



The Corporation of the City of Brampton

By-law

Number 128 - 2026

To amend By-law 14-2026, 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 14-2026, as amended, is hereby further amended:
 - (1) By changing Schedule A thereto the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Mixed-Use High Rise - Section 2823 (MH-2823)

- (2) By changing Schedule B thereto, to permit a maximum building height of 35 storeys as shown outlined on Schedule B to this by-law;

- (3) By changing Schedule C thereto, to permit a maximum floor space index of 4.6 as shown outlined on Schedule C to this by-law;

- (4) By adding thereto, the following section:

“12.2823 For the lands designated MH – 2823 on Schedule A:

12.2823.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the MH zone.

12.2823.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Lot Area: No requirement;
- .3 Minimum Lot Depth: No requirement;
- .4 Minimum Setback to Queen Street East: 4.0 metres;

- .5 Minimum Setback to Ebenezer Road:
 - .a 15.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - .b 3.0 metres to an office commercial building.
- .6 Minimum Setback to McVean Drive:
 - .a 50.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - .b 3.0 metres to an office commercial building;
- .7 Minimum Setback to a Daylight Triangle/ Rounding: 3.0 metres;
- .8 Minimum Setback from underground parking garage structure: 0.0 metres;
- .9 Minimum Setback for above grade staircase enclosure leading to an underground parking structure: 0.0 metres;
- .10 Minimum Setback for hydro transformer: 0.0 metres;
- .11 Minimum Building Separation Distance: 20.0 metres between a residential apartment dwelling and an office commercial building;
- .12 Minimum Tower Step Back: 0.0 metres;
- .13 Minimum Landscaped Open Space: 10% of the lot area;
- .14 Maximum Lot Coverage: 40% excluding portion of parking above grade, excluding an above grade stairwell and any portions of an underground parking structure that extends above grade;
- .15 Maximum Podium Height: 8-storeys;
- .16 Maximum Tower Floor Plate Size: 910 square metres.

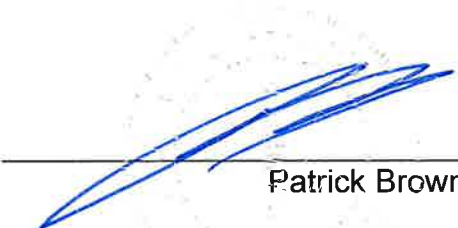
12.2823.3 For the purposes of Exception 2823:

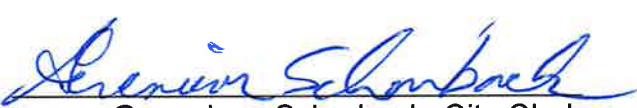
- .1 For the purpose of this by-law, all lands zoned MH-2823 shall be treated as one lot for zoning purposes.
- .2 For the purpose of this by-law, Queen Street East, shall be deemed to be the front lot line.

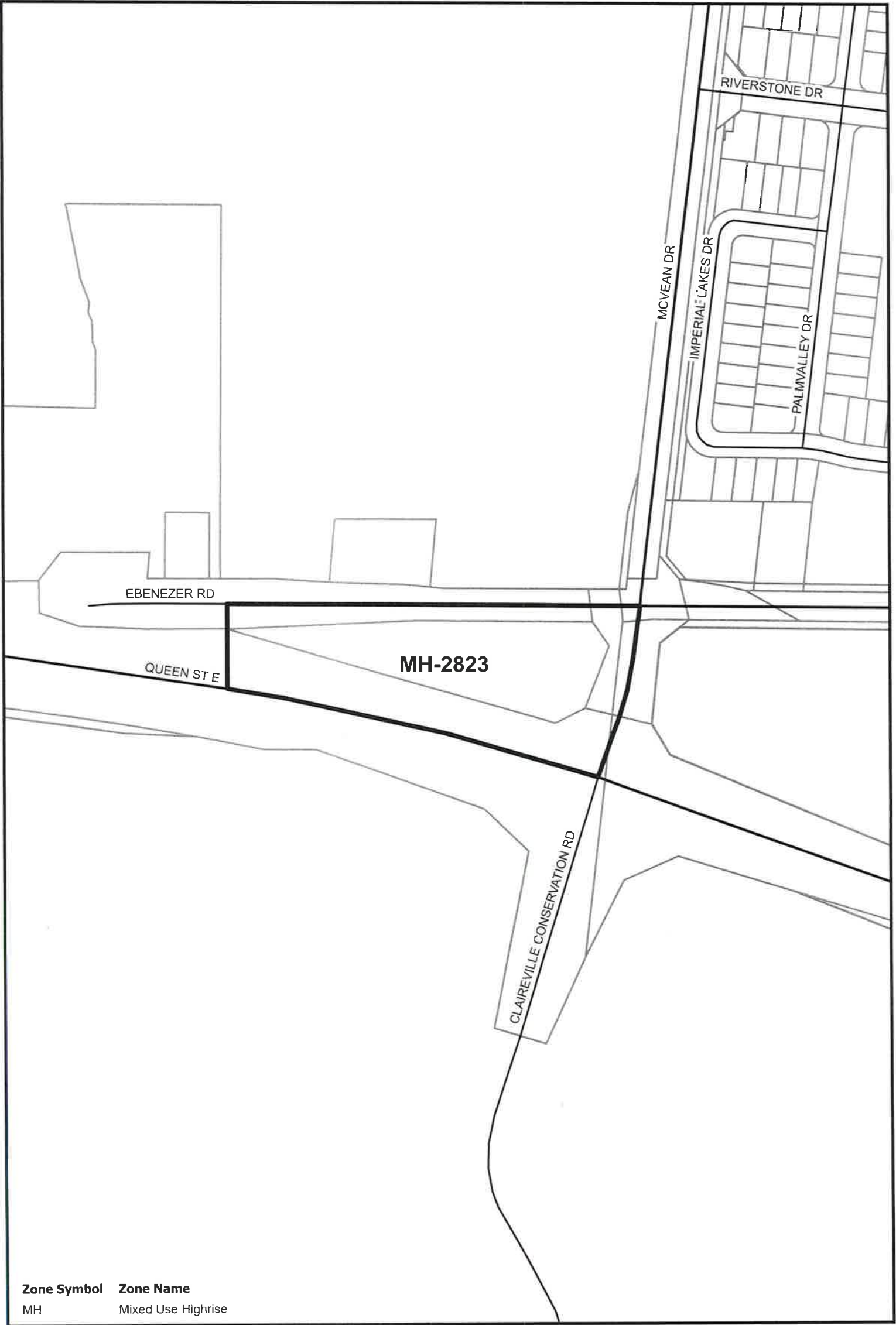
ENACTED and PASSED this 8th day of July 2026.

Approved as to form.
2026/June/29
AJC

Approved as to content.
2026/June/29
Allan A. Parsons


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

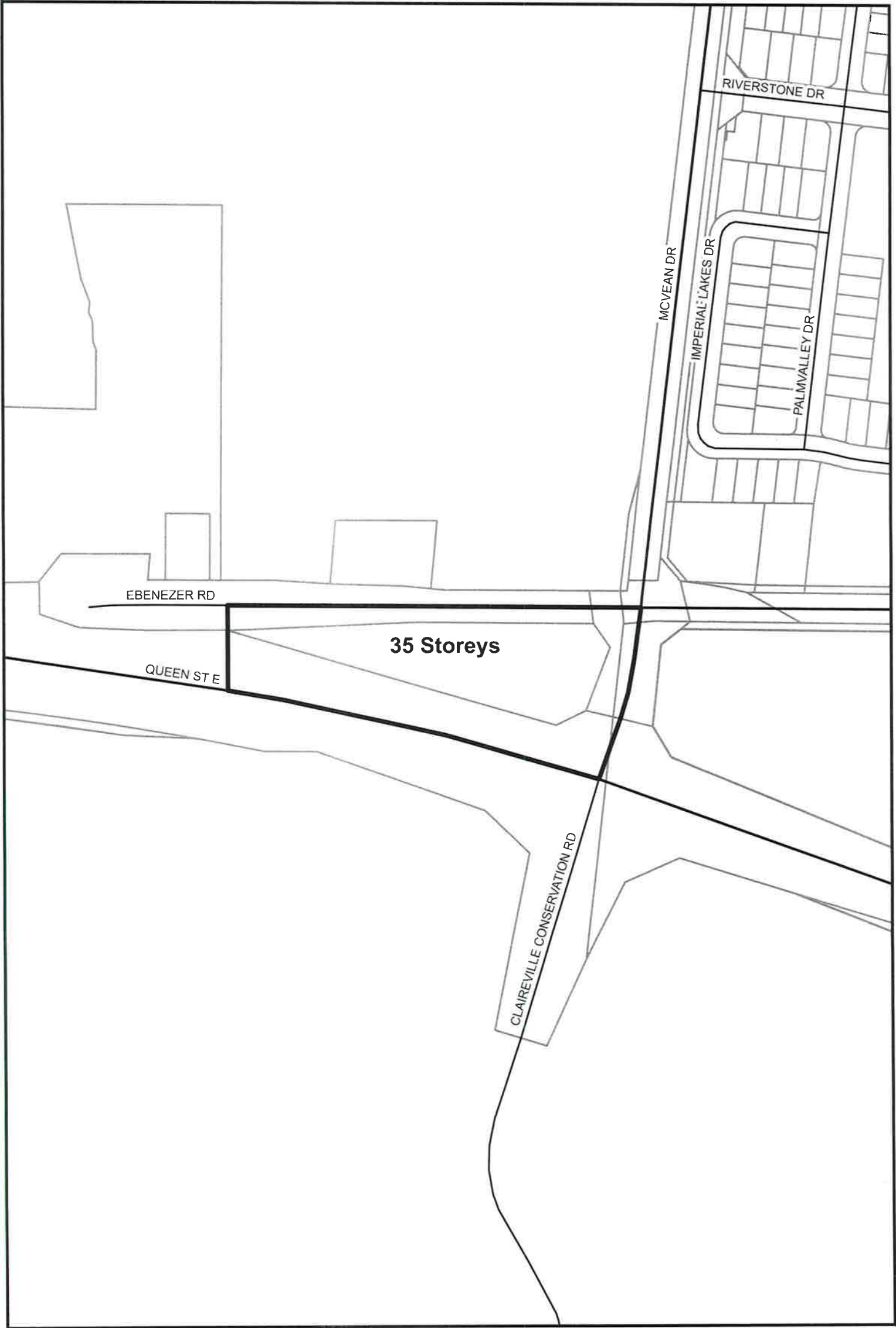


 Zoning  Parcel Fabric  Major Street  Minor Street



**Zoning Amendment to
By-law 14-2026 Schedule A Zone Boundaries
LOT 5, CONCESSION 8 N.D.**

BY-LAW 128-2026



Maximum Building Height (Storeys)



Parcel Fabric



Major Street



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT



0 25 50 75 100
Metres

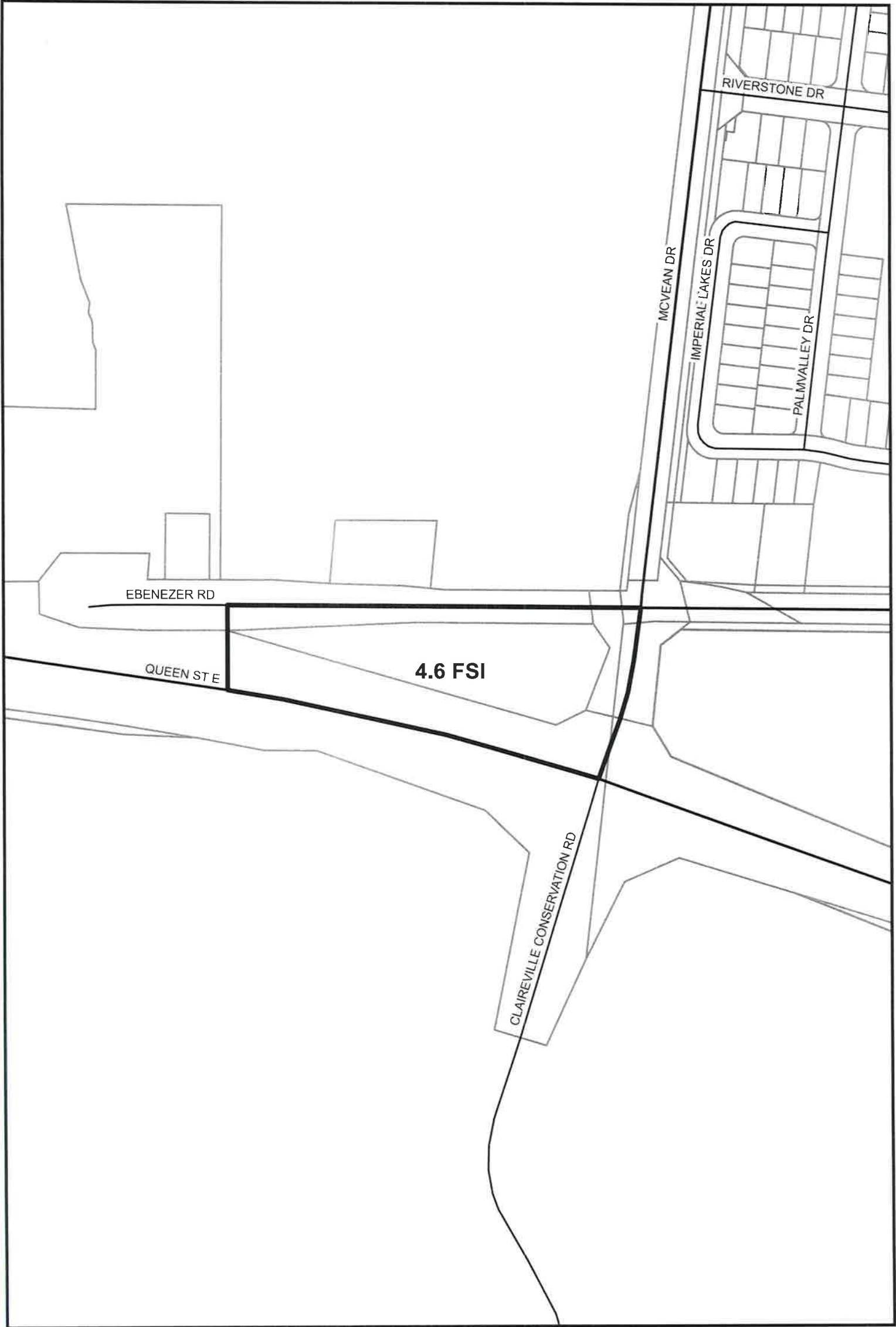
File: OZS-2025-0041 ZBLA
Date: 2026/05/14

Drawn by: LCarter

Zoning Amendment to By-law 14-2026
Schedule B Maximum Building Height Requirements
LOT 5, CONCESSION 8 N.D.

BY-LAW 128-2026

SCHEDULE B



 Maximum Floor Space Index (FSI)  Parcel Fabric  Major Street

