THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 147 - 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); AND	RESIDENTIAL SINGLE DETACHED F – SECTION 3896 (R1F-8.5-3896); RESIDENTIAL TOWNHOUSE E – 4.5 – SECTION 3897 (R3E-4.5-3897); RESIDENTIAL APARTMENT A (HOLDING) – SECTION 3898 (R4A(H)-3898); RESIDENTIAL TOWNHOUSE C – SECTION 3899 (R3C-3899); OPEN SPACE (OS); AND FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"3896 The lands designated R1F-8.5-3896 on Schedule A to this by-law:

3896.1 Shall only be used for the following purposes:
a) A Single Detached Dwelling;

b) Purposes accessory to the other permitted purposes.

3896.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area: 200 square metres

b) Minimum Lot Width:

Corner: 9.5 metres
Interior: 8.5 metres

c) Minimum Lot Depth: No requirement

d) Minimum Front Yard Depth:

4.5 metres, but 6 metres to a garage door facing the front lot line.

e) Minimum Exterior Side Yard:

2.0 metres, but 1.2 metres abutting lands zoned Open Space

f) Minimum Rear Yard:

1) 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
2) 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.

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

h) Maximum Building Height: 13.0 metres and 3 storeys.

i) Minimum building setback to a day-lighting triangle/rounding: 0.5 metres

3896.3 Garage Control:

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.

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.

3896.4 Encroachments:

1) Access stairs used to provide access to an unenclosed roofed porch or a deck are permitted within a front, rear, and exterior side yard but shall be no closer than 0.25 m from any lot line.

2) A Bay Window, with or without a foundation 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.

3) For balconies and decks, including any associated access stairs located in a:

    1) Rear yard, the maximum permitted encroachment shall be 3.5 m, but shall be no closer than 3.0 m to the rear lot line.

    2) Interior side yard, no encroachment is permitted

4) Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 m from any lot line.

5) Fireplace or chimney not exceeding 2.0 m in width may encroach 1.0 m within an exterior side, interior side, or rear yard but shall be no closer than 0.6 m from any lot line.

6) Heating, ventilation, and air conditioning may encroach within an interior side or rear yard but shall be no closer than 0.6 m from any lot line.

7) Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6m into any yard.

8) Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height and including any eaves/overhangs associated with the porch may encroach 1.8 m into a front and exterior side yard but shall be no closer than 0.6 m from any lot line."

"3897 The lands designated R3E-4.5-3897 on Schedule A to this by-law:

3897.1 Shall only be used for the purposes permitted in an R3E-4.5 zone, and

a) Dwelling, Dual Frontage Townhouse;
b) Dwelling, Street Townhouse;
c) Dwelling, Back-to-Back Townhouse;
d) Dwelling, Single Detached;

3897.2 Shall be subject to the following definition:

a) Dwelling, Dual Frontage Townhouse shall mean a street townhouse dwelling located on a lot that has frontage on a street along both the front lot line and the rear lot line.

b) For a Dual Frontage Townhouse Dwelling;

    1) The front lot line shall be the lot line opposite the lot line which is traversed by a driveway

    2) Minimum Lot Area: 100 square metres

3) Minimum Lot Width:

Corner Lot: 6.0 metres
Interior Lot: 4.5 metres

4) Minimum Lot Depth: not applicable

5) Minimum Front Yard Depth: 3.0 metres

6) Minimum Exterior Side Yard:

2.0, but 1.2 metres abutting walkway

7) Minimum Rear Yard: 3.0 metres but 6 metres to the front of the garage.

8) Minimum Interior Side Yard:

1.2 metres, but 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings.

9) Maximum Building Height: 13.5 metres and 3 storeys

10) Notwithstanding Section 16.10.2.d), the minimum dwelling unit width shall be 4.5 metres.

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

12) Minimum building setback to a day-lighting triangle/rounding: 0.5m

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

c) For a Street Townhouse Dwelling:

1) Minimum Lot Area: 135 square metres

2) Minimum Lot Width:

End or Corner Lot: 6.5 metres
Interior Lot: 5.5 metres

3) Minimum Lot Depth: not applicable

4) Minimum Front Yard Depth:

3.0 metres, but 6 metres to the front of the garage.

5) Minimum Exterior Side Yard: 2.0 metres, 1.2 metres when abutting a lane.

6) Minimum Rear Yard:

6.0 metres

7) Minimum Interior Side Yard:

1.2 metres, but 0.0 metres when abutting side lot lines coincides with a common wall between two dwellings.

8) Maximum Building Height: 13.5 metres and 3 storeys.

9) Notwithstanding Section 16.10.2.d), the minimum dwelling unit width shall be 5.5 metres.

10) Section 10.13.2 shall not apply.

11) Minimum building setback to a day-lighting triangle/rounding: 0.5m

d) For a Back-to-Back Townhouse:

1) Minimum Lot Area: 75 square metres

2) Minimum Lot Width: 6.0 metres

3) Minimum Unit Width: 6.0 metres

4) Minimum Lot Depth: 12.0 metres.

5) Minimum Front Yard Depth:

3.0 metres but 6.0 metres to the front of a garage.

6) Minimum Exterior Side Yard:

2.0 metres, but 1.2 metres abutting walkway.

7) Minimum Rear Yard: 0.0 metres

8) Minimum Interior Side Yard:

1.2 metres, but 0.0 metres when abutting side lot lines coincides with a common wall between two dwellings.

9) Maximum Building Height: 13.5 metres and 3 storeys

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

11) Minimum Parking Requirement: 2 spaces per unit.

12) Minimum building setback to a day-lighting triangle/rounding: 0.5m

e) For a Single Detached Dwelling the requirements and restriction of the R1F-8.5-3896 zone shall apply.

f) Garage Control:

1) Attached Private Garage Requirements:

i) 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.

ii) 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.

iii) 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.

iv) 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.

v) 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.

g) Encroachments:

1) Access stairs used to provide access to an unenclosed roofed porch or a deck are permitted within a front, rear, and exterior side yard but shall be no closer than 0.25 m from any lot line.

2) A Bay Window, with or without a foundation 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.

3) For balconies and decks, including any associated access stairs located in a:

i. Rear yard, the maximum permitted encroachment shall be 3.5 m, but shall be no closer than 3.0 m to the rear lot line.

ii. Interior side yard, no encroachment is permitted, except where dwelling units are attached along common interior side lot lines, balconies and decks are permitted to be located up to 0.0 m of the

interior side lot line, provided there is a common privacy screen or fence extending at least 1.6 m from the surface of the balcony or deck.

4) Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 m from any lot line.

5) Fireplace or chimney not exceeding 2.0 m in width may encroach 1.0 m within an exterior side, interior side, or rear yard but shall be no closer than 0.6 m from any lot line.

6) Heating, ventilation, and air conditioning may encroach within an interior side or rear yard but shall be no closer than 0.6 m from any lot line.

7) Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6m into any yard.

8) Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height and including any eaves/overhangs associated with the porch may encroach 1.8 m into a front and exterior side yard but shall be no closer than 0.6 m from any lot line."

(3) by adding thereto, the following sections:

"3898 The lands designated R4A(H)-3898 on Schedule A to this by-law:

3898.1 Shall only be used for the purposes permitted in an R4A zone and the following, upon the lifting of the Holding (H) symbol:

a) Residential Uses:

1) an Apartment Dwelling
2) a street townhouse dwelling, dual frontage townhouse dwelling and back-to-back townhouse dwelling in accordance with the requirements and restrictions of the R3E-4.5-3897 zone; and
3) a Stacked Townhouse Dwelling;
4) a senior citizen residence or assisted living residence

b) Other Permitted Uses:

1) a retail establishment having no outside storage
2) a service shop
3) a personal service shop
4) a bank, trust company, or finance company
5) a dining room restaurant, a convenience restaurant or a take-out restaurant
6) a tavern
7) a printing or copying establishment
8) a commercial, technical or recreational school
9) a community club
10) a health centre or fitness centre
11) a recreational facility
12) an art gallery, museum or art/photo studio

13) a convenience store or grocery store
14) a travel agency
15) an office
16) a hotel
17) a shopping centre
18) a banquet hall
19) a place of commercial recreation
20) a supermarket
21) an animal hospital
22) a theatre
23) a body art and/or tattoo parlour
24) an amusement arcade
25) medical office or clinic
26) a sales office/centre/pavilion
27) pharmacy, dentist, dry cleaner
28) a day nursery
29) a day care
30) a community centre
31) a place of worship
32) an administrative office or facility of a public authority
33) 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 permitted shall only be permitted within an apartment building or a multi-storey commercial use building.

