



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 252-2013

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 and Schedule B to this by-law:

| From: | To: |
|---------------------|---|
| AGRICULTURAL (A) | RESIDENTIAL SINGLE DETACHED F-12.5 – SECTION 2199 (R1F-12.5-SECTION-2199), RESIDENTIAL SINGLE DETACHED F-12.5 – SECTION 2451 (R1F-12.5-SECTION-2451), RESIDENTIAL SINGLE DETACHED F-9.0 – SECTION 2452 (R1F-9.0-SECTION 2452), RESIDENTIAL SEMI-DETACHED E – 7.2 – SECTION 2203 (R2E-7.2-SECTION 2203), RESIDENTIAL TOWNHOUSE E-5.5 –SECTION 2453 (R3E-5.5-SECTION-2453); RESIDENTIAL TOWNHOUSE E-4.4–SECTION 2205 (R3E-4.4-SECTION-2205); INSTITUTIONAL ONE-SECTION 2208 (I1-SECTION-2208); HIGHWAY COMMERCIAL ONE (HC1); OPEN SPACE (OS) and FLOODPLAIN (F) |

(2) by adding thereto the following sections:

"2451 The lands designated R1F-12.5 – Section 2451 on Schedule A to this by-law;

2451.1 Shall only be used for the purposes permitted in a R1F-12.5 zone;

2451.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 310.0 square metres;
Corner Lot – 355.0 square metres;

(2) Minimum Lot Width:

Interior Lot – 12.5 metres;
Corner Lot – 14.3 metres;

(3) Minimum Lot Depth: 25.0 metres;

(4) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) 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;
- 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 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 Setback:
- a) 6.0 metres for an interior lot;
 - b) 1.0 metres to a garage door facing the rear lot line;
 - c) 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;
 - d) 3.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - e) 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;
 - f) 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
 - g) 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;
 - b) 0.6m to a one story garage;
 - 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 into the interior side yard for 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 equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - b) 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;
 - c) a three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;
 - d) 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;

- e) the garage door width restriction does not apply to a garage door facing the exterior lot line or rear 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;
- (12) Notwithstanding Section 13.5.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) The driveway width shall not exceed the exterior width of the garage;

2451.3 Shall also be subject to the requirements and restrictions relating to the R1F-12.5 zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2451.2.

2452 The lands designated R1F-9.0 – Section 2452 on Schedule A to this by-law;

2452.1 Shall only be used for the purposes permitted in a R1F-9.0 zone;

2452.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 225.0 square metres;
Corner Lot – 255.0 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) 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 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 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 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 interior each 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;
- 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
- 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 cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

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

(14) Notwithstanding Section 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;

(16) The driveway width shall not exceed the exterior width of the garage;

(17) Notwithstanding Section 10.12 the following shall apply:

- a) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

2452.3 Shall also be subject to the requirements and restrictions relating to the R1F-9.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2453.2.

2453 The lands designated R3E-5.5 – Section 2453 on Schedule A to this by-law;

2453.1 Shall only be used for the purposes permitted in a R3E-5.5 zone;

2453.2 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 to 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 9.8 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 on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;


- 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 cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;
- (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 0.6 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;
- (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) The driveway width shall not exceed the exterior width of the garage;
- (19) Section 10.12 shall not apply;
- 2453.3 Shall also be subject to the requirements and restrictions relating to the R3E-5.5 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2453.2."

