The Corporation of the City of Brampton

By-law

Number 154 - 2026

To Amend Zoning By-law 14-2026

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 designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential First Density – Section 2839 (R1-2839) Residential Second Density – Greenfield Mixed Density - Section 2840 (R2G-2840) Residential Second Density – Greenfield Mixed Density - Section 2841(R2G-2841) General Institutional – Section 2842 (I1-2842) Residential First Density – Section 2853 (R1-2853) Park (P) Open Space (OS) Natural System (NS)

(2) By adding thereto, the following sections:

"12.2839 For the lands designated R1 – 2839 on Schedule A:

12.2839.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R1 zone.

12.2839.2 The lands shall be subject to the following requirements and restrictions:

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

.2 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.

.3 Maximum Building Height: 13.0 metres, 3 storeys (both apply)

.4 Minimum Building Setback to a Daylight Triangle or Rounding: 0.5 metres

.5 Attached Private Garage Requirements:

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.

.6 Permitted Yard Encroachments:

a. 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.

b. A Bay, Bow or Box Window, with or without a foundation, having a maximum width of 4.5 metres may encroach up to 1.0 metre into a required rear yard or exterior side yard but shall be no closer than 1.2 metres from the rear or exterior lot line.

12.2839.3 For the purposes of Exception 2839:

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

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

"12.2840 For the lands designated R2G – 2840 on Schedule A:

12.2840.1 The lands shall only be used for the following purposes:

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

12.2840.2 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, 3 storeys (both apply)

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

.3 Attached Private Garage Requirements:

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 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.

c. 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.

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 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.

12.2840.3 For a Dual Frontage Townhouse Dwelling, the following requirements and restrictions shall apply:

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

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

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

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

12.2840.4 For a Back-to-Back Townhouse Dwelling, the following requirements and restrictions shall apply:

.1 Minimum Lot Area: 70 square metres

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

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

12.2840.5 For a Single Detached Dwelling, the following requirements and restrictions shall apply:

.1 The requirements and restrictions relating to the R1-2839 Zone shall apply.

12.2840.6 For the purposes of Exception 2840:

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

.2 Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle or rounding, the lot

width of such lot shall be calculated as if the lot lines were produced to their point of intersection."

"12.2841 For the lands designated R2G – 2841 on Schedule A:

12.2841.1 The lands shall only be used for the following purposes:

.1 Street Townhouse Dwelling as permitted in the R2G zone.

12.2841.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 90 square metres

.2 Minimum Lot Width: 5.5 metres

.3 Minimum Rear Yard: 2.5 metres

.4 Maximum Building Height: 13.5 metres, 3 storeys (both apply)

.5 Minimum Building Setback to a Daylight Triangle or Rounding: 0.5 metres

.6 Attached Private Garage Requirements:

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.

.7 Permitted Yard Encroachments:

a. 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.

12.2841.3 For the purposes of Exception 2841:

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

.2 Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle or rounding, the lot

width of such lot shall be calculated as if the lot lines were produced to their point of intersection."

"12.2842 For the lands designated I1-2842 on Schedule A:

12.2842.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in an I1 zone or an R2G-2840 zone but not both at the same time

12.2841.2 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 R2G-2840 zone, the requirements and restrictions of the R2G-2840 zone shall apply."

"12.2853 For the lands designated R1-2853 on Schedule A:

12.2853.1 The lands shall only be used for the following purposes:

.1 Purposes permitted in the R1 zone.

12.2853.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Lot Area: 240 square metres

.2 Minimum Lot Width:

Corner Lot: 11.6 metres

Interior Lot: 9.8 metres

.3 Maximum Building Height: 13.5 metres, 3 storeys (both apply)

.4 Minimum Building Setback to a Daylight Triangle or Rounding: 0.5 metres

.5 Attached Private Garage Requirements

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

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.

.6 Permitted Yard Encroachments

a. Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows.

b. A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch.

12.2841.3 For the purposes of Exception 2853:

.1 A lot shall be permitted to front onto a block that has been legally conveyed to the City of Brampton provided that the block has frontage onto an open public right of way. For the purpose of this section, such block shall be treated as a street for Zoning purposes."

