The Corporation of the City of Brampton

By-law

Number 150 - 2026

To amend By-law 14-2026, 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 14-2026, 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	To
AGRICULTURAL (A)	RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2846 (R2G-2846) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2847 (R2G-2847) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2848 (R2G-2848) MIXED-USE HIGH RISE (HOLDING) – Section 2849 [(H)MH-2849] PRESTIGE EMPLOYMENT (HOLDING) – Section 2850 [(H)PE-2850] PARK (P) OPEN SPACE (OS) NATURAL SYSTEM (NS)

(2) by changing Schedule B thereto, the maximum building height (storeys) permitted on the lands are as shown outlined on Schedule B to this by-law.

(3) by adding thereto, the following section:

"12.2846. The lands designated R2G-2846 on Schedule A to this by-law:

12.2846.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R2G zone

12.2846.2 The lands shall be subject to the following requirements and restrictions:

.1 For Single Detached Dwellings:

a. The minimum front yard shall be 2.5 metres but 6 metres to a garage door facing the front lot line.

b. The minimum rear yard depth shall be 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.

c. Interior side yards between two lots may be paired in any combination.

d. The maximum building height shall be 13 metres.

e. 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.

f. On a lot with a lot width greater than 12.0 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.

g. 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.

h. Permitted Encroachments:

i. No front yard encroachment in accordance with Section 3.10 of By-law 14-2026 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.

ii. 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.

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

a. 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.

b. 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.

c. 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.

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

v. 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.

vi. 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.

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

viii. 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.

.2 For Semi Detached Dwellings:

a. The minimum front yard shall be 2.5 metres but 6 metres to a garage door facing the front lot line.

b. The minimum rear yard depth shall be 6.0 metres.

c. The maximum building height shall be 13.5 metres.

d. Permitted Encroachments:

i. No front yard encroachment in accordance with Section 3.10 of By-law 14-2026 is permitted except for access stairs used to provide access to an unenclosed roof porch which shall be no closer than 0.25m from the front lot line.

ii. 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.

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

a. 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.

b. 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.

c. 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.

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

v. 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.

vi. 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.

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

viii. 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.

.3 For Street Townhouse Dwellings:

a. The maximum building height shall be 13.5 metres.

b. No maximum garage or driveway width shall apply for double car garages on a corner lot.

c. For a street townhouse dwelling, the maximum width of an attached private garage may be increased to 75% of the width of the dwelling.

.4 For Dual-Frontage Townhouse Dwellings:

a. The maximum building height shall be 13.5 metres.

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

c. A porch and/or balcony may encroach 1.8 metres into the rear yard, but the feature may be no closer than 0.6 metres from any lot line.

d. Air conditioning units are permitted to be located on a balcony or uncovered terrace in any yard.

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

f. A fence with a maximum height of 1.2 metres may be permitted in any yard.

.5 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 a balcony or uncovered terrace in any yard.

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

12.2846.3 For all purposes permitted by Exception 2846:

1. Bay, Bow, or Box Windows shall not require side windows.
2. 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 projected to their point of intersection.
3. A 0.5 metre building setback to a daylight triangle or rounding is required.
4. Notwithstanding Table 3.10.1, a Bay, Bow or Box 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.
5. Minimum Landscaped Open Space: 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.
6. 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.
7. 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."

(4) by adding thereto, the following section:

"12.2847 The lands designated R2G-2847 on Schedule A to this by-law:

12.2847.1 The lands shall only be used for the following purposes:

.1 Dual Frontage Townhouse Dwellings

.2 Dual-Frontage Live-Work Townhouse Dwellings with the following uses permitted on the ground floor without a drive-through facility:
a. Convenience Retail;
b. Personal Service Shop;
c. Office;
d. Dry Cleaning and Laundry Distribution Station;
e. Restaurant;
f. Child Care Centre;
g. Artisan Studio;
h. Broadcasting or Filming Studio;
i. Commercial Service and Repair;
j. Health or Fitness Centre;
k. Museum or Gallery;
l. Retail; and
m. Workshop.

.3 Purposes accessory to the permitted purposes.

12.2847.2 The lands shall be subject to the following requirements and restrictions:

.1 The maximum building height shall be 13.5 metres.

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

.3 A fence with a maximum height of 1.2 metres may be permitted in any yard.

.4 Bay, Bow, or Box Windows shall not require side windows.

.5 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 projected to their point of intersection.

.6 0.5 metres building setback to a daylight triangle or rounding is required.

.7 Notwithstanding Table 3.10.1, permitted encroachments include:

a. Bay, Bow, Box Windows are permitted to encroach 1.0 metres into a required yard but the feature shall be no closer than 0.6 metres from any lot line.

b. A porch and/or balcony may encroach 1.8 metres into the rear yard, but the feature may be no closer than 0.6 metres from any lot line.

.8 Minimum Landscaped Open Space: 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.

.9 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.

.10 A minimum of 2 parking spaces shall be provided for each Dual Frontage Live-Work Townhouse Dwelling.

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

.12 Air conditioning units are permitted to be located on a balcony or uncovered terrace in any yard."

(5) By adding thereto, the following sections:

"12.2848 The lands designated R2G-2848 on Schedule A to this by-law:

12.2848.1 The lands shall only be used for the following purposes:

.1 Single detached dwellings; and

.2 Purposes accessory to the other permitted purposes.

12.2848.2 The lands shall be subject to the requirements and restrictions of Section 2846."

(6) By adding thereto, the following sections:

"12.2849 The lands designated (H)MH-2849 on Schedule A to this by-law:

12.2849.1 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. Street Townhouse Dwellings;
- d. Lane-Based Townhouse Dwellings;
- e. Dual Frontage Townhouse Dwellings;
- f. Back-to-back Townhouse Dwellings; and,
- g. Purposes accessory to the other permitted purposes;

.2 Non-residential uses, standalone or as part of a mixed-use building or site:
- 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;

12.2849.2 The lands shall be subject to the following requirements and restrictions:

.1 For apartment, commercial, mixed-use and retirement/residential care home buildings:
a. The minimum ground floor height shall be 4.5 metres, except the minimum ground floor height for residential uses shall be 3 metres.
b. The minimum building height shall be 2 storeys.
c. The maximum building height shall be 20 storeys.
d. The minimum building separation shall be 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. The minimum tower separation distance shall be 25 metres above 12 storeys.
f. The maximum tower floorplate above 12 storeys shall be 800 square metres.

.2 For stacked townhouse dwellings:
a. No minimum lot area shall apply.
b. The minimum unit width shall be 4.5 metres.
c. The minimum yard setbacks for a principal building shall be 3 metres.
d. The minimum building height shall be 3 storeys.
e. The maximum building height shall be 15 metres.
f. The minimum landscaped open space shall be 15% of the lot area.
g. The minimum common amenity area shall be 3 square metres per unit.

.3 For street townhouse dwellings, dual frontage townhouse dwellings, back-to-back townhouse dwellings:
a. The applicable restrictions and requirements of Section 2846 shall apply.

12.2849.3 For all purposes permitted by Exception 2849:

.1 No maximum floor-space index shall apply.

.2 For apartments and stacked townhouse dwellings, contiguous lands shall be considered one lot for zoning purposes.

.3 For the purposes of this section, Private Street means an easement or private right-of-way used by motor vehicles to provide primary vehicular access and which is privately maintained by an owner or a condominium corporation.

.4 Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 5.1.E, and driveways and private roads shall consist of landscape open space;

.5 Except for Section 5.2.B.5, the remainder of Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

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

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

.8 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;

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

12.2849.4 Holding (H) Provisions:

.1 The following uses shall be permitted while the Holding (H) symbol is in effect:
   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. Retirement Home;
   k. Residential Care Home; and
   l. Public Use;

.2 Uses permitted while the Holding (H) symbol is in effect shall be subject to the requirements and restrictions set out in 2849.2.

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

   a. Highway 413 is not operational by 2035; or

   b. That the Commissioner of Planning, Building and Growth Management be satisfied with that Site Plan applications are approved for lands zoned (H)PE-2850, 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 (H)PE-2850."

(7) By adding thereto the following section:

"12.2850 The lands designated (H)PE-2850 on Schedule A to this by-law:

12.2850.1 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 in conjunction with residential uses defined in Section .1 above:
   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 outside 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;

12.2850.2 The lands shall be subject to the following requirements and restrictions:

.1 The minimum yard setbacks for a principal building shall be 3.0 metres.

.2 The minimum ground floor height shall be 4.5 metres.

.3 The maximum building height shall be 30 storeys.

.4 For mixed-use buildings:

i. the minimum building separation shall be 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.

ii. the minimum tower separation distance shall be 25 metres.

iii. the maximum tower floorplate shall be 800 square metres above 12 storeys.

iv. the minimum non-residential GFA shall be 1,000 square metres.

12.2850.3 For all purposes permitted by Exception 2850:

.1 Contiguous lands will be considered one lot for zoning purposes;

.2 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.

.3 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.

.4 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;

.5 0 metre setback is required for any portion of a parking garage that is below grade;

.6 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;

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

12.2850.4 Holding (H) Provisions:

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

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; and
l. Residential Care Home

.2 The lands shall be subject to the following requirements and restrictions for non-residential buildings:

a. The minimum yard setbacks for a principal building shall be 3.0 metres.

b. No requirements for the maximum building height, lot coverage and floor space index.

c. Except at approved driveway locations and daylight triangles, a minimum 3 metre wide landscape strip shall be provided along lot lines abutting a public street for non-residential buildings. No requirement adjacent to future Highway 413.

d. 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.

e. A retirement home or residential care home (assisted living facility) shall be limited to a maximum of 20,000 square metres of gross floor area.

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

a. 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 (H)PE-2850 is demonstrated and that the uses permitted under 2850.4 can be appropriately integrated and coordinated with uses specified in 2850.1.

b. 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 2850.1 will not inhibit the ability for uses specified in 2850.4 to operate."

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

Approved as to form.
2026/09/03

[MRA]

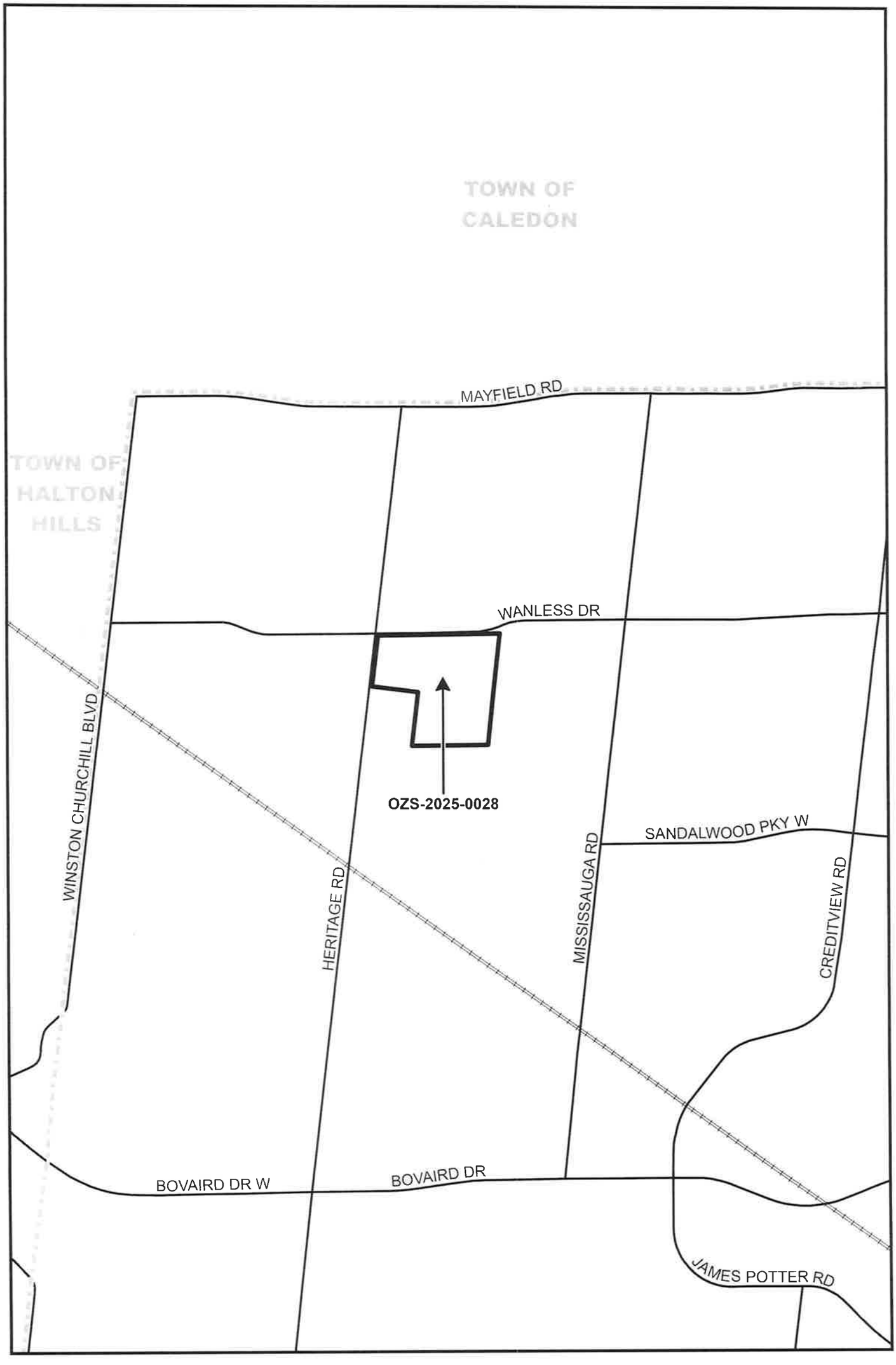
Approved as to content.
2026/Sept/3

[David VanderBerg]