3898.2 Shall be subject to the following requirements and restrictions:

a) For Stacked Townhouse Dwellings:

1) Minimum Lot Area: 900 square metres

2) Minimum Lot Width: 24 metres

3) Minimum Front Yard Depth: 4.5 metres

4) Minimum Interior Side Yard Width: 3.0 metres

5) Minimum Exterior Side Yard Width: 4.5 metres

6) Minimum Rear Yard Depth: 4.5 metres

7) Minimum Building Setback to a Daylight Triangle: 0.5 metres;

8) Maximum Building Height:

3 storeys for a Stacked Townhouse

9) Maximum Lot Coverage: No requirement

10) Minimum Landscaped Open Space: 25%;

b) For Apartment Dwellings:

1) Minimum Lot Area: No requirement;

2) Minimum Lot Width: 30 metres;

3) Minimum Front Yard Depth: 3.0 metres;

4) Minimum Interior Side Yard Width: 3.0 metres

5) Minimum Exterior Side Yard Width: 3.0 metres

6) Minimum Rear Yard Depth: 6.0 metres;

7) Minimum Building Setback to a Daylight Triangle: 0.5 meter;

8) Maximum Building Height: 30 storeys;

9) Maximum Tower Floor Plate Size above the 12th storey: 800m²

10) Minimum Tower Separation Distance above the 12th storey: 25 metres

11) Maximum Lot Coverage: No requirement;

12) Minimum Landscaped Open Space: 15%;

3898.3 Holding Provisions

a) While the Holding (H) symbol remains in effect, the lands shall only be used for the following purposes listed in Section 3898.1 subject to the requirements and restrictions of Section 3898.2, provided that a minimum 600 square metres of non-residential GFA is provided.

b) 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."

(4) by adding thereto, the following sections:

"3899 The lands designated R3C-3899 on Schedule A to this by-law:

3899.1 Shall only be used for the following purposes:

a) Street Townhouse Dwellings;
b) Back-to-back Townhouse Dwellings; and
c) Purposes accessory to the other permitted purposes.

3899.2 The uses in 3899.1 (a) and (b) shall be subject to the following requirements and restrictions.

a) For Street Townhouse Dwellings

1) Minimum Lot Area: No requirement

2) Minimum Lot Width: 7.0 metres

3) Minimum Lot Depth: 22.7 metres

4) Minimum Yard Setbacks for a Principal Building:
   i. the front wall of a dwelling unit:
      a. 3.0 metres to a public road or private road
      b. 6 metres to the front of the garage door
      c.
   ii. the rear wall of a dwelling unit:
      a. 6.0 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.

   iii. the side wall of a dwelling unit:
      a. 2.0 metres to a public road or private road
      b. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings

5) Maximum Building Height: 12.5 metres, 3 storeys, whichever is lesser.

6) Section 10.13.2 shall not apply

b) For Back-to-Back Townhouse Dwellings

1) Minimum Lot Area: No requirement

2) Minimum Lot Width: 6.0 metres

3) Minimum Lot Depth: 12.7 metres

4) Minimum Yard Setbacks for a Principal Building
   i. the front wall of a dwelling unit:
      a. 3.0 metres to a public road or private road
      b. 6 metres to the front of the garage door
   ii. the rear wall of a dwelling unit:
      a. 0.0 metres
   iii. the side wall of a dwelling unit:
      a. 2.0 metres to a public street or private street
      b. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings

5) Maximum Building Height: 13.5 metres

6) Air Conditioning Units are permitted to be located on the balcony or uncovered terrace in the front yard.

3899.3 For all uses permitted in 3899.1, the following additional provisions shall also apply:

a) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

c) Except for Section 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

d) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

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

f) For a condominium unit, a minimum of 0.2 visitor parking spaces shall be required;

g) A bay, bow, or box window, where permitted, may encroach 1 metre into a required yard for a width of 4 metres;

h) Daylight Rounding/Triangle: The main wall or bay window, bow window or box window with or without foundation may encroach to 0.5 metre from the daylight rounding or triangle. A porch and/or balcony with or without foundation may encroach to within 0.5 metres of a daylight rounding or triangle."

