The Corporation of the City of Brampton

By-law

Number 149 - 2026

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:

1. By-law 270-2004, as amended, is hereby further amended:

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

From	To
AGRICULTURAL (A)	RESIDENTIAL EXTENDED ONE ZONE Section 3907 (R2B(1)-3907) RESIDENTIAL EXTENDED ONE ZONE Section 3908 (R2B(1)-3908) RESIDENTIAL EXTENDED ONE ZONE Section 3909 (R2B(1)-3909) RESIDENTIAL APARTMENT A Section 3910 (R4A(H)-3910) INDUSTRIAL BUSINESS Section 3911 (MBU(H)-3911) OPEN SPACE (OS) FLOODPLAIN (F)

2) By adding thereto, the following sections:

"3907 For the lands designated R2B(1)-3907 on Schedule A to this by-law:

3907.1 The lands shall only be used for the following purposes:
(a) Single Detached Dwellings;
(b) Semi Detached Dwellings;
(c) Street Townhouse Dwellings;
(d) Rear Lane Townhouse Dwellings;
(e) Dual Frontage Townhouse Dwellings;
(f) Back-to-back Townhouse Dwellings; and
(g) Purposes accessory to the other permitted purposes

3907.2 The lands shall be subject to the following requirements and restrictions for Single Detached Dwellings:

a. Minimum Lot Area:	200 square metres
b. Minimum Lot Width:	8.5 metres for interior 9.5 metres for corner
c. Minimum Lot Depth:	No requirement
d. Minimum Front Yard Depth:	i. 2.5 metres, but 6 metres to a garage door facing the front lot line.
e. Minimum Exterior Side Yard:	i. 2.0 metres; ii. 1.2 metres where the exterior side yard abuts a public or private lane;
f. Minimum Rear Yard Depth:	i. 6.0 metres but 0.6 metres to the side wall of a garage if access to the garage is from the exterior side yard.
g. Minimum Interior Side Yard Width:	i. 0.6 provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; ii. Interior side yards between two lots may be paired in any combination.
h. Maximum Building Height:	13.0 metres
i. Garage Control	a. On a lot with a lot width less than or equal to 12.0 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 12.0 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.
j. Permitted Encroachments	a. No front yard encroachment is permitted except for access stairs used to provide access to an unenclosed roof porch which shall be no closer than 0.25 metres from the front lot line. b. A Bay, Bow or Box Window, with or without a foundation, up to a maximum width of 4.5 metres may encroach up to 1.0 metre into a required rear yard or required exterior side yard only but the features shall be no closer than 0.6 metres from any lot line. c. For balconies and decks, including any associated access stairs located in a: i. Exterior side yard, the maximum permitted encroachment shall be 1.8 metres, but shall be no closer than 0.6 metres to any lot line. ii. Rear yard, the maximum permitted encroachment shall be 3.5 metres, but shall be no closer than 3.0 metres to the rear lot line. iii. 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 metres of the interior side lot line, provided there is a common privacy screen or fence extending at least 1.6 metres from the surface of the balcony or deck.

	d. Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 metres from any lot line. e. Fireplace or chimney not exceeding 2.0 metres 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. f. Heating, ventilation, and air conditioning may encroach within an interior side or rear yard but shall be no closer than 0.6 metres from any lot line. g. Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6 metres into any yard. h. 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 metres into an exterior side yard but shall be no closer than 0.6 metres from any lot line.

3907.3 The lands shall be subject to the following requirements and restrictions for Semi Detached Dwellings:

a) Minimum Lot Area:	170 square metres
b) Minimum Lot Width:	6.8 metres, or 9.5 metres for a corner lot semi-detached unit
c) Minimum Lot Depth:	No requirement
d) Minimum Front Yard Depth:	i. 2.5 metres but 6 metres to a garage door facing the front lot line.
e) Minimum Exterior Side Yard:	i. 2.0 metres; ii. 1.2 metres where the exterior side yard abuts a public or private lane.
f) Minimum Rear Yard Depth:	i. 6.0 metres
g) Minimum Interior Side Yard Width:	1.2 metres, and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings.
h) Maximum Building Height:	13.5 metres
i) Permitted Encroachments (In addition to those listed in Section 3907.7.f)	a. No front yard encroachment is permitted except for access stairs used to provide access to an unenclosed roof porch which shall be no closer than 0.25 metres from the front lot line. b. A Bay, Bow or Box Window, with or without a foundation, up to a maximum width of 4.0 metres may encroach up to 1.0 metre into a required rear yard or required exterior side yard only but the features shall be no closer than 0.6 metres from any lot line. c. For balconies and decks, including any associated access stairs located in a: i. Exterior side yard, the maximum permitted encroachment shall be 1.8

