



Brampton

(48-2006)(220-2006)(238-2007)(204-2010)(233-2010)(253-2021)

SECTION 13.5 RESIDENTIAL SINGLE DETACHED F-x – R1F-x Zone

(x is the numerical number, for example, 9, 9.1, and 10.5 shown on Schedule A as R1F-9, R1F-9.1, and R1F-10.5 respectively)

The lands designated R1F-x (where x is a numerical number) on Schedule A to this by-law:

13.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) Supportive Housing Residence Type 1
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

13.5.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	Interior Lot: the numerical number following the Zoning symbol of “R1F-“ on Schedule A shall be the minimum interior lot width in metres Corner Lot: 3.3 metres wider than the minimum Interior Lot Width
(b) Minimum Lot Area	Shall be the value of 25 times the minimum lot width in square metres
(c) Minimum Lot Depth	25 metres
(d) Minimum Front Yard Depth	4.5 metres but 6.0 metres to the front of the garage

(e) Minimum Exterior Side Yard Width	4.5 metres
(f) Minimum Interior Side Yard Width	<p>(1) where the minimum interior lot width is less than 12.5 metres:</p> <p>(i) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;</p> <p>(2) where the minimum interior lot width is greater than and equal to 12.5 metres but less than 15.8 metres:</p> <p>(i) 1.2 metres and 1.2 metres for an interior lot;</p> <p>(ii) 0.6 metres for a corner lot abutting an interior lot;</p> <p>(3) where the minimum interior lot width is 15.8 metres or greater: 1.2 metres</p>
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres

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(i) Minimum Landscaped Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law
(j) Garage Control	<p>(1) where the minimum interior lot width is less than 15 metres, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling, but where the minimum interior lot width is 15 metres or more, no garage shall project into the front yard beyond a porch or front wall of a dwelling.</p> <p>(2) no garage shall face the flankage lot line.</p> <p>(3) the maximum cumulative garage door width for an attached garage shall be:</p> <p>(a) 3.7 metres if the lot width is less than 10.4 metres;</p> <p>(b) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;</p> <p>(c) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;</p> <p>(d) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres</p> <p>(4) the maximum interior garage width, of an attached garage, shall be 0.6 metres wider than the maximum permitted cumulative garage door width.</p> <p>(5) on lots greater than 14 metres wide, the maximum interior garage width shall not exceed 50% of the dwelling unit width.</p>
(k) Driveway Width	The driveway width shall not exceed the width of the garage.
(l) Other Setbacks	When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 10 metres.
(m) Encroachment	A balcony or porch may project into the minimum front or exterior side yard by a maximum of 1.8 metres including eaves and cornices.
(n) Accessory Building	An accessory building shall have a minimum setback of 0.6 metres to a rear yard lot line or an

	interior side yard lot line.
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