



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 217 - 2024

To amend 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:

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	Residential Single Detached F-11.0-Section 3737 (R1F-11.0-3737) Residential Single Detached F-11.0-Section 3789 (R1F-11.0-3789) Residential Single Detached F-11.0-Section 3790 (R1F-11.0-3790) Residential Single Detached F – 9.15 – Section 3738 (R1F-9.15-3738) Residential Semi-detached A – Section 3742 (R2A-3742) Institutional One – Section 3791 (I1-3791) Residential Street Townhouse B – Section 3809 (R3B – 3809) Residential Street Townhouse B – Section 3808 (R3B-3808) Residential Townhouse C – Section 3810 (R3C-3810) Residential Apartment A – Section 3805 (R4A-3805) OPEN SPACE ZONE (OS) FLOODPLAIN (F)

- (2) By adding the following Sections:

"3809 The lands designated R3B-3809 on Schedule A to this by-law:  
 3809.1 Shall only be used for the purposes permitted in an R3B-3809 zone.

3809.2 Townhouse Dwellings within an R3B – 3809 zone shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	140 square metres per dwelling unit
(2) Minimum Lot Width	Interior Lot – 5.5 metres Corner Lot – 6.9 metres; End Lot – 6.9 metres
(3) Minimum Lot Depth	25 metres
(4) Minimum Front Yard Depth	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <li>b) 6.0 metres to the front of the garage;</li> <li>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding;</li> <li>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard;</li> <li>e) a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding;</li> <li>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and,</li> <li>g) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding</li> </ul>
(5) Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <li>b) 1.2 metres to a public or private lane/walkway</li> <li>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;</li> <li>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</li> <li>e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,</li> </ul>

	f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
(6) Minimum Interior Side Yard	a) 1.2 metres; and b) 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
(7) Minimum Rear Yard	6 metres
(8) Maximum Building Height	14 metres
(9) Minimum Front Yard Landscape Open Space (%)	15%
(10) Minimum Landscape Open Space	Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard
(11) Maximum Lot Coverage	No requirement;
(12) Garage Control	a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR  b) A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m.  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;
(13) Encroachments	a) Permitted yard encroachment of exterior stairs below grade may encroach into the exterior and rear yard up to 2.5 metres
(14) The following shall apply to a bay, box or bow 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 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 metre does need to contain side windows;
(15) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided. "	

- "3810 The lands designated R3C-3810 on Schedule A to this by- law:  
 3810.1 Shall only be used for the following purposes:  
 a) Dwelling, Rear Lane Townhouse  
 b) Dwelling, Back-to-Back Townhouse  
 3810.2 For the purposes of this by-law, lands zoned R3C-3810 shall be viewed as one lot.  
 3810.3 Minimum number of visitor parking spaces: 0.2 spaces per unit.  
 3810.4 Shall be subject to the following requirements and restrictions for a Dwelling, Rear Lane Townhouse:

(1) Minimum Dwelling Unit Width	5.5 metres
(2) Minimum Lot Area	a) No requirement
(3) Minimum Front Yard	a) The front wall of a dwelling unit: 2.0 metres to a public or private road; b) a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard; c) A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; d) a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres
(4) Minimum Exterior Side Yard	a) 1.2 metres; b) 0.6 metres abutting a parking area and a walkway
(5) Minimum Rear Yard Depth	a) 3.0 metres to the wall of a dwelling; b) 6.0 metres to a garage from a private laneway
(6) Minimum Interior Side Yard	a) 1.2 metres when abutting side lot line coincides with two exterior walls; b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; c) a bay window, or box window with or with foundation or cold cellar

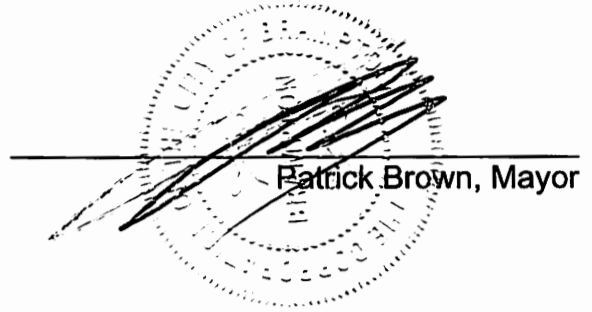
	may encroach 0.5 metres into the minimum interior side yard
(7) Maximum Building Height	14 metres
(8) The Following shall apply to a bay, bow or box window:	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>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;</p>
(9) Encroachments	<p>a) Permitted yard encroachment of exterior stairs below grade may encroach into rear yard by 2.5 metres;</p> <p>b) A balcony above a garage may encroach to within 1.5 metres of the rear lot line</p>
(10) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
(11) Minimum Landscaped Open Space	a) No requirement
(12) Garage Control	<p>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR</p> <p>b) A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m.</p> <p>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;</p>
(13)	Maximum fence height required within a front yard is 1.2 metres
(14)	Section 10.13.2 shall not apply
(15)	Section 10.9.1.4 shall not apply

3810.5 Shall be subject to the following requirements and restrictions for a Dwelling, Back-to-Back Townhouse

(1) Minimum Lot Area (per unit)	None
(2) Minimum Lot Width	5.5 metres per unit
(3) Minimum Front Yard Depth	a) 3 metres; b) 6.0 metres to a garage door facing the lot line
(4) Minimum Exterior Side Yard	a) 1.2 metres; c) 1.2 metres where a side yard abuts a common amenity area or visitor parking
(5) Minimum Interior Side Yard	a) 1.5 metres; b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings
(6) Setback to the daylight triangle	b) 1.2 metres for any portion of a building
(7) Maximum Building Height	a) 12 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.
(8) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
(9) Garage Control	a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR b) A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m. 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;
(10) Minimum Landscaped Open Space	a) No requirement

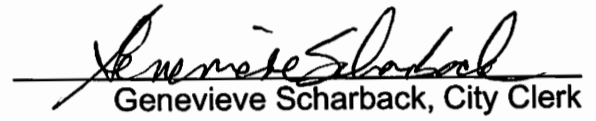
ENACTED and PASSED this 11<sup>th</sup> day of December, 2024.

Approved as to  
form.  
2024/Dec/6  
MR



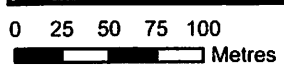
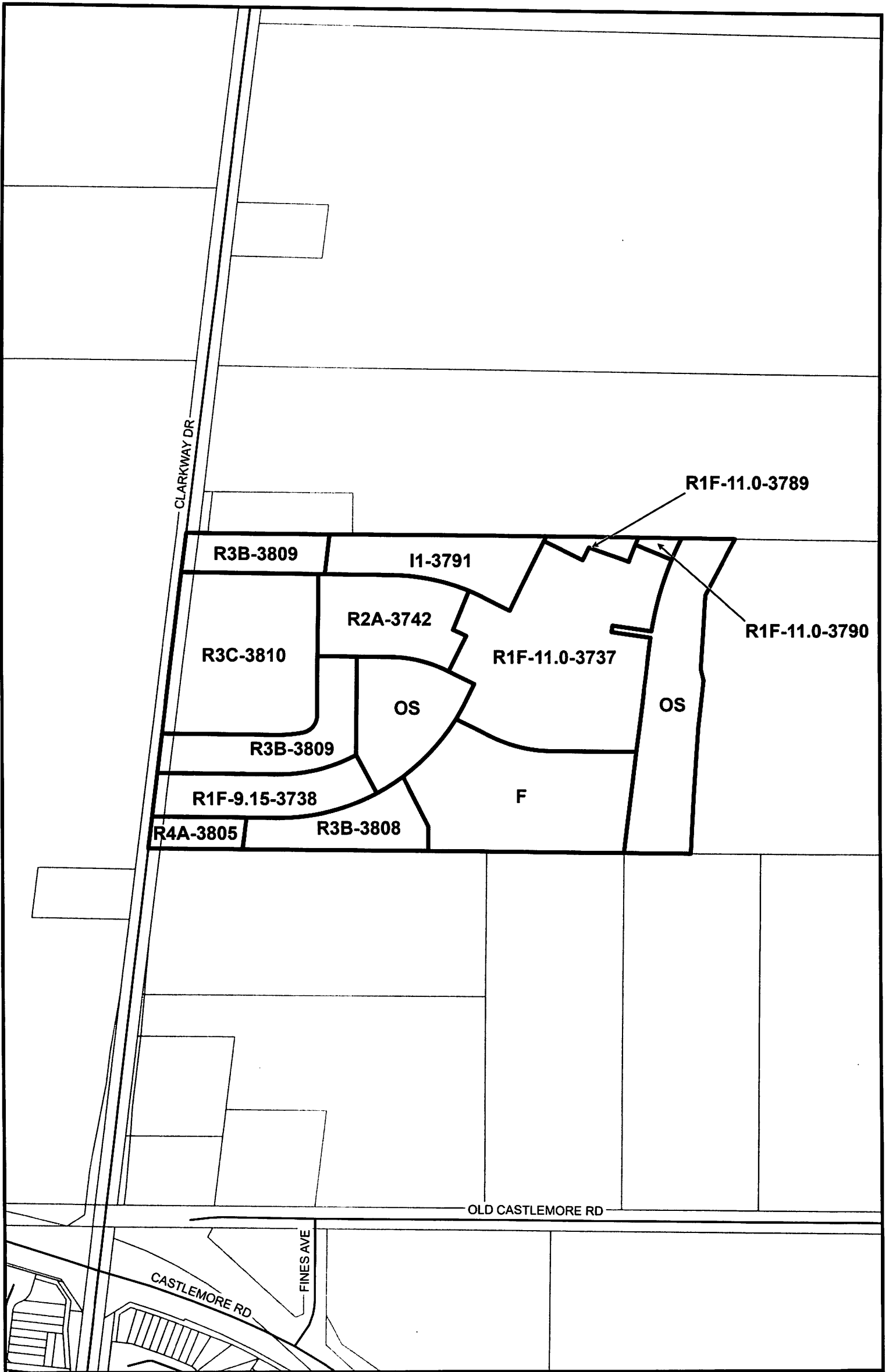
Patrick Brown, Mayor

Approved as to  
content.  
2024/Dec/06  
AAP



Genevieve Scharback, City Clerk

(File: OZS-2021-0060)



Zoning Boundary
  Parcel Fabric
  Street

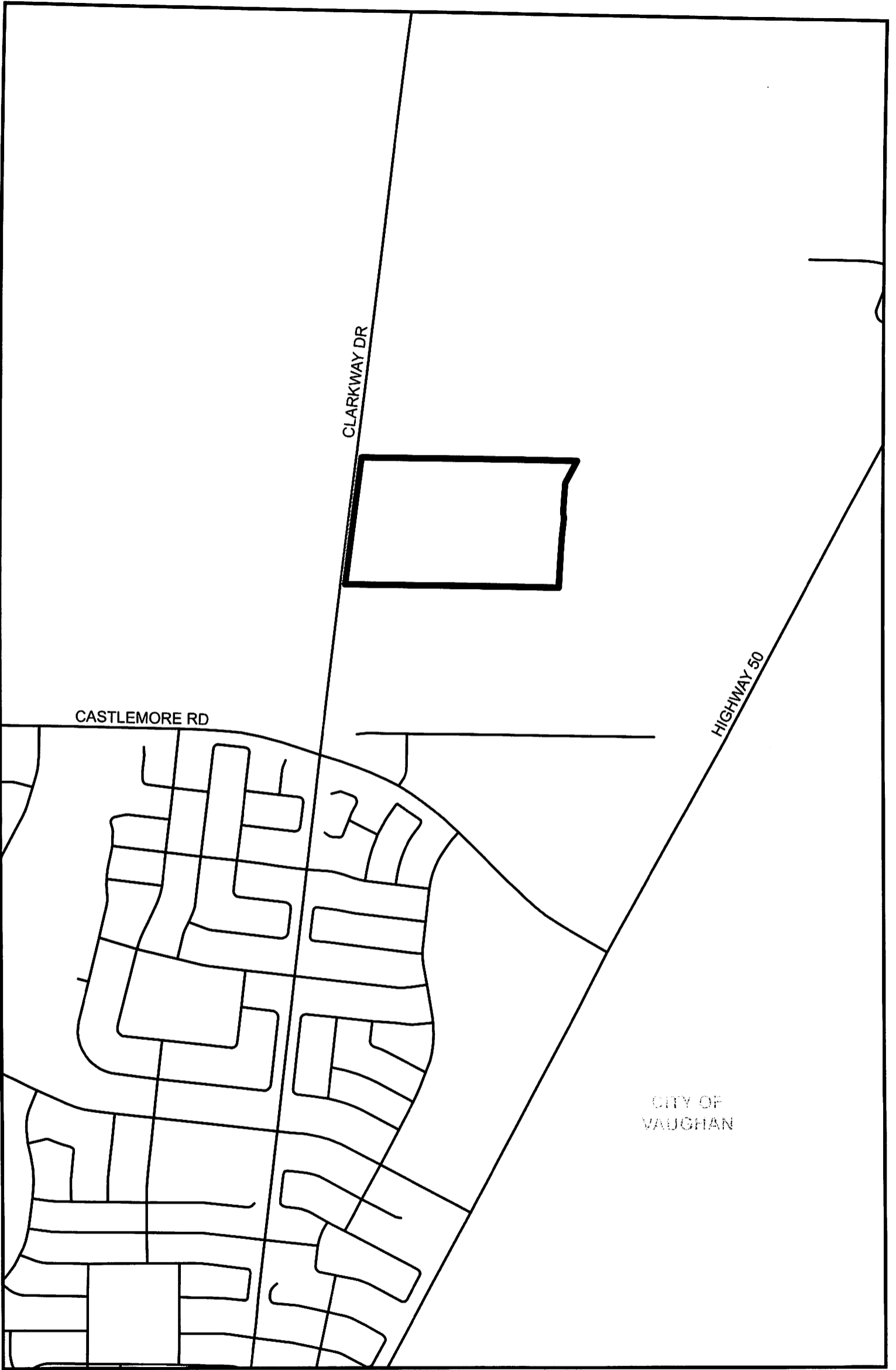


**LOT 11, CONCESSION 11 N.D.**

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SCHEDULE A



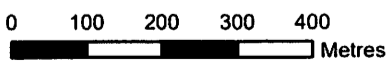



CASTLEMORE RD

CLARKWAY DR

HIGHWAY 50

CITY OF VAUGHAN



 Subject Lands