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

this 25TH day of September 2013



SUSAN FENNELL - MAYOR



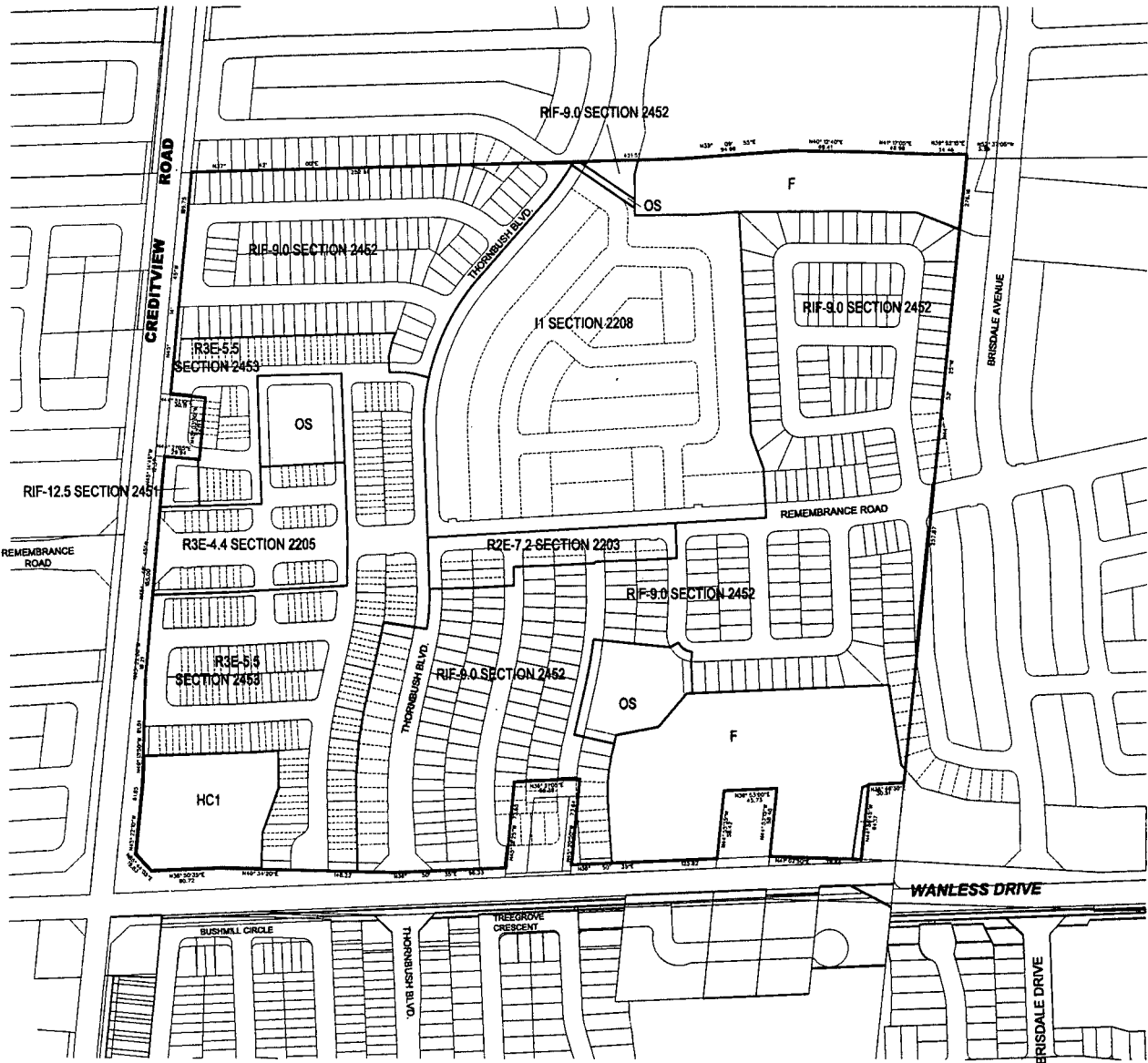
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP, RPP,
Senior Executive Director,
Planning and Infrastructure Services Department

