



The Corporation of the City of Brampton

By-law

Number 124 - 2026

To amend By-law 270-2004 (known as "Zoning By-law 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 changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
AGRICULTURAL (A)	RESIDENTIAL TOWNHOUSE E-5.5 Section 3888 (R3E-5.5-3888) RESIDENTIAL TOWNHOUSE E-5.5 Section 3889 (R3E-5.5-3889) COMMERCIAL 3 (C3) Section 3890 (C3-3890) FLOODPLAIN (F)

(2) By adding thereto the following sections:

"3888 For the lands designated R3E-5.5-3888 on Schedule A:

3888.1 The lands shall only be used for the following purposes:

- a) Purposes permitted in the R3E-X zone; and
- b) Dwelling, Semi-Detached

3888.2 Dwelling, Semi-Detached shall be subject to requirements and restrictions outlined in the R2B zone.

3888.3 Street Townhouse Dwellings shall be subject to the requirements and restrictions of the R3E zone. In addition, the lands shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width:
 - i. Interior Lot – 5.5 metres
 - ii. Corner Lot – 6.5 metres
- b) Minimum Dwelling Unit Width - 4.8 metres

- c) Minimum Lot Area:
 - i. Interior Lot – 135.0 square metres
 - ii. Corner Lot – 150.0 square metres
- d) Minimum Front Yard Depth:
 - i. 3.0 metres
 - ii. 6.0 metres to garage door facing the front lot line
- e) Minimum Interior Side Yard:
 - i. 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings
- f) Minimum Exterior Side Yard:
 - i. 2.5 metres
- g) Minimum Rear Yard:
 - i. 6.0 metres for an interior lot
- h) Maximum Building Height - 12.0 metres
- i) Permitted Yard Encroachments:
 - i. A porch and/or balcony with or without foundation or cold cellar may encroach 1.8 metres into the minimum front yard;
 - ii. A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard, rear yard and exterior side yard; and
 - iii. The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle
- j) The following shall apply to a bay, bow or box window:
 - i. Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.0 metres with a maximum height of one-storey measured from the finished floor level of the first storey;"

(3) By adding thereto, the following sections:

"3889 For the lands designated R3E-5.5-3889 on Schedule A:

3889.1 The lands shall only be used for the following purposes:

- a) Purposes permitted in the R3E-X zone;
- b) Dwelling Townhouse in Condominium Tenure;
- c) Dwelling, Rear Lane Townhouse; and
- d) Dwelling, Live-Work Townhouses

3889.2 The lands shall be subject to the same development standards outlined within the R3E-5.5-3888 zone; and the following requirements and restrictions:

- a) Minimum Lot Depth – 23 metres
- b) Minimum Private Road Width shall be 6.6 metres, including the curb;
- c) Minimum Required Parking for Townhouses (except Live Work Units) - 2.0 parking spaces for residents and 0.20 parking spaces for visitors per unit;

- d) Minimum Required Parking for Live-Work Units - 1.0 parking space for residents and 0.20 parking spaces for visitors per unit;
- e) Minimum Amenity Area - 5.0 m² per dwelling unit

(4) By adding thereto, the following sections:

“3890 For the lands designated C3-3890 on Schedule A:

3890.1 The lands shall only be used for the following purposes:

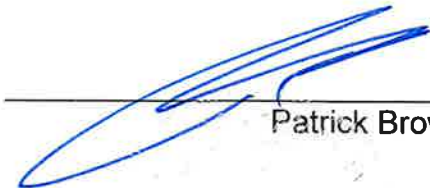
- a) a retail establishment having no outside storage
- b) a supermarket
- c) a service shop
- d) a personal service shop
- e) a bank, trust company, or finance company
- f) an office
- g) a dry cleaning and laundry distribution station
- h) a laundromat
- i) a dining room restaurant, a convenience restaurant, a take-out restaurant, a catering service
- j) a printing or copying establishment
- k) a commercial school
- l) a garden centre sales establishment
- m) an amusement arcade
- n) a temporary open air market
- o) a place of commercial recreation but not including a billiard hall
- p) a community club
- q) a health or fitness centre
- r) a tavern
- s) a custom workshop
- t) a swimming pool sales and service establishment; and
- u) an animal hospital
- v) a day nursey

3890.2 The lands shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth - 3 metres
- b) Minimum Rear Yard - 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard shall be 9 metres.
- c) Minimum Exterior Side Yard Width - 3 metres
- d) Minimum Interior Side Yard - 6 metres
- e) Minimum Parking for Development consisting of 5 or more non-residential units on the same lot shall be 2.25 spaces per 100 m² of Gross Floor Area”

Enacted and passed this 8th day of July, 2026.

