



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 178-2024

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

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:
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1325 (R3B-1325);	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3798);
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1384 (R3B-1384)	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3799);
AGRICULTURAL ZONE A (A);	OPEN SPACE (OS)

(2) By adding the following Sections:

"3798 The lands designated R3B-3798 on Schedule A to this by-law:

3798.1 Shall only be used for the purposes permitted in an R3B-3798 zone

3798.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 140 square metres per dwelling unit
2. Minimum Lot Width:
 - a) Interior Lot: 5.4 metres per dwelling unit
 - b) Corner Lot: 8.4 metres per dwelling unit
3. Minimum Lot Depth: 26.0 metres
4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of a dwelling
 - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:
 - a) 1.2 metres

- b) 0.0 metres between common shared wall
- 6. Minimum Exterior Side Yard Width:
 - a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
 - c) 6.0 metres to the front of a garage facing the exterior site lot line
- 7. Minimum Rear Yard Depth:
 - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
- 8. Maximum Building Height: 11.0 metres
- 9. Maximum Lot Coverage: No requirement
- 10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
- 11. Maximum Garage Door Width:
 - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The garage door width restriction does not apply to the a garage door facing the exterior side yard
 - d) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
- 12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- 13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
- 14. Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
- 15. Minimum Distance between Driveway and Street Elbow: 4.25 metres
- 16. For the purposes of this Section a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees
- 17. Maximum Dwelling Units Attached: 9"

- "3799 The lands designated R3B-3799 on Schedule A to this by-law:
- 3799.1 Shall only be used for the purposes permitted in an R3B-3799 zone
- 3799.2 Shall be subject to the following requirements and restrictions:
1. Minimum Lot Area: 135 square metres per dwelling unit
 2. Minimum Lot Width:
 - a) Interior Lot: 5.5 metres per dwelling unit
 3. Minimum Lot Depth: 24.0 metres
 4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of dwelling
 - b) 6.0 metres to a garage door facing the front lot line
 5. Minimum Interior Side Yard Width:
 - a) 2.5 metres
 - b) 0.0 metres between common shared wall
 6. Minimum Exterior Side Yard Width:
 - a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
 7. Minimum Rear Yard Depth:
 - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
 8. Maximum Building Height: 11.0 metres
 9. Maximum Lot Coverage: No requirement
 10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
 11. Maximum Garage Door Width:
 - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
 12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

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13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

14. Maximum Dwelling Units Attached: 9”

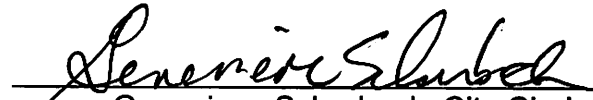
ENACTED and PASSED this 20th day of November, 2024.

Approved as to
form.
2024/11/18
MR

Approved as to
content.
2024/Nov/18
AAP

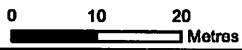
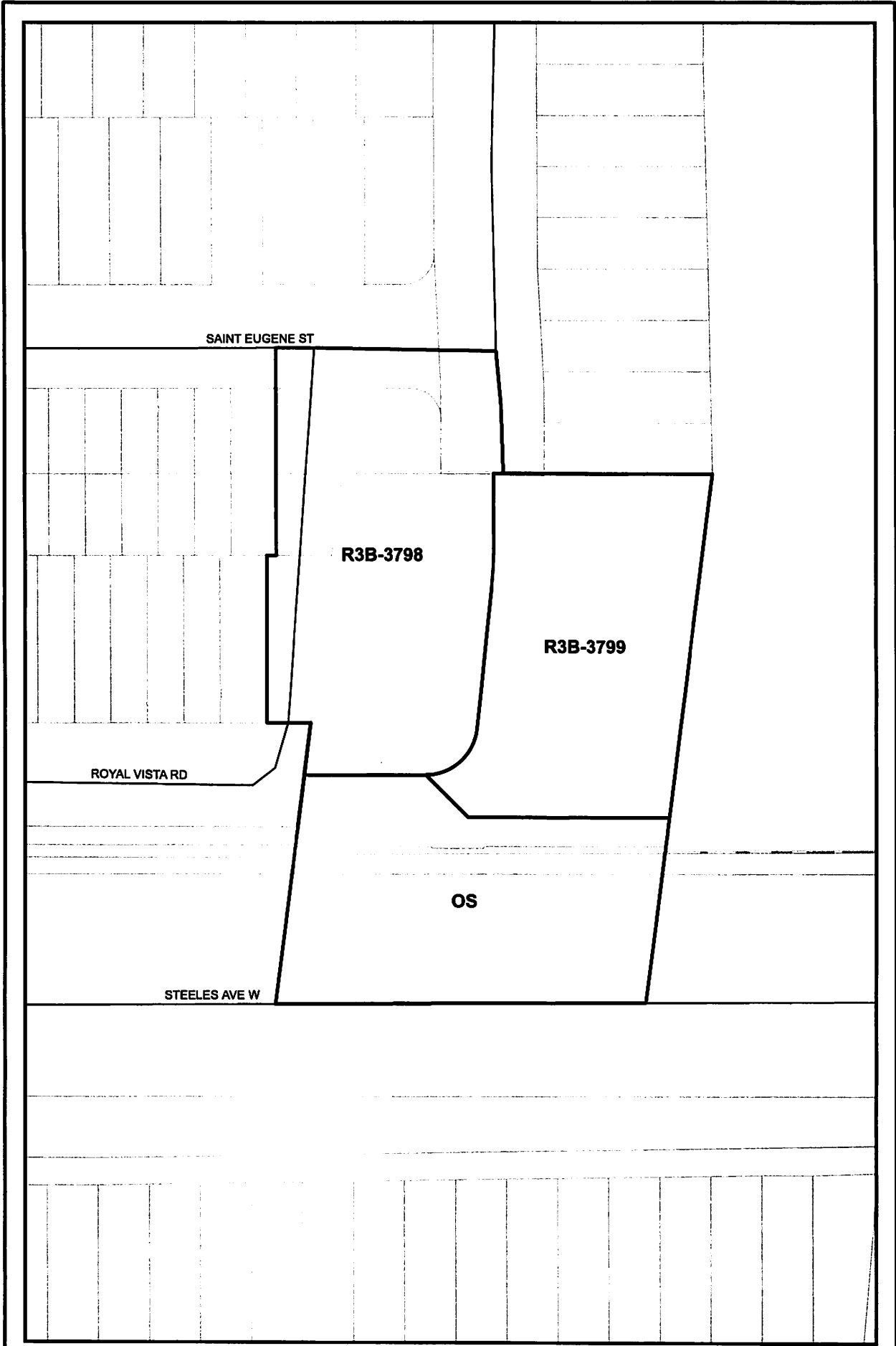


Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(File: OZS-2022-0037)



Zoning Boundary
 Parcel Fabric
 Street



brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT
File: OZS-2022-0037_ZBL
Date: 2024/10/22

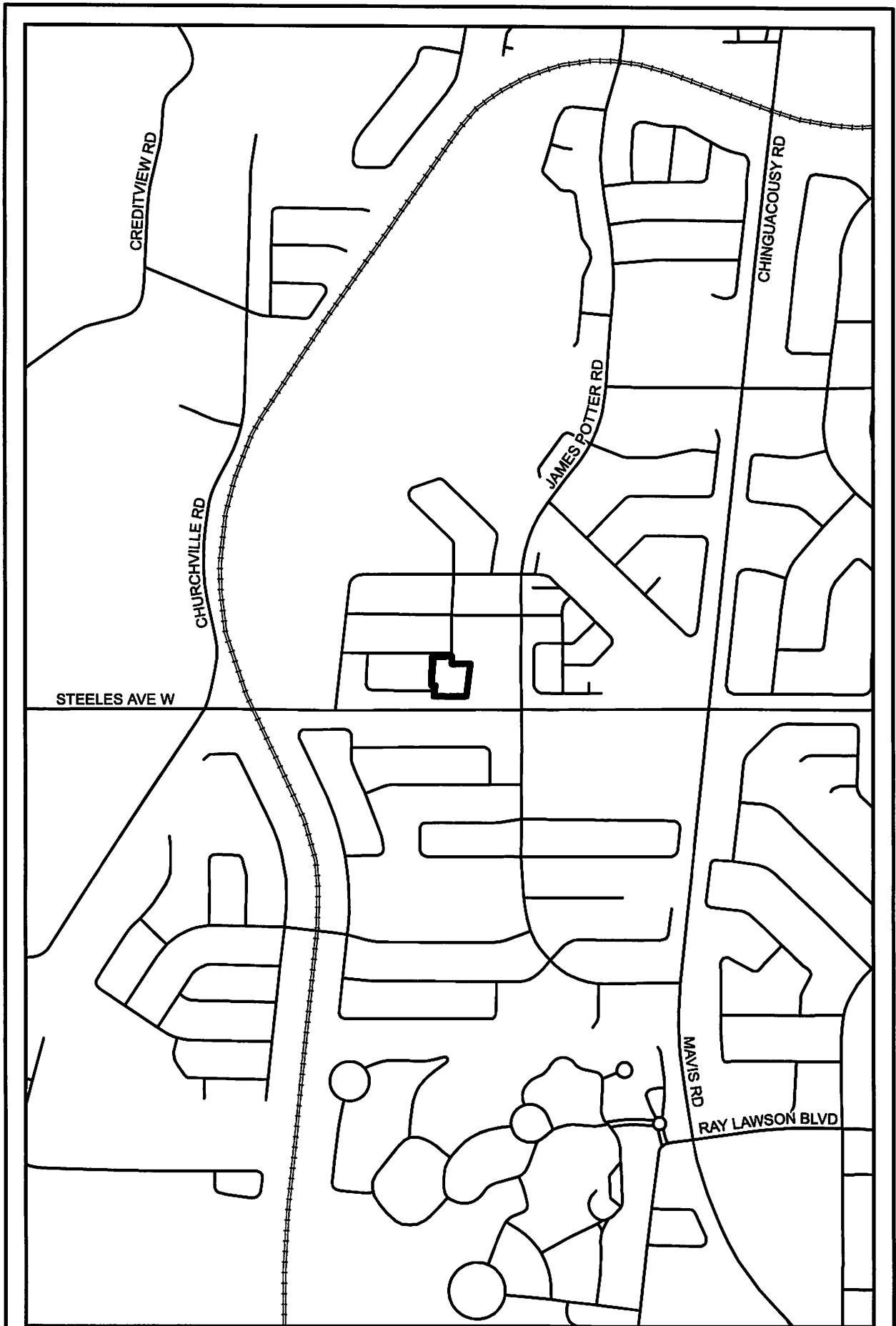


LOT 1, CONCESSION 3 W.H.S.

Drawn by: L.Carter

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SCHEDULE A



 Subject Lands  RAILWAYS

 **BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT



KEY MAP

File: OZS-2022-0037_ZKM
Date: 2024/10/11

Drawn by: LCarter

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