



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 132-2025

To amend 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 changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
FUTURE DEVELOPMENT (FD)	COMMERCIAL THREE (HOLDING) - SECTION 3836 (C3(H) - 3836)

- (2) by adding thereto, the following sections:

- “3836 The lands designated C3(H) - 3638 on Schedule A to this by-law:
- 3836.1 Shall only be used for the purposes permitted in a C3 zone, excluding a place of worship;
- 3836.2 The following uses shall be prohibited:
 - a) a private school; and
 - b) a day nursery or child care centre;
- 3836.3 Shall be subject to the following requirements and restrictions:
 - a) Minimum Building Setbacks:
 - i. 6 metres to any lot line abutting a Residential zone;

ii. 3 metres to all other lot lines.

b) Maximum Building Height:

i. 2 storeys for any building or portion thereof within 50 metres of Heritage Road;

ii. 1 storey for any building or portion thereof 50 metres or more from Heritage Road.

c) Minimum Landscaped Open Space:

i. 3 metres along any lot line abutting a street; and,

ii. 8% of the total lot area.

3836.4 Holding (H) Symbol:

a) The Holding (H) symbol shall remain in place until the following condition has been completed to the satisfaction of the Commissioner, Planning, Building, and Growth Management:

i. The owner shall provide a Trustee Letter confirming that all payments required under the Bram West 40-3 Cost Sharing Agreement (CSA) have been received for the associated subdivision.

b) While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the FD zone subject to the requirements and restrictions of the FD zone.”

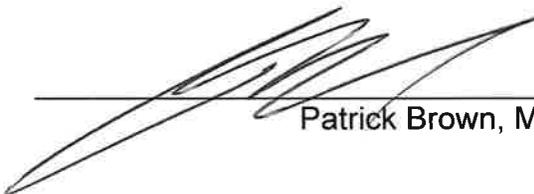
ENACTED and PASSED this 10th day of September 2025.

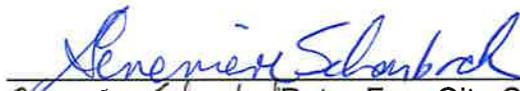
Approved as to form.

MR
2025/June/19

Approved as to content.

AAP
2025/June/19


Patrick Brown, Mayor


Genevieve Scharbach, Peter Fay, City Clerk

(OZS-2024-0031)



 Subject Lands



C3(H)-3836

HERITAGE RD

PRIVATE RD

0 50 Metres

 Subject Lands  Street  Parcel Fabric

