The Corporation of the City of Brampton

By-law

Number 155 - 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 Townhouse E – 6.0-3855 – Section 3855 (R3E-6.0-3855) Residential Townhouse E – 6.0 – Section 3856 (R3E-6.0-3856) Residential Townhouse E – 4.5 – Section 3913 (R3E-4.5-3913) Residential Townhouse C – Section 3914 (R3C-3914); Residential Apartment A - 3915 (R4A-3915); Residential Apartment A - 3916 (R4A-3916) Institutional 2 (H) – Section 3917 (I2-3917(H)) Open Space (OS) Floodplain (F)
Highway Commercial Two (HC2) – Section 466	Institutional 2 (H) – Section 3918 (I2-3918(H))

(2) By adding thereto the following sections:

"3913 The lands designated R3E-4.5-3913 on Schedule A to this by-law:

3913.1 Shall only be used for the following purposes:

1. Uses permitted by the R3E-X Zone
2. Dual Frontage Townhouse Dwelling
3. Back-to-Back Townhouse Dwelling

3913.2 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: On all lots, the maximum width of an attached private garage shall be 65% of the width of the dwelling.

4. Permitted Yard Encroachments:

    a. 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.

    b. A Bay Window, having a maximum width of 4.0 metres may encroach up to 1.0 metre into any yard, but shall be no closer than 1.2 metres from any 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 any 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.

3913.3 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 coincides with a common wall between two dwellings.

8. Minimum Rear Yard Depth: 6.0 metres

9. Section 10.13.2 shall not apply.

10. Notwithstanding Section 10.13.2, front yard to rear yard pedestrian access through a dwelling unit is permitted through a habitable room or area, except for a bedroom, living room, dining room or kitchen, with any grade difference.

3913.4 For a Dual Frontage Townhouse Dwelling, 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 metres

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 metres to the front of the garage

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.

3913.5 For a Back-to-Back Townhouse Dwelling, shall be subject to the following requirements and restrictions:

1. Minimum Lot Width: 6.0 metres

2. Minimum Lot Area: 75 square metres

3. Minimum Lot Depth: 12.5 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 Width: 1.2 metres, but 0.0 metres when abutting side lot lines coincides 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. Minimum Parking Requirement: 1 space per unit

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

3913.6 For the purposes of Section R3E-4.5-3913:

1. Dual Frontage Townhouse Dwelling 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."

"3914 The lands designated R3C-3914 on Schedule A to this by-law:

3914.1 Shall only be used for the following purposes:

1. Residential

   a. Stacked Townhouse Dwellings

   b. Apartment Dwellings;

2. Only in conjunction with the residential uses, the following Non-Residential uses shall be permitted on the ground floor:

   a. a bank, trust company, or finance company;
   b. a banquet hall;

c. a commercial, technical or recreational school;
d. a community club;
e. a convenience restaurant, excluding a drive-through facility;
f. a convenience store or grocery store;
g. a day nursery;
h. a dining room restaurant;
i. a dry cleaning and laundry distribution station;
j. a health centre or fitness centre;
k. a hotel;
l. a laundromat;
m. a personal service shop;
n. a pharmacy;
o. a place of commercial recreation;
p. a printing or copying establishment;
q. a recreational facility;
r. a retail establishment having no outside storage;
s. a shopping centre;
t. a supermarket;
u. a take-out restaurant;
v. a tavern;
w. a theatre;
x. a travel agency;
y. an amusement arcade;
z. an animal hospital;
aa. an art gallery, museum or art/photo studio;
bb. an office; and
cc. body art and/or tattoo parlour.

3. Purposes accessory to the other permitted uses

3914.2 Shall be subject to the following requirements and restrictions:

1. For Stacked Townhouse Dwellings

a. Minimum Lot Width: 18 metres

b. Minimum Lot Area: 600 square metres

c. Minimum Front Yard Depth: 3.0 metres

d. Minimum Exterior Side Yard Width: 3.0 metres

e. Minimum Interior Side Yard Width: 3.0 metres

f. Minimum Rear Yard Depth: 4.5 metres

g. Minimum Building Setback to a Daylight Triangle/ Rounding: 0.5 metres

h. Maximum Building Height: 4 storeys

i. Maximum Lot Coverage: No requirement

j. Minimum Landscaped Open Space: 15%

2. For Apartment Dwellings:

a. Minimum Lot Width: 24 meters

b. Minimum Lot Area: 1200 square metres

c. Minimum Front Yard Depth: 3.0 metres, but 4.5m where there are dwelling units accessible directly from the street

