

Notice of Passing of Zoning By-law 38-2025**2648 Countryside Drive****Date of Decision: February 26, 2025****Date of Notice: March 5, 2025****Last Date of Appeal: March 25, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 38-2025, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by KLM Planning Partners Inc., on behalf of Greenvale Homes Ltd., Ward 10 (File: OZS-2021-0065).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit the development of 120 single detached residential lots, 126 townhouse units, residential reserve blocks, 2 school blocks, a park block, a natural heritage system with an associated buffer, and associated street networks.

Location of Lands Affected: north of Countryside Drive and east of Torbram Road, legally described as Chinguacousy Con 6 EHS Part Lot 16, and municipally known as 2648 Countryside Drive.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Chinoye Sunny, Planner, Planning, Building and Growth Management Services Department at 905-874-2064 or chinoye.sunny@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no other applications under the *Planning Act*, pertaining to the subject lands except for an application for a Draft Plan of Subdivision 21T- 21028B.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on March 25, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38 - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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-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-13.0- Section 2367 (R1F-13.0-2367)
Floodplain (F)	Residential Single Detached F-9.0- Section 2368 (R1F-9.0-2368)
	Residential Single Detached F-11.6- Section 2987 (R1F-11.6-2987)
	Residential Single Detached F-9.0- Section 3593 (R1F-9.0-3593)
	Residential Single Detached F-11.6- Section 3684 (R1F-11.6-3684)
	Residential Single Detached F-11.6- Section 3829 (R1F-11.6-3829)
	Residential Townhouse-6.0 (R3D- 6.0)
	Residential Townhouse D-7.5- Section 2912 (R3D-7.5-2912)
	Residential Townhouse E-4.4- Section 3580 (R3E-4.4-3580)
	Residential Townhouse E-4.5- Section 3685 (R3E-4.5-3685)
	Residential Townhouse E-5.5- Section 3830 (R3E-5.5-3830)
	Residential Townhouse E-5.5- Section 3831 (R3E-5.5-3831)

Institutional One – Section 3587 (11-3587)

Institutional One – Section 3832 (11-3832)

Open Space (OS)

Floodplain (F)

(2) By adding thereto the following sections:

“3829 The lands designated R1F-11.6–3829 on Schedule A to this By-law:

3829.1 Shall only be used for the purposes permitted in the R1F-x zone.

3829.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 290 square metres; a) Corner Lot – 335 square metres
(2) Minimum Lot Width	a) Interior Lot – 11.6 metres; b) Corner Lot – 13.4 metres; c) Corner Lot abutting a daylight triangle - 11.6 metres
(3) Minimum Lot Depth	a) 25 metres; b) Where a corner lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply
(4) Minimum Front Yard Depth	a) 4.5 metres; b) 6.0 metres to a garage door facing the front lot line; c) The main wall of a dwelling may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; 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 minimum 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; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle
(5) Minimum Rear Yard Depth	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 6.0 metres from the rear lot line; c) 3.5 metres to a deck, open roofed porches and or uncovered terraces;

	<ul style="list-style-type: none"> d) 0.6 metres 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, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard
(6) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 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) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre interior side yard.
(7) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard or flankage lot line for corner lots; c) The main wall of a dwelling may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; d) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; e) A porch and/or balcony with or without foundation or cold cellar and/or a 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 minimum 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; h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; i) For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.
(8) Maximum Building Height	12.0 metres

(9) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the Dwelling width whichever is greater; b) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width; d) A garage is permitted to face the flankage lot line.
(10) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) The maximum depth of a bay, bow or box window with or with-out 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; 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.

3829.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3829.2.”

“3830 The lands designated R3E-5.5-3830 on Schedule A to this By-law:

3830.1 Shall only be used for the purposes permitted in the R3E-x zone and:

- 1) Rear Lane Townhouse Dwelling;
- 2) Live-Work Townhouse Dwelling;
- 3) Townhouse Dwelling.

3830.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 135 square metres; b) Corner Lot – 210 square metres; c) End Lot – 165 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 5.5 metres; b) Corner Lot – 8.5 metres; c) End Lot – 6.7 metres; d) For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.
(3) Minimum Dwelling Unit Width	5.5 metres
(4) For the purpose of this zone, the lot line that abuts a lane shall be deemed to be the rear lot line; and, where applicable, the lot line that abuts Torbram Road or Inspire Boulevard shall be deemed the front lot line.	