| |
|------------------------|
| APPROVED AS TO FORM |
| BY: <u>J. K.</u> |
| LEGAL SERVICES |
| DATE: <u>17/09/13</u> |



LEGEND

— ZONE BOUNDARY

PART W.H.L 16, CONCESSION 3



CITY OF BRAMPTON
 Planning, Design and Development

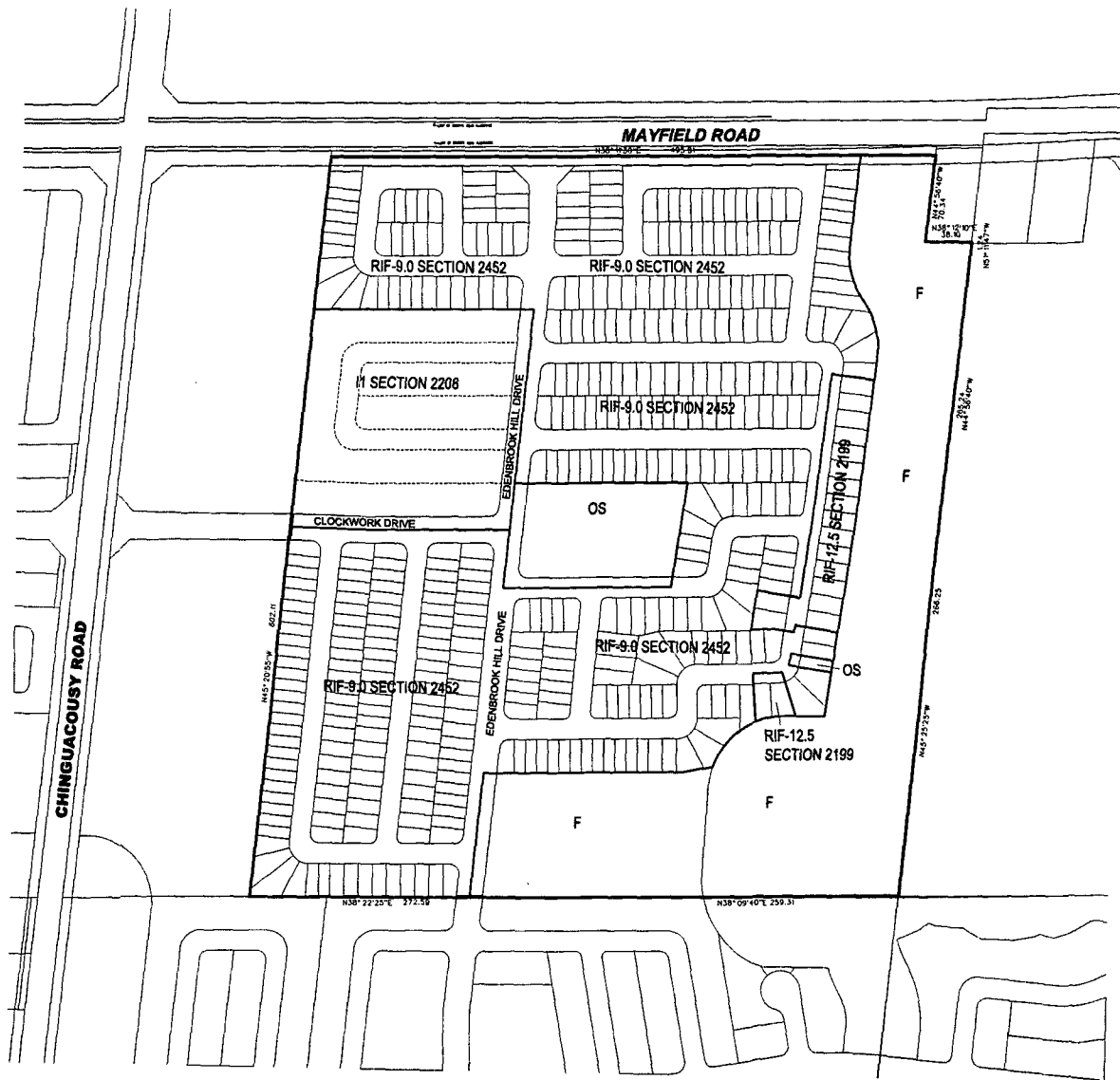
Date: 2013 09 10

Drawn by: TD

By-Law 252-2013

Schedule A

File no. C03W16.002_ZBLA_A



LEGEND

— ZONE BOUNDARY

PART E.H.L 17, CONCESSION 3



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2013 09 10

Drawn by: TD

By-Law 252-2013

Schedule B

File no. C03W16.002_ZBLA_B

MAYFIELD RD

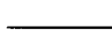
CREDITVIEW RD

CHINGUACOUSY RD

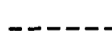
WANLESS DR



SUBJECT LANDS



BUILT STREETS



PROPOSED STREETS



PLANNING,
DESIGN &
DEVELOPMENT



Date: 2013 09 10 Drawn By:TD
File: C03W16.002zkm

Key Map By-Law 252-2013