THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 146 - 2026

To amend Comprehensive Zoning By-law 014-2026, 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 014-2026, 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 the Existing Zoning of:	To:
AGRICULTURAL (A);	RESIDENTIAL SECOND DENSITY– GREENFIELD MIXED DENSITY - SECTION 2835 (R2G-2835); RESIDENTIAL SECOND DENSITY– GREENFIELD MIXED DENSITY - SECTION 2836 (R2G-2836); (HOLDING) MIXED USE HIGH RISE – SECTION 2837 ((H)MH-2837); RESIDENTIAL SECOND DENSITY– GREENFIELD MIXED DENSITY - SECTION 2838 (R2G-2838); OPEN SPACE (OS); AND NATURAL SYSTEM (NS).

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

(3) by adding thereto, the following sections:

"12.2835 For the lands designated R2G-2835 on Schedule A:

12.2835.1 The lands shall only be used for the following purposes:

.1 A Single Detached Dwelling;
.2 Purposes accessory to the other permitted purposes.

12.2835.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding the definition of Bay, Bow, or Box Window, such windows shall not require side windows.

.2 Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle or rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

.3 Minimum building or permitted encroachment setback to a Daylight Triangle or Rounding: 0.5m.

.4 Minimum Interior Side Yard: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres

a. Interior side yards meeting the minimum width set out above may be paired between two lots in any combination.

.5 Minimum Rear Yard Depth:

.a 7.0 metres or 6.0 metres abutting an OS, I or F zone, but 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.

.b A one-storey projection may be permitted to encroach 0.65 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.

.6 Attached Private Garage Requirements:

.a Where access to the private garage is from the exterior side yard, the minimum rear yard depth to the sidewall of a garage shall be 0.6 m.

.b On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling.

.c On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling."

"12. 2836 The lands designated R2G-2836 on Schedule A to this by-law:

12.2836.1 The lands shall only be used for the following purposes:

.1 Dwelling, Dual Frontage Townhouse;
.2 Dwelling, Street Townhouse;
.3 Dwelling, Back-to-Back Townhouse;
.4 Dwelling, Single Detached;

12.2836.2 The lands shall be subject to the following requirements and restrictions:

.1 Notwithstanding the definition of Bay, Bow, or Box Window, such window shall not require side windows.

.2 Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle or rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

.3 Minimum building or permitted encroachment setback to a Daylight Triangle or Rounding: 0.5 m

.4 For a Single Detached Dwelling, Interior side yards between two lots may be paired at 0.6 metres per paired lots, or 1.2 metres and 0.6 metres per paired lots or at 1.2 metres and 1.2 metres per paired lots.

.5 For a Single Detached Dwelling and a Street Townhouse Dwelling, where access to the private garage is from the exterior side yard, the minimum rear yard depth to the sidewall of a garage shall be 0.6 m.

.6 For a Dual Frontage Townhouse Dwelling:

.a A minimum lot area of 100 square metres may be permitted.

.b A fence with a maximum height of 1.2 m may be permitted in any yard.

.c The front lot line shall be the lot line opposite the lot line which is traversed by a driveway.

.d Minimum Yard Setbacks for a Principal Building:

.i the front wall of a dwelling unit: 3.0 metres to a public street, private street, or walkway

.ii the rear wall of a dwelling unit: 3.0 m to a rear lot line, but 6 metres to the front of the garage

.e Maximum Building Height: 13.5 metres and / or three storeys (both apply)

.7 For a Dual Frontage Townhouse and Back-to-Back Townhouse:

.a Air conditioning units are permitted to be located on a balcony or uncovered terrace.

.b An accessory structure is not permitted in any yard.

.8 Attached Private Garage Requirements:

.a On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling, except that for a back-to-back townhouse dwelling, the maximum width may be increased to 75% of the width of the dwelling.

.b On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.

.c For dwellings that are 6.1 m or less in width, the interior space of an attached private garage shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment into the minimum length wise and a one step encroachment into the minimum width wise.

.d For dwellings that are greater than 6.1 m in width, the interior space of an attached private garage shall have a rectangular area not less than 3.1 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.

.e For corner dwellings and end unit dwellings, regardless of the unit width, the interior space of an attached private garage shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment into the minimum length wise and a one step encroachment into the minimum width wise.

.9 Permitted Yard Encroachments:

.a A Bay, Bow or Box Window, up to a maximum width of 4.0 m, may encroach 1.0 metre into any yard, but the feature shall be no closer than 1.2 m from any lot line."

