The Corporation of the City of Brampton

By-law

Number 153 - 2026

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

From:	To:
Agricultural (A)	Residential Single Detached F – Section 3852 (R1F-9.8-3852) Residential Single Detached F – Section 3903 (R1F-8.5-3903) Residential Townhouse E – 4.5 – Section 3904 (R3E-4.5-3904) Residential Townhouse E – 5.5 – Section 3905 (R3E-5.5-3905) Institutional 1 – Section 3906 (I1-3906) Open Space (OS) Floodplain (F)

   (2) By adding thereto the following sections:

"3903 The lands designated R1F-8.5-3903 on Schedule A to this by-law:

3903.1 Shall only be used for the purposes permitted in an R1F-X zone.

3903.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 200 square metres
2. Minimum Lot Width:

   Interior Lot: 8.5 metres

   Corner Lot: 9.5 metres
3. Minimum Lot Depth: No requirement

4. Minimum Front Yard Depth: 2.5 metres, but 6.0 metres to the front of the garage.

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

6. 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.

7. Minimum Rear Yard: 6.0 metres

8. Maximum Building Height: 13.0 metres

9. Minimum Building Setback to a Day Light Triangle or Rounding: 0.5 metres

10. Garage Control:

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

    b. The maximum width of an attached private garage shall be 65% of the width of the dwelling.

11. Permitted Yard Encroachments:

    a. No front yard encroachment in accordance with Section 6.13 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. Access stairs used to provide access to an unenclosed roofed porch or a deck is permitted within a rear and exterior side yard but shall be no closer than 0.25 m from any lot line.

    c. A Bay Window, having a maximum width of 4.5 metres may encroach up to 1.0 metre into any required rear yard or exterior side yard but shall be no closer than 1.2 metres from the rear or exterior lot line.

    d. For balconies and decks, including any associated access stairs located in the required yard, the maximum permitted encroachment shall be:

        i. Exterior side yard: 1.8 metres, but shall be no closer than 0.6 metres to the exterior lot line.

        ii. Rear yard: 3.5 metres, but shall be no closer than 3.0 metres to the rear lot line.

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

    f. 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.

    g. 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.

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

i. 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 a front and exterior side yard but shall be no closer than 0.6 metres from any lot line.

3903.3 For the purposes of Section 3903:

1. Bay Window shall mean a bay window, bow window or box window, with or without foundation or cold cellar including eaves and cornices with or without side windows.

2. 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."

"3904 The lands designated R3E-4.5-3904 on Schedule A to this by-law:

3904.1 Shall only be used for the purposes permitted in an R3E-X zone, and

1. Dwelling, Street Townhouse

2. Dwelling, Back-to-Back Townhouse

3. Dwelling, Dual Frontage Townhouse

4. Dwelling, Single Detached

3904.2 Street Townhouse, Back-to-Back Townhouse and Dual Frontage Townhouse Dwellings shall be subject to the following requirements and restrictions:

1. Maximum Building Height: 13.5 metres

2. Minimum Building Setback to a Day Light Triangle or Rounding: 0.5 metres

3. Garage Control:

a. The maximum width of an attached private garage shall be 65% of the width of the dwelling, except that for a street townhouse dwelling, the maximum width may be increased to 75% of the width of the dwelling.

b. For dwellings that are 6.1 metres or less in 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.

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

d. 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. Permitted Yard Encroachments:

   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, having a maximum width of 4.0 metres may encroach up to 1.0 metre into any required rear yard or exterior side yard but shall be no closer than 1.2 metres from the rear or exterior lot line.

   c. For balconies and decks, including any associated access stairs located in the required yard, the maximum permitted encroachment shall be:

      i. Exterior side yard: 1.8 metres, but shall be no closer than 0.6 metres to the exterior lot line.

      ii. Rear yard: 3.5 metres, but shall be no closer than 3.0 metres to the rear lot line.

   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 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 a front and exterior side yard but shall be no closer than 0.6 metres from any lot line.

5. TransCanada Pipeline Setbacks

   a. The minimum required setback for any building or structure from the edge of the TransCanada pipeline right-of-way shall be 7.0 metres.

   b. The minimum required setback for any parking area or loading area including any associated parking spaces, bicycle parking spaces, and any associated aisle or driveway to the edge of the TransCanada pipeline corridor shall be 7.0 metres.

   c. The setback requirements of this section shall apply to all above and below grade buildings and structures.