	metres, but shall be no closer than 0.6 metres to any lot line. ii. Rear yard, the maximum permitted encroachment shall be 3.5 metres, but shall be no closer than 3.0 metres to the rear lot line. iii. 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 metres of the interior side lot line, provided there is a common privacy screen or fence extending at least 1.6 metres from the surface of the balcony or deck. d. Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 metres from any lot line. e. Fireplace or chimney not exceeding 2.0 metres 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. f. Heating, ventilation, and air conditioning may encroach within an interior side or rear yard but shall be no closer than 0.6 metres from any lot line. g. Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6 metres into any yard. d. 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 metres into an exterior side yard but shall be no closer than 0.6 metres from any lot line.

3907.4 The lands shall be subject to the following requirements and restrictions for Street Townhouse Dwellings:

a. Minimum Lot Area:	135 square metres
b. Minimum Lot Width:	5.5 metres for interior 6.5 metres for corner lot
c. Minimum Lot Depth:	No requirement
d. Minimum Front Yard Depth:	3.0 metres, but 6.0 metres to a garage door facing the front lot line.
e. Minimum Exterior Side Yard Width	i. 2.0 metres; and ii. 1.2 metres where the exterior side yard abuts a public or private lane.
f. Minimum Rear Yard Depth	i. 6.0 metres

g. Minimum Interior Side Yard	1.2 metres, and 0.0 metres when the side lot line coincides with a common wall between two dwellings.
h. Maximum Building Height:	13.5 metres
i. For the purposes of this section, Street Townhouse Dwelling shall mean a townhouse dwelling where each dwelling unit is located on its own lot with frontage on a public or private street and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit;	
j. Section 10.13.2 shall not apply.	

3907.5 Shall be subject to the following requirements and restrictions for Rear Lane Townhouse Dwellings (Dual Frontage Townhouse Dwellings):

a) Minimum Lot Area:	100 square metres
b) Minimum Lot Width:	4.5 metres for interior lot 6.0 metres for corner lot
c) Minimum Lot Depth:	18.0 metres
d) Minimum Front Yard Depth	3.0 metres
e) Minimum Exterior Side Yard Width	i. 2.0 metres; and ii. 1.2 metres where the exterior side yard abuts a public or private lane.
f) Minimum Rear Yard Depth	For Dual Frontage Townhouse Dwellings: i. 3.0 metres, but 6.0 metres to a garage door facing the rear lot line For Rear Lane Townhouse Dwellings: i. 1.0 metre with an attached private garage; ii. 9.0 metres where there is no attached private garage
g) Minimum Interior Side Yard Width	1.2 metres, and 0.0 metres when the side lot line coincides with a common wall between two dwellings.
h) Maximum Building Height:	13.5 metres
i) For the purpose of a Rear-Lane Dwelling, the front lot line shall be the lot line opposite the lot line which is traversed by a driveway.	
j) A maximum fence height of 1.2 metres shall be permitted in any yard.	
k) An accessory structure is not permitted in any yard.	
l) A porch and/or balcony may encroach into the rear yard to the same extent permitted in the front yard.	

m) Air conditioning units are permitted to be located on a balcony or uncovered terrace in any yard.
n) Section 10.13.2 shall not apply.

3907.6 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:

a) Minimum Lot Area:	75 square metres
b) Minimum Lot Width:	5.5 metres for an interior lot 6.5 metres for a corner lot
c) Minimum Lot Depth:	12.0 metres
d) Minimum Front Yard Depth	3.0 metres but 6.0 metres to a garage door facing the front lot line.
e) Minimum Exterior Side Yard Width	2.0 metres, and 1.2 metres to a public or private lane.
f) Minimum Rear Yard Depth	0.0 metres
g) Minimum Interior Side Yard Width	1.2 metres, and 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings.
h) Maximum Building Height:	13.5 metres
j) Air conditioning units are permitted to be located on a balcony or uncovered terrace in any yard.	
k) An accessory structure is not permitted in any yard.	