(OZS-2025-0028)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

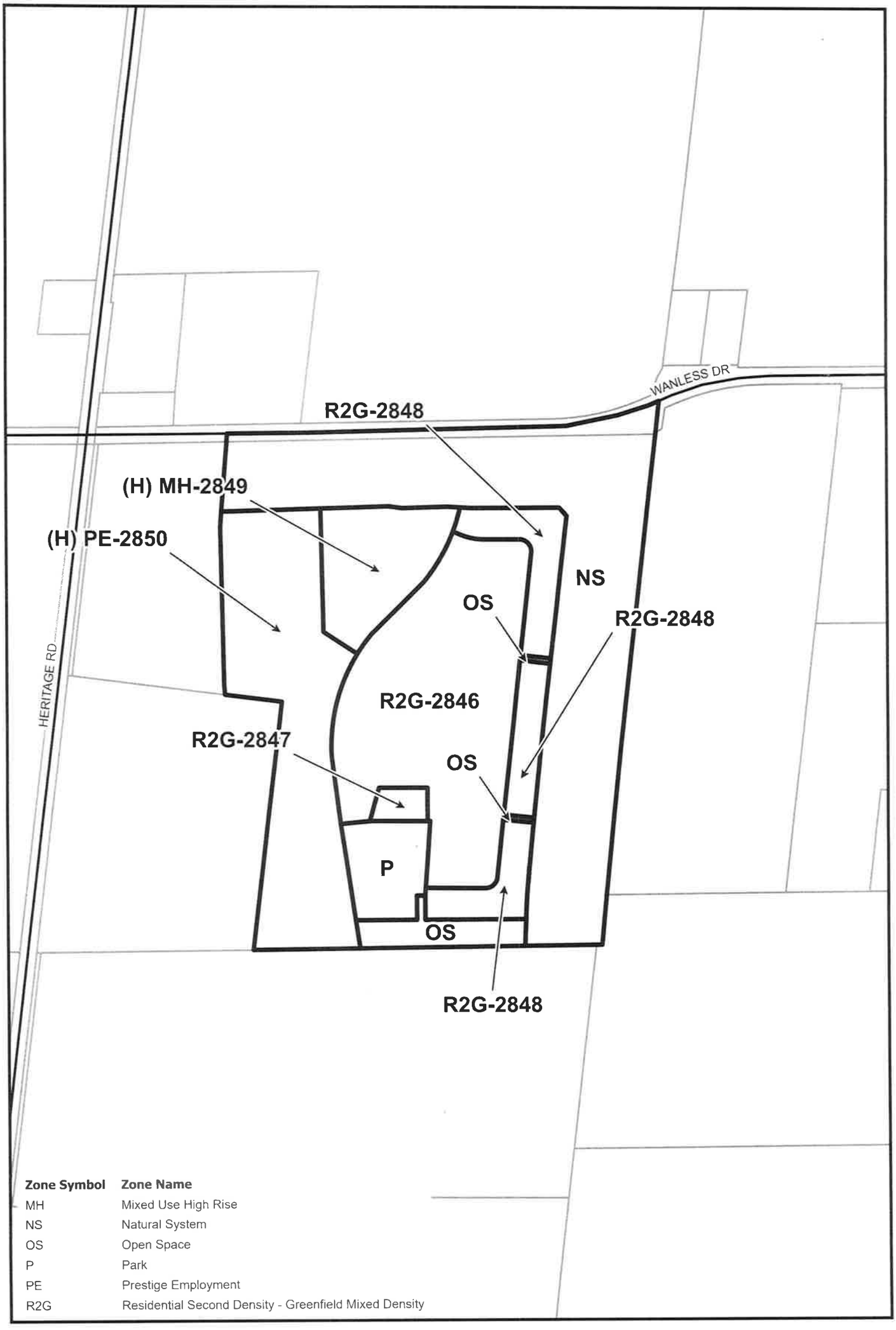


BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

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

KEY MAP

BY-LAW 150-2026



Zone Symbol	Zone Name
MH	Mixed Use High Rise
NS	Natural System
OS	Open Space
P	Park
PE	Prestige Employment
R2G	Residential Second Density - Greenfield Mixed Density

Zoning | Parcel Fabric | Major Street | Minor Street

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

0 60 120 180 Metres

File: OZS-2025-0028
Date: 2026/08/28

Drawn by: LCarter

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

LOT 15, 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 150-2026

SCHEDULE A



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

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

0 50 100 150 Metres

File: OZS-2025-0028 ZBLA
Date: 2026/09/02 Drawn by: LCarter

Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 15, 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 150-2026

SCHEDULE B