d. Minimum Interior Side Yard Width: 3.0 metres

e. Minimum Exterior Side Yard Width: 3.0 metres

f. Minimum Rear Yard Depth: 7.5 metres

g. Maximum Building Height: 12 storeys

h. Maximum Lot Coverage: No requirement

i. Minimum Landscaped Open Space: 15%

j. Minimum Building Setback to a Daylight Triangle: 1 metre

k. Maximum Tower Floorplate: 800 square metres

l. Minimum Building Separation: 15 metres

m. Minimum Building Step Back: 3.0 metres, where a building is fronting a street line

n. Minimum Podium Height: 3 storeys, but 4 storeys when the ground floor contains a non-residential use

o. Maximum Podium Height: 6 storeys, or 80% of the width of the adjacent street right-of-ways, whichever is less."

"3915 The lands designated R4A-3915 on Schedule A to this by-law:

3915.1 Shall only be used for the following purposes:

1. Residential
   a. Uses permitted in the Residential Apartment (R4A) Zone

2. The following Non-Residential uses shall be permitted as a standalone use or in conjunction with a permitted residential use:

   a. a bank, trust company or financial institution;
   b. a commercial, technical or recreational school;
   c. a convenience restaurant, excluding a drive-through facility;
   d. a convenience store;
   e. a convention centre;
   f. a custom workshop;
   g. a day nursery;
   h. a dining room restaurant;
   i. a seasonal garden centres sales establishment permitted only in conjunction with a supermarket;
   j. a health or fitness centre;
   k. a hotel;
   l. a laboratory;
   m. a library;
   n. a personal service shop;
   o. a pharmacy;
   p. a research facility;
   q. a retail establishment, having no outside storage;
   r. a supermarket;
   s. a take-out restaurant;
   t. an office, including the office of a medical, dental and drugless practitioner.

3. Purposes accessory to the other permitted uses

3915.2 Shall be subject to the following requirements and restrictions:

1. For an Apartment Dwelling:

   a. Minimum Lot Area: 2500 square metres;

   b. Minimum Lot Width: 35 meters

   c. Minimum Front Yard Depth: 3.0 metres, but 4.5m where there are dwelling units accessible directly from the street;

   d. Minimum Interior Side Yard Width: 3.0 metres

   e. Minimum Exterior Side Yard Width: 3.0 metres

   f. Minimum Rear Yard Depth: 7.5 metres

   g. Maximum Building Height: 30 storeys;

   h. Maximum Lot Coverage: No requirement;

   i. Minimum Landscaped Open Space: 15%

   j. Minimum Building Setback to a Daylight Triangle/Rounding: 1.0 metre

   k. Maximum Tower Floorplate: 800 square metres

   l. Minimum Building Separation: 15 metres

   m. Minimum Building Stepback: 3.0 metres, where a building is fronting a street line

   n. Minimum Podium Height: 3 storeys, but 4 storeys when the ground floor contains a non-residential use

   o. Maximum Podium Height: 6 storeys, or 80% of the width of the adjacent street right-of-ways, whichever is less

   p. Minimum Ground Floor Height: 4.5 metres

2. For Non-Residential uses:

   a. For those stand-alone non-residential uses permitted by Section 3915.1.2 the requirements and restrictions relating to the C2 Zone apply, in addition to:

      i. Minimum Lot Area: 900 square metres

      ii. Minimum Lot Width: 21 metres

      iii. Minimum Front Yard Depth: 3.0 metres

      iv. Minimum Exterior Side Yard Width: 3.0 metres

      v. Minimum Interior Side Yard Width: 3.0 metres, except that where an interior side yard abuts a Residential or Institutional zone, the minimum interior side yard shall be 9.0 metres;

      vi. Minimum Rear Yard Depth: 6.0 metres, except that where a rear yard abuts a

Residential or Institutional zone, the minimum rear yard shall be 9.0 metres;

vii. Minimum Landscaped Open Space: 3.0 metres abutting all property lines except at approved access locations.

viii. A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:

1. Shall not be permitted on required parking spaces or landscaped areas; and,

2. Notwithstanding 3915.2.2(f)(i), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 1,000 square metres for each of the Supermarket and Garden Centre Sales Establishment uses.