3907.7 For all uses permitted in Section R2B(1)-3907, 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) For the purposes of this section, Bay Window shall mean a bay window, bow window or box window, with or without foundation or cold cellar including eaves and cornices and with or without side windows.

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

e) Permitted Encroachments for all uses except single-detached and semi-detached dwellings:
    a. Access stairs used to provide access to an unenclosed roofed porch or a deck is permitted within a front, rear, and exterior side yard but shall be no closer than 0.25 metres from any lot line.

b. A Bay Window, up to a maximum width of 4.0 metres, may encroach 1.0 metre into any yard but the feature shall be no closer than 0.6 metres from any lot line.

c. For balconies and decks, including any associated access stairs located in a:

   i. Front yard, for Back-to-Back Townhouse Dwellings, the maximum permitted encroachment shall be 1.8 metres but shall be no closer than 0.6 metres to any lot line.

   ii. Exterior side yard, the maximum permitted encroachment shall be 1.8 metres but shall be no closer than 0.6 metres to any lot line.

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

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

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

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

f. Heating, ventilation, and air conditioning may encroach 1.0 metres within an interior side or rear yard but shall be no closer than 0.6 metres from any lot line.

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

h. 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 metres into an exterior side yard but shall be no closer than 0.6 metres from any lot line.

f) A 0.5 metres building setback to a daylight triangle or rounding is required.

g) Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.

h) 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.

i) For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot and 0.2 visitor parking spaces shall be provided per condominium unit.

j) 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 metres by 6.1 metres with no more than a two-step encroachment into the minimum length wise and a one step encroachment into the minimum width wise"

"3908 The lands designated R2B(1)-3908 on Schedule A to this by-law:

3908.1 The lands shall only be used for the following purposes:

(a) Rear Lane Townhouse Dwellings (including Dual-Frontage Townhouse Dwelling);

(b) Dual-Frontage Live-Work Townhouse Dwellings with the following uses permitted on the ground floor without a drive-through facility:

i. Convenience Retail;
ii. Personal Service Shop;
iii. Office;
iv. Dry Cleaning and Laundry Distribution Station;
v. Restaurant;
vi. Child Care Centre;
vii. Artisan Studio;
viii. Broadcasting or Filming Studio;
ix. Commercial Service and Repair;
x. Health or Fitness Centre;
xi. Museum or Gallery;
xii. Retail; and
xiii. Workshop.

(c) Purposes accessory to the permitted purposes.

3908.2 The lands shall be subject to the following requirements and restrictions:

(a) For Rear Lane Townhouse Dwellings (Dual Frontage Townhouse Dwellings), the applicable requirements and restrictions of the R2B(1)-3907 zone shall apply.

(b) For Dual Frontage Live-Work Townhouse Dwellings, the restrictions and requirements of R2B(1)-3907 zone shall apply.

(c) A minimum of 2 parking spaces shall be provided for each Dual Frontage Live-Work Townhouse Dwelling."

"3909 The lands designated R2B(1)-3909 on Schedule A to this by-law;

3909.1 The lands shall only be used for the following purposes:
(a) Single detached dwellings; and
(b) Purposes accessory to the other permitted purposes

3909.2 The lands shall be subject to the requirements and restrictions for Single Detached Dwellings and general provisions for all uses as set out in the R2B(1)-3907 zone."

"3910. The lands designated R4A(H)-3910 on Schedule A to this by-law:

3910.1 The lands shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

(1) Residential Uses:
a) Apartment Dwelling;
b) Stacked Townhouse Dwelling;
c) Multiple Residential Dwelling;
d) Townhouse Dwelling;
e) Street Townhouse Dwellings;
f) Rear Lane Townhouse Dwellings;
g) Back-to-back Townhouse Dwellings; and
h) Purposes accessory to the other permitted purposes;

(2) Non-residential uses, standalone or as part of a mixed-use building with residential uses allowed in this Zone, as defined in Section (1) above:
a) Office;

b) Manufacturing, Processing or Assembly;
c) Research and Development;
d) College or University;
e) Medical Laboratory;
f) Medical Office or Clinic;
g) Hotel;
h) Convention Centre;
i) Hospital;
j) Public Use;
k) Retirement Home or Residential Care Home;
l) Retail;
m) Personal Service Shop;
n) Financial Service;
o) Restaurant;
p) Commercial Service and Repair;
q) Commercial School;
r) Elementary School or Secondary School;
s) Commercial Recreation;
t) Health or Fitness Centre;
u) Veterinary Clinic;
v) Child Care Centre;
w) Convenience Retail;
x) Emergency Services;
y) Broadcasting or Filming Studio;
z) Home Occupation;
aa) Workshop;
bb) Place of Worship;
cc) Catering Service;
dd) Dry Cleaning and Laundry Distribution Station;
ee) Micro Manufacturing;
ff) Museum or Gallery;
gg) Organizational Club;
hh) Pet Day Care;
ii) Artisan Studio;
jj) Stormwater Management Facilities; and
kk) Purposes accessory to the other permitted purposes;

3910.2 The lands shall be subject to the following requirements and restrictions:

b. For apartment, commercial, mixed-use buildings and retirement/resident care homes:

a) Minimum Yard Setbacks for a Principal Building:	i. 3.0 metres to a lot line abutting a public street, or to the curb of a private lane or private street; and ii. 0.5 metres to a daylight triangle or rounding.
b) Minimum Ground Floor Height:	The minimum ground floor height shall be 4.5 metres, except the minimum ground floor height for residential uses shall be 3 metres
c) Minimum Building Height:	2 storeys
d) Maximum Building Height:	20 storeys
e) Minimum Building Separation:	15.0 metres, except no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.
f) Minimum Tower Separation Distance	25 metres above 12 storeys
g) Maximum Tower Floorplate	800 square metres above 12 storeys

h) Maximum Floor Space Index	No requirement

3910.3 The lands shall be subject to the following requirements and restrictions for stacked townhouse dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Unit Width:	4.5 metres
c) Minimum Lot Width	24 metres
d) Minimum Lot Depth:	No requirement
e) Minimum Yard Setbacks for a Principal Building:	i. The front wall of a unit: a) 3 metres to a public road, or to the curb face of a private street b) 0.5 metres to a rounding (road or walkway) ii. The side wall of a dwelling unit: a) 0 metres for units sharing a common wall b) 2.0 metres to a lot line; c) 1.5 metres to the curb face of a private road; and d) 5 metres separation between side walls of two stacked townhouse buildings.
f) Maximum Building Height:	15 metres
g) Maximum Lot Coverage:	No requirement
h) Maximum Floor Space Index	No requirement
i) Minimum Landscaped Open Space	15%
j) Parking shall be provided in a Lay-by Lane, a Private Lane, or Private Street or a parking lot. Parking may also be provided in above or below grade parking structures.	

3910.4 The lands shall be subject to the requirements and restrictions for Street Townhouse Dwellings, Rear Lane Townhouse Dwellings, Dual Frontage Townhouse Dwellings, Back-to-back Townhouse Dwellings and general provisions for all uses as set out in the R2B(1)-3907 zone.

3910.5 The lands shall be subject to the following additional provisions:

a) Contiguous lands shall be considered one lot for zoning purposes;

b) 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;

c) 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;
1.

d) Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space;

e) 0 metre setback is required for any portion of a parking garage that is below grade;

f) Parking:
   i. Resident parking spaces: 1 spaces per dwelling unit
   ii. Visitor parking spaces: 0.20 spaces per dwelling unit;
   iii. Non-residential parking requirements:

Use	Rate
Banquet Hall Commercial Recreation Convention Centre Restaurant	10 per 100 m^2 of gross floor area
Artisan Studio Broadcasting or Filming Studio Catering Service Commercial School Commercial Service and Repair Convenience Retail Dry Cleaning and Laundry Distribution Station Financial Service Medical Office or Clinic Office Organizational Club Personal Service Shop Pet Day Care Retail	3 per 100 m^2 of gross floor area
Self Storage Facility Workshop	0.5 per 100 m^2 of gross floor area
Hotel	0.5 per guest room, plus parking requirement for nonancillary commercial use
Theatre	4 per 100 m^2 of gross floor area
Child Care Centre Research and Development Veterinary Clinic	2.5 per 100 m^2 of gross floor area
Health or Fitness Centre	2 per 100 m^2 of gross floor area
Manufacturing or Processing or Assembly Micro Manufacturing	1 per 100 m^2 of gross floor area
Development consisting of 5 or more non-residential units on the same lot	3 per 100 m^2 of gross floor area
Any other Commercial or Employment Use	3 per 100 m^2 of gross floor area
Place of Worship	10 per 100 m^2 of gross floor area
Community Centre Museum or Gallery	1 per 100 m^2 of gross floor area
Residential Care Home	0.33 per dwelling unit or bed
Public or Private Elementary School	1 per 100 m^2 of gross floor area
Public or Private Secondary School	1.5 per 100 m^2 of gross floor area
College or University	1.5 per 100 m^2 of gross floor area
Other Community Use	1 per 100 m^2 of gross floor area

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

h) Utility meters and cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;

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

j) 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;

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

3910.6 Holding (H) Provisions

(a) The following uses shall be permitted while the Holding (H) symbol is in effect:

1. Office;
2. Manufacturing, Processing or Assembly;
3. Research and Development;
4. College or University;
5. Medical Laboratory;
6. Medical Office or Clinic;
7. Hotel;
8. Convention Centre;
9. Hospital;
10. Public Use;
11. Retirement Home; and
12. Residential Care Home

(b) Uses permitted while the Holding (H) symbol is in effect shall be subject to the requirements and restrictions set out in 3910.2.

(c) Removal of the Holding (H) symbol in whole or in part shall not occur until one of the following conditions are fulfilled:

i. Highway 413 is not operational by 2035; or

ii. That the Commissioner of Planning, Building and Growth Management be satisfied with that Site plan applications are approved for lands zoned MBU(H)-3911, allowing for removal of the Holding (H) symbol in part from increments of one (1) hectare for every two (2) hectares site plan approved in the MBU(H)-3911 zone."

"3911 The lands designated MBU(H)-3911 on Schedule A to this by-law;

3911.1 The lands shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

(1) Residential Uses as part of a mixed-use building:
a) Apartment Dwelling;

(2) Non-residential uses, standalone or as part of a mixed-use building:
a) Office;
b) Manufacturing, Processing or Assembly;
c) Micro Manufacturing;
d) Research and Development;
e) College or University;
f) Medical Laboratory;
g) Medical Office or Clinic;
h) Hotel;
i) Convention Centre;
j) Hospital;

k) Public Use;
l) Community Centre;
m) Retirement Home;
n) Residential Care Home;
o) Retail without outdoor storage;
p) Personal Service Shop;
q) Financial Service;
r) Restaurant;
s) Banquet Hall;
t) Catering Service;
u) Dry Cleaning and Laundry Distribution Station;
v) Dry Cleaning and Laundry Establishment;
w) Outdoor Market;
x) Pet Day Care;
y) Theatre;
z) Veterinary Clinic;
aa) Commercial Service and Repair;
bb) Commercial School;
cc) Organizational Club;
dd) Commercial Recreation;
ee) Health or Fitness Centre;
ff) Child Care Centre;
gg) Convenience Retail;
hh) Broadcasting or Filming Studio;
ii) Workshop;
jj) Artisan Studio;
kk) Museum or Gallery;
ll) Place of Worship;
mm) Emergency Services;
nn) Self Storage Facility; and
oo) Purposes accessory to the other permitted purposes;

3911.2 The lands shall be subject to the following requirements and restrictions:

a) Minimum Yard Setbacks for a Principal Building:	i. 3.0 metres to a lot line abutting a public street, or to the curb of a private lane or private street; and ii. 0.5 metres to a daylight triangle or rounding.
b) Minimum Ground Floor Height:	4.5 metres
c) Maximum Building Height:	30 storeys
d) Minimum Building Separation:	15.0 metres, except no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.
e) Minimum Tower Separation Distance	25 metres above 12 storeys
f) Maximum Tower Floorplate	800 square metres above 12 storeys
g) Minimum Non-Residential GFA	1,000 Square Metres
h) Minimum Landscaped Open Space	Except at approved driveway locations and daylight triangles, a minimum 3 metre wide strip shall be provided along lot lines abutting a public street for commercial buildings. No requirement adjacent to future Highway 413.
i) Garbage, Refuse and Waste	Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a

	climate controlled area within a building or within underground deep waste collection.

