



The Corporation of the City of Brampton

By-law

Number 78 - 2026

To amend 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, as amended, hereby enacts as follows:

1. By-law 270-2004, as amended, is hereby further amended:

- (1) By changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Highway Commercial One – Section 1525 (HC1-1525) and Agricultural (A)	Residential Apartment B – Section 3868 (R4B-3868)

3868 The lands designated R4B-3868 on Schedule A to this by-law:

3868.1 Shall only be used for the following purposes:

- 1) An apartment dwelling
- 2) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment building:
 - a) an office;
 - b) a bank, trust company or financial institution;
 - c) a retail establishment;
 - d) a convenience store or grocery store;
 - e) a dry cleaning and laundry distribution station;
 - f) a laundromat;
 - g) a dining room restaurant;
 - h) a take-out restaurant;
 - i) a service shop;
 - j) a personal service shop;
 - k) a printing or copying establishment;
 - l) an art gallery;
 - m) a community club;
 - n) a commercial school;

- o) a health or fitness centre;
- p) a place of worship;
- q) a day nursery;
- r) a library;
- s) a theatre;
- t) a place of commercial recreation;
- u) an administrative office of any public authority;
- v) an animal hospital;
- w) a travel agency;
- x) a micro manufacturing use; and
- y) a custom workshop.

3868.2 Shall be subject to the following requirements and restrictions;

- 1) For the purpose of this section, the front lot line shall be Regional Road 50 and all lands zoned R4B-3868 shall be treated as one lot for Zoning purposes.
- 2) Minimum Front Yard Depth: 5 metres to a podium and 4 metres to a tower, except within 60 metres to the daylight triangle, the tower setback is reduced to 3 metres;
- 3) Minimum Setback from any Lot Line to a Hydro Transformer: 0.3 metres;
- 4) Minimum Interior Side Yard: 14 metres;
- 5) Minimum Exterior Side Yard: 12 metres;
- 6) Minimum Rear Yard Depth: 5 metres
- 7) Minimum below grade setback to underground parking garage: 0 metres;
- 8) Maximum Building Height: 14 Storeys;
- 9) Maximum Lot Coverage: 45%;
- 10) Minimum Landscaped Open Space: 20% of the lot area, including a minimum 3 metre wide landscaped open space strip along all lot lines except at approved access locations;
- 11) Minimum Residential Parking: 0.9 spaces per Apartment Dwelling Unit;
- 12) Minimum Combined Commercial & Visitor Parking: 66 spaces;
- 13) Maximum Floor Space Index: 2.8;
- 14) Loading, Unloading and Waste Disposal Storage:
 - a. One on-site loading space shall be provided;
 - b. Loading, unloading and waste disposal facilities shall not be located on the wall of a building facing a street.
 - c. Loading, unloading and waste disposal areas shall be enclosed and screened from view from Highway 50 and Clarkway Drive by any combination of fencing and landscaping.
- 15) Minimum Tower Separation Distance: 20 m;
- 16) Maximum Tower Floorplate: 1000 square metres

3868.3 For the purpose of this section:

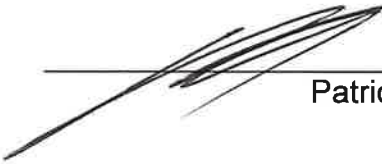
- 1) a Micro Manufacturing Use shall mean a building or part thereof used for small scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery
- 2) a Tower shall mean any portion of the building greater than 4 storeys in building height.
- 3) A Podium shall mean any portion of the building 4 storeys or less in building height.

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

Approved as to
form.

2026/April/29

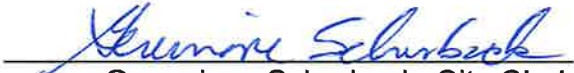
AJC


Patrick Brown, Mayor

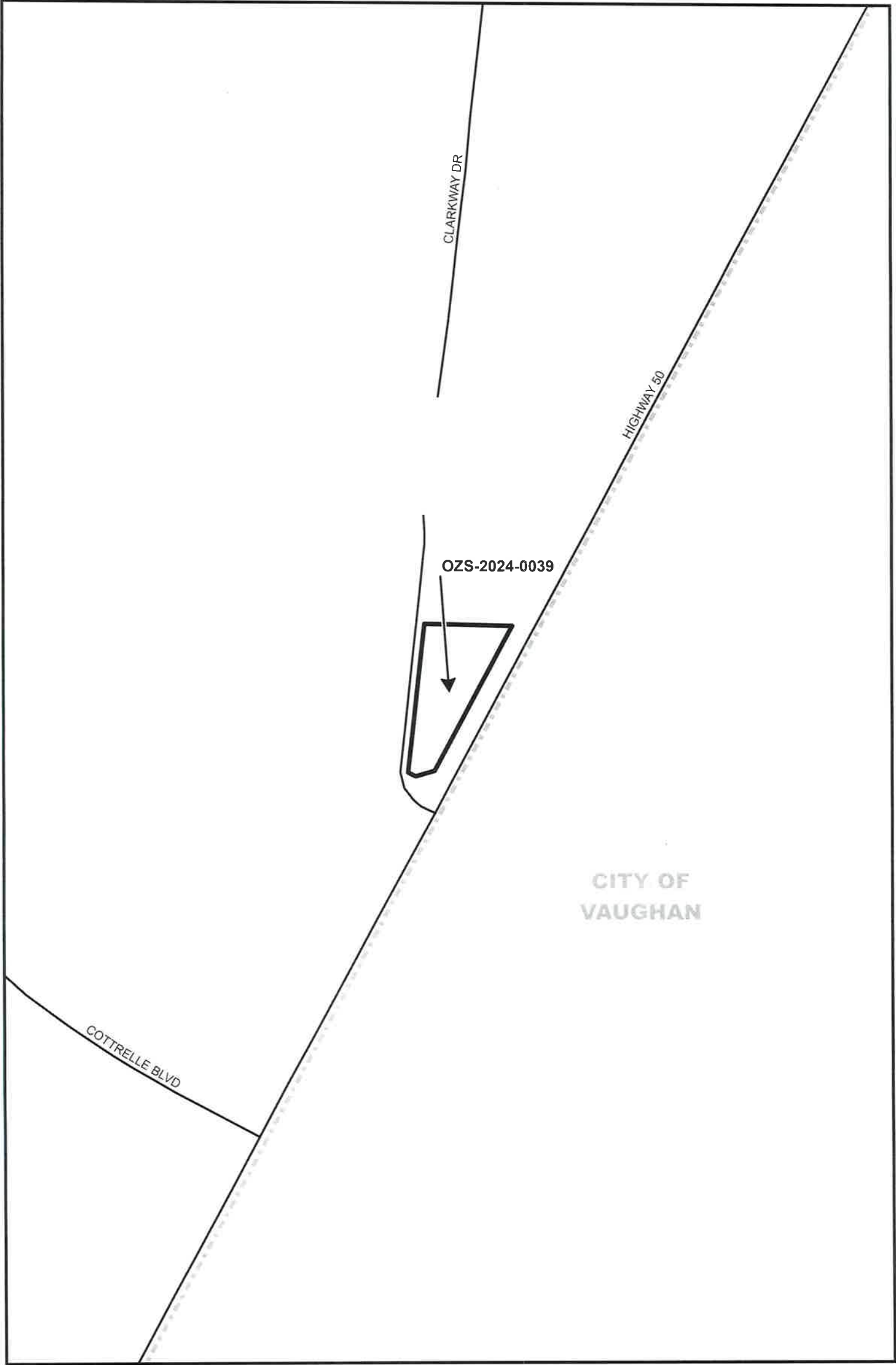
Approved as to
content.

2026/April/29

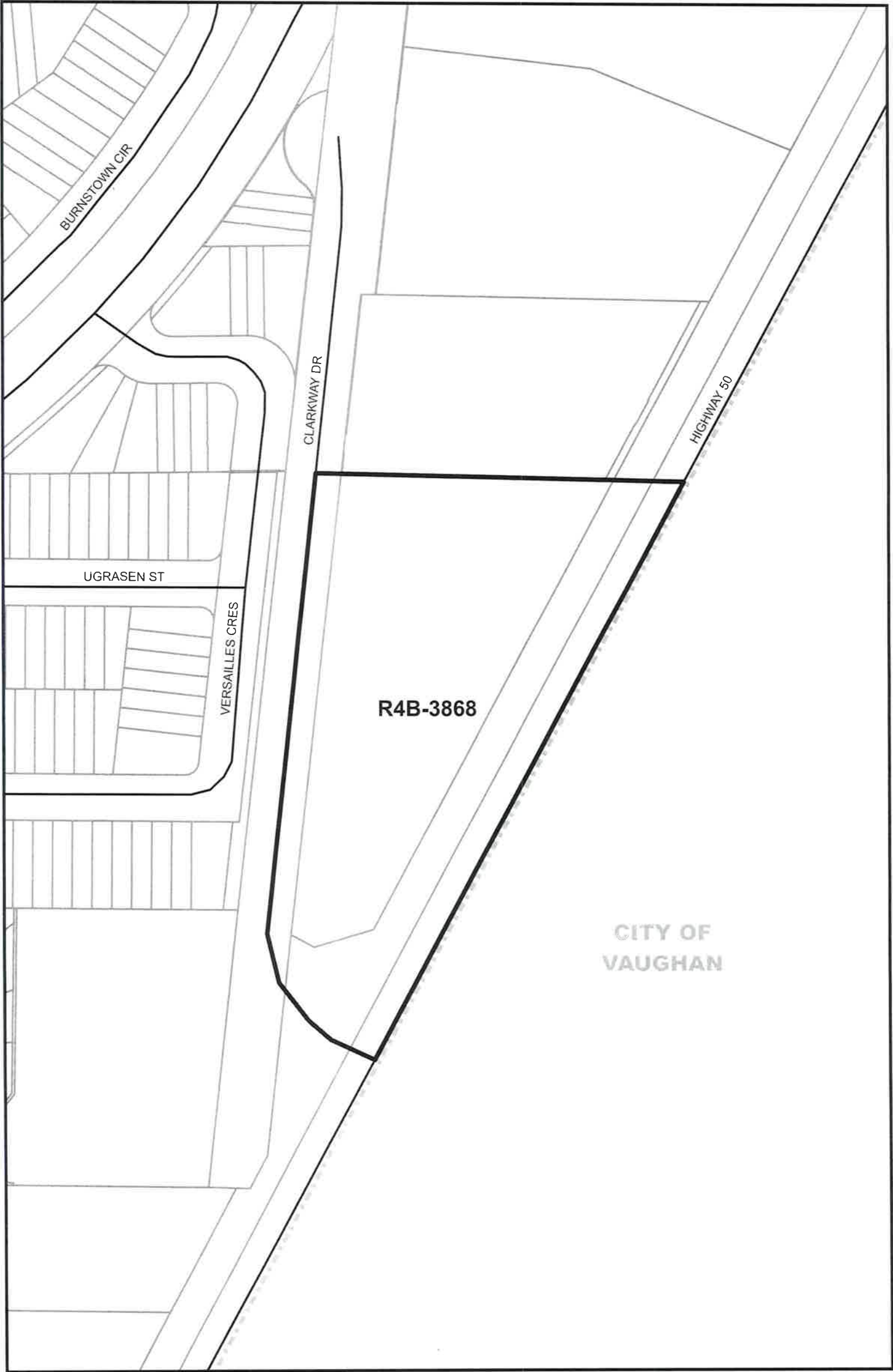
AAP


Genevieve Scharback, City Clerk

(OZS-2024-0039)



 Subject Lands  City Limit  Major Street



 Zoning  Parcel Fabric



LOTS 7, CONCESSION 11 N.D.

BY-LAW 78-2026

SCHEDULE A