



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 205-2013

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

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

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

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED F-11.0 – 1099 (R1F-11.0-1099); RESIDENTIAL SEMI- DETACHED E – 7.0 – 1100 (R2E-7.0-1100); RESIDENTIAL TOWNHOUSE E-5.5 –1101 (R3E-5.5-1101) ; RESIDENTIAL TOWNHOUSE E-6.0– 1102 (R3E-6.0-1102); RESIDENTIAL TOWNHOUSE E-6.0-1103 (R3E-6.0-1103); COMMERCIAL ONE -1104 (C1-1104); INSTITUTIONAL ONE- 1105 (I1-1105); OPEN SPACE (OS); and FLOODPLAIN (F)

(2) by adding thereto the following sections:

“1099 The lands designated R1F-11.0 – 1099 on Schedule A to this by-law;

1099.1 Shall only be used for the purposes permitted in a R1F zone;

1099.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 275 square metres;

Corner Lot – 310 square metres;

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(2) Minimum Lot Width:

Interior Lot – 11.0 metres;  
Corner Lot – 12.8 metres;

(3) Minimum Lot Depth: 25.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
- d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
- h) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
- i) 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;

(5) Minimum Exterior Side Yard:

- a) 3.0 metres
- b) 1.2 metres where the exterior side yard abuts a public or private lane;
- c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the 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

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- i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(6) Minimum Rear Yard Setback:

- a) 6.0 metres for an interior lot;
- b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- e) 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the 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;
- d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- e) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- f) 0.6 metres to an accessory building; and
- g) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

(8) Maximum Building Height – 11.0 metres

(9) Minimum Landscaped Open Space:

- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

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

(11) The following provisions apply to garages:

- a) the maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
- b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;

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- c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
- d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
- e) for lots greater than 14.0 metres wide, the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
- f) a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
- g) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
- h) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- i) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- i) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;

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

(13) The following shall apply to a bay, bow or box window:

- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- c) A bay, bow or box window with a maximum depth of 0.6m 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;

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

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

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

1099.3 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 1099.2.”

“1100 The lands designated R2E-7.0 – 1100 on Schedule A to this by-law;

1100.1 Shall only be used for the purposes permitted in a R2E zone;

1100.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 175.0 square metres;  
Corner Lot – 220.0 square metres;
- (2) Minimum Lot Width:  
Interior Lot – 7.0 metres;  
Corner Lot – 8.8 metres;
- (3) Minimum Lot Depth: 25.0 metres;
- (4) Minimum Dwelling Unit Width: 5.7 metres
- (5) Minimum Front Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to a garage door facing the front lot line;
  - c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
  - d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard; and
  - h) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- (6) 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 exterior side yard;

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- 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;
- (7) Minimum Rear Yard:
- a) 6.0 metres for an interior lot;
  - b) 3.0 metres for a corner unit provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
  - c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey or a wood deck off the main floor;
  - d) 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
  - e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
  - f) Section 10.13.3 shall not apply;
- (8) Minimum Interior Side Yard:
- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
  - b) 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
  - c) 0.6 metres to an accessory building; and
  - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (9) Maximum Building Height – 14.0 metres
- (10) Minimum Landscaped Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (11) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (12) The following provisions apply to garages:
- a) the maximum cumulative garage door width for lots, with a lot width equal to 7.0 metres less than 9.0 metres shall be 3.7 metres;
  - b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 9.0 metres but less than 11.0 metres shall be 4.6 metres;
  - c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
  - d) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

- e) for lots greater than 14.0 metres wide the maximum cumulative interior garage width shall not exceed 50% of the dwelling unit width or 6.4 metres whichever is greater;
  - f) 5.5 metres for a garage door for a corner unit equal to or greater than 9.0 when the main entrance to the dwelling is from the exterior side yard;
  - g) a two bay garage shall be permitted on a corner lot when accessed from the front yard for lots greater than 11.0 metres;
  - h) a three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
  - i) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - j) the garage door width restriction does not apply to a garage door facing the exterior lot line; and,
  - k) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- (13) Notwithstanding Section 15.8.2.k.2 a garage may face the flankage lot line;
- (14) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - c) A bay, bow or box window with a maximum depth of 0.6m 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 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (16) Notwithstanding Section 10.9.1B.1 the following shall apply:
- a) the minimum driveway width shall be 2.75 metres;
- (17) Section 10.12 shall not apply;
- 1100.3 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 1100.2.”
- “1101 The lands designated R3E-5.5 – 1101 on Schedule A to this by-law;
- 1101.1 Shall only be used for the purposes permitted in a R3E- zone;