3911.3 The lands shall be subject to the following additional provisions:

a) Contiguous lands will be considered one lot for zoning purposes;

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) 0 metre setback is required for any portion of a parking garage that is below grade;

d) Parking:
   i. Resident parking spaces: 1.0 spaces per dwelling unit
   ii. Visitor parking spaces: 0.2 spaces per dwelling unit;
   iii. Non-residential parking requirements:

Use	Rate
Banquet Hall Commercial Recreation Convention Centre Restaurant	10 per 100 m^2 of gross floor area
Artisan Studio Broadcasting or Filming Studio Catering Service Commercial School Commercial Service and Repair Convenience Retail Dry Cleaning and Laundry Distribution Station Financial Service Medical Office or Clinic Office Organizational Club Personal Service Shop Pet Day Care Retail	3 per 100 m^2 of gross floor area
Self Storage Facility Workshop	0.5 per 100 m^2 of gross floor area
Hotel	0.5 per guest room, plus parking requirement for nonancillary commercial use
Theatre	4 per 100 m^2 of gross floor area
Child Care Centre Research and Development Veterinary Clinic	2.5 per 100 m^2 of gross floor area
Health or Fitness Centre	2 per 100 m^2 of gross floor area
Manufacturing or Processing or Assembly Micro Manufacturing	1 per 100 m^2 of gross floor area
Development consisting of 5 or more non-residential units on the same lot	3 per 100 m^2 of gross floor area
Any other Commercial or Employment Use	3 per 100 m^2 of gross floor area
Place of Worship	10 per 100 m^2 of gross floor area
Community Centre Museum or Gallery	1 per 100 m^2 of gross floor area
Residential Care Home	0.33 per dwelling unit or bed

Public or Private Elementary School	1 per 100 m^2 of gross floor area
Public or Private Secondary School	1.5 per 100 m^2 of gross floor area
College or University	1.5 per 100 m^2 of gross floor area
Other Community Use	1 per 100 m^2 of gross floor area

e) 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;

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

3911.4 Holding (H) Provisions

(a) The following uses shall be permitted while the Holding (H) symbol is in effect:

1. Office;
2. Manufacturing, Processing or Assembly;
3. Research and Development;
4. College or University;
5. Medical Laboratory;
6. Medical Office or Clinic;
7. Hotel;
8. Convention Centre;
9. Hospital;
10. Public Use;
11. Retirement Home; and
12. Residential Care Home

(b) The lands shall be subject to the following requirements and restrictions:

a) Minimum Yard Setbacks for a Principal Building:	i. 3.0 metres to a lot line abutting a public street, or to the curb of a private lane or private street; and ii. 0.5 metres to a daylight triangle.
b) Maximum Building Height:	No requirement
c) Maximum Lot Coverage	No requirement
d) Maximum Floor Space Index	No requirement
e) Minimum Landscaped Open Space	Except at approved driveway locations and daylight triangles, a minimum 3 metre wide strip shall be provided along lot lines abutting a public street for commercial buildings. No requirement adjacent to future Highway 413.
f) Garbage, Refuse and Waste	Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building or within underground deep waste collection.
g) Retirement Home/Residential Care Home GFA	A retirement home or residential care home shall be limited to a maximum of 20,000 square metres of gross floor area.

(c) Removal of the Holding (H) symbol in whole or in part shall not occur until both of the following conditions are fulfilled:

1. That the Commissioner of Planning, Building and Growth Management be satisfied that satisfactory site design reviewed through Site Plan Applications including buffering and/or separation within the lands zoned MBU(H)-3911 is

demonstrated and that the uses permitted under 3911.4 can be appropriately integrated and coordinated with uses specified in 3911.1.

2. That a Market Impact Study, prepared by a qualified professional is submitted and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management, demonstrating that the uses permitted under 3911.1 will not inhibit the ability for uses specified in 3911.4 to operate."

Enacted and passed this 9th day of September, 2026.

Approved by Legal Services:

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

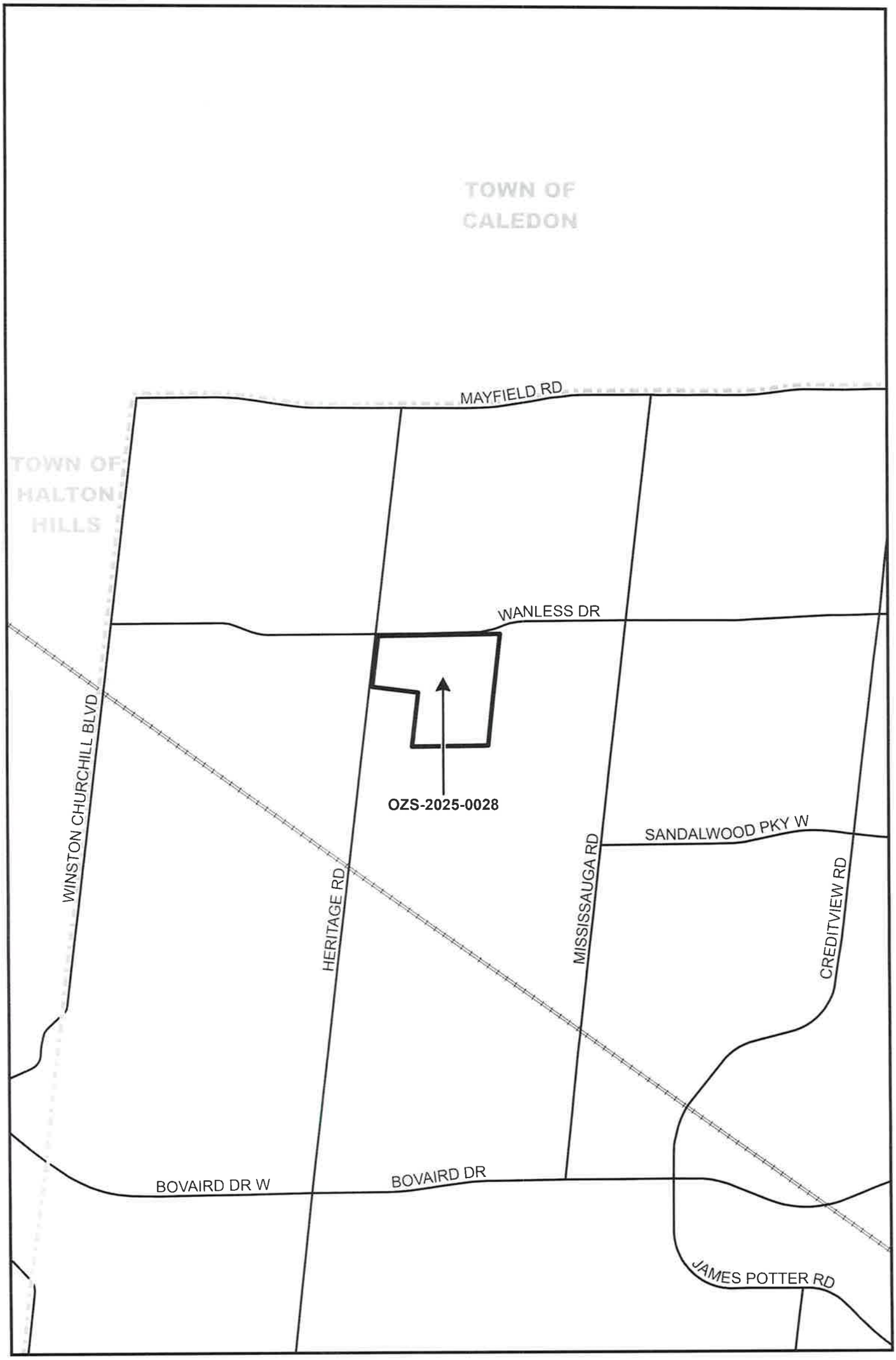
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content.
2026/Sept/3
[David VanderBerg]

Genevieve Scharback, City Clerk

(OZS-2025-0028)