3904.3 For a Street Townhouse Dwelling, shall be subject to the following requirements and restrictions:

1. Minimum Lot Width:

Interior Lot: 5.5 metres

Corner Lot: 6.5 metres

2. Minimum Lot Area: 135 square metres
3. Minimum Lot Depth: No requirement
4. Minimum Dwelling Unit Width: 5.5 metres
5. Minimum Front Yard Depth: 3.0 metres, but 6.0 metres to the front of the garage.
6. Minimum Exterior Side Yard Width: 2.0 metres, but 1.2 metres abutting a lane
7. Minimum Interior Side Yard Width: 1.2 metres, but 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings.
8. Minimum Rear Yard Depth: 6.0 metres
9. Section 10.13.2 shall not apply.

3904.4 For a Dual Frontage Townhouse, shall be subject to the following requirements and restrictions:

1. The front lot line shall be the lot line opposite the lot line which is traversed by a driveway
2. Minimum Lot Width:

   Interior Lot: 4.5 metres

   Corner Lot: 6.0 metres
3. Minimum Lot Area: 100 square metres
4. Minimum Lot Depth: 18.0 metres
5. Minimum Front Yard Depth: 3.0 meters.
6. Minimum Exterior Side Yard Width: 2.0 metres, but 1.2 metres abutting a lane
7. Minimum Interior Side Yard Width: 1.2 metres, but 0.0 metres when abutting side lot lines coincides with a common wall between two dwellings.
8. Minimum Rear Yard Depth: 3.0 metres, but 6.0 metres to the front of the garage.
9. Maximum Fence Height: 1.2 metres in any yard
10. Air conditioning units are permitted to be located on a balcony or uncovered terrace.
11. An accessory structure is not permitted in any yard.

3904.5 For a Back-to-Back Townhouse, shall be subject to the following requirements and restrictions:

1. Minimum Lot Width: 6.0 metres
2. Minimum Lot Area: 70 square metres
3. Minimum Lot Depth: 12.0 metres
4. Minimum Front Yard Depth: 3.0 metres but 6.0 metres to the front of a garage.

5. Minimum Exterior Side Yard Width: 2.0 metres, but 1.2 metres abutting a lane.

6. Minimum Interior Side Yard: 1.2 metres, but 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings.

7. Minimum Rear Yard Depth: 0.0 metres

8. Minimum Separation between Buildings containing Dwelling Units: 2.4 metres

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

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

3904.6 For Single Detached Dwellings, the requirements and restrictions of the R1F-8.5-3903 Zone shall apply.

3904.7 For the purposes of Section 3904:

1. 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.

2. Bay Window shall mean a bay window, bow window or box window, with or without foundation or cold cellar including eaves and cornices with or without side windows.

3. 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."

"3905 For the lands designated R3E-5.5-3905 on Schedule A:

3905.1 The lands shall only be used for the following purposes:

1. Purposes permitted in an R3E-X zone

3905.2 The lands shall be subject to the following requirements and restrictions:

1. Minimum Lot Width:

   Interior Lot: 5.5 metres

   Corner Lot: 6.5 metres

2. Minimum Lot Area: 90 square metres

3. Minimum Lot Depth: No requirement

4. Minimum Dwelling Unit Width: 5.5 metres

5. Minimum Front Yard Depth: 3.0 metres, but 6.0 metres to the front of the garage.

6. Minimum Exterior Side Yard Width: 2.0 metres, but 1.2 metres abutting a lane

7. Minimum Interior Side Yard Width: 1.2 metres, but 0.0 metres when abutting side lot lines coincide with a common wall between two dwellings.

8. Minimum Rear Yard Depth: 2.5 metres

9. Maximum Building Height: 13.5 metres

10. Section 10.13.2 shall not apply.

11. Minimum Building Setback to a Day Light Triangle or Rounding: 0.5 metres

12. Garage Control:

    a. The maximum width of an attached private garage shall be 65% of the width of the dwelling, except that for a street townhouse dwelling, the maximum width may be increased to 75% of the width of the dwelling.

    b. For dwellings that are 6.1 metres or less in 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.

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

    d. 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.

13. Permitted Yard Encroachments:

    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, having a maximum width of 4.0 metres may encroach up to 1.0 metre into any required rear yard or exterior side yard but shall be no closer than 1.2 metres from the rear or exterior lot line.

    c. For balconies and decks, including any associated access stairs located in the required yard, the maximum permitted encroachment shall be:

        i. Exterior side yard: 1.8 metres, but shall be no closer than 0.6 metres to the exterior lot line.

        ii. Rear yard: 1.8 metres, but shall be no closer than 0.6 metres to the rear lot line.

    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 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 a front and exterior side yard but shall be no closer than 0.6 metres from any lot line.

14. TransCanada Pipeline Setbacks

a. The minimum required setback for any building or structure from the edge of the TransCanada pipeline right-of-way shall be 7.0 metres.

b. The minimum required setback for any parking area or loading area including any associated parking spaces, bicycle parking spaces, and any associated aisle or driveway to the edge of the TransCanada pipeline corridor shall be 7.0 metres.

c. The setback requirements of this section shall apply to all above and below grade buildings and structures.

3905.3 For the purposes of Section 3905:

1. Bay Window shall mean a bay window, bow window or box window, with or without foundation or cold cellar including eaves and cornices with or without side windows.

2. 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."

"3906 The lands designated I1-3906 on Schedule A to this by-law:

3906.1 The lands shall only be used for the following purposes:

1. Purposes permitted in an I1 zone or an R3E-4.5-3904 zone but not both at the same time.

3906.2 The lands shall be subject to the following requirements and restrictions:

1. For purposes permitted in an I1 zone, the requirements and restrictions of the I1 zone shall apply.

2. For purposes permitted in an R3E-4.5-3904 zone, the requirements and restrictions of the R3E-4.5-3904 zone shall apply."

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

Approved by Legal Services:

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

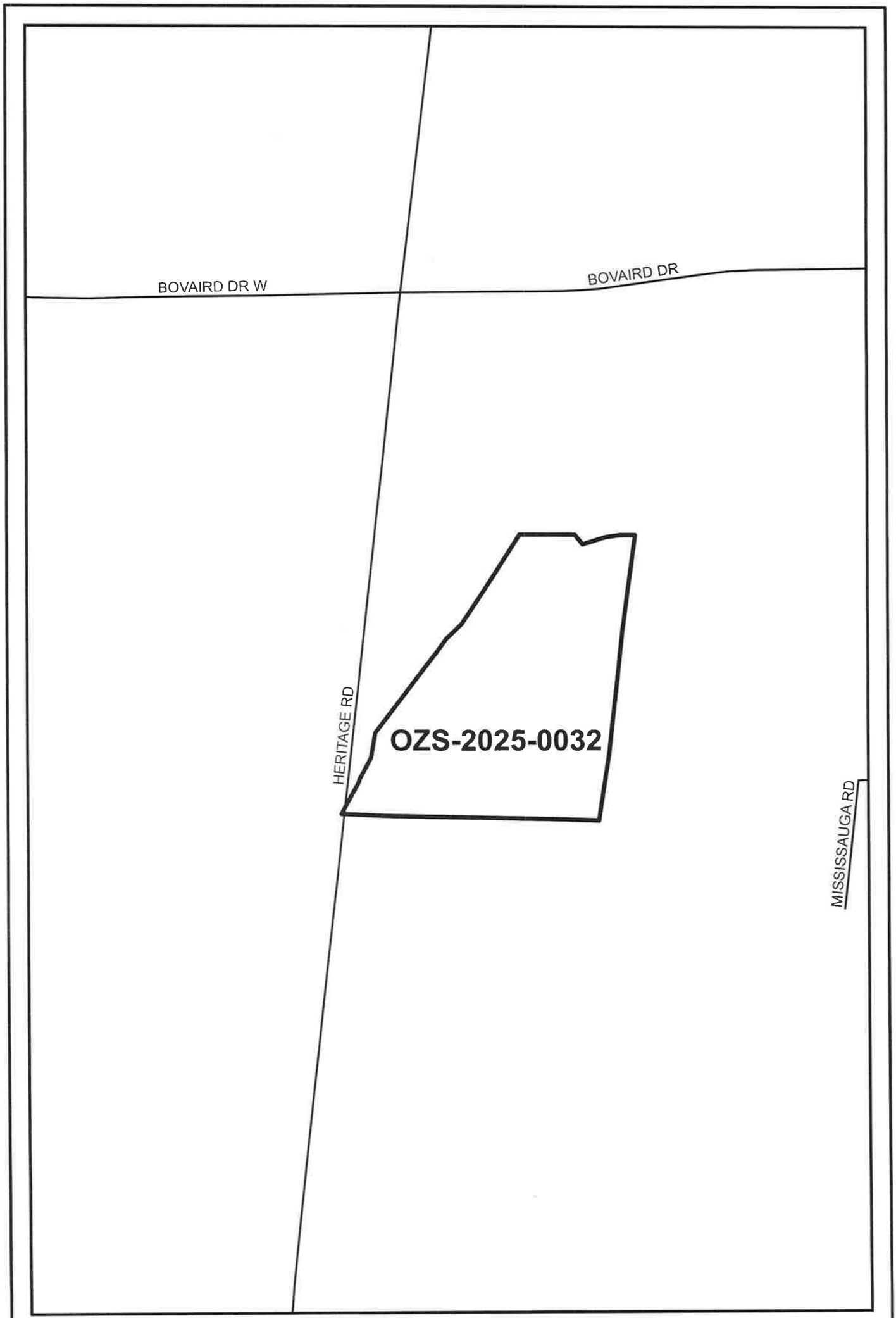
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content. 2026/Sept/1 [David VanderBerg]

