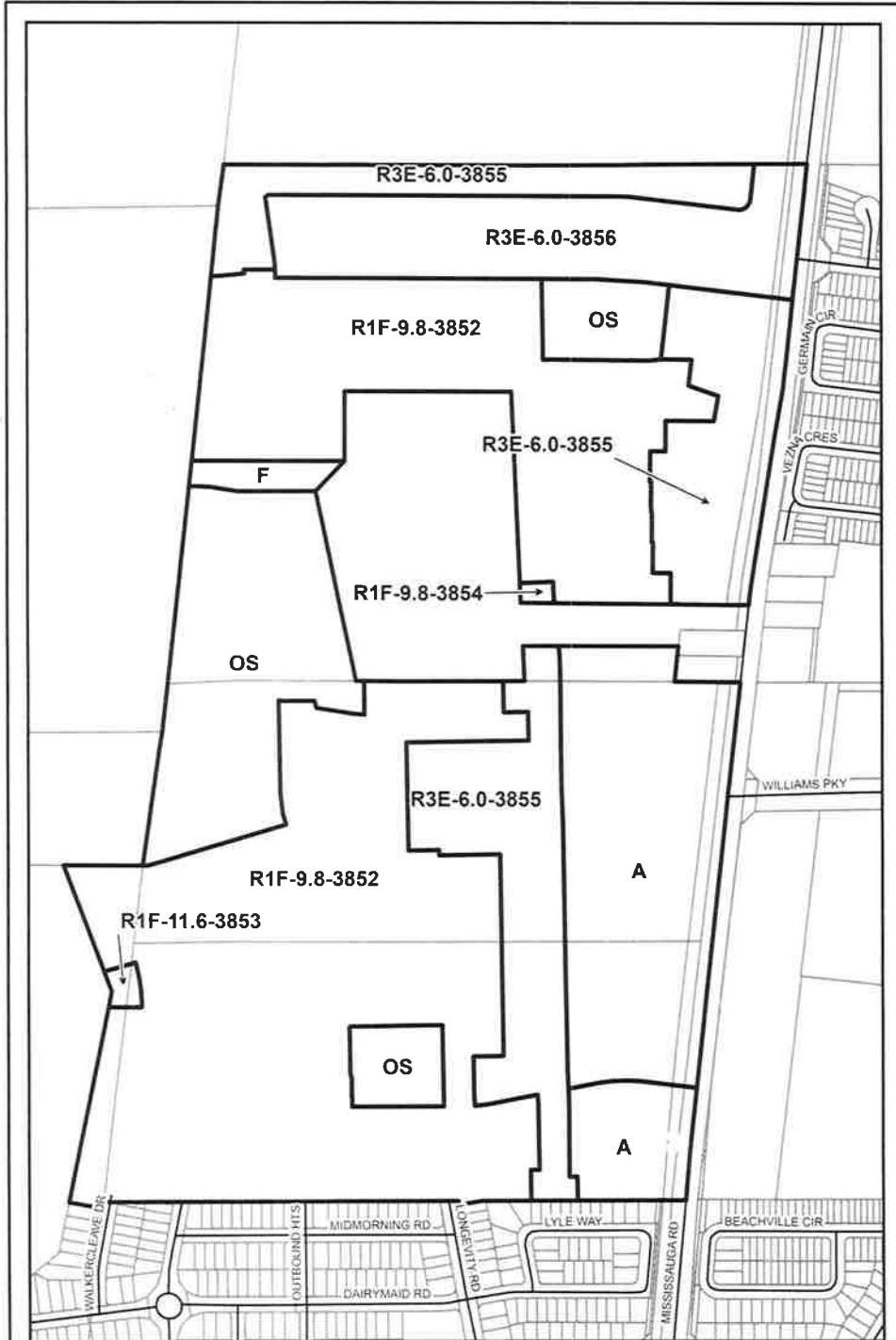
Subject Lands
 City Limit
 Railways
 Major Street

BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT
 File: OZS-2024-0051_ZKM
 Date: 2026/04/15



KEY MAP

BY-LAW _____



Zoning
 Parcel Fabric


BRAMPTON
 Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT
 File: OZS-2024-0051_ZBLA
 Date: 2026/04/15 Drawn by: L.Carler

LOTS 8 & 9, CONCESSION 5 W.H.S.

BY-LAW _____

SCHEDULE A