"**12. 2837 The lands designated Holding (H)MH-2837 on Schedule A to this by- law:**

12.2837.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) Symbol:

.1 Residential Uses:
- .a an Apartment Dwelling
- .b A street townhouse dwelling, dual front townhouse dwelling and back-to-back townhouse dwelling in accordance with the requirements and restrictions of the R2G-2836 zone
- .c A Stacked Townhouse Dwelling
- .d A senior citizen residence or assisted living residence

.2 Other Permitted Uses:
- .a A retail establishment having no outside storage
- .b A service shop
- .c A bank, trust company, or finance company
- .d A dining room restaurant, a convenience restaurant or a take-out restaurant
- .e A tavern
- .f A printing or copying establishment
- .g A commercial, technical or recreational school
- .h A community club
- .i A health centre or fitness centre

.j A recreational facility
.k An art gallery, museum or art/photo studio
.l A convenience store or grocery store
.m A travel agency
.n An office
.o A hotel
.p A shopping centre
.q A banquet hall
.r A place of commercial recreation
.s A supermarket
.t An animal hospital
.u A theatre
.v A body art and/or tattoo parlour
.w An amusement arcade
.x Medical office or clinic
.y A sales office/centre/pavilion
.z Pharmacy, dentist, dry cleaner
.aa A day nursery
.bb A day care
.cc A community centre
.dd A place of worship
.ee An administrative office or facility of a public authority
.ff Except for a hotel or an administrative office or facility of a public authority or a sales office/centre/pavilion or a senior citizen residence or assisted living residence, place of worship, a commercial or institutional use shall only be permitted within an apartment building or a multi-storey commercial use building.

12.2837.2 The lands shall be subject to the following requirements and restrictions:

.1 For Stacked Townhouse Dwellings, the following requirements and restrictions shall apply:

.a Minimum Lot Area: 900 square metres

.b Minimum Lot Width: 24 metres

.c Minimum Front Yard Depth: 4.5 metres

.d Minimum Interior Side Yard Width: 3.0 metres

.e Minimum Exterior Side Yard Width: 4.5 metres

.f Minimum Rear Yard Depth: 4.5 metres

.g Minimum Building Setback to a Daylight Triangle: 0.5 metres;

.h Maximum Building Height: 3 storeys

.i Notwithstanding Section 7.1.D, the minimum building height shall not apply.

.j Maximum Lot Coverage: No requirement

.k Minimum Landscaped Open Space: 25%;

.2 For Apartment Dwelling, the following requirements and restrictions shall apply:

.a Minimum Lot Area: No requirement;

.b Minimum Lot Width: 30 metres;

.c Minimum Front Yard Depth: 3.0 metres;

.d Minimum Interior Side Yard Width: 3.0 metres

.e Minimum Exterior Side Yard Width: 3.0 metres

.f Minimum Rear Yard Depth: 6.0 metres;

.g Minimum Building Setback to a Daylight Triangle: 0.5 metres;

.h Maximum Building Height: 30 storeys;

.i Maximum Tower Floor Plate Size above the 12th storey: 800m²

.j Minimum Tower Separation Distance above the 12th storey: 25 metres

.k Maximum Lot Coverage: No requirement;

.l Minimum Landscaped Open Space: 15%

12.2837.3 Holding Provisions:

.1 While the Holding (H) symbol remains in effect, the lands shall only be used for the following purposes listed in Section 12.2837.1 subject to the requirements and restrictions of Section 12.2837.2, provided that a minimum 600 square metres of non-residential GFA is provided.

.2 The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

.a The Holding (H) symbol may be removed upon the submission of a Retail Market Study, prepared by a qualified professional and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management, demonstrating that there is insufficient market demand to support the required non-residential uses."

"12. 2838 The lands designated R2G-2838 on Schedule A to this by-law:

12.2838.1 The lands shall only be used for the following purposes:

.1 Street Townhouse Dwellings;
.2 Back-to-back Townhouse Dwellings;
.3 Purposes accessory to the other permitted purposes.

12.2838.2 The lands shall be subject to the following requirements and restrictions:

.1 For Back-to-back Townhouse Dwellings:
.a The maximum building height shall be 13.5 metres.
.b Air conditioning units are permitted to be located on the balcony or uncovered terrace.

.2 For Street Townhouse Dwellings:

.a The minimum lot width shall be 7.0 metres.

.b A one-storey projection may be permitted to encroach 0.65 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.

12.2838.3 For the purposes of Exception 2838:

.1 Notwithstanding Section 5.1.E, Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments, and the permitted driveway shall consist of Landscaped Open Space;

.2 Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

.3 Notwithstanding Section 3.19, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

.4 For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot;

.5 Notwithstanding Section 5.2.D.5, the garage door opening shall be located no closer to the street line than the main wall of the principal dwelling or porch, whichever is closest.

.6 For a common element condominium, where the front, exterior side, or rear lot line of a corner lot has a curved radius, for the purposes of determining lot frontage, depth, and setbacks, the radius shall be deemed not to exist and the lot frontage, depth, and setbacks will be measured to a projected extension of the straight segment."

