



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 138 - 2025

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

From:	To:
Commercial (C3) – Section 416 (C3-416)	Commercial (C3) – Section 3844 (C3-3844)

2. By adding the following Section:

“3844 The lands designated C3 - SECTION 3844 on Schedule A to this by-law:

3844.1 shall only be used for the following purposes:

- a. Commercial Uses:
 - i. a retail establishment having no outside storage;
 - ii. a supermarket;
 - iii. a service shop;
 - iv. a personal service shop;
 - v. a bank, trust company and finance company;
 - vi. an office;
 - vii. a dry cleaning and laundry distribution station;
 - viii. a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - ix. a printing or copying establishment;

- x. a commercial school;
 - xi. a temporary open air market;
 - xii. a place of commercial recreation;
 - xiii. a community club;
 - xiv. a health or fitness centre;
 - xv. a tavern;
 - xvi. a custom workshop;
 - xvii. a day nursery;
 - xviii. a residential care home;
 - xix. a retirement home;
- b. Non-Commercial Uses:
- i. an apartment dwelling
 - ii. a public or private school;
- c. Purposes accessory to other permitted purposes.

3844 .2 Shall be subject to the following requirements and restrictions:

1. For the purpose of this section:
 - a. The lot line abutting Peel Centre Drive shall be the front lot line;
 - b. The lot line abutting Brown's Lane shall be the flankage lot line;
2. Minimum Lot Area: No requirement;
3. Minimum Front Yard Depth (to the lot line abutting Peel Centre Drive):
 - a. For any portion of a building 2 storeys in height or less: 9.0 m;
 - b. For any portion of a building 3 to 5 storeys in height: 10.5 m;
 - c. For any portion of a building 6 to 9 storeys in height: 13.0 m;
 - d. For any portion of a building 10 storeys in height or greater: 20.4 m;
4. Minimum Exterior Side Yard Width (to the lot line abutting Brown's Lane):
 - a. For any portion of a building 2 storeys in height or less: 4.0 m;
 - b. For any portion of a building 3 storeys in height or greater: 6.2 m;
5. Minimum Interior Side Yard Width:
 - a. For any portion of a building 3 storeys in height or less: 13.2m;
 - b. For any portion of a building 4 to 9 storeys in height: 14.7 m;
 - c. For any portion of a building 10 storeys in height or greater: 15.0m;
6. Minimum Rear Yard Depth:
 - a. For any portion of a building 1 storey in height: 1.5 m;
 - b. For any portion of a building 2 storeys in height: 7.1 m;
 - c. For any portion of a building 3 storeys in height: 7.5 m;
 - d. For any portion of a building 4 storeys in height or greater: 8.0 m;

7. Minimum Setback to a Daylight Triangle or Rounding: 0.0 m;
8. Minimum Hydro Transformer Setback to any lot line: 0.0 m;
9. Balconies, sills, belt courses, cornices gutters, chimneys, pilasters, eaves, parapets, canopies, wind mitigation equipment, privacy screens and railings may encroach into any required yard by a maximum 2.9 metres;
10. Maximum Floor Space Index: 8.15, excluding any floor area located below established grade;
11. Maximum Lot Coverage: 52%;
12. Minimum Landscaped Open Space: 30%;
13. Minimum Ground Floor Height fronting Peel Centre Drive: 3.6 m;
14. Minimum Motor Vehicle Parking: No requirement for all uses;
15. Minimum Bicycle Parking:
 - a. Resident: 0.5 spaces per apartment dwelling unit
 - b. Visitor: 0.10 spaces per apartment dwelling unit
 - c. 3.0 spaces for each 1000 square metres of gross commercial floor area of portion thereof;
16. Maximum Building Height: 55 storeys;
17. Maximum Residential Floor Plate: 800 metres
18. Minimum Separation Distance: 25 metres

3844.3 Shall also be subject to the requirements and restrictions of the C3 zone and the General Provisions of this by-law that are not in conflict with those set out in Section 3844.2”

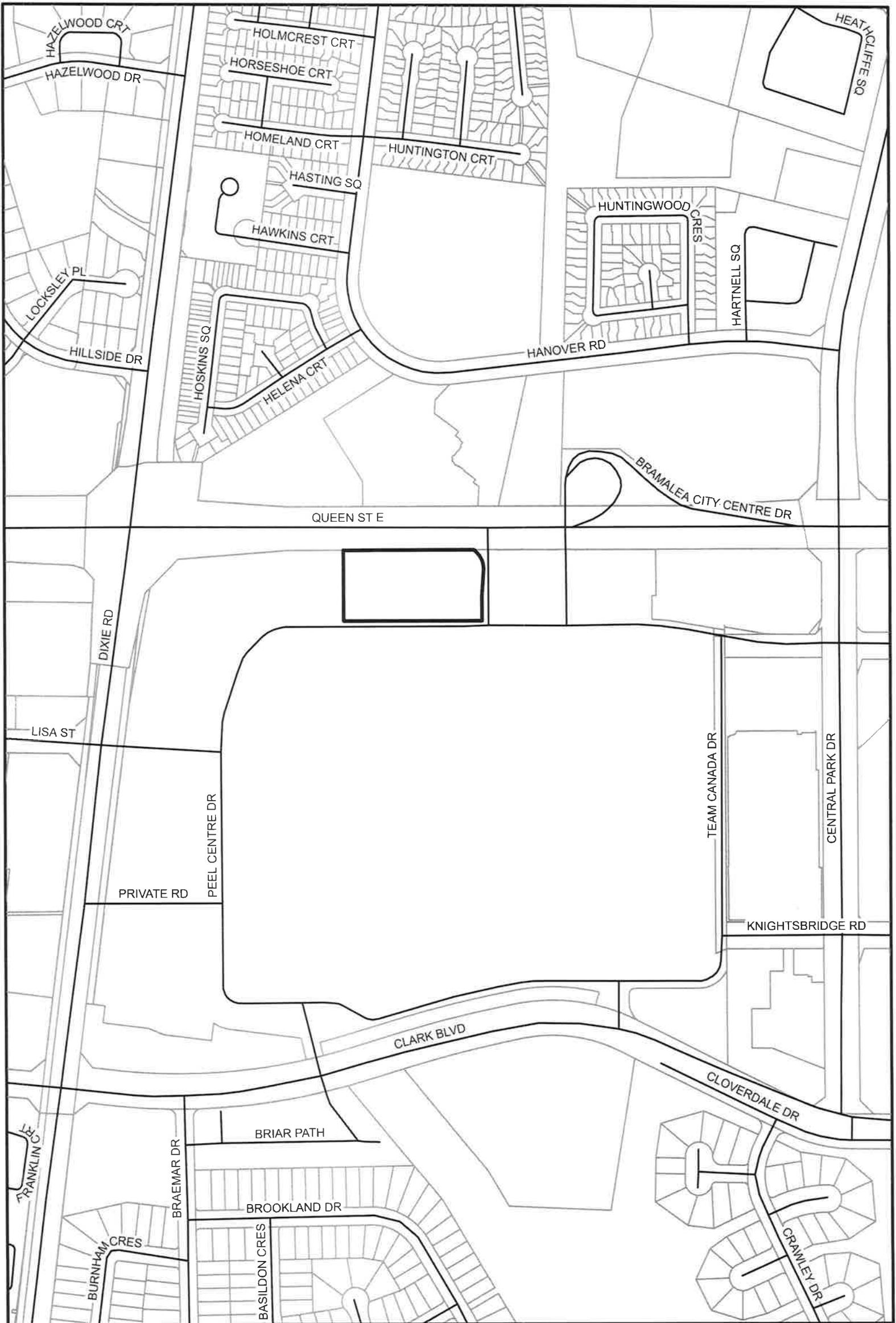
ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.
2025/08/26
MR

