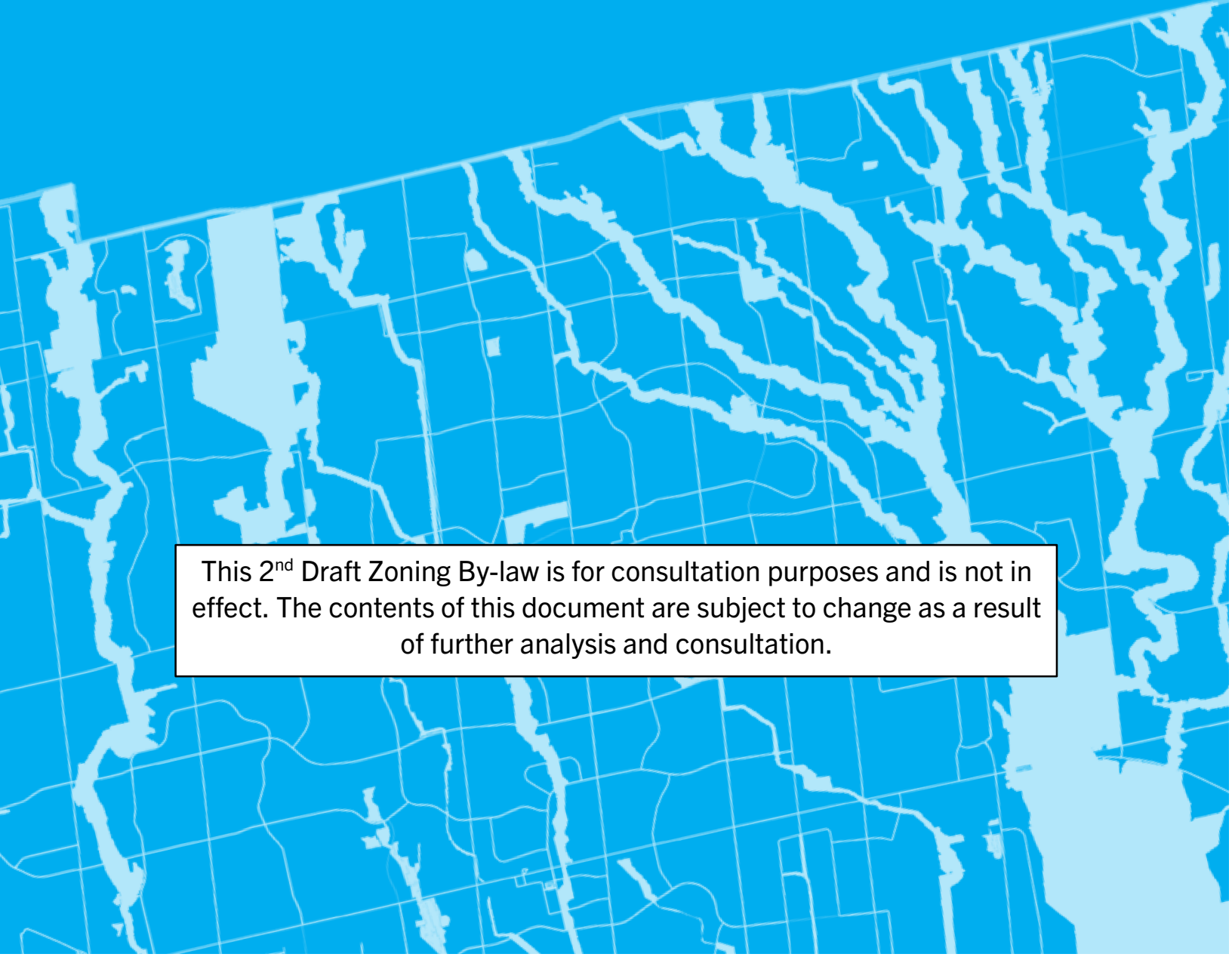




BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2nd Draft Zoning By-law is for consultation purposes and is not in effect. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 2: General Provisions