(5) Minimum Lot Depth	25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.
(6) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding; 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 porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle; 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; f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(7) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres for a lot with an attached garage; b) 6.0 metres to a garage door of an attached garage facing the rear lot line; c) 0.0 metres where there is a detached garage; d) The main wall of a dwelling or a detached garage may encroach into the minimum rear yard to within 0.3 metres of a daylight triangle/rounding; e) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard for a lot with an attached garage; f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle, for units with an attached garage.
(8) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units; c) 0.0 metres when abutting a side lot line that coincides with a common wall between two garages; d) For Lots with a 1.2 metre interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
(9) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight

	<p>triangle and within 1.0 metre of a daylight rounding;</p> <ul style="list-style-type: none"> c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; d) A porch and/or balcony with or without foundation or cold cellar and/or a 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 minimum 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 or cold cellar may encroach 1.0 metres into the minimum exterior side yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle. h) For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
(10) Maximum Building Height	14.0 metres and shall not exceed 3-storeys
(11) Minimum Outdoor Amenity Area	3.5 square metres for each dwelling unit which may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard and roof terrace.
(12) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres; b) The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres; c) A two bay garage width shall be permitted on a corner lot; d) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; e) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
(13) Minimum Detached Garage Setback	<ul style="list-style-type: none"> a) 0.0 metres to the rear lot line; b) 0.2 metres to a curved lot line that abuts the intersection of two lanes or two parts of the same lane; c) 2.0 metres to the flankage lot line; d) 0.3 metres to an interior side lot line except this may be reduced to 0.0 metres

	where the garages of two lots sharing a lot line are designed as one building.
(14) Detached Garage Maximum Gross Floor Area	42 square metres
(15) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, 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; 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) Notwithstanding Section 10.9.1.B(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) The driveway width shall not exceed the width of the garage; c) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1)(a) or (b) or the width of the garage, whichever is greater.
(17)	Parking on a driveway in the rear yard is permitted for a home occupation use located in a rear lane townhouse dwelling, live-work townhouse dwelling, or townhouse dwelling.
(18)	Section 10.4.1(d) shall not apply.
(19)	Section 10.4.1(e) shall not apply.
(20)	Section 10.5(b) shall not apply.
(21)	Section 10.9.1.B(4) shall not apply.
(22)	Section 10.9.1.B(7) shall not apply.
(23)	Section 10.12 shall not apply.
(24)	Section 10.13.2 shall not apply.
(25)	Section 10.13.3 does not apply.
(26)	Section 10.21 shall not apply.
(27)	Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.
(28)	An accessory structure shall not be permitted in any yard, except for the rear yard of a rear lane townhouse with a detached garage.

3830.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3830.2.”

“3831 The lands designated R3E-5.5-3831 on Schedule A to this by-law:

3831.1 Shall only be used for the purposes permitted in an R3E-x zone.

3831.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 135 square metres; b) Corner Lot – 210 square metres; c) End Lot – 165 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 5.5 metres; b) Corner Lot – 8.5 metres; c) End Lot – 6.7 metres; d) For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.
(3) Minimum Dwelling Unit Width	5.5 metres
(4) Minimum Lot Depth	25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.
(5) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 4.5 metres; b) 6.0 metres to a garage door facing the front lot line; c) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding; 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 minimum 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; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(6) Minimum Rear Yard Depth	<ul style="list-style-type: none"> 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, open roofed porches and or uncovered terraces; d) 0.6 metres 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, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
(7) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units;

	<ul style="list-style-type: none"> c) 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages. d) For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
(8) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; d) A porch and/or balcony with or without foundation or cold cellar and/or a 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 minimum 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 or cold cellar may encroach 1.0 metres into the minimum exterior side yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; h) For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows. i) 3.0m between a building and the lot line abutting a gateway/entry feature block.
(9) Maximum Building Height	14.0 metres and shall not exceed 3-stores
(10) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width of less than or equal to 6.0 metres shall be 3.7 metres. b) The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres; c) A two bay garage shall be permitted on a corner lot; d) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; e) No encroachment shall be permitted into a required parking space within a garage,

	except for one step (2 risers) into the minimum garage length or width.
(11) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, 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; 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(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1) (a) or (b) or the width of the garage, whichever is greater.
(13) Section 10.9.1.B(4) shall not apply.	
(14) Section 10.9.1.B(7) shall not apply.	
(15) Section 10.13.2 shall not apply.	
(16) Section 10.13.3 does not apply.	
(17) Section 10.21 shall not apply.	
(18) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.	