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

Approved by Legal Services:

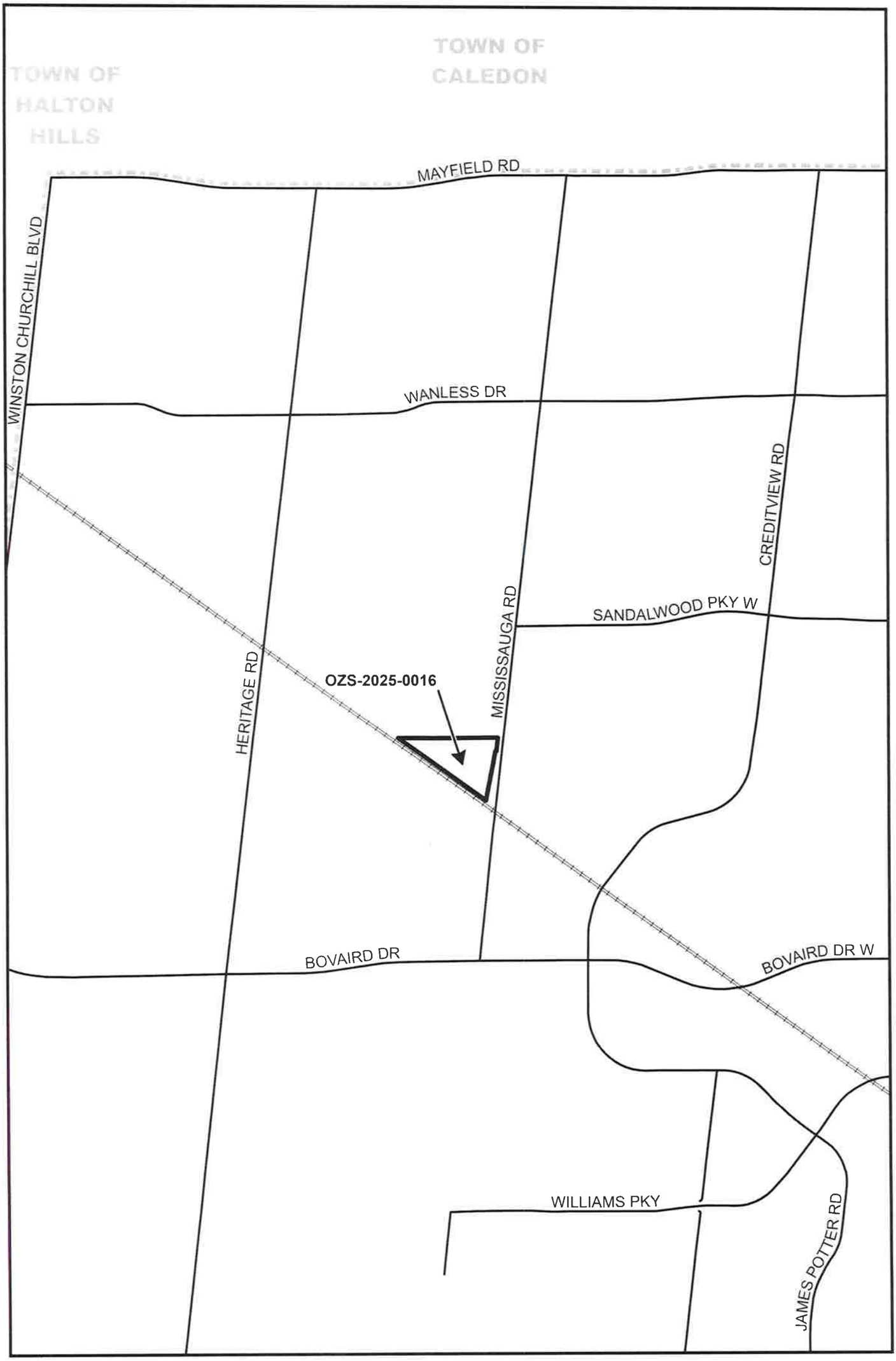
Approved as to form.
2026/09/03
[MRA]

Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to form.
2026/Sept/03
[David VanderBerg]

Genevieve Scharback, City Clerk



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Flower City
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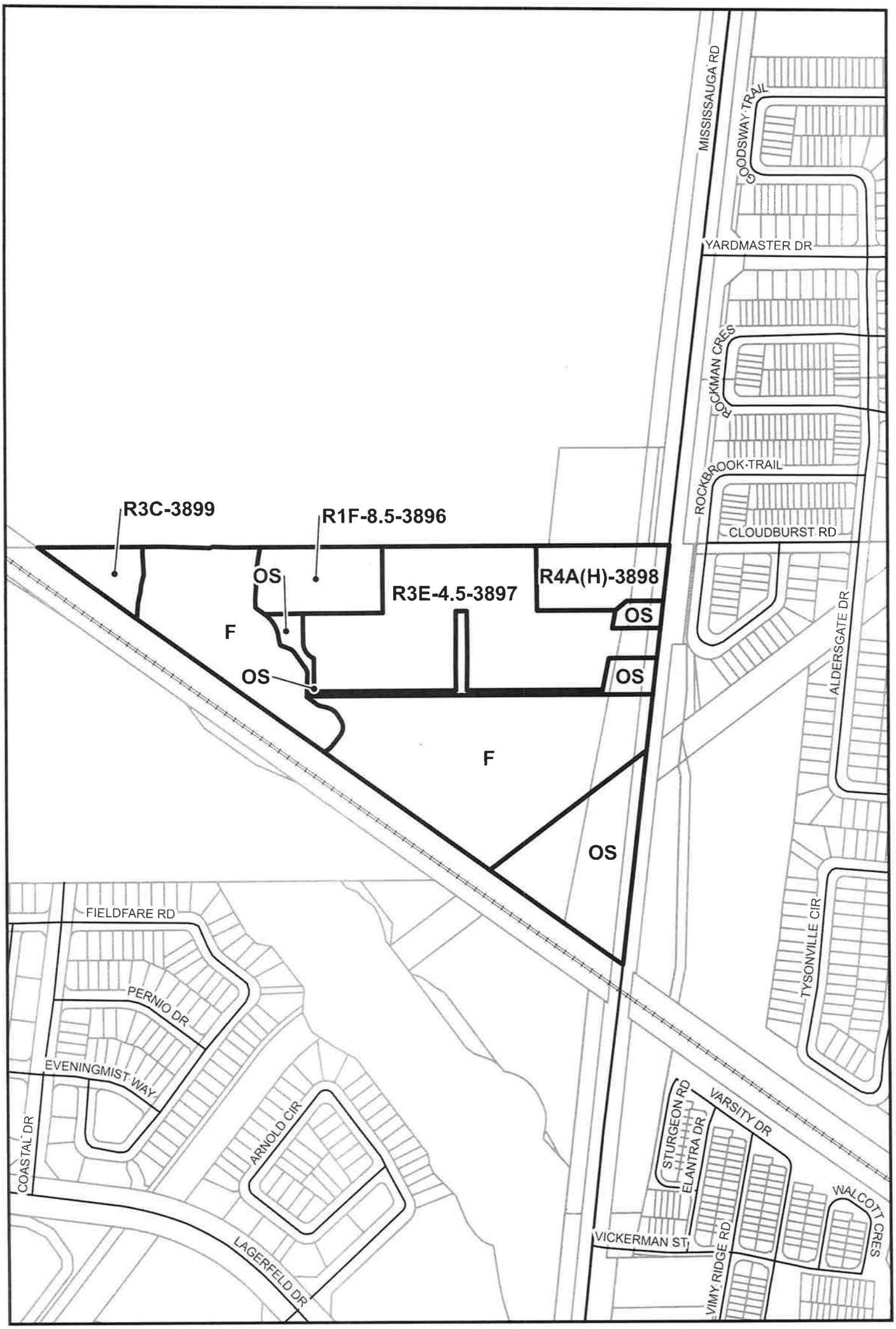
PLANNING, BUILDING AND GROWTH MANAGEMENT

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

KEY MAP

BY-LAW 147-2026



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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 270-2004
LOT 12, CONCESSION 5 W.H.S..

BY-LAW 147-2026

SCHEDULE A