Section 2.1: Accessory Uses, Buildings and Structures

2.1.A General

- .1 In this By-law, where a use is permitted, any use which is accessory to the principal permitted use shall also be permitted.
- .2 Unless explicitly permitted by this By-law, habitable space shall not be permitted within any accessory building or structure.
- .3 Notwithstanding Section 2.1.A.1, where a specified accessory use is identified in the permitted use regulation tables for any zone, the permission of that accessory use and associated buildings and structures shall be restricted in accordance with the permitted use tables. This shall include:
 - .a Accessory offices;
 - .b Drive-throughs and motor vehicle washing facilities;
 - .c Home occupations;
 - .d Outside storage;
 - .e Outside display and sales;
 - .f Restaurant patios;
 - .g Seasonal garden centres and temporary sales tents; and
 - .h Any other accessory use specifically indicated in the permitted use tables contained in Chapters 4 through 10.

2.1.B Accessory Buildings and Structures in Non-Residential Zones

In all zones except the Residential Zones, the following provisions shall apply to any accessory buildings or structures:

- .1 The height of an accessory building or structure shall not exceed the greater of 4.5 m or the maximum building height in the applicable zone.
- .2 The accessory building or structure shall be located at least 3.0 m from any lot line. Notwithstanding this provision, where the lot abuts any Residential, Mixed Use, Institutional, Natural System, Park, or Open Space Zone, the minimum setback shall be the minimum required building setback as stated in the applicable zone.
- .3 Accessory buildings and structures shall not be permitted within any front yard or exterior side yard. This restriction shall not apply to the Utility and Transportation zone.

Section 2.2: Uses, Buildings and Structures Permitted in All Zones

2.2.A Uses, Buildings and Structures Permitted in All Zones

The following uses, buildings and structures shall be permitted in all zones and are not subject to the requirements of this By-law:

- .1 Temporary uses, buildings and structures associated with construction in progress on the same lot, provided:
 - .a a building permit has been issued where a building permit is required for the work being undertaken; and
 - .b the uses, buildings and structures associated with construction in progress are temporary and shall be removed at such time as construction activities are finished or have been discontinued for more than 120 days.
- .2 Conservation uses.
- .3 Trails, walkways and similar passive recreational features and associated structures.
- .4 Electric vehicle charging structures and associated electrical utilities, excluding any associated parking space which shall be subject to the provisions of this By-law.
- .5 Soft landscaping landform features and permeable surfaces, including but not limited to bioswales, rain gardens and infiltration trenches are permitted in all zones and not subject to requirements of this By-law.
- .6 Notwithstanding any other provision of this By-law, the requirements of this By-law shall not apply to the use of any land, or the erection or use of any building or structure by a public authority for the purpose of an energy generation facility, infrastructure, telecommunications or communication infrastructure, wayside pit, wayside quarry, or any structure required for the purpose of flood control or shoreline erosion mitigation, subject to the following provisions:
 - .a Other than an electric power transmission line, the size, height, coverage and yard regulations required for the zone in which such land, building, structure, plant, or equipment is located shall be complied with except for a facility less than 1.0 m² in area and 2.0 m in height, which may be located not less than 3.0 m from a public street and 1.5 m from any other property line;
 - .b No goods, material or equipment may be stored in the open in a Residential Zone or in a lot abutting a Residential Zone;
 - .c Any parking and loading regulations prescribed for these uses shall be complied with;
 - .d Areas not used for parking, driveways or storage shall be landscaped; and,
 - .e All electric power facilities of Hydro One Inc. and Brampton Hydro Networks Inc. existing on the date of enactment of this By-law shall be deemed to conform with the requirements and restrictions pertaining to the applicable zone.

Section 2.3: Provisions for Uses Permitted in More than One Zone Category

The following provisions apply to specific uses where they are permitted by this By-law. The requirements of this Section shall be read in conjunction with all other requirements of this By-law. Where there is conflict, the more restrictive requirements shall apply.

