



The Corporation of the City of Brampton

By-law

Number 76 - 2026

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

WHEREAS 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 deleting Section 2873 in its entirety and replacing it with the following:

"2873 The lands designated R4A(H) – 2873 on Schedule A to this By-law:

2873.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

1. Purposes permitted in the R4A Zone.

2873.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 25 metres
- 2) Minimum Front Yard Depth to the lot line abutting The Gore Road:
 - a. For any portion of the building up to 4 storeys in height: 3 metres
 - b. For any portion of the building 5 storeys in height or greater: 4 metres
- 3) Minimum Interior Side Yard Width:
 - a. For any portion of the building up to 4 storeys in height: 7.5 metres
 - b. For any portion of the building 5 storeys in height or greater: 12.5 metres
- 4) Minimum Exterior Side Yard Width: 5.0 metres
- 5) Minimum Rear Yard Depth: 25.0 metres
- 6) Minimum Setback to Daylight Triangle: 0 metres
- 7) Minimum setback to an enclosed stairwell: No requirement

- 9) Maximum Building Height: 18 storeys, excluding rooftop mechanical penthouse or architectural features
- 10) Maximum Lot Coverage: 45% by the main building
- 11) Minimum Landscaped Open Space: 20% of the lot area
- 12) Maximum Floor Space Index (excluding underground parking): 3.5
- 13) Minimum Number of Bicycle Parking Spaces: 79 spaces

2873.3 Conditions for Removing the H – Holding Symbol

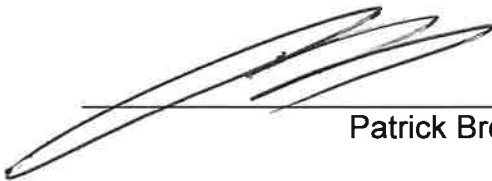
- 1) That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study has been completed and approved.

2873.4 Uses permitted prior to the Removal of the H – Holding Symbol:

- 1) Uses legally existing as of the date of the passing of this by-law amendment.”

Enacted and passed this 6th day of May, 2026.

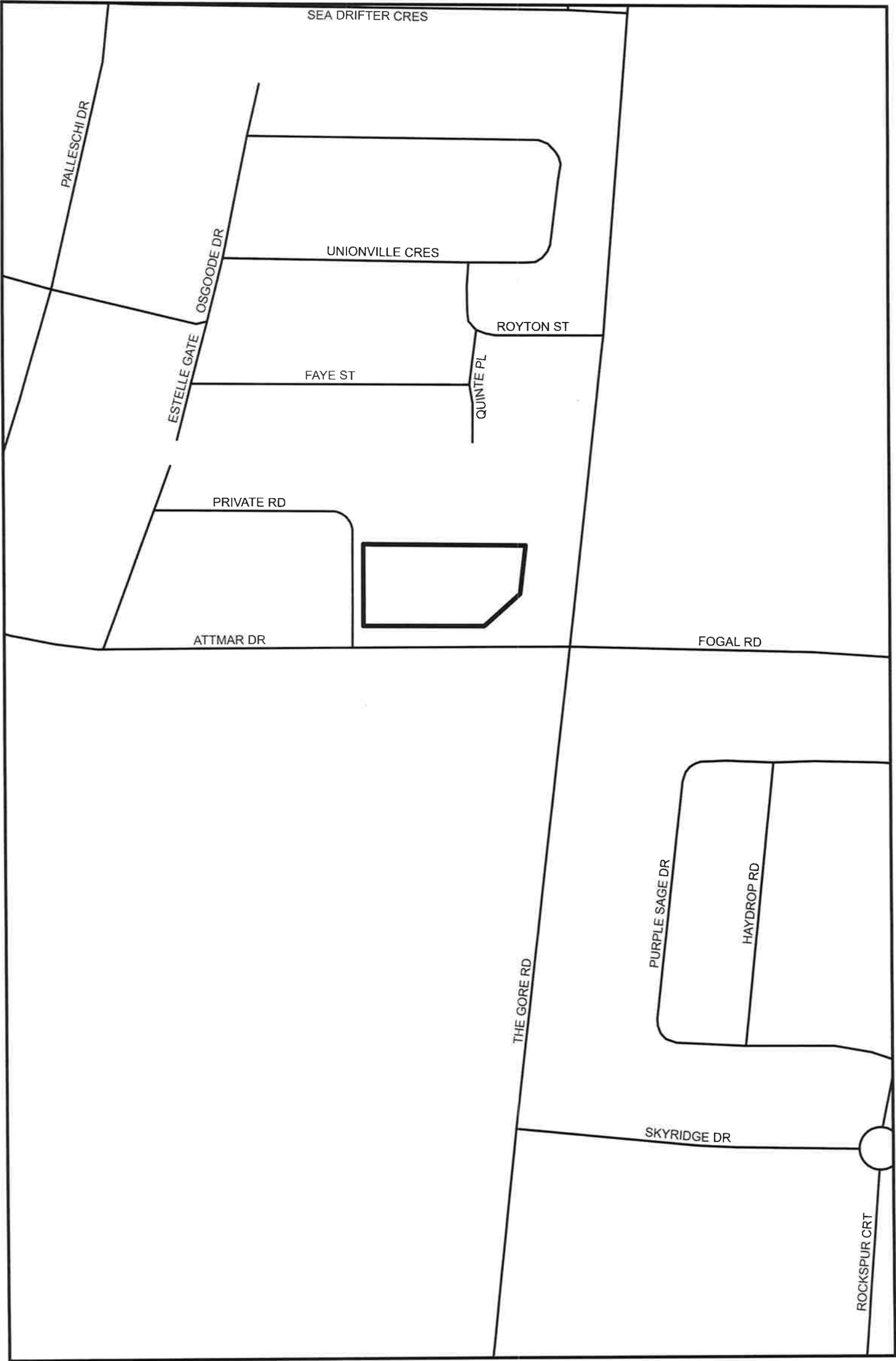
Approved as to
form.
2026/April/29
AJC


Patrick Brown, Mayor

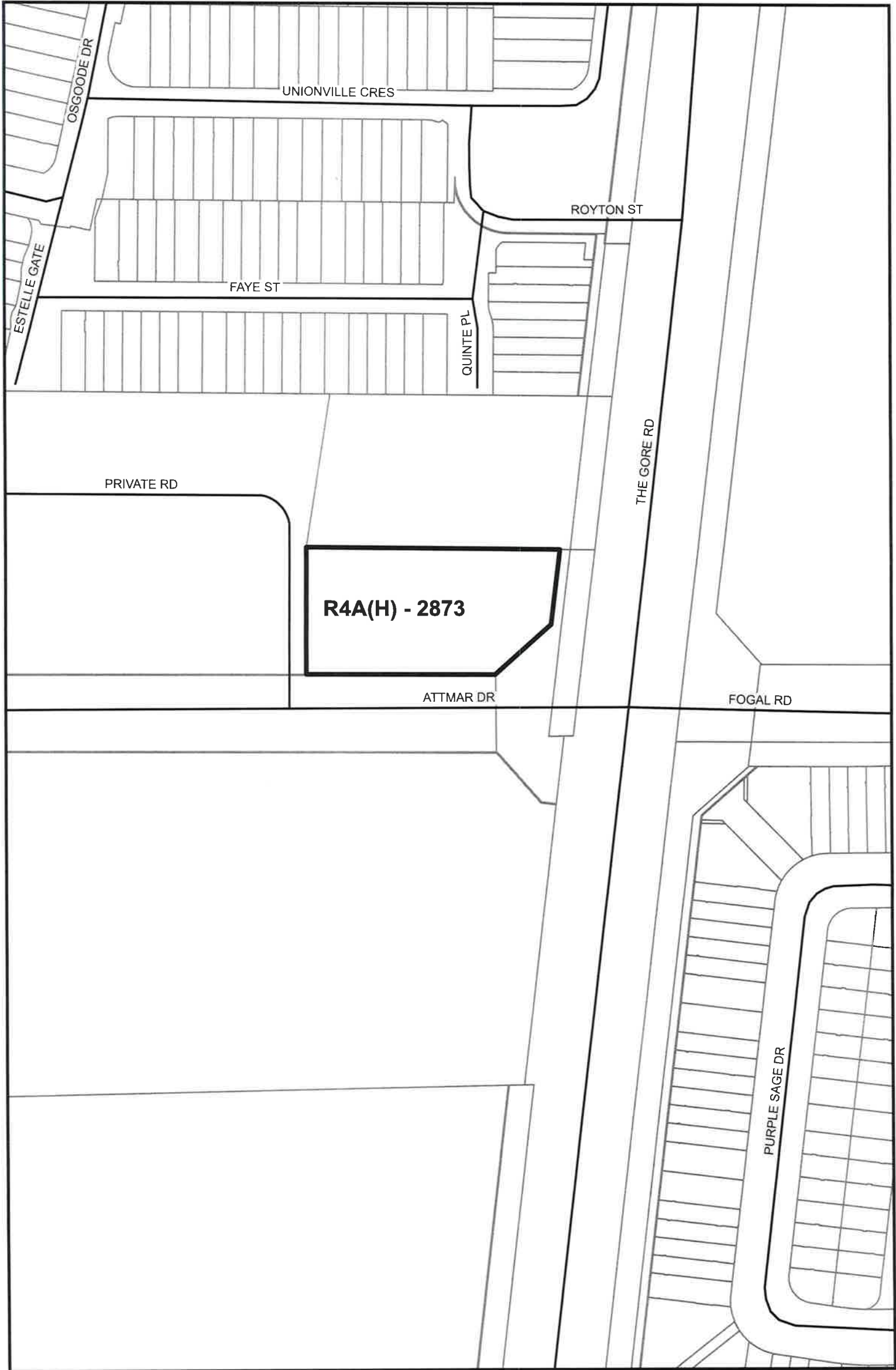
Approved as to
content.
2026/April/28
AAP