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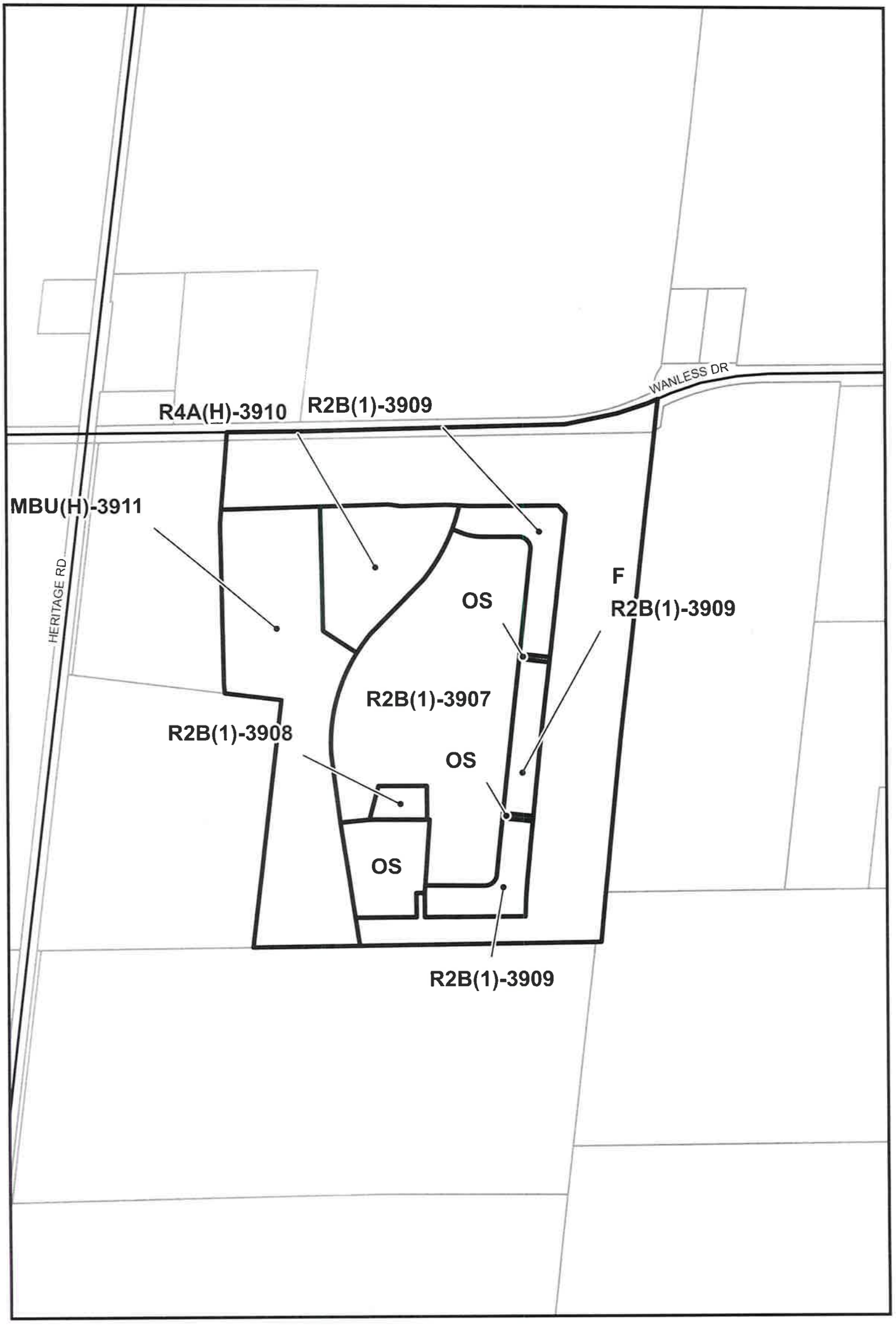
File: OZS-2025-0028 KM
Date: 2026/08/27
Drawn by: LCarter

KEY MAP

BY-LAW 149-2026



Zoning | Parcel Fabric | Major Street | Minor Street

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0 60 120 180
Metres

File: OZS-2025-0028 ZBLA
Date: 2026/08/28
Drawn by: LCarter

Zoning Amendment to By-law 270-2004
LOT 15, CONCESSION 5 W.H.S..

BY-LAW 149-2026

SCHEDULE A