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

Approved by Legal Services:

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

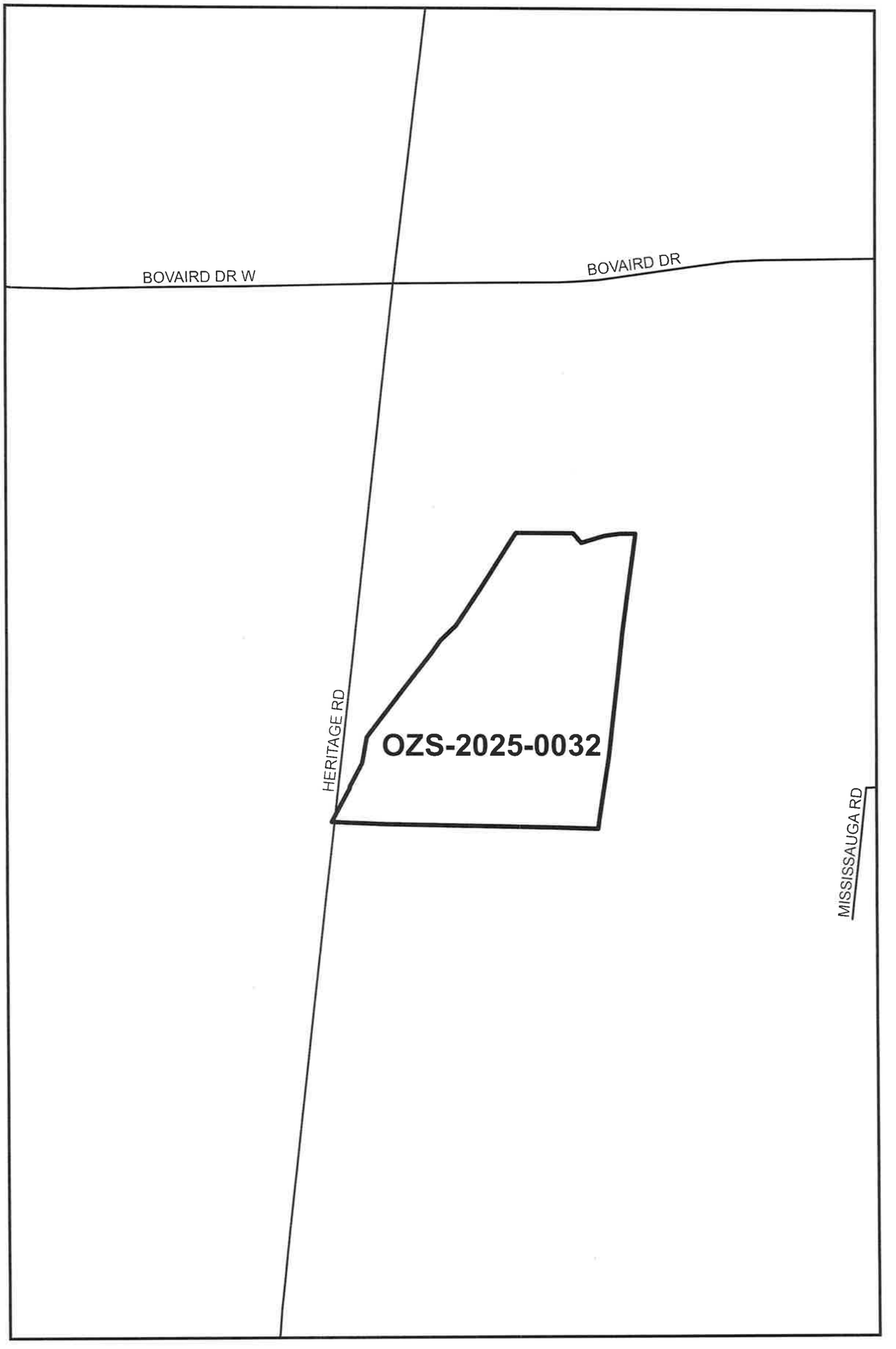
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content.
2026/Sept/2
[David VanderBerg]

Genevieve Scharback, City Clerk

(OZS-2025-0032)



