



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 267-2012

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) and RESIDENTIAL SINGLE DETACHED D (R1D) | RESIDENTIAL SINGLE DETACHED F- 11.0 - (R1F-11.0-2335); RESIDENTIAL SINGLE DETACHED F-9.0 – 2336 (R1F-9.0-2336); RESIDENTIAL TOWNHOUSE E-5.5- 2337 (R3E-5.5- 2337); RESIDENTIAL TOWNHOUSE E -6.0- 2338 (R3E-6.0-2338); RESIDENTIAL STREET TOWNHOUSE B – 3314 (R3B-3314), COMMERCIAL TWO-2339 (C2-2339); and OPEN SPACE (OS). |

(2) By adding thereto the following sections:

“2335 The lands designated R1F-11.0 – 2335 on Schedule A to this by-law:

2335.1 Shall only be used for the purposes permitted in a R1F-11.0 zone:

2335.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 275 square metres;

(2) Minimum Lot Width:

Interior Lot – 11.0 metres;

(3) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
- c) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,
- d) 5.5 metres to the garage door facing the front lot line and, where a staggered garage is permitted in accordance with Section 2335.2(10), 2.4 metres to the front of the second garage.

(4) Minimum Rear Yard Depth:

- a) 7.0 metres; and,
- b) 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.

(5) Minimum Interior Side Yard Width:

- a) 1.2 metres and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres.

(6) Maximum Building Height - 11.0 metres

(7) 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.

(8) Except for a staggered garage permitted in accordance with Section 2335.2(10), no garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

(9) The following provisions apply to garages:

- a) The maximum cumulative garage door width shall be 5.0 metres; and,
- b) For a staggered garage, the maximum interior garage width shall be 0.9 metres wider than the maximum permitted cumulative garage door width.

(10) The following provisions apply to staggered garages:

- a) Staggered garages shall only be permitted on lots with a minimum lot width of 11.0 meters;
- b) A maximum of ten (10) lots within lands zoned R1F-11.0 – 2335 shall be permitted to have staggered garages;
- c) Staggered garages shall not be permitted on Drinkwater Road or Lockwood Road; and,
- d) A maximum of one (1) staggered garage shall be permitted on Francis Lundy Street.

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

- a) The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b) 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 shall contain side windows.

(12) Notwithstanding Section 10.9.1.B(7), the driveway width shall not exceed the exterior width of the garage or staggered garage;

2336 The lands designated R1F-9.0 – 2336 on Schedule A to this by-law:

2336.1 Shall only be used for the purposes permitted in a R1F-9.0 zone:

2336.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 225.0 square metres;
Corner Lot – 280.0 square metres;

(2) Minimum Lot Width:

Interior Lot – 9.0 metres;
Corner Lot – 11.6 metres;

(3) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) 3.0 metres to the front of a garage from a daylight rounding/triangle;
- d) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; 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 front yard.

(4) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.

(5) Minimum Rear Yard Depth:

- a) 7.0 metres;
- b) 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; and,
- c) 0.6 metres to a detached garage.

(6) Minimum Interior Side Yard Width:

- 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; and,
- b) a porch may encroach 0.3 metres into a 1.2 metre interior side yard.

(7) Maximum Building Height - 11.0 metres

(8) 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.

(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 interior lots shall be 3.7 metres;
- b) The maximum cumulative garage door width for corner lots shall be 5.0 metres;
- c) The maximum gross floor area of a detached garage shall be 38m²;
- d) The maximum height of a detached garage shall be 4.6m;

(11) The minimum driveway width shall be:

- (a) 2.75 metres for the portion of the driveway between the garage and a porch; and,
- (b) 3.0 metres for the portion of the driveway between a porch and the front property line.

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

- a) The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- 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 shall contain side windows.

(13) A porch, balcony and deck are permitted in the interior side yard.

2337 The lands designated R3E-5.5 – 2337 on Schedule A to this by-law:

2337.1 Shall only be used for the purposes permitted in a R3E-5.5 zone:

2337.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area Per Dwelling Unit:

Interior Lot – 130.0 square metres;
Corner Lot – 200.0 square metres;
End Lot – 160.0 square metres;

(2) Minimum Lot Width:

Interior Lot – 5.5 metres;
Corner Lot – 8.5 metres;
End Lot – 6.7 metres;

(3) Minimum Front Yard Depth:

- a) 3.0 metres;
- b) 5.5 metres to a garage door facing the front lot line;
- c) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; and,

- e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard.

(4) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- d) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard.

(5) Minimum Rear Yard Depth:

- a) 7.0 metres; and,
- b) 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.

(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;

(7) Maximum Building Height - 14.0 metres;

(8) No minimum dwelling unit width required;

(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 interior lots shall be 3.7 metres; and,
- b) The maximum cumulative garage door width for corner lots shall be 5.0 metres.

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

- a) The maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
- b) The maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
- 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 shall contain side windows.

(13) A porch, balcony and deck are permitted in the interior side yard.

(14) Front to rear yard access shall be permitted via non habitable rooms and with more than a three step grade difference.

(15) The minimum driveway width shall be:

- (a) 2.75 metres for the portion of the driveway between the garage and a porch; and,
- (b) 3.0 metres for the portion of the driveway between a porch and the front property line.

2338 The lands designated R3E-6.0 – 2338 on Schedule A to this by-law:

2338.1 Shall only be used for the purposes permitted in a R3E-6.0 zone and the following permitted purposes:

- (a) Back to Back Townhouse Dwelling;

2338.2 The uses permitted in 2338.1 (a) shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot – 78.0 square metres;
Corner Lot – 105.0 square metres;
End Lot – 90.0 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 a garage door facing the front lot line;
- c) 4.5 metres to the front of a garage from a daylight rounding/triangle;
- d) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- e) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; 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 front yard.

(5) Minimum Exterior Side Yard Width:

- a) 3.0 metres;
- b) a minimum 1.5 metre building setback from a daylight rounding/triangle, including a balcony or porch encroachment;
- c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard; and,
- d) a bay window, bow window or box window with or without foundation or cold cellar and chimney may encroach 1.0 metre into the minimum exterior side yard.

(6) Minimum Rear Yard Depth: 0.0 metres;

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres;
- b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;

- (8) Maximum Building Height - 14.0 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) For Back to Back Townhouse Dwellings, 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 in the front yard.
- (13) The following provisions apply to garages:
 - a) The maximum cumulative garage door width for interior lots shall be 3.7 metres.
- (14) A walkout balcony/uncovered terrace are permitted on the second and third storeys.
- (15) The following shall apply to a bay, bow or box window:
 - a) the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;
 - 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 shall contain side windows.
- (16) A porch, balcony and deck are permitted in the interior side yard.

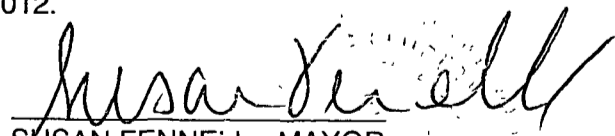
2339 The lands designated C2-2339 on Schedule A to this by-law:

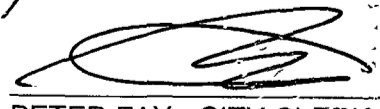
2339.1 Shall only be used for the purposes permitted in a C2 zone

2339.2 Shall be subject to the following requirements and restrictions:


- (1) Minimum Front Yard Depth: 3.0 metres
- (2) Minimum Exterior Side Yard Width: 3.0 metres
- (3) A drive-through shall not be located between a building and a street."


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 26TH day of September 2012.


SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Dan Kraszewski, MCIP, RPP
Director, Land Development Services

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| APPROVED AS TO FORM LAW DEPT. BRAMPTON |
|  |
| DATE 21/09/12 |

R1F-11.0-2335

QUEEN STREET WEST

R1F-9.0-2336

C2-2339

R1F-9.0-2336

R1F-11.0-2335

R3E-5.5-2337

LOCKWOOD ROAD

R3E-6.0-2338

R1F-9.0-2336

R1F-11.0-2335

R3E-5.5-2337

OS

R1F-9.0-2336

R1D

VENTURA AVENUE

DRINKWATER ROAD

R3B-3314

LEGEND

— ZONE BOUNDARY

PART LOT 5, CONCESSION 5 W.H.S.