1101.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 129.0 square metres;  
Corner Lot – 185.0 square metres;  
End Lot - 155.0 square metres;
- (2) Minimum Lot Width:  
Interior Lot – 5.5 metres;  
Corner Lot – 8.5 metres;  
End Lot - 6.7 metres;
- (3) Minimum Lot Depth: 23.5 metres;
- (4) Minimum Front Yard Depth:
  - a) 3.0 metres;
  - b) 5.5 metres to garage door facing the front lot line;
  - c) 4.5 metres to the front of the garage from a daylight rounding/triangle;
  - d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
  - g) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
  - h) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- (5) Minimum Exterior Side Yard:
  - a) 3.0 metres
  - b) 1.2 metres where the exterior side yard abuts a public or private lane;
  - c) 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
  - d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - g) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;

- h) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
- i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(6) Minimum Rear Yard

- a) 5.0 metres for an interior lot;
- b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- d) 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
- f) Section 10.13.3 shall not apply;

(7) Minimum Interior Side Yard:

- a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- b) 0.6 metres to an accessory building; and
- c) 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;

(8) Maximum Building Height – 14.0 metres;

(9) Notwithstanding Section 16.10.2.d, no minimum dwelling unit width required;

(10) Minimum Landscaped Open Space:

- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;

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

(12) The following provisions apply to garages:

- a) the maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- b) the maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8m shall be 4.6 metres;
- c) the maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metre shall be 5.0 metres;
- d) the maximum cumulative garage door width for interior lots equal to 10.7 metres but less than 12.2 metre shall be 5.5 metres;

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- e) the maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
  - f) a two bay garage shall be permitted on a corner lot;
  - g) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - h) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - i) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- (13) Notwithstanding Section 16.10.2.k.2 a garage may face the flankage lot line;
- (14) The following shall apply to a bay, bow or box window:
- a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
  - b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
  - c) A bay, bow or box window with a maximum depth of 0.6m 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 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (16) Notwithstanding Section 10.13.2 the following shall apply:
- a) front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- (17) Notwithstanding Section 10.9.1B.1 the following shall apply:
- a) the minimum driveway width shall be 2.75 metres;
- (18) Section 10.12 shall not apply;
- 1101.3 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 1101.2.”
- “1102 The lands designated R3E-4.4- 1102 on Schedule A of this by-law;
- 1102.1 Shall only be used for the purposes permitted in a R3E zone, and;
- (1) Dwelling, Rear Lane Townhouse;

1102.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 70 square metres;  
Corner Lot – 110 square metres;  
End Lot – 90 square metres;

(2) Minimum Lot Width:

Interior Lot – 6.0 metres  
Corner Lot – 7.4 metres  
End Lot – 5.6 metres

(3) Minimum Lot Depth: 16.9 metres;

(4) Minimum Front Yard Depth:

a) 0.0 metres;

(5) Minimum Exterior Side Yard 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 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 1.2m 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) No minimum rear yard depth shall apply, except when a garage door is accessed by a public street, then the minimum setback to a garage door is 1.0 metres;

(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) 0.5 metres to a detached garage;
- c) 0.0 metres when abutting side lot line coincides with a common wall between two garages;

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- d) 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;
  - e) 0.6 metres to an accessory building, except for a detached garage; and
  - f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (8) Maximum Building Height: 14.0 metres;
- (9) Minimum landscape Open Space:
- a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- (10) Maximum Lot Coverage – no requirement;
- (11) Minimum Amenity Area:
- a) 5.0 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;
- (12) The following provisions apply to garages:
- a) a garage door width shall not exceed the width of any unit or main wall of a dwelling;
  - b) notwithstanding Section 10. 4.1 (g) a detached garage may exceed 24 square feet;
- (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 0.6m 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;
- (14) Notwithstanding Section 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (15) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided;
- (16) Section 10.13.3 shall not apply;

- (18) Notwithstanding Section 10.9.1B.1, the following shall apply:
    - a) The minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
  - (19) The driveway width shall not exceed the width of the lot;
  - (20) Section 10.12 shall not apply;
  - (21) Notwithstanding Section 10.9.1 A and 10.9.1.B.7, the following shall apply:
    - a) a minimum of 1 parking space for each residential unit shall be provided on each lot;
  - (22) Section 10.9.1.4) shall not apply;
  - (23) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
  - (24) A public/private lane is deemed to be a street for zoning purposes; and,
  - (25) For zoning purposes, the front lot line shall be deemed to be on: Wanless Drive, McLaughlin Road and Remembrance Road.
- 1102.3 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 1102.2”
- “1103 The lands designated R3E-6.0- 1103 on Schedule A of this by-law;
- 1103.1 Shall only be used for the purposes permitted in a R3E zone, and,
- (1) Dwelling, Back to Back Townhouse
- 1103.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
    - Interior Lot – 78 square metres;
    - Corner Lot – 105 square metres;
    - End Lot – 90 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: 13.0 metres;
  - (4) Minimum Front Yard Depth:
    - a) 3.0 metres;
    - b) 5.5 metres to garage door facing the front lot line;

- c) 4.5 metres to the front of the garage from a daylight rounding/triangle;
- d) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- f) a porch and/or balcony with or without foundation may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- g) 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;
- h) 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,
- i) 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) Notwithstanding Section 10.13.3, the following shall apply:

- a) Minimum rear yard 0.0 metres;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;
- b) 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings; and
- c) 0.7 metres to a bay, bow, or box window with or without foundation;

- (8) Maximum Building Height: 14.0 metres;
- (9) Minimum landscape Open Space:
  - a) Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway and sidewalk shall consist of landscaped open space;
- (10) For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 units wide and 2 units deep;
- (11) Minimum Amenity Area:
  - a) 5.0 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;
- (12) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- (13) 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 9.8m 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 metre 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 shall be permitted on an exterior corner lot;
  - g) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - h) the maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width;
  - i) the garage door with restriction does not apply to a garage door facing the exterior lot line; and,
  - j) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum 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;

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- 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 6.13 Table 6.13.A a porch, balcony and deck is permitted in the interior side yard;
- (16) Notwithstanding Section 10.13.4, no more than 16 dwelling units shall be attached;
- (17) Notwithstanding Section 10.9.1B.1 and 10.9.1.B.7, the following shall apply;
- a) The minimum driveway width shall be 2.75 metres.
- (18) The driveway width shall not exceed the width of the lot;
- (19) Section 10.9.4 shall not apply;
- (20) Section 10.12 shall not apply;
- 1103.3 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 1103.2.”
- “1104 The lands designated C1 – 1104 on Schedule A of this By-law;
- 1104.1 Shall only be used for the following purposes:
1. An animal hospital and or a veterinary clinic;
  2. A bank, trust company, or finance company with or without drive-through facility;
  3. A commercial school;
  4. A convenience store;
  5. A dining room restaurant, a convenience restaurant, a take-out restaurant;
  6. A dry cleaning establishment and laundry distribution station;
  7. A grocery store;
  8. A Group Home Type 2;
  9. A laundromat;
  10. A library;
  11. An office
  12. A parking lot;
  13. A personal service shop;
  14. A place of worship;
  15. A retail establishment having no outside storage;
  16. A service shop;
  17. A daycare facility
  18. Motor vehicle washing establishment;

19. Gas bar;
20. Drive-thru facilities accessory to a permitted use
21. Purposes accessory to the other permitted purposes.

1104.2 Shall not be used for the following purposes:

1. an adult entertainment parlour;
2. an adult video store;
3. an adult book store;
4. a massage or body rub parlour;
5. an amusement arcade.

1104.3 Shall be subject to the following requirements and restrictions:

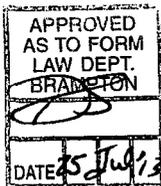
1. Minimum Lot Width – 21 metres
2. Minimum Building Setback from all roads: 3.0 metres
3. Minimum Interior Side Yard Width – 1.0 metres
4. Minimum Rear Yard Depth – 3.0 metres
5. Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
6. Maximum Building Height: 3 storeys
7. Except at approved access locations, landscaped open space shall be provided as follows:
  - (i) a minimum 3.0 metre wide strip abutting McLaughlin Road;
  - (ii) a minimum 1.0 metre wide strip abutting Remembrance Road and Clinton Street;
  - (iii) a minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to residential, then a minimum 3.0 metre wide strip is required;
8. Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building;
9. No outdoor storage shall be permitted;
10. For the purposes of this by-law Remembrance Road shall be deemed to be the front yard;
11. The requirement of providing a loading space shall not apply; provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres;
12. Infrastructure for various utilities shall be exempt from the requirements and restrictions of Section 1104.3.

1104.4 Shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law, which are not in conflict with those set out in section 1104.3.”

- 1105 The lands designated I1 – 1105 on Schedule A to this by-law:
- 1105.1 Shall only be used for the purposes permitted by the I1, and the following permitted purposes:
  - (1) R1F-11.0-1099, R2E-7.0-1100, R3E-5.5-1101, R3E-4.4-1102, and R3E-6.0-1103.
  - (2) A gas regulator facility.
- 1105.2 Shall be subject to the requirements and restrictions relating to the I1, R1F-11.0-1099, R2E-7.2-1100, R3E-5.5-1101, R3E-4.4-1102 and R3E-6.0-1103 zones and the general provisions of this by-law not in conflict with those sections 1099.2, 1100.2, 1101.2, 1102.2, and 1103.2.
- 1105.3 For the purpose of a gas regulator facility permitted under 1105.1 (2), the following requirements and restrictions shall apply:
  - a) Minimum Front Yard Depth, Minimum Interior Side Yard Width, Minimum Exterior Side Yard Width and Minimum Rear Yard Depth: 0.6 metres;
- 1105.4 Infrastructure for various utilities other than a gas regulator facility shall be exempt from the requirements and restrictions of Section 1105.2, except that a minimum 3.0 metre setback from the front lot line is required;
- 1105.5 Shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with those set out in section 1105.2."

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

this 7<sup>th</sup> day of August 2013

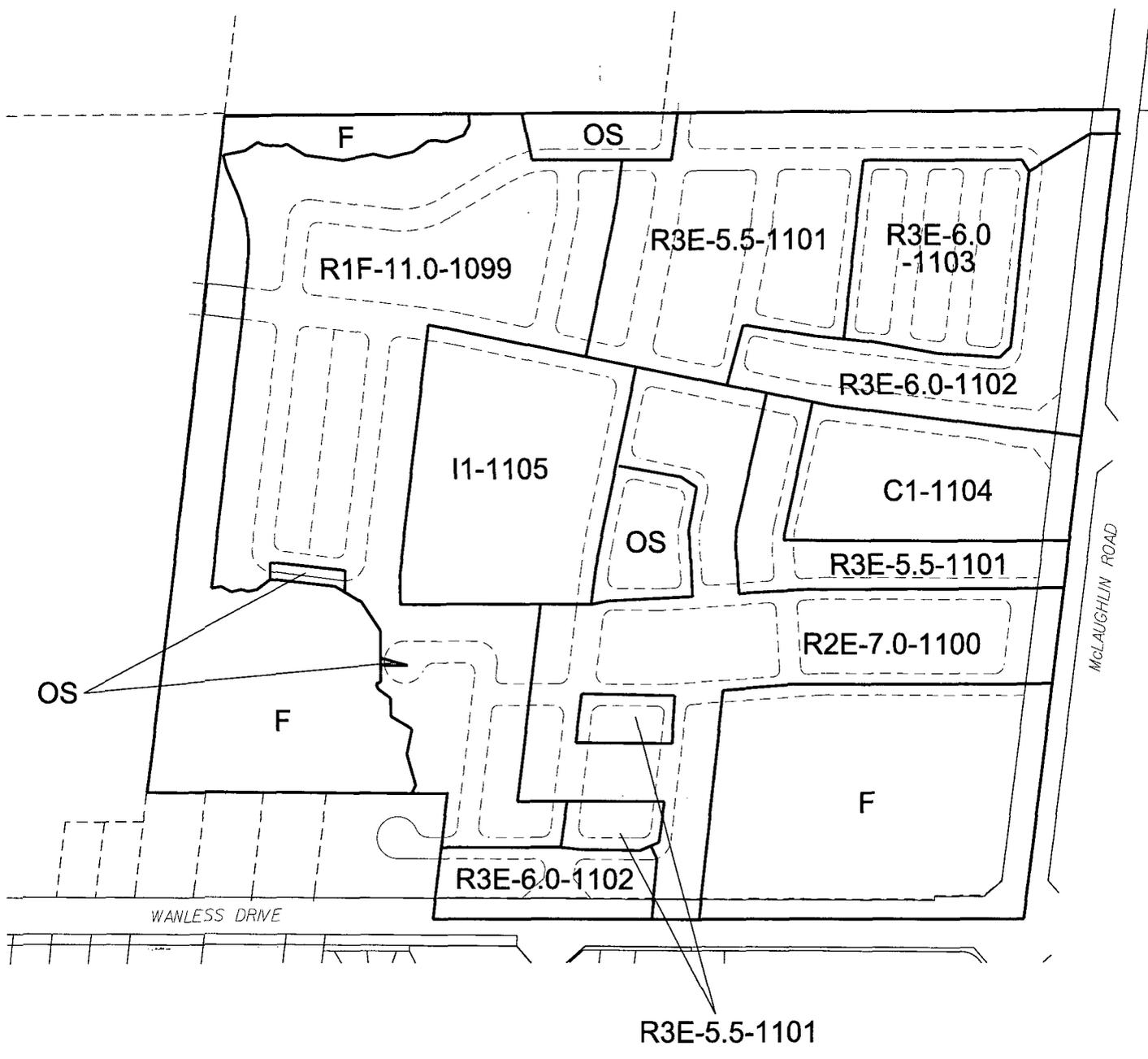


*Susan Fennell*  
 SUSAN FENNELL - MAYOR

*Peter Fay*  
 PETER FAY - CITY CLERK

Approved as to Content:

*Paul Snape*  
 Paul Snape, Acting Director, Land Development Services



**LEGEND**

—— ZONE BOUNDARY

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

**By-Law** 205-2013

**Schedule A**



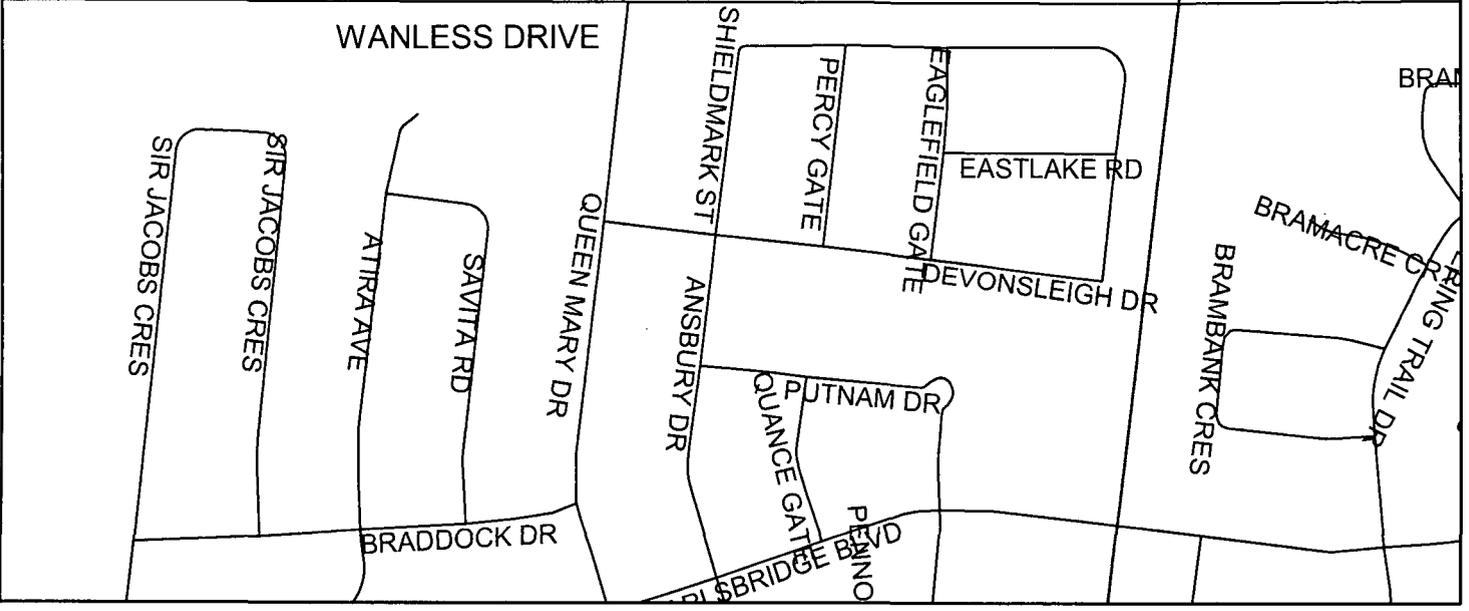
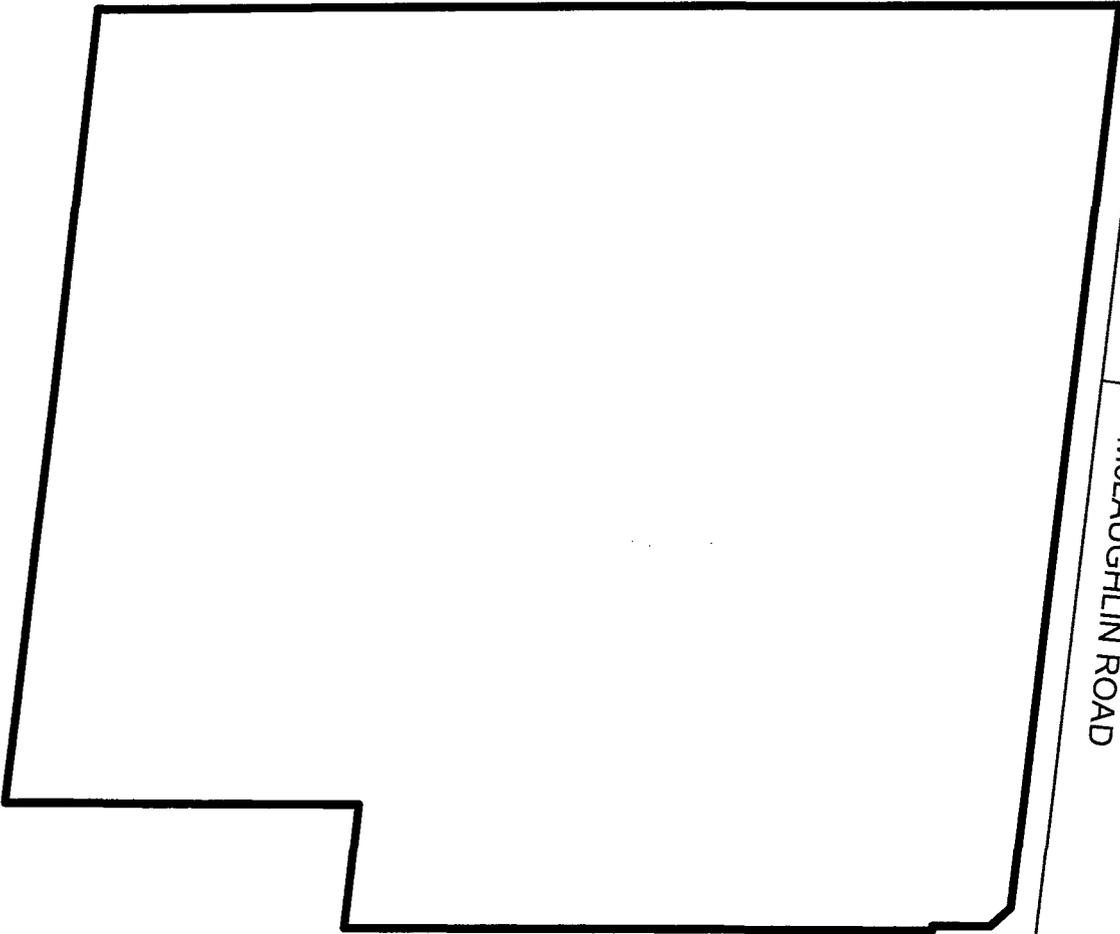
**CITY OF BRAMPTON**

Planning, Design and Development

Date: 2013 07 11

Drawn by: CJK

File no. C02W16.002\_ZBLA



SUBJECT LANDS    
  BUILT STREETS

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
 BRAMPTON.CA



Date: 2013 06 25     Drawn By: CJK  
 File: C02W16.002zkm

## Key Map By-Law 205-2013