3831.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3831.2.”

“3832 The lands designated I1-3832 on Schedule A to this By-law:

3832.1 Shall only be used for the purposes permitted in Section 3832.1(1) OR 3832.1(2), but not both sections or any combination of both sections:

(1) Those purposes permitted in the I1 zone;

OR

(2) Those purposes permitted in the R3E-5.5-3830 zone, R3E-5.5-3831 zone, and/or Back-To-Back Townhouse Dwellings.

3832.2 Uses permitted under Section I1-3832.1 shall be subject to the following requirements and restrictions:

- 1) The I1 zone for the purposes permitted in the I1 zone;
- 2) The R3E-5.5-3830 zone for the purpose permitted in the R3E-5.5-3830 zone;
- 3) The R3E-5.5-3831 zone for the purpose permitted in the R3E-5.5-3831 zone;

3832.3 Back-to-Back Townhouse Dwellings within an I1-3832 zone shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 75 square metres; b) Corner Lot – 115 square metres; c) End Lot – 95 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 6.0 metres; b) Corner Lot – 9.0 metres; c) End Lot – 7.2 metres
(3) Minimum Lot Depth	13 metres
(4) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) 5.7 metres to a garage door facing the front lot line; c) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within a 1.0 metre of a daylight rounding; 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 minimum front yard to within 0.0 metres of a day-light 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; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(5) Minimum Rear Yard Depth	0.0 metres
(6) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units; c) 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages; d) For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
(7) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 2.0 metres; b) 2.0 metres to a garage door facing the exterior side lot line or flankage lot line for a corner lot with a two bay garage; c) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;

	<ul style="list-style-type: none"> d) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; 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 minimum 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; h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; i) For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
(8) Maximum Building Height	14.0 metres and shall not exceed 3-storeys
(9) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres; b) The maximum cumulative garage door width for a corner lot having a dwelling unit width equal to or greater than 6.0 metres shall be 5.5 metres; c) A two bay garage width shall be permitted on a corner lot; d) A garage is permitted to face the flankage lot line; e) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; f) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
(10) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, 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; d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum

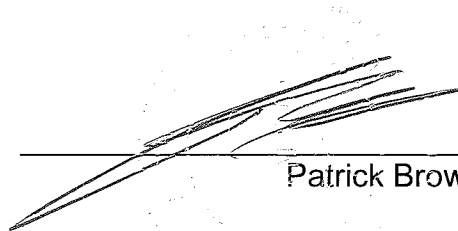
	depth of 1.0 metres shall contain side windows.
(11) Notwithstanding Section 10.9.1.B(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) The driveway width shall not exceed the width of any dwelling unit; c) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1) (a) or (b) or the width of the garage, whichever is greater.
(12) Minimum Landscaped Open Space	Those portions of all yards not occupied by permitted structures, permitted encroachments and permitted driveway shall consist of landscape open space.
(13) Minimum Outdoor Amenity Area	3.5 square metres for each dwelling unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard, or roof terrace.
(14) Notwithstanding Section 10.13.4, 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 dwelling units wide and 2 dwelling units deep.	
(15) Section 10.5(a) shall not apply.	
(16) Section 10.9.1.B(4) shall not apply.	
(17) Section 10.9.1.B(7) shall not apply.	
(18) Section 10.9.4 shall not apply.	
(19) Section 10.12 shall not apply.	
(20) Section 10.13.2 shall not apply.	
(21) Section 10.13.3 does not apply.	
(22) Section 10.21 shall not apply.	
(23) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.	
(24) An accessory structure shall not be permitted in any yard.	

3832.4 Shall also be subject to the requirements and restrictions:

- 1) 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 3832;
- 2) The requirements and restrictions relating to the R3E-x zone and all the general provisions of this By-law which are not in conflict with those set out in 3832.”


ENACTED and PASSED this 26th day of February, 2025.

Approved as to
form.
2025/02/13
MR



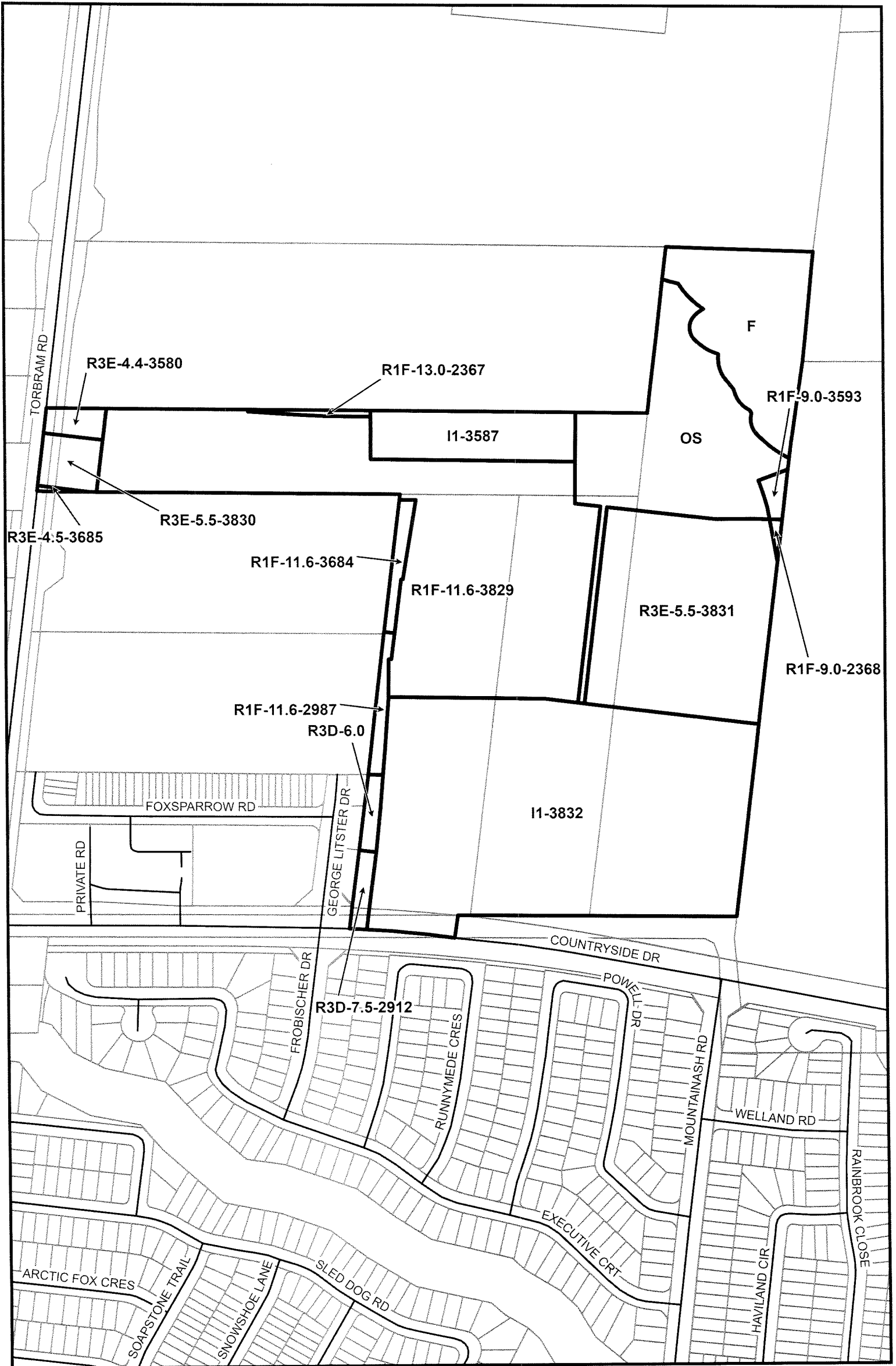
Patrick Brown, Mayor

Approved as to
content.
2025/Feb/13
AAP



Genevieve Scharback, City Clerk

(OZS-2021-0065)



0 50 100 150 Metres

Zoning Boundary Parcel Fabric Street



TOWN OF
CALEDON


MAYFIELD RD

TORBRAM RD

AIRPORT RD

COUNTRYSIDE DR

0 200 400
Metres

 Subject Lands