3915.3 For the purposes of Section R4A-3915:

1. The lot line abutting Bovaird Drive shall be deemed the front lot line.

2. Notwithstanding any other provision of this By-law, a building containing a permitted non-residential use shall be permitted as a standalone building and shall not be required to contain a residential use."

"3916 The lands designated R4A-3916 on Schedule A to this by-law:

3916.1 Shall only be used for the following purposes

1. On that portion of the lot located 48.0 metres or less from the lot line abutting Mississauga Road:

a. Purposes permitted in the R4A zone shall be permitted

b. Only in conjunction with an apartment dwelling, the following Non-Residential uses shall be permitted on the ground floor:

i. a bank, trust company, or finance company;
ii. a banquet hall;
iii. a commercial, technical or recreational school;
iv. a community club;
v. a convenience restaurant, excluding a drive-through facility;
vi. a convenience store or grocery store;
vii. a day nursery;
viii. a dining room restaurant;
ix. a dry cleaning and laundry distribution station;
x. a health centre or fitness centre;
xi. a hotel;
xii. a laundromat;
xiii. a personal service shop;

xiv. a pharmacy;
xv. a place of commercial recreation;
xvi. a printing or copying establishment;
xvii. a recreational facility;
xviii. a retail establishment having no outside storage;
xix. a shopping centre;
xx. a supermarket;
xxi. a take-out restaurant;
xxii. a tavern;
xxiii. a theatre;
xxiv. a travel agency;
xxv. an amusement arcade;
xxvi. an animal hospital;
xxvii. an art gallery, museum or art/photo studio;
xxviii. an office;
xxix. body art and/or tattoo parlour.

2. On that portion of the lot located more than 48.0 metres from the lot line abutting Mississauga Road:

   a. Purposes permitted in the R4A-3915 zone shall be permitted; and

   b. Purposes permitted in the R3E-4.5-3913 zone.

3. Purposes accessory to the other permitted uses.

3916.2 Shall be subject to the following requirements and restrictions:

1. For those uses permitted in an R4A-3915 Zone, the requirements and restrictions of the R4A-3915 Zone apply, in addition to the following:

   a. Non-residential uses shall be incorporated on the ground floor or podium of a mixed-use building and not located in as a standalone building.

   b. Notwithstanding the provisions of this By-law, a mixed-use building shall provide a minimum of 250 square metres of non-residential gross floor area (GFA).

2. For those uses permitted in an R3E-4.5-3913 Zone, the requirements and restrictions of the R3E-4.5-3913 Zone apply."

"3917 The lands designated I2-3917(H) on Schedule A to this by-law:

3917.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) Symbol:

1. Institutional Uses:

   a. Hospital
   b. Health and Wellness Facility
   c. Medical Offices
   d. Assisted Living Housing
   e. Medical Research Facility
   f. Hospice Care

2. Other Permitted Uses:

a. On that portion of the lot located 62.0 metres or less from the lot line abutting Mississauga Road:

   i. Purposes permitted in the R4A-3915 Zone shall be permitted.

   ii. Purposes permitted in the R4A-3916 Zone shall be permitted.

b. On that portion of the lot located more than 62.0 metres from the lot line abutting Mississauga Road:

   i. Purposes permitted in the R3E-4.5-3913 Zone shall be permitted.

c. On that portion of the lot located 75.0 metres or less from the lot line abutting Bovaird Drive West:

   i. Purposes permitted in the R4A-3915 Zone shall be permitted.

   ii. Purposes permitted in the R4A-3916 Zone shall be permitted.

d. On that portion of the lot located more than 75.0 metres from the lot line abutting Bovaird Drive West:

   i. Purposes permitted in the R3E-4.5-3913 Zone shall be permitted.

3917.2 Shall be subject to the following requirements and restrictions:

1. For Institutional uses permitted in Section 3917.1.1, the requirements and restrictions relