



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 37 - 2023

To amend the Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S., 1990, C.P., hereby ENACTS as follows:

AND WHEREAS....

NOW THEREFORE 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 outline on Schedule A to this by-law:

From:	To:
Agricultural (A) and Recreation Commercial Section 560 (RC-560)	Residential Single Detached F-9.0- Section-2970 (R1F-9.0-2970)
	Residential Townhouse C – Section 3639 (R3C-3639)
	Residential Townhouse E – 5.5 – Section 2972 (R3E-5.5.-2972)
	Residential Apartment A – Section 3640 (R4A-3640)
	Open Space (OS)
	Floodplain (F)

- 2) By adding the following sections:

“3639 The lands designated R3C-3639 on Schedule A to this By-law:

- 3639.1 Shall only be used for the following purposes:
- a) Rear Lane Townhouse Dwelling

b) Back-to-Back Townhouse Dwelling

3639.2 For lands designated R3C-3639, Section 10.13.2 shall not apply

3639.3 Rear Lane Townhouses shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

- a. Interior Lot – 84 square metres
- b. Corner Lot – 120 square metres
- c. End Lot – 90 square metres

b) Minimum Lot Width

- a. Interior Lot – 5.0 metres
- b. Corner Lot – 8.0 metres
- c. End Lot – 6.2 metres

c) Minimum Front Yard Setback:

- a. 1.4 metres;
- b. The main wall of a dwelling may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle

d) Minimum Exterior Side Yard Setback

- a. 1.2 metres
- b. The main wall of a dwelling may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle

e) Minimum Rear Yard Setback

- a. No minimum rear yard depth shall apply except where a garage door is accessed by a rear lane the minimum setback to a garage door is 0.6 metres

f) Minimum Interior Side Yard Setback

- a. 1.2 metres; for a total separation of a minimum 2.4 metres between townhouse blocks
- b. 0.0 metres when an abutting a side lot line that coincides with a common wall between two dwellings and/or two garages

g) Maximum Building Height: 14.0 metres

h) Minimum Dwelling Unit Width: 5.0 metres

i) Minimum Amenity Area

- a. 3.5 square metres shall be provided either on a balcony/uncovered terrace on the second floor, third floor or roof or in the front yard at ground level;

j) Minimum Landscape Open Space: No requirement.

k) The following shall apply to garages:

- a. The maximum cumulative garage door width shall be 3.0 metres
- b. 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;

- l) Air conditioning units may be located on a balcony or uncovered terrace or rear yard
- m) Maximum fence height permitted with the front yard: 1.2 metres
- n) No more than 8 dwelling units shall be attached

3639.4 A Back to Back Townhouse Dwelling shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area:
  - a. Interior Lot – 72 square metres
  - b. Corner Lot - 108 square metres
  - c. End Lot – 95 square metres
- b) Minimum Lot Width:
  - a. Interior Lot – 6.0 metres
  - b. Corner Lot – 9.0 metres
  - c. End Lot 7.2 metres
- c) Minimum Front Yard Depth
  - a. 3.0 metres
  - b. 5.5 metres to a garage door facing the front lot line
- d) Minimum Exterior Side Yard Width
  - a. 1.2 metres to a public road
  - b. 1.2 metres where a side yard abuts a common amenity area
- e) Minimum Rear Yard Depth: 0.0 metres
- f) Minimum Interior Side Yard Width
  - a. 1.2 metres
  - b. 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings
- g) Maximum Building Height: 14.0 metres, except that a mechanical penthouse access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres
- h) 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;
- i) Minimum Amenity Area:
  - a. 3.5 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;
- j) Minimum Landscape Open Space: No requirement
- k) Air conditioning units may be located on a balcony or uncovered terrace.
- l) The following provisions shall apply to garages:
  - a. The maximum cumulative garage door width shall be 3.0 metres;
  - b. The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage door width

**3639.5 Notwithstanding Section 6.13, the following encroachments shall be permitted:**

- a) A porch and/or balcony with or without a foundation or cold cellar may encroach 1.4 metres into the minimum front yard;
- b) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
- c) A bay window, bow window or box window with or without a foundation or cold cellar may encroach 0.7 metres into a 1.2 metres side yard;
- d) Exterior risers may project to a setback of 0.3 metres from any lot line, private walkway, private lane, and private road.

**3639.6 Notwithstanding Section 6.13, Table 6.13A, the following shall apply:**

- a) The maximum width of a bay, bow, or box window with or without foundations shall be 4.5 metres
- b) The maximum depth of a bay, bow, or box window with or without foundations shall be 1.0 metres
- c) A bay, bow, or box window with a maximum depth 0.6 metres is not required to include 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 include side windows

**3639.7 Shall also be subject to the requirements and restrictions of the R3C zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3639.”**

**“3640.1 The lands designated R4A-3640 on Schedule A to this By-law:**

- a) Shall only be used for the purposes permitted in an R4A zone;
- b) Shall be subject to the following requirements and restrictions:
  - a. Minimum Lot Width: Shall not apply
  - b. Minimum Side Yard Setback: 2.0 metres
  - c. Minimum Rear Yard Setback: 10 metres
  - d. Minimum Landscaped Open Space: 40%
  - e. Maximum Number of Apartment Units: 200 units
  - f. Maximum Height: 12 storeys
  - g. Maximum Floor Space Index: 3.0

**3640.2 For the purposes of this by-law, the following shall apply:**

- a) Notwithstanding section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located.
- b) Section 10.3 shall not apply to accessory structures, gazebos and play structures owned by a condominium corporation.

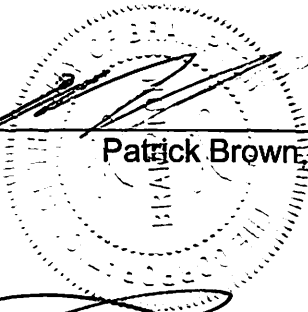
3640.3 Shall also be subject to the requirements and restrictions to the R4A zone and all general provisions of this by-law, which are not in conflict with those set out in Section 3640.”

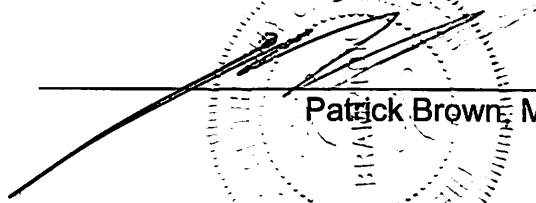
ENACTED and PASSED this 1<sup>st</sup> day of March, 2023.


Approved as to  
form.  
2022/06/30  
SDSR

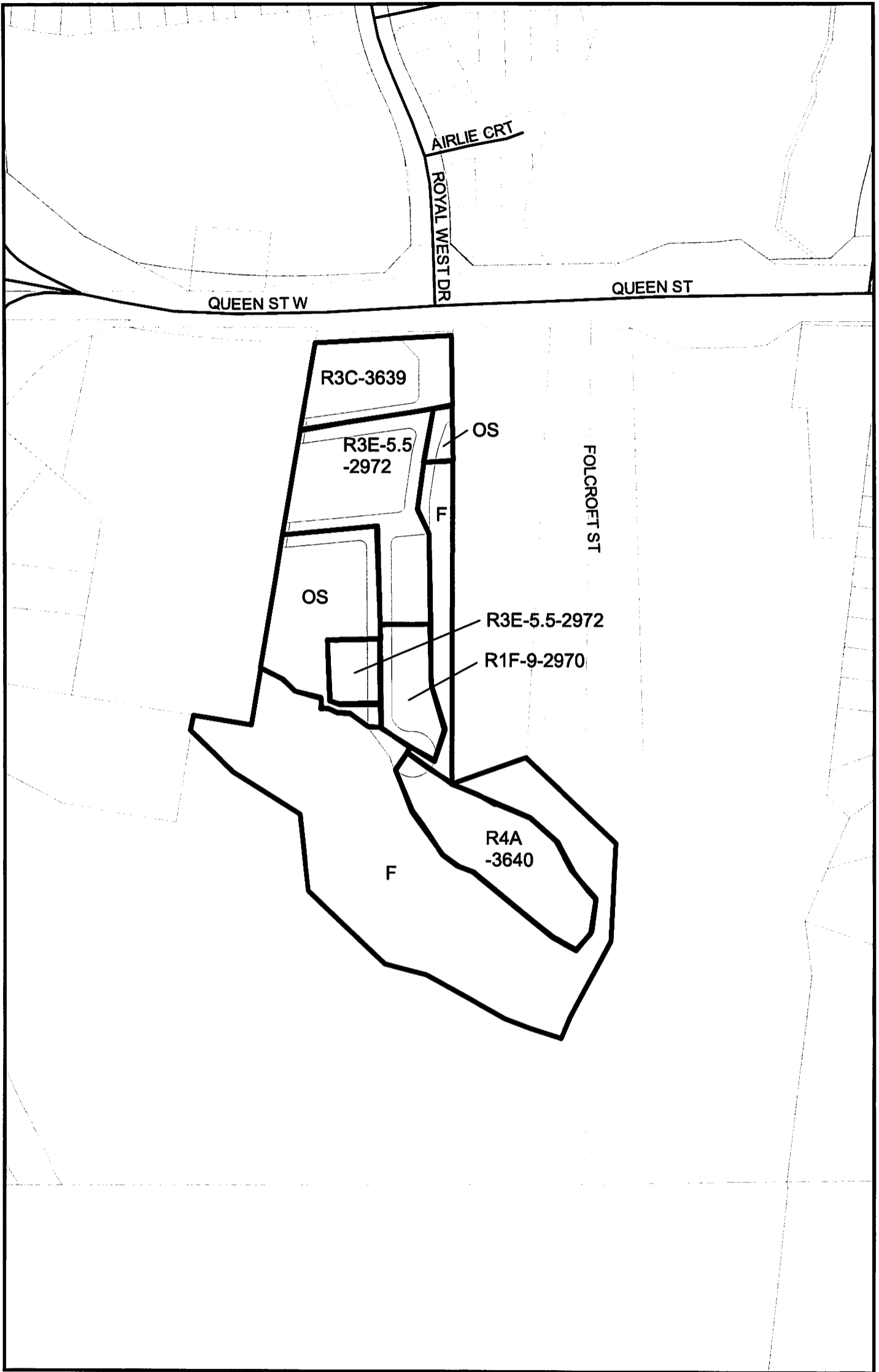
Approved as to  
content.  
2022/06/30  
AAP

