



The Corporation of the City of Brampton

# By-law

Number 115 - 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:

NOW THEREFORE the Council of the Corporation of the City of Brampton enacts as follows:

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

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

| From                        | To                                                               |
|-----------------------------|------------------------------------------------------------------|
| Agricultural (A) -1520 Zone | Residential Single Detached F- 14 – Section 3873 (R1F- 14- 3873) |
|                             | Residential Single Detached F – 11 – Section 3874 (R1F- 11-3874) |
|                             | Residential Single Detached F – 10 – Section 3875 (R1F-10-3875)  |
|                             | Residential Apartment A – Section 3876 (R4A –3876)               |
|                             | Residential Apartment A – Section 3877 (R4A – 3877)              |
|                             | Institutional One (Holding) – Section 3878 (I1(H)-3878)          |
|                             | Open Space (OS)                                                  |
|                             | Floodplain (F)                                                   |

(2) By adding thereto the following sections:

**“3873 The lands designated R1F-14-3873 on Schedule A to this by-law:**

3873.1 Shall only be used for purposes listed in the R1F-x zone.

3873.2 Shall be subject to the following requirements and restrictions:

|                      |                                                                          |
|----------------------|--------------------------------------------------------------------------|
| (1) Minimum Lot Area | a) Interior Lot – 350 Square metres<br>b) Corner Lot – 400 Square metres |
|----------------------|--------------------------------------------------------------------------|

3878.2 Purposes permitted in 3878.1(1) shall be subject to the requirements and restrictions of the I1 zone.

3878.3 Holding (H) Symbol

- 1. Shall only be used for a Place or Worship while the (H) is in place for the subject lands, until either of the following occurs:
  - A) five years has passed from the date of registration of the plan of subdivision (File 21T-25022B) provided that the following occurs:
    - 1. The landowner provides evidence to the satisfaction of the Commissioner of Planning, Building and Growth Management that the site will not be a viable Place of Worship site.
    - 2. The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines.
  - B) The Commissioner of Planning, Building and Growth Management deems that the site is no longer required for a Place of Worship.

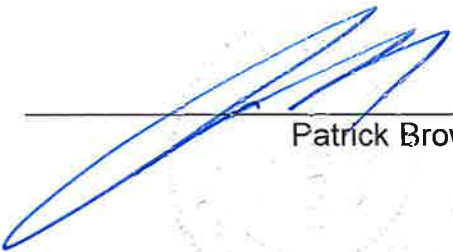
3878.4 Once the Holding (H) symbol has been lifted, the lands designated I1-3878 can be used for those purposes, requirements and restrictions of the R1F-10-3875 zone.”

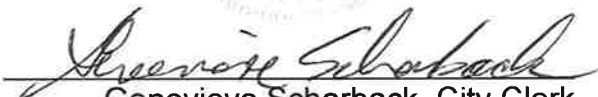
Enacted and passed this 24 day of June, 2026.

Approved as to  
form.  
  
2026/June/18  
  
AJC

Approved as to  
content.  
  
2026/June/18  
  
Allan A. Parsons

(OZS-2025-0056)

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk

|                             |                                                            |
|-----------------------------|------------------------------------------------------------|
| (2) Minimum Lot Width       | a) Interior Lot – 14 metres<br>b) Corner Lot – 15.2 metres |
| (3) Minimum Rear Yard Depth | a) 7.5 metres                                              |

3873.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3873.2.”

“3874 The lands designated R1F-11-3874 on Schedule A to this by-law:

3874.1 Shall only be used for purposes listed in the R1F-x zone.

3874.2 Shall be subject to the following requirements and restrictions:

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Minimum Lot Area                                | a) Interior Lot – 275 Square metres<br>b) Corner Lot – 300 Square metres                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (2) Minimum Lot Width                               | a) Interior Lot – 11.0 metres<br>b) Corner Lot – 12.8 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (3) Minimum Front Yard Depth                        | a) 3.0 metres to an exterior wall provided that the garage door shall not be closer than 6.0 metres to the front lot line.<br>b) 1.5 metres to balcony, porch or bay window.<br>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads.                                                                                                                                                                                                                        |
| (4) Minimum Rear Yard Depth                         | a) 7.0 metres<br>b) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park                                                                                                                                                                                                                                                                                                                        |
| (5) Minimum Exterior Side Yard Width                | a) 3.0 metres to a main wall.<br>b) 1.5 metres to balcony, porch or bay window.<br>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads.                                                                                                                                                                                                                                                                                                                     |
| (6) The following provisions shall apply to garages | a) The maximum cumulative garage door width for an attached garage shall be:<br>a. 5.0 metres if the lot width is less than 15.2 metres but greater than or equal to 11.0 metres<br>b. 7.5 metres if the lot width greater than or equal to 15.2 metres;<br>b) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)<br>c) The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater |

|                    |                                                                     |
|--------------------|---------------------------------------------------------------------|
|                    | than the maximum cumulative garage door width permitted on the lot. |
| (7) Driveway Width | a) The driveway width shall not exceed the width of the garage.     |

3874.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3874.2.”

“3875 The lands designated R1F-10-3875 on Schedule A to this by-law:

3875.1 Shall only be used for either of the following purposes:

- (a) purposes permitted in the R1F-x zone;
- or
- (b) purposes permitted in the R3B-3837 zone.

3875.2 Uses permitted by 3875.1 (a) shall be subject to the following requirements and restrictions:

|                                                     |                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Minimum Lot Area                                | a) Interior Lot –250 Square metres<br>b) Corner Lot – 290 Square metres                                                                                                                                                                                                              |
| (2) Minimum Lot Width                               | a) Interior Lot – 10.0 metres<br>b) Corner Lot – 11.8 metres                                                                                                                                                                                                                         |
| (3) Minimum Front Yard Depth                        | a) 3.0 metres to an exterior wall provided that the garage door shall not be closer than 6.0 metres to the front lot line.<br>b) 1.5 metres to balcony, porch or bay window.<br>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads. |
| (4) Minimum Rear Yard Depth                         | a) 7.0 metres<br>b) Up to 50% of the main wall may encroach up to 0.5 m into the minimum rear yard depth<br>c) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park      |
| (5) Minimum Exterior Side Yard Width                | a) 3.0 metres to a main wall.<br>b) 1.5 metres to balcony, porch or bay window.<br>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads.                                                                                              |
| (6) The following provisions shall apply to garages | a) The maximum cumulative garage door width for an attached garage shall be: <ul style="list-style-type: none"><li>a. 5.0 metres if the lot width is less than 15.2 metres but greater than or equal to 10.0 metres</li></ul>                                                        |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                | <p>b. 7.5 metres if the lot width greater than or equal to 15.2 metres;</p> <p>b) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)</p> <p>c) The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum of 0.9 metres greater than the maximum cumulative garage door width permitted on the lot</p>                         |
| (7) Driveway Width                             | a) The driveway width shall not exceed the width of the garage.                                                                                                                                                                                                                                                                                                                                                                   |
| (8) TransCanada Pipeline Right-of-Way Setbacks | <p>a) A minimum setback of 7.0 m shall be required from any part of a building or structure from the edge of the TCPL Pipeline Right-of-Way.</p> <p>b) A minimum setback of 7.0 m from the nearest portion of a TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.</p> |

3875.3 Uses permitted by 3875.1 (b) shall be subject to the requirements and restrictions of the R3B-3837 zone;

3875.4 Shall also be subject to the requirements and restrictions relating to the R1F-x zone or the R3B-3837 zone, as applicable, and all the general provisions of this by-law which are not in conflict with those set out in Section 3875.2”

**“3876 The lands designated R4A – 3876 on Schedule A to this by-law:**

3876.1 Shall only be used for the following purposes, requirements, and restrictions permitted in the R4A-3876 zone; or the purposes, requirements, and restrictions of the R1F-10-3875 zone.

- (1) An apartment dwelling;
- (2) A stacked townhouse dwelling;
- (3) A townhouse dwelling;
- (4) Only on the ground floor of an apartment, townhouse, or stacked townhouse dwelling the following commercial uses shall be permitted:
  - a. A retail establishment;
  - b. An office, including the office of a physician, dentist or drugless practitioner;
  - c. A personal service shop;
  - d. A dining restaurant or a takeout restaurant;
  - e. A bank, trust company or finance company;
  - f. A drive through facility associated with any permitted use shall be prohibited

3876.2 Uses permitted in Section R4A-3876 shall be subject to the following requirements and restrictions:

- (1) All lands zoned R4A-3876 shall be treated as one lot for zoning purposes
- (2) The lot line abutting the TCPL Pipeline Right-of-Way shall be deemed the rear lot line for zoning purposes

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Minimum Lot Width                                            | No requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (2) Minimum Front Yard Depth                                     | 3.0 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (3) Minimum Side Yard With                                       | 3.0 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (4) Minimum Rear Yard Depth                                      | 7.5 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (5) Maximum Building Height                                      | 6 storeys                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (6) Maximum Lot Coverage                                         | No requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (7) Maximum Landscaped Open Space                                | 50% of the lot area                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (8) Maximum Floor Space Index                                    | 3.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (9) Minimum Building Separation                                  | 3.0 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (10) Minimum Width for a townhouse or stacked townhouse dwelling | 5.5 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (11) Setback to Utilities                                        | No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads.                                                                                                                                                                                                                                                                                                                                                                                      |
| (12) TransCanada Pipeline Right-of-Way Setbacks                  | <div><div>a) A minimum setback of 7.0 m shall be required from any part of a building or structure, including below grade structures, from the edge of the TCPL Pipeline Right-of-Way.</div><div>b) A minimum setback of 7.0 m from the nearest portion of a TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.</div></div> |

3876.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3876.2”

“3877 The lands designated R4A – 3877 on Schedule A to this by-law:

3877.1 shall only be used for either of the following purposes, but not both:

- (a) Purposes permitted in the R1F-10-3875 zone, subject to the requirements and restrictions of the R1F-10-3875 zone;
- or
- (b) The following purposes
  - (1) A stacked townhouse dwelling;
  - (2) A townhouse dwelling;

- (3) Only on the ground floor of an apartment, townhouse, or stacked townhouse dwelling the following commercial uses shall be permitted:
- a. A retail establishment;
  - b. An office, including the office of a physician, dentist or drugless practitioner;
  - c. A personal service shop;
  - d. A dining restaurant or a takeout restaurant;
  - e. A bank, trust company or finance company;
  - f. A drive through facility associated with any permitted use shall be prohibited

3877.2 Uses permitted in Section R4A-3877.1(b) shall be subject to the following requirements and restrictions:

- (1) All lands zoned R4A-3877 shall be treated as one lot for zoning purposes.
- (2) The lot line abutting McVean Drive shall be deemed the front lot line for zoning purposes.