Approved as to
content.
2025/Aug/26
AAP


Patrick Brown, Mayor

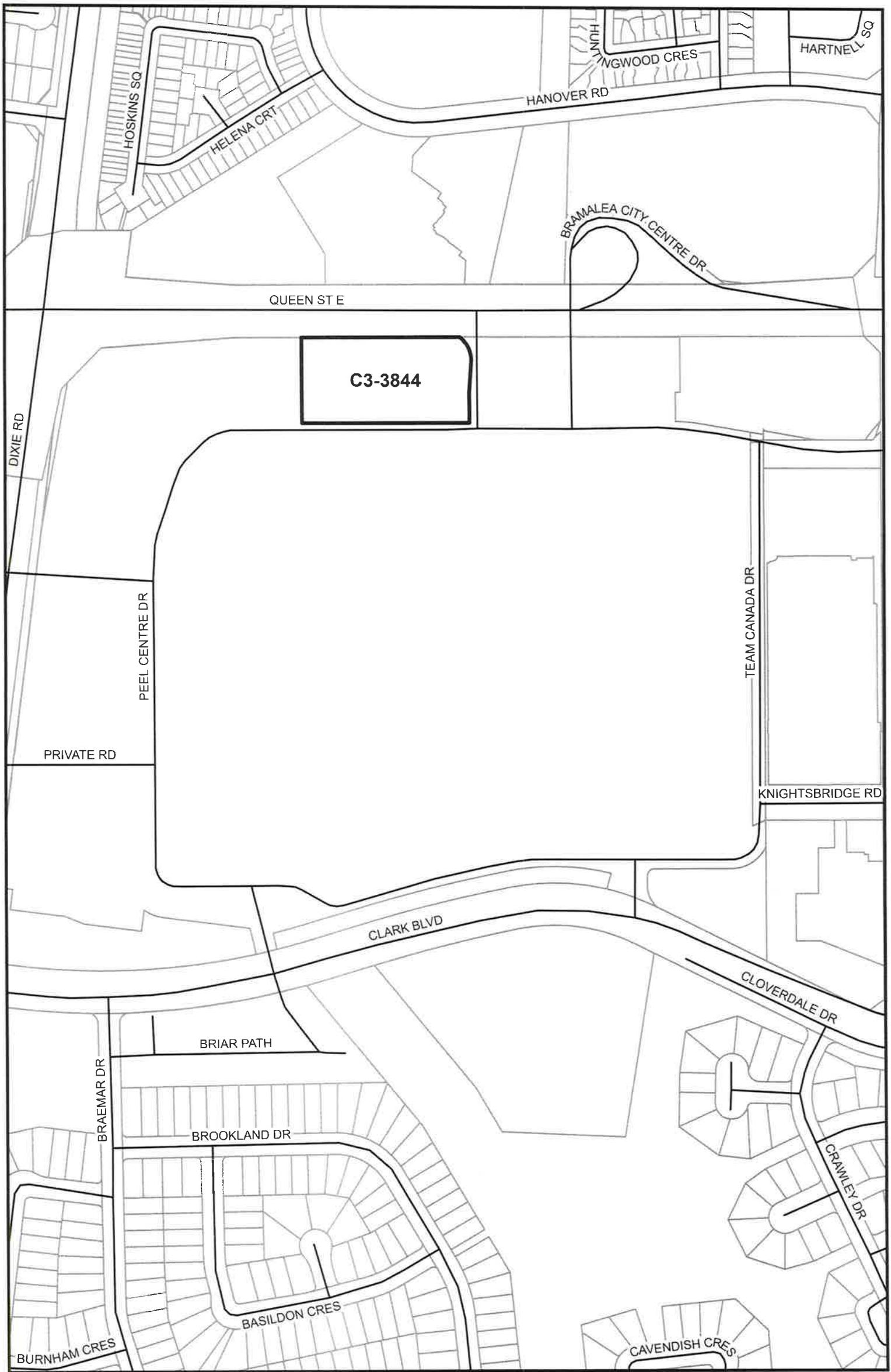

Genevieve Scharback, City Clerk



 Subject Lands



KEY MAP



C3-3844



- Zoning Boundary
- Parcel Fabric
- Street

LOT 5, CONCESSION 4 E.H.S

BY-LAW 138-2025

SCHEDULE A