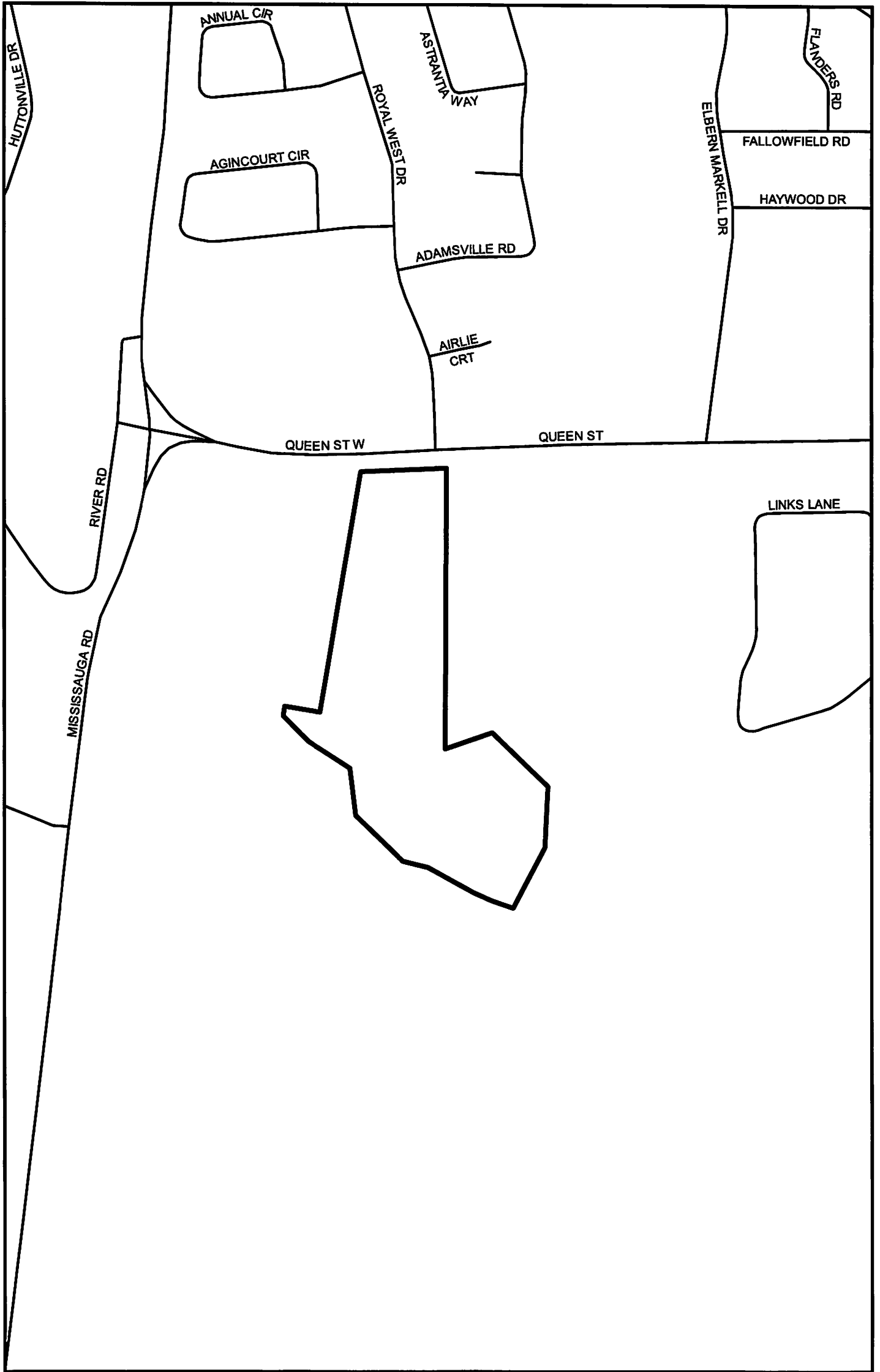
(OZS-2020-0036)



  
Patrick Brown, Mayor

  
Peter Fay, City Clerk





SUBJECT LANDS
  RAILWAYS



**KEY MAP**