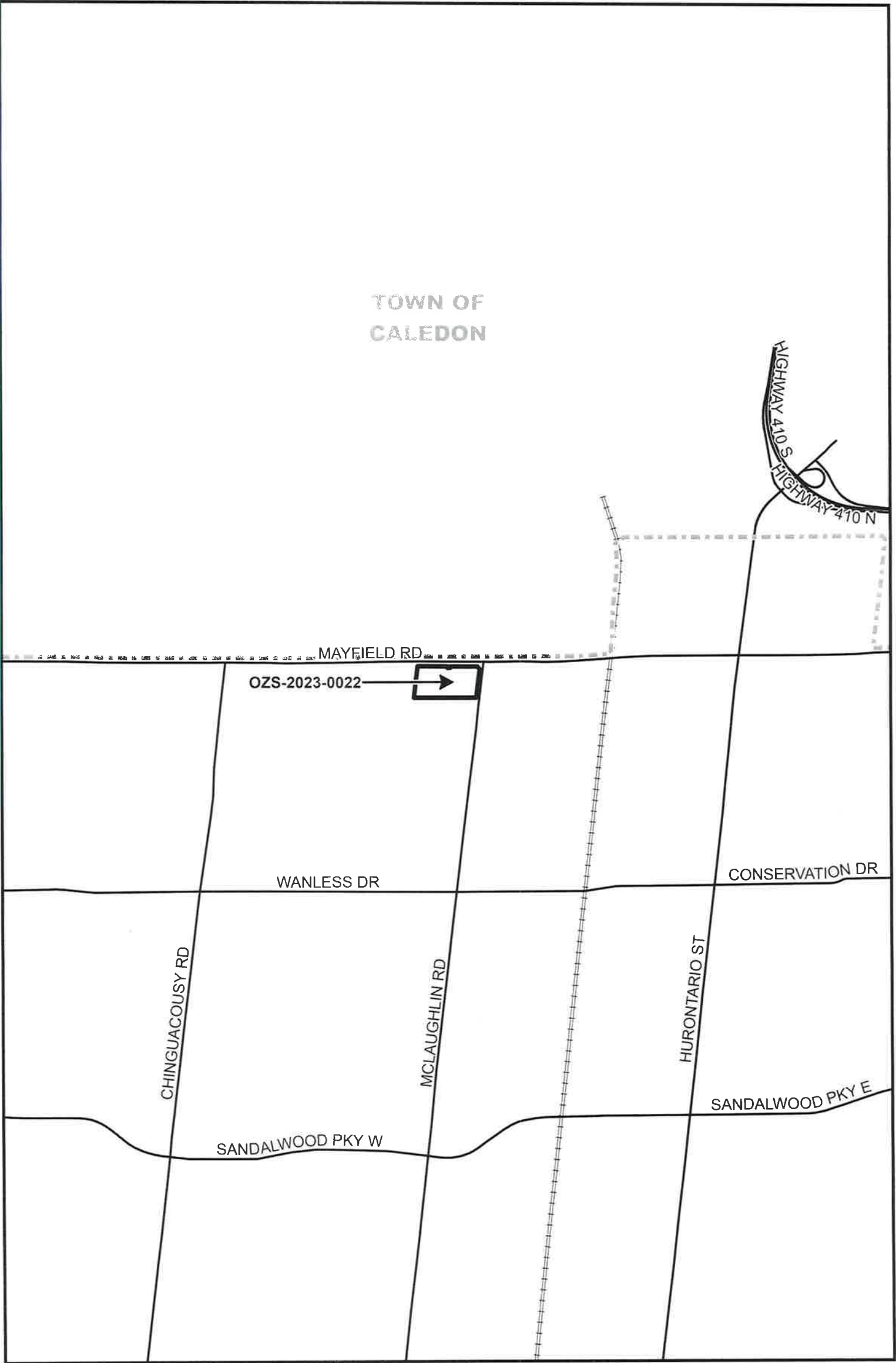
Approved as to
form.
2026/June/26
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/June/26
Allan A. Parsons


Genevieve Scharback, City Clerk

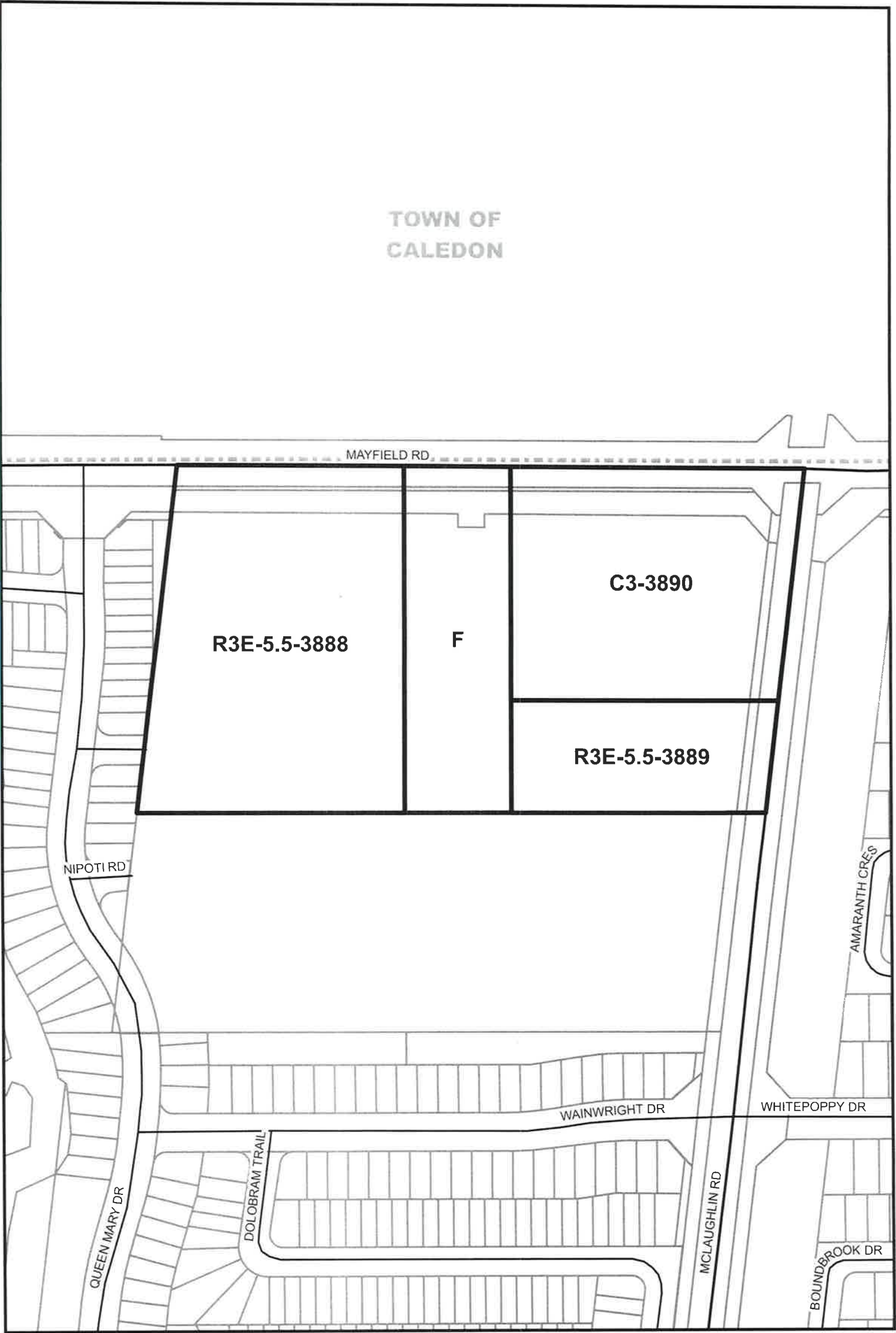
(OZS-2023-0022)



 Subject Lands  City Limit  Railways  Major Street



KEY MAP



 Zoning  Parcel Fabric  Major Street  Minor Street



Zoning Amendment to By-law 270-2004
LOTS 17, CONCESSION 2 W.H.S.

BY-LAW 124-2026

SCHEDULE A