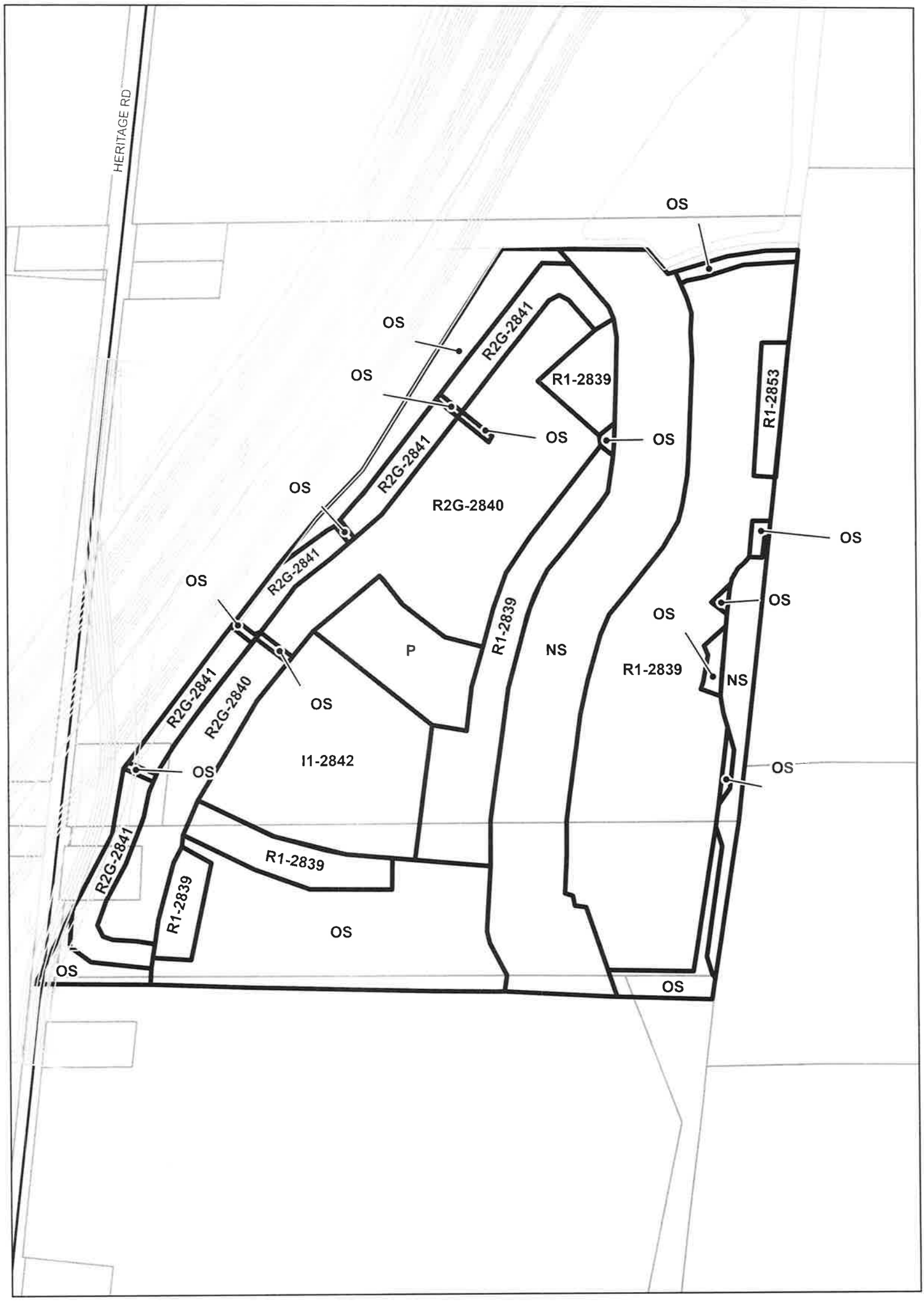
Subject Lands City Limit Major Street

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 154-2026



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_ZBL
Date: 2026/09/02 Drawn by: CAntoine

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

Part of Lots 8 and 9, 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 154-2026

SCHEDULE A