ENACTED and PASSED this 9th day of September, 2026.

Approved by Legal Services:

Approved as to form.

2026/09/03

[MRA]

Patrick Brown, Mayor

Approved by the Division Head/Director:

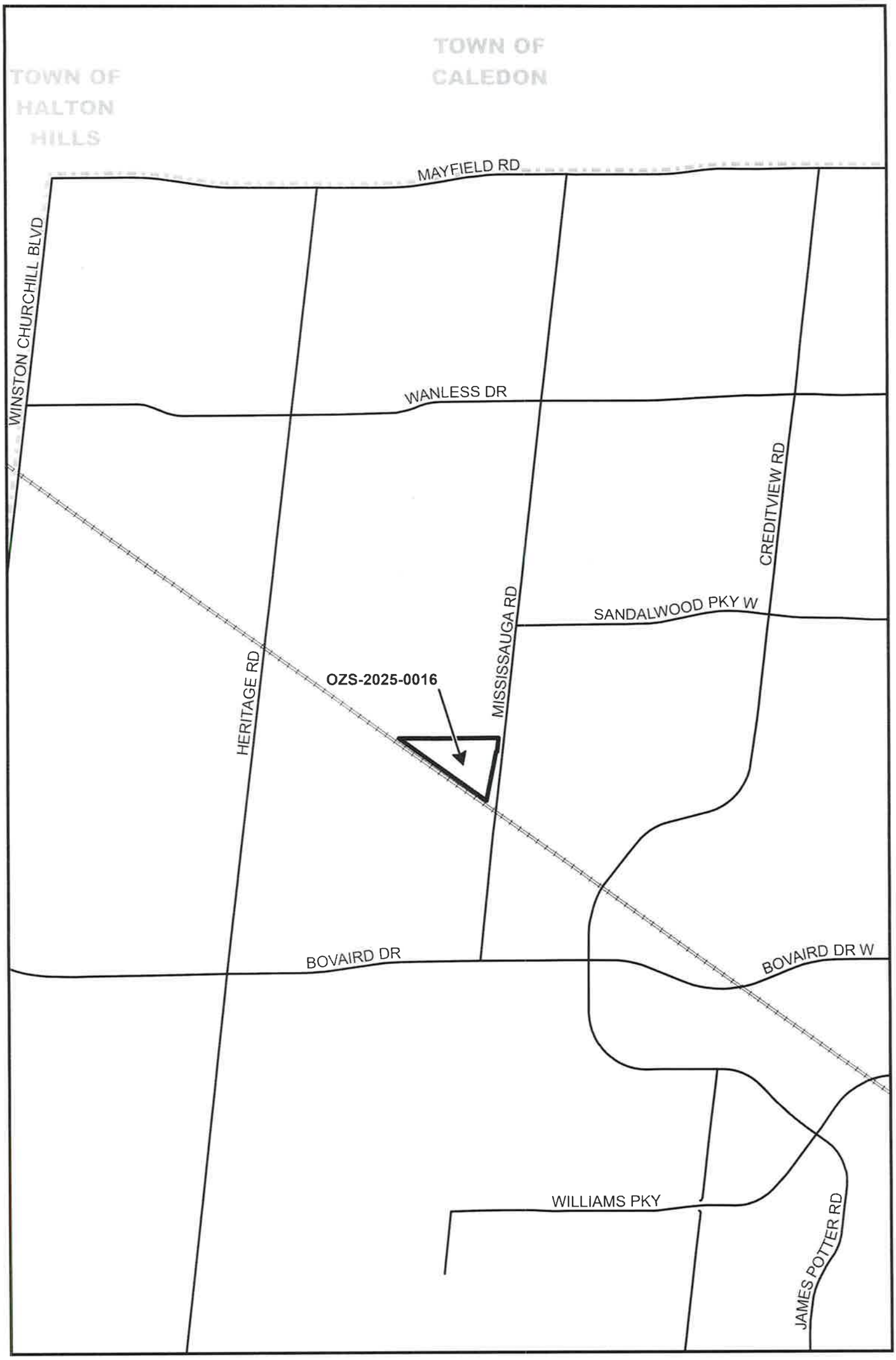
Approved as to form.