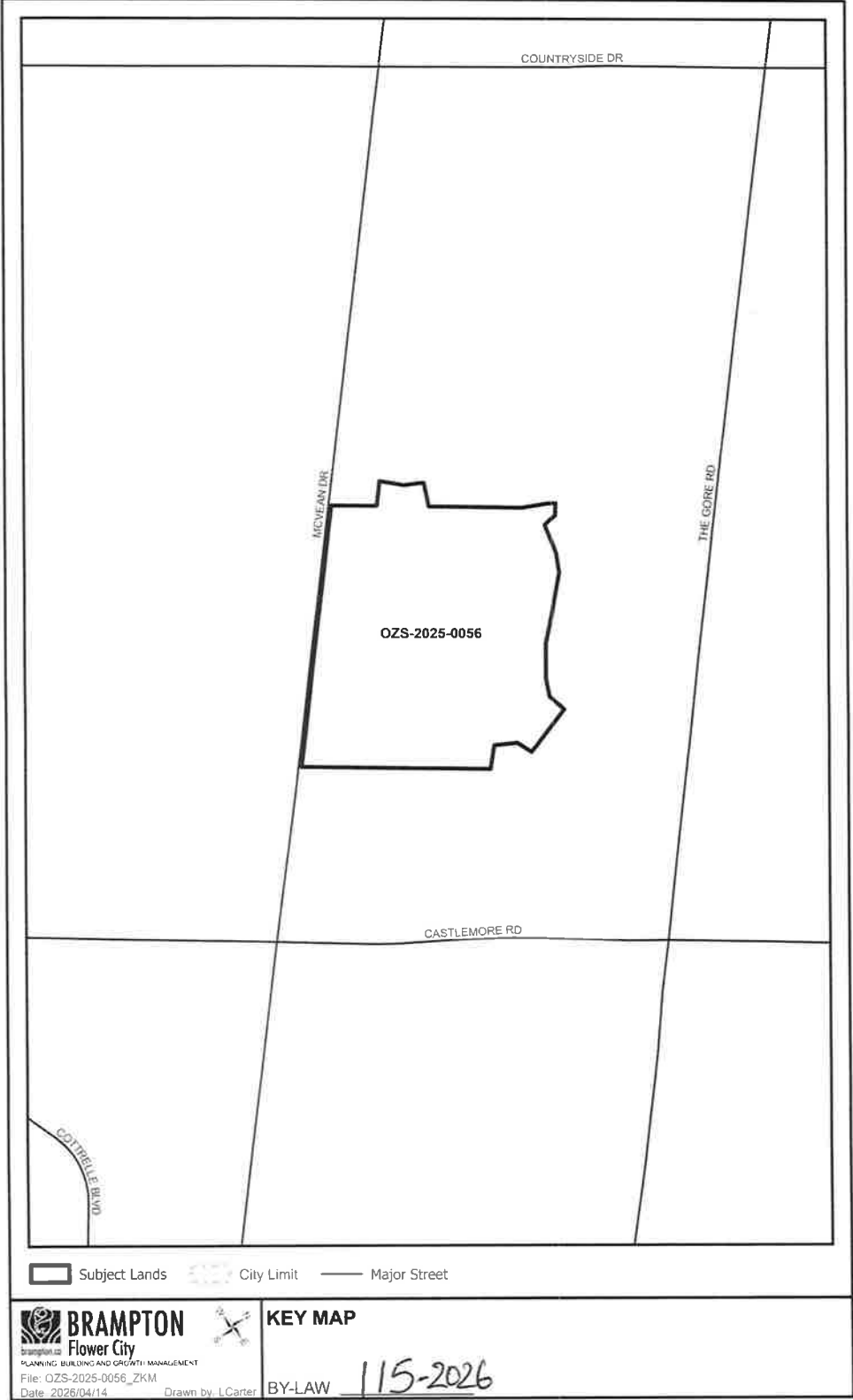
|                                                                  |                                                                                                   |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| (1) Minimum Lot Width                                            | No requirement                                                                                    |
| (2) Minimum Front Yard Depth                                     | 3.0 metres                                                                                        |
| (3) Minimum Side Yard With                                       | 3.0 metres                                                                                        |
| (4) Minimum Rear Yard Depth                                      | 3.0 metres                                                                                        |
| (5) Maximum Building Height                                      | 4 storeys                                                                                         |
| (6) Maximum Lot Coverage                                         | No requirement                                                                                    |
| (7) Maximum Landscaped Open Space                                | 50% of the lot area                                                                               |
| (8) Maximum Floor Space Index                                    | 3.0                                                                                               |
| (9) Minimum Building Separation                                  | 3.0 metres                                                                                        |
| (10) Minimum Width for a townhouse or stacked townhouse dwelling | 5.5 metres                                                                                        |
| (11) Setback to utilities                                        | No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads. |

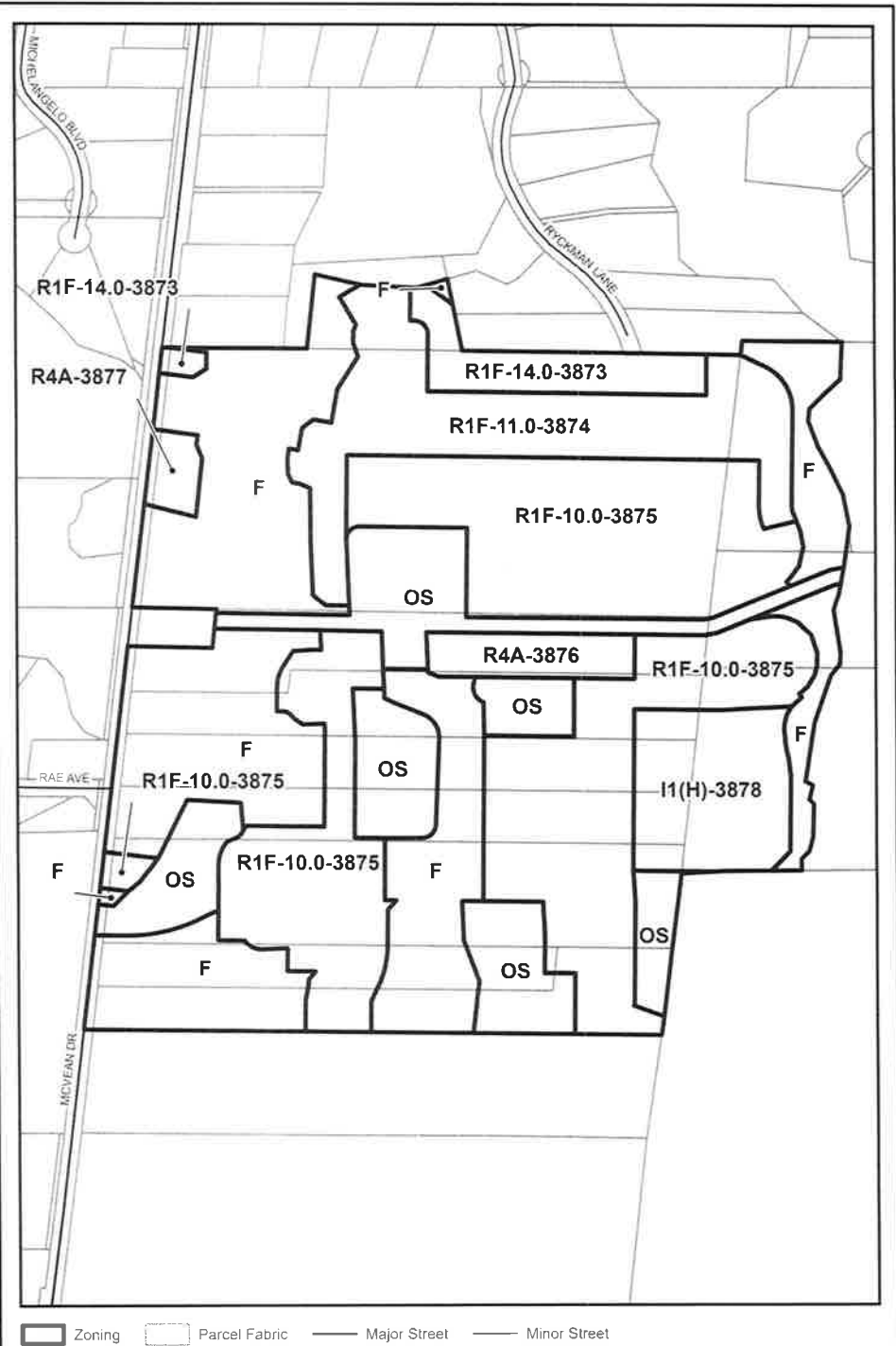
3877.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3877.2”

**“3878 The lands designated I1(H)- 3878 on Schedule A to this by-law:**

3878.1 Shall only be used for the following purposes in accordance with the requirements of the I1 zone.

- (1) Either:
  - a) A Place of Worship
  - b) A Long Term Care Facility
  - c) A public or private school
  - d) A park, a playground, or recreation facility operated by a public authorityor
- (2) The purposes permitted in the R1F-10-3875 zone, subject to the requirements and restrictions of the R1F-10-3875 shall only be permitted upon lifting the holding symbol.







BRAMPTON  
Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT

0 60 120 180  
Metres

File: OZS-2025-0056 ZBLA  
Date: 2026/06/17  
Drawn by: LCarter

**Zoning Amendment to By-law 270-2004**  
**LOTS 12 & 13, CONCESSION 9 N.D.**

BY-LAW 115-2026

SCHEDULE A