2.3.A Community Garden

Where permitted by this By-law, a community garden shall be in accordance with the following provisions:

- .1 In any Residential Zone where the community garden is the principal use of the lot, any buildings and structures associated with the community garden shall be in compliance with the setbacks for the main building requirements of the zone. Where the community garden is an accessory use on a residentially zoned lot, the buildings and structures associated with the use shall be in accordance with the applicable requirements for accessory buildings and structures.
- .2 In any zone other than a Residential Zone, any buildings and structures associated with the community garden shall be in accordance with the lot and building requirements of the applicable zone.
- .3 A community garden shall not include any retail use, except that a temporary outdoor market may be used to sell or trade the produce grown on the premises, provided the market does not exceed 60 days in any calendar year, and provided the temporary outdoor market is located no closer than 3.0 m from any lot line and does not include any permanent structures.

2.3.B Drive Throughs and Motor Vehicle Washing Facilities

Where permitted by this By-law, a drive-through associated with any use or a motor vehicle washing facility shall be in accordance with the following provisions:

- .1 Notwithstanding the permitted uses of this By-law, a drive-through or motor vehicle washing facility shall not be permitted:
 - .a within 90 m of any Boulevard or Corridor as shown on Schedule E, which shall be measured from any lot line abutting the Boulevard or Corridor right-of-way; and
 - .b within any Protected Major Transit Station Area as shown on Schedule F.
- .2 The minimum number of stacking spaces per drive-through, gas pump, bay or structure providing service shall be in accordance with Table 2.3.1.

Table 2.3.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3

Use	Minimum Number of Stacking Spaces
Automatic motor vehicle washing facility (no stacking shall be required for a self-service motor vehicle washing facility)	8
Financial establishment	4
Gas bar	3 (each gas pump)
Motor vehicle repair and any other use providing service to patrons while they remain in their motor vehicle	3 (each service bay)

- .3 The minimum dimensions of a stacking space shall be 3.0 m by 5.5 m.
- .4 Minimum required stacking spaces shall be arranged in a continuous lane without interruptions from aisles, through lanes, parking spaces, driveways, or loading spaces.
- .5 Minimum required stacking spaces shall be measured as follows:
 - .a Stacking spaces associated with any restaurant or retail use shall be measured from a point that is located 2.0 m beyond the middle of the drive-through window used to receive goods.
 - .b Stacking spaces associated with a financial institution shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.
 - .c Stacking spaces associated with a motor vehicle washing facility or a use where the patron drives the motor vehicle into a vehicular bay shall be measured from a point that is 2.0 m from the entrance to the service bay.
 - .d Stacking spaces associated with a gas bar shall be measured from a point that is located 0.3 m beyond the middle of the gas pump.
- .6 No part of a drive-through shall be located within 30.0 m of any Residential zone, Mixed Use zone, Institutional zone, Park zone, or Open Space zone.
- .7 No part of a drive-through or stacking space shall be located within a parking area or driveway.
- .8 No part of a drive-through or stacking space shall be located within the front yard or exterior side yard.

2.3.C Home Occupations

Where permitted by this By-law, a home occupation shall be subject to the following provisions:

- .1 A maximum of one home occupation is permitted per dwelling unit.
- .2 The home occupation shall be operated by the residents occupying the associated dwelling unit, plus a maximum of one employee who does not reside in the associated dwelling unit.
- .3 A home occupation shall occupy a maximum of 15% of the gross floor area of the dwelling unit.