Genevieve Scharback, City Clerk

(OZS-2025-0032)



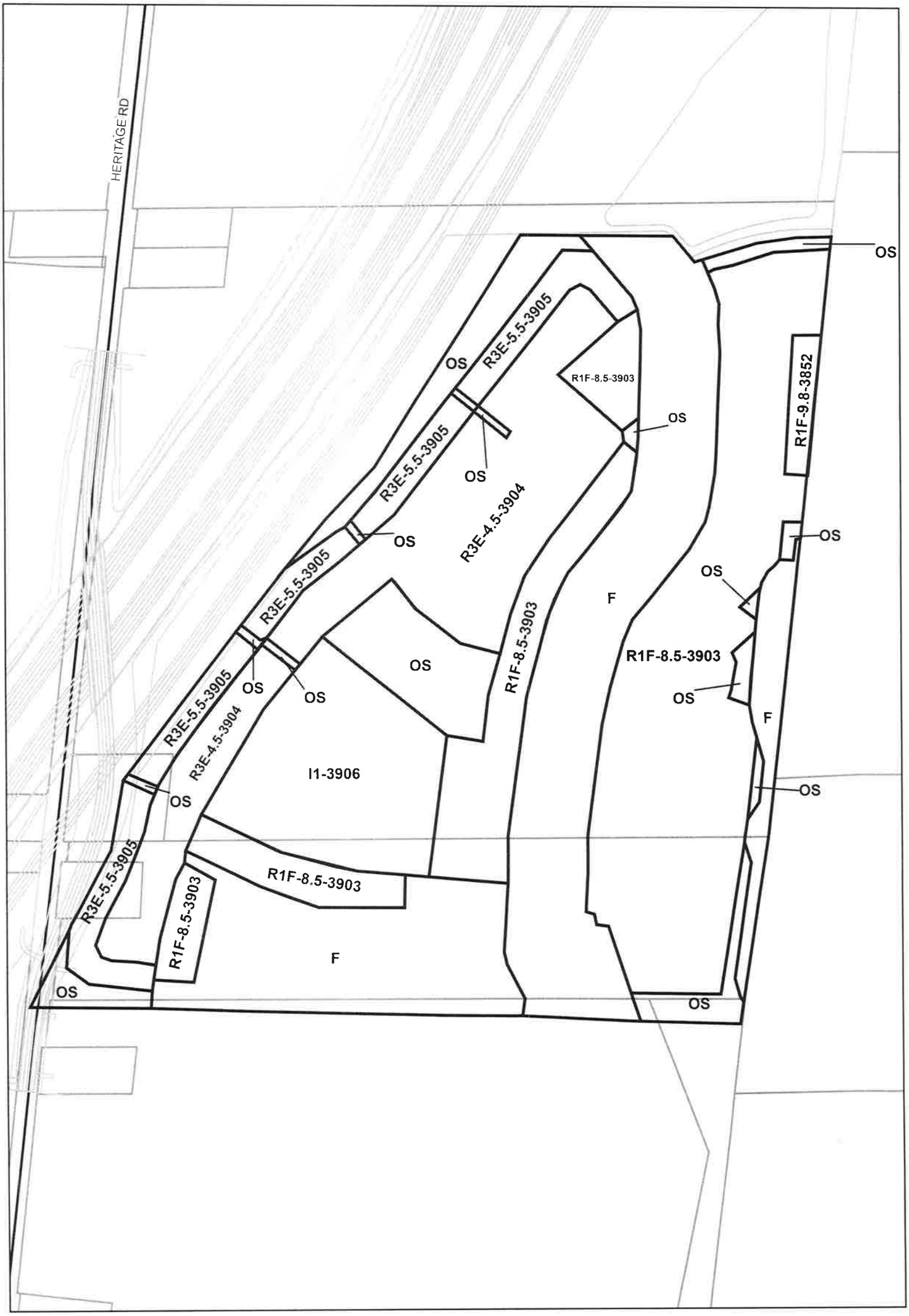
Subject Lands City Limit Major Street

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

File: OZS-2025-0032_KM
Date: 2026/09/01 Drawn by: CAntoine

KEY MAP

BY-LAW 153-2026



Zoning | Parcel Fabric | Major Street | Minor Street

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

0 50 100 150 Metres

File: OZS-2025-0032 ZBLA
Date: 2026/09/02 Drawn by: CAntoine

Zoning Amendment to By-law 270-2004
Part of Lots 8 and 9, Concession 5, W.H.S.

BY-LAW 153-2026

SCHEDULE A