



# Brampt

(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:

<b>(a) Residential</b>	
	(1) a single detached dwelling
	(2) Supportive Housing Residence Type 1
<b>(b) Non-Residential</b>	
	(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:

<b>(a) Minimum Lot Width</b>	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>(b) Minimum Lot Area</b>	Shall be the value of 25 times the minimum lot width in square metres
<b>(c) Minimum Lot Depth</b>	25 metres
<b>(d) Minimum Front Yard Depth</b>	4.5 metres but 6.0 metres to the front of the garage

<b>(e) Minimum Exterior Side Yard Width</b>	4.5 metres
<b>(f) Minimum Interior Side Yard Width</b>	<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>
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres

\*Table Continued on next page...

<b>(i) Minimum Landscaped Open Space</b>	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law
<b>(j) Garage Control</b>	<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> <ul style="list-style-type: none"> <li>(a) 3.7 metres if the lot width is less than 10.4 metres;</li> <li>(b) 4.6 metres if the lot width is less than 11.6 metres but greater than or equal to 10.4 metres;</li> <li>(c) 5.0 metres if the lot width is less than 12.5 metres but greater than or equal to 11.6 metres;</li> <li>(d) 5.5 metres if the lot width is less than 14 metres but greater than or equal to 12.5 metres</li> </ul> <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>
<b>(k) Driveway Width</b>	The driveway width shall not exceed the width of the garage.
<b>(l) Other Setbacks</b>	When abutting a TransCanada Pipe Line right-of-way, the minimum building setback shall be 10 metres.
<b>(m) Encroachment</b>	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.
<b>(n) Accessory Building</b>	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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