Genevieve Scharback, City Clerk

(OZS-2025-0055)



 SUBJECT LANDS



Subject Lands



Parcel Fabric



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT

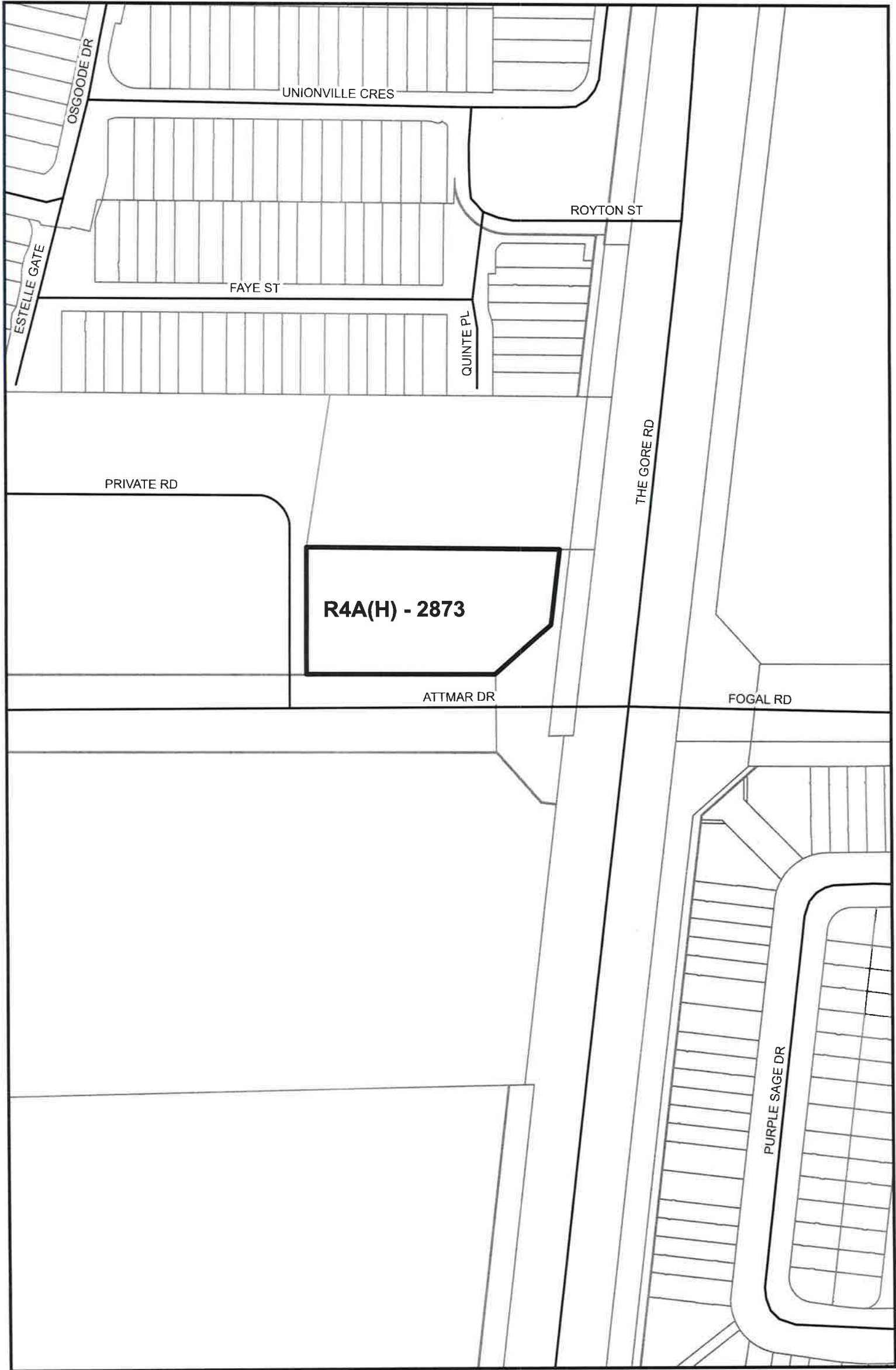
LOT 5, CONCESSION 9 N.D

File: OZS-2025-0055_ZBLA
Date: 2026/01/30

Drawn by: CAntoine

BY-LAW 76-2026

SCHEDULE A



Subject Lands



Parcel Fabric



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT

LOT 5, CONCESSION 9 N.D

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SCHEDULE A