CITY OF BRAMPTON

Planning, Design and Development

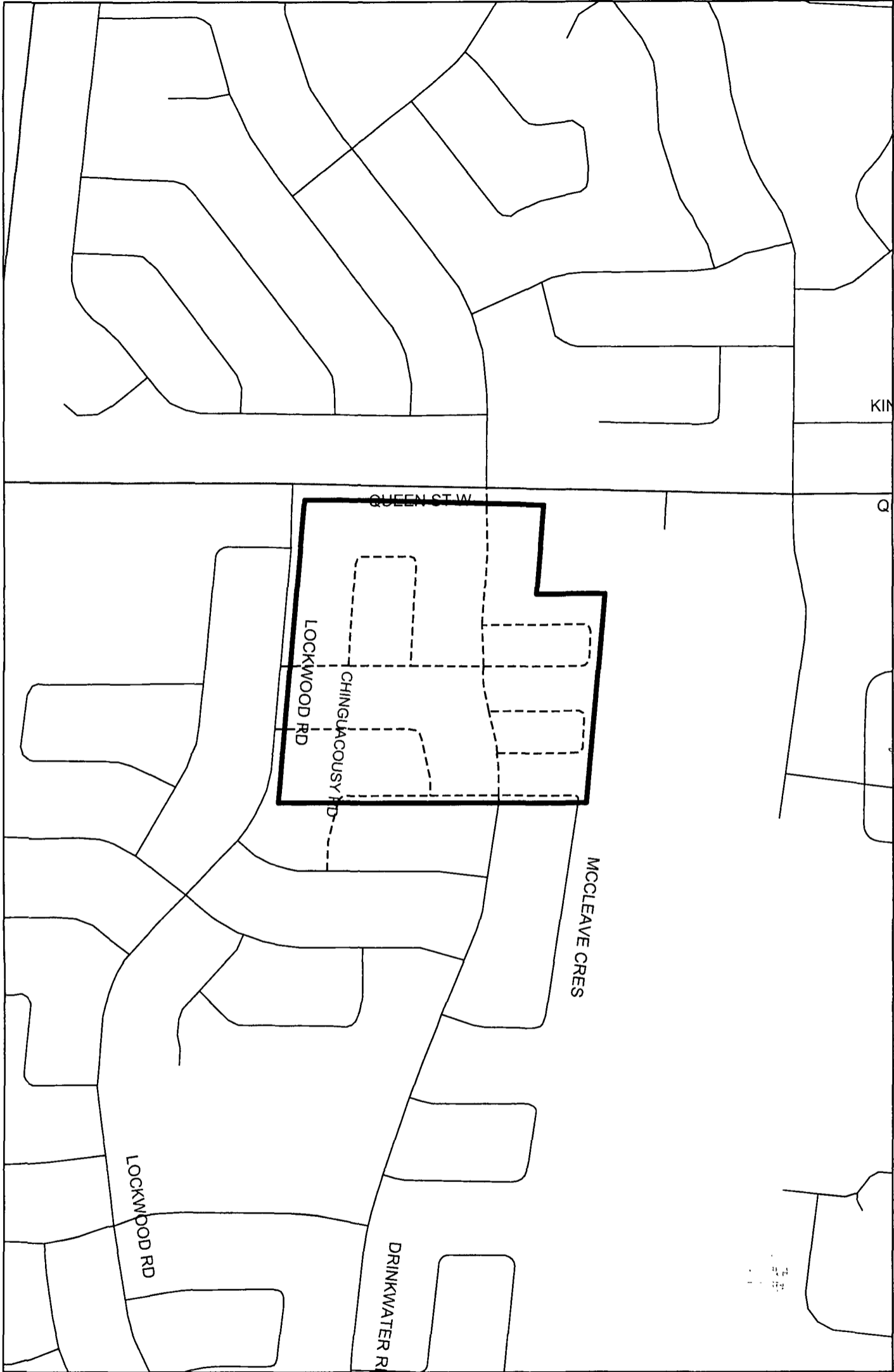
Date: 2012 08 09

Drawn by: CJK

By-Law 267-2012

Schedule A

File no. C02W05.011_ZBLA



SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS



PLANNING,
 DESIGN &
 DEVELOPMENT



Date: 2012 08 09 Drawn By: CJK
 File: C02W05.011zkm

Key Map By-Law 267-2012