2026/Sept/03

[David VanderBerg]

Genevieve Scharback, City Clerk

(OZS-2025-0016)

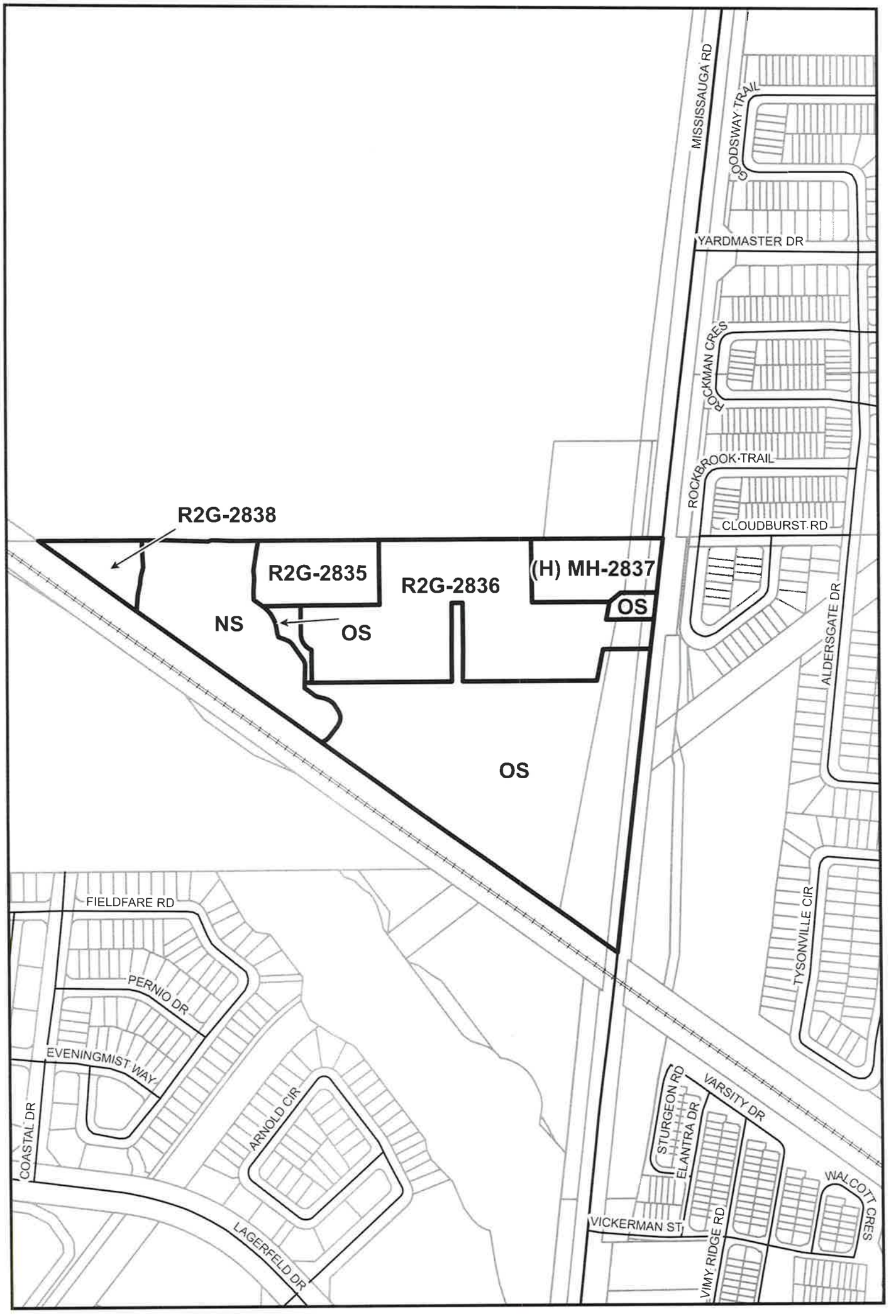


BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0016 KM
Date: 2026/08/31
Drawn by: LCarter

KEY MAP

BY-LAW 146-2026



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PLANNING, BUILDING AND GROWTH MANAGEMENT

0 50 100 150 Metres

File: OZS-2025-0016
Date: 2026/09/01
Drawn by: LCarter

Zoning Amendment to By-law 014-2026 Schedule A Zone Boundaries

LOT 12, CONCESSION 5 W.H.S.

This by-law shall come into effect upon approval by the Ontario Land Tribunal of Zoning By-law 014-2026, or partial approval of Zoning By-law 014-2026 upon the lands to which this by-law applies.

BY-LAW 146-2026

SCHEDULE A



Maximum Building Height (Storeys) | Parcel Fabric | Major Street | Minor Street

BRAMPTON Flower City
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PLANNING, BUILDING AND GROWTH MANAGEMENT

0 50 100 150 Metres

File: OZS-2025-0016 ZBLA
Date: 2026/09/01 Drawn by: LCarter

Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 12, CONCESSION 5 W.H.S.

This by-law shall come into effect upon approval by the Ontario Land Tribunal of Zoning By-law 014-2026, or partial approval of Zoning By-law 014-2026 upon the lands to which this by-law applies.

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SCHEDULE B