- .4 A home occupation is permitted within the dwelling unit, or within an attached or detached garage.
- .5 The home occupation use shall be carried out entirely within an enclosed building or structure.
- .6 The home occupation and dwelling shall meet the applicable minimum parking requirement of this By-law.
- .7 The sale of goods to customers on the premises shall be limited to items that are prepared within the area associated with the home occupation, or are goods that are directly related to the home occupation.
- .8 The home occupation shall have a maximum number of 2 clients or students at a time.
- .9 Notwithstanding provision .8 above, a home-based child care use shall be permitted as a home occupation, in accordance with Provincial legislation.
- .10 Music or dance instruction shall only be permitted within a single detached dwelling and shall not be permitted to be located within a garage.
- .11 The home occupation shall not include any of the following:
 - .a Repair or servicing of motor vehicles;
 - .b Food premises where food is prepared, processed, manufactured, stored, handled, displayed, distributed, or transported for the purpose of sale or for resale at other locations;
 - .c Operation or storage of heavy machinery;
 - .d A medical office except that a home occupation for a drugless medical practitioner shall be permitted;
 - .e Any associated outside storage;
 - .f The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances; and
 - .g Any use, which from its nature of operation, creates a nuisance or is liable to become a nuisance by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or odour.

2.3.D Lodging Houses

Where permitted by this By-law, a lodging house shall be in accordance with the following provisions:

- .1 A lodging house shall be permitted only in a detached dwelling and is permitted to encompass all or part of the dwelling.
- .2 A lodging house shall comply with the requirements of the Lodging House Licensing By-law.

2.3.E Micro Manufacturing

Where permitted by this By-law, micro manufacturing shall be in accordance with the following provisions:

- .1 An accessory retail and/or restaurant use shall be a component of the micro manufacturing use.
- .2 The gross floor area used for any manufacturing purposes shall be limited to 1,200 m² on the lot, including any storage areas.
- .3 Any proposed accessory retail shall be included in the calculation of total retail gross floor area for the purposes of meeting any applicable maximum amount of retail uses, as may be required by this By-law.

2.3.F Motor Vehicle Impound Yard

Where permitted by this By-law, a motor vehicle impound yard shall be in accordance with the following provisions:

- .1 The motor vehicle impound yard shall include a permanent building on the site.
- .2 The minimum lot area shall be 1,800 m².
- .3 A minimum of 5 parking spaces shall be provided on the site. These parking spaces shall be maintained separately from the areas used for impounded motor vehicles.
- .4 The outside storage area used for impounded motor vehicles shall be in accordance with the requirements for outside storage in Section 7.2.F.
- .5 A minimum 3.0 m wide landscaped strip shall be provided abutting any public street.
- .6 The motor vehicle impound yard shall be screened from view from any public street and any adjacent lot where outside storage is not permitted by an opaque fence that is at least 2.0 m in height.

2.3.G Motor Vehicle Service Station

Where permitted by this By-law, a motor vehicle service station shall be in accordance with the following provisions:

- .1 No portion of a gas bar canopy or gas pump shall be located closer than 6.0 m from any rear lot line or interior side lot line and 30.0 m from any residential, institutional, mixed-use or open space zone.
- .2 No portion of a gas bar canopy or gas pump shall be located closer to the front lot line and exterior lot line than the principal building.
- .3 No underground or above ground storage tanks for fuel shall be permitted in any required yard that abuts any residential or mixed-use zone.
- .4 Any gas bar shall also meet the applicable stacking space requirements of Section 2.3.B.
- .5 Notwithstanding any other provision of this By-law, no dwelling unit shall be permitted on the same lot as the motor vehicle service station.

2.3.H Outside Display and Sales

Where permitted by this By-law, outside display and sales shall be in accordance with the following provisions:

- .1 Outside display and sales shall be permitted as an accessory use only and there shall be a principal building on the lot.
- .2 No portion of outside display and sales shall be permitted within any minimum required yard setback nor within any required landscaped strip or required landscaped open space.
- .3 The maximum height of an outside display and sales area shall be 3.0 m.
- .4 The maximum lot coverage of an outside display and sales area shall be the lesser (more restrictive) of:
 - .a 10%; or
 - .b 25% of the gross floor area of the related principal commercial use.
- .5 Section 2.3.H.4 shall not apply to an outside display and sales area associated with a motor vehicle dealership, boat or recreational vehicle sales and service, or garden centre.
- .6 Notwithstanding Section 2.3.H.2, in any mixed-use zone, an outside display and sales area associated with a retail use shall be permitted within any part of the front yard or exterior side yard.

2.3.I Place of Worship

Where permitted by this By-law, a place of worship shall be in accordance with the following provisions:

- .1 Notwithstanding the lot and building requirements of the applicable zone, a place of worship shall be in accordance with the requirements in Table 2.3.2.
- .2 Where any lot and building requirements are not specified in Table 2.3.2, the requirements of the zone shall apply.
- .3 The parking requirements for places of worship in accordance with Chapter 3 of this By-law shall apply.
- .4 A maximum of one accessory residential dwelling unit shall be permitted in conjunction with a place of worship provided the lot and building meet the minimum requirements of this section. The residential dwelling unit shall be permitted and shall:
 - .a have a minimum of one dedicated parking space, except within Parking Regulation Area A where no parking space is required;
 - .b meet the minimum setbacks and requirements of the applicable zone; and
 - .c provide a minimum of 8 m² of amenity area on the same lot and dedicated and directly accessible by the dwelling unit.

- .5 Where abutting a Residential or Park zone, a minimum landscape strip with a width of at least 3.0 m shall be provided on any interior side lot line and rear lot line.
- .6 A parking area associated with a place of worship shall be setback a minimum of 4.5 m from any lot line abutting a Residential R1, R2, RE, RH, P or OS zone.

Table 2.3.2 – Place of Worship Lot and Building Requirements

	In Any R1 or R2 Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum Lot Area	8,000 m ²	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Lot Width	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Front Yard	4.5 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Interior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Exterior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Rear Yard	7.5 m	In accordance with the applicable zone	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Landscaped Strip Width	3.0 m abutting all lot lines	In accordance with the applicable zone	In accordance with the applicable zone	3.0 m abutting all lot lines	In accordance with the applicable zone
Maximum and Minimum Height	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone

	In Any R1 or R2 Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Maximum Gross Floor Area	500 m ²	500 m ²	No requirement	3,000 m ²	No requirement

2.3.J Restaurant Patio

Where permitted by this By-law, a restaurant patio shall be in accordance with the following provisions:

- .1 A restaurant patio shall be permitted within any portion of any yard, provided it is no closer than 3.0 m to any lot line.
- .2 Notwithstanding the provisions above, a restaurant patio shall be permitted up to 0.0 m of any front lot line or exterior side lot line in any mixed-use zone.
- .3 Notwithstanding the provisions above, a restaurant patio shall not extend beyond the lot line onto an abutting street without the prior written consent of the municipality having jurisdiction over the street.
- .4 A restaurant patio shall be enclosed with a decorative fence that is no less than 1.2 m in height.
- .5 No portion of a restaurant patio shall be closer than 10.0 m to any R1 or R2 zone.
- .6 A restaurant patio shall not be permitted within any sight triangle.

2.3.K Seasonal Garden Centre or Temporary Sales Tent

Where permitted by this By-law, a seasonal garden centre and a temporary sales tent shall be in accordance with the following provisions:

- .1 The seasonal garden centre or temporary sales tent shall be prohibited within any required minimum yard setback.
- .2 The height of any associated tent or structure shall be in accordance with the maximum height contained in the zone provisions.
- .3 No additional parking shall be required for a temporary sales tent, provided it operates for no more than 120 days in any calendar year.
- .4 The seasonal garden centre or temporary sales tent is permitted to be located within any part of a parking area, provided it does not result in deficiencies in the required parking provision greater than 10% of the applicable minimum number of parking spaces.

2.3.L Supportive Housing Residence Type 1 and Type 2

Where permitted by this By-law, a supportive housing residence type 1 and type 2 shall be in accordance with the following provisions:

- .1 A supportive housing residence type 1 and type 2 is not permitted in a dwelling that contains additional residential unit(s) as defined by this By-law.
- .2 Where not located within a mixed-use development, a supportive housing residence type 1 and type 2 use shall occupy the entire dwelling.
- .3 A supportive housing residence type 2 shall have a minimum separation distance of 610 m from any other supportive housing residence type 2.

Section 2.4: Downtown Floodplain Overlay (Schedule D)

2.4.A Provisions Applicable to All Downtown Floodplain Overlay Areas

- .1 Notwithstanding any other provision of this By-law, on any lands subject to any Downtown Floodplain Overlay, as shown on Schedule “D”, the following provisions shall apply:
 - .a Residential uses and hotels constructed shall provide an emergency pedestrian access from the building to lands situated at or above the Regulatory Storm Flood elevation as established by the Toronto and Region Conservation Authority. Such emergency pedestrian access shall be above the Regulatory Storm Flood elevation in its entirety.
 - .b All buildings and structures shall be floodproofed to the level of the Regulatory Storm Flood elevation and dry passive floodproofing of new buildings or structures may be required. Where it has been demonstrated to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority that it is technically impractical to flood proof a building or structure to the Regulatory Flood level, floodproofing must be to the highest level technically feasible. However, the minimum floodproofing level shall be to the 1:350 storm elevation, as determined by the Toronto and Region Conservation Authority.
 - .c All buildings and structures shall locate primary building system controls, such as service units and panels, at or above the Regulatory Storm Flood elevation.
 - .d No dwelling units, or any portion of the suites associated with hotels shall be constructed below the Regulatory Storm Flood elevation.
 - .e The following uses shall not be permitted:
 - .i hospital;
 - .ii residential care home;
 - .iii child care centre;
 - .iv elementary school;
 - .v secondary school;

- .vi essential emergency services, including fire, police (except for a neighbourhood-serving police station that is not designed or intended to serve an essential function during an emergency event such as flooding and not exceeding 464 m² in gross floor area), ambulance stations and electrical substations; and,
- .vii uses associated with the disposal, manufacturing, treatment or storage of hazardous substances.

2.4.B Downtown Floodplain Overlay Area 1

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 1, as indicated on Schedule “D”, the following provisions shall apply:
 - .a The maximum total number of residential units permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 1 after May 7, 2014 shall be 900.
 - .b The maximum total gross floor area of non-residential uses permitted within all lands subject to Downtown Floodplain Overlay Area 1 shall be 41,000 m².

2.4.C Downtown Floodplain Overlay Area 2

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 2, as indicated on Schedule “D”, the following provisions shall apply:
 - .a The maximum total number of residential units permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 2 after May 7, 2014 shall be 185.
 - .b The maximum total gross floor area of non-residential uses permitted within all lands subject to Downtown Floodplain Overlay Area 2 shall be 45,000 m².

2.4.D Downtown Floodplain Overlay Area 3

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 3, as indicated on Schedule “D”, the following provisions shall apply:
 - .a No residential dwelling units that did not exist on the date of passing of this By-law shall be permitted.
 - .b The maximum gross floor area of non-residential uses permitted within all lands subject to Downtown Floodplain Overlay Area 3, including any hotels subject to Section 2.4.D.1.c shall be 88,000 m².
 - .c The total amount of gross floor area of any new or expanded hotels shall not exceed 150 suites and 11,000 m² of gross floor area within all lands subject to Downtown Floodplain Overlay Area 3.
 - .d Notwithstanding Section 2.4.D.1, development abutting Main Street and/or Queen Street is permitted to be floodproofed and provide entrances and ground floor finished floor elevations to the 1 in 350 year storm elevation. Entrances to below-grade parking structures shall be dry passively floodproofed in accordance with Section 2.4.A.1.

2.4.E Downtown Floodplain Overlay Area 4

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 4, as indicated on Schedule “D”, the following provisions shall apply:
- .a No additional dwelling units shall be permitted unless safe access to lands outside of the Downtown Floodplain Regulation Area can be achieved from the building. Such access shall be over lands entirely above the Regulatory Storm elevation as established by the Toronto and Region Conservation Authority.
 - .b All residential habitable space within or added to an existing dwelling shall be floodproofed to the Regulatory Storm Flood elevation.

Section 2.5: Frontage on Road or Street

- .1 No person shall erect any building or structure in any zone unless:
- .a the lot upon which such building or structure is to be erected fronts upon a public street;
 - .b the lot will have frontage on a public street that will be assumed by a public authority, pursuant to an approved development agreement with a public authority; or
 - .c the building or structure is part of a plan of condominium whose lot has direct access to a public street.
- .2 Notwithstanding the provisions of this section, infrastructure, trails, and conservation uses shall not require frontage on a public street.

Section 2.6: Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures and building components, and further, the following structures shall not be counted towards achieving any minimum height requirement specified in this By-law:
- .a A spire, minaret or similar structure associated with a place of worship.
 - .b A chimney associated with a dwelling unit, provided it does not exceed 2.0 m in height above the maximum permitted building height in the applicable zone.
 - .c A chimney or smokestack associated with any Employment use.
 - .d Buildings and structures associated with transit stations, public works yards, or emergency services.
 - .e Infrastructure maintained by a public authority.
 - .f Solar panels and associated structures up to 0.3 m in height.
 - .g A water and cooling tower.
 - .h An accessory building associated with a permitted agricultural use.

- .2 Height exemptions and restrictions for rooftop mechanical equipment shall be in accordance with Section 2.13.

Section 2.7: Lester B. Pearson International Airport Operating Area Overlay (Schedule C)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Lester B. Pearson International Airport Operating Area overlay, as shown on Schedule C, the following uses shall be prohibited:
- .a any type of residential dwelling unit;
 - .b residential care home;
 - .c child care centre;
 - .d hospital; and
 - .e elementary or secondary school.
- .2 Notwithstanding clause .1, a residential dwelling, a child care centre, a hospital, a residential care home, an elementary or secondary school that was legally existing on the day the date of adoption of this By-law shall be a permitted use in accordance with the lot and building requirements of the applicable zone.
- .3 For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 m above established grade if the building or structure is located within 178 m east of the easterly limits of Torbram Road.

Section 2.8: Mix of Uses

- .1 Where more than one use is permitted in the applicable zone, the lot may be used for any combination of the permitted uses, except as otherwise specified in this By-law.
- .2 Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

Section 2.9: Model Homes and Temporary Sales Offices

- .1 Model homes and temporary sales offices shall be permitted in accordance with the following requirements:
- .a the land is located within a proposed plan of subdivision or condominium that has been draft approved or is subject to a site plan that has received approval within the meaning of the *Planning Act* and the lands have been zoned to permit the associated development;
 - .b the model homes will comply with the requirements of this By-law with respect to the applicable zone and shall not be occupied for residential use until such time as the plan of subdivision or condominium has been registered within the meaning of the *Planning Act*; and

- .c the number of model homes does not exceed the lesser of 10 units or 10% of the proposed number of lots within the applicable plan of subdivision, Site Plan, or plan of condominium.

Section 2.10: Number of Buildings Per Lot

- .1 Except where specifically prescribed in an applicable zone, this By-law shall not restrict the number of permitted buildings on one lot, provided all requirements of the By-law are complied with for each building.
- .2 Notwithstanding Section 2.10.1, a maximum of one detached dwelling, semi-detached dwelling, linked dwelling, triplex dwelling, duplex dwelling, fourplex dwelling, and street townhouse dwelling is permitted per lot. This shall not apply to restrict the creation of any additional residential unit as may be permitted by this By-law.

Section 2.11: Permitted Yard Encroachments

- .1 Every part of any minimum yard as required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except by:
 - .a minor accessory structures or components inclusive of drop awnings, clothes lines or poles, flag poles, garden trellises, fences, retaining walls, and signs; and
 - .b the structures listed in Table 2.4.1 which are permitted to project into the minimum yards indicated for the distances specified.

Table 2.4.1 – Permitted Yard Encroachments in All Zones

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies	Any yard	0.6 m
Barrier-free access ramp	Any yard	Up to 0.6 m from any lot line
Access stairs that are above grade, landings, stoops or fire escapes associated with the main building	Any yard	Up to 0.6 m from any lot line
Covered entryway for a second unit, with or without a foundation, not exceeding 3.5 m in width and length, or any landing or stairs providing entry into a second unit at grade	Exterior side, interior side or rear yards	Up to 0.6 m from any lot line
Fireplace or chimney not exceeding 2 m in width	Interior side, exterior side or rear yards	1 m, but no closer than 0.6 m from any lot line
Windows bays, with or without a foundation, up to a maximum	Front, rear, and exterior side yards	1 m, but no closer than 1.2 m from any lot line

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
width of 3 m. A window bay shall be considered have a maximum depth of 1.5 m.		
Balconies and decks, including any associated access stairs	Exterior side yard or interior side yard	1.5 m, but no closer than 0.6 m from any lot line
	Rear yard	3.5 m, but no closer than 0.6 m from any lot line
Drop awning in any Mixed-Use zone	Front yard or exterior side yard	Up to 0.0 from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Drop awning in any zone except a Residential or Mixed-Use zone	Front yard or exterior side yard	Up to 0.6 m from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height	Front, rear and exterior side yards	1.8 m, but no closer than 0.6 m from any lot line

Section 2.12: Reserves

- .1 Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this By-law, except where the context of a specific section requires otherwise.
- .2 Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

Section 2.13: Rooftop Mechanical Equipment

- .1 Rooftop mechanical equipment shall not be included in the determination of meeting any minimum height requirement of this By-law.
- .2 Notwithstanding Section 2.13.1, rooftop mechanical equipment used to house an elevator or similar structure shall not be subject to the maximum height requirements of this By-law, provided the height of any rooftop mechanical equipment does not exceed 6.0 m.
- .3 Any part of rooftop mechanical equipment that exceeds 2.0 m in height shall be enclosed and shall be located at least 4.0 m from the edge of the roof.
- .4 The total coverage of rooftop mechanical equipment that exceeds 2.0 m in height shall not exceed 35% of the roof area on which the equipment is situated.

- .5 Any rooftop mechanical equipment that is less than 0.5 m in height shall not be subject to the maximum height requirements of this By-law.

Section 2.14: Setbacks from Provincial Highways

- .1 Notwithstanding any other provision of this By-law, the minimum required setback for any building or structure from any Provincial 400-Series Highway right-of-way inclusive of any on-ramps and off-ramps shall be 14.0 m.

Section 2.15: Setbacks from Rail Lines

- .1 The minimum required setback for any building or structure from a lot line abutting any rail main line shall be 30.0 m.
- .2 The minimum required setback for any building or structure from a lot line abutting any rail spur line shall be in accordance with the following:
 - .a In any Employment zone, this setback shall be 0.0 m.
 - .b 15.0 m in all other cases.

Section 2.16: Setbacks from the TransCanada Pipeline

- .1 The minimum required setback for any principal building or structure from a lot line and any detached additional residential unit abutting the TransCanada pipeline corridor shall be 7.0 m.
- .2 The minimum required setback for any accessory structure or permitted encroachment from a lot line abutting the TransCanada pipeline corridor shall be 3.0 m.

Section 2.17: Sight Triangles

- .1 On any corner lot, a sight triangle shall be required to be provided and maintained with the minimum dimensions of 3.0 m by 3.0 m measured from the projected point of intersection of the lot lines abutting the streets and by joining those two points creating a triangular area.
- .2 No landscaping, planting, tree, or any type of structure greater than 0.8 m in height shall be permitted within any portion of a required sight triangle.
- .3 No part of a driveway shall be permitted within a sight triangle.
- .4 Notwithstanding the provisions of this subsection, no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way or will be incorporated in accordance with a development agreement. No portion of a driveway shall intersect with the lot line that forms part of the site triangle on the public right-of-way.

Section 2.18: Through Lots

- .1 One of the front yards of a through lot shall be designated as the rear yard by the authorized person(s) designated to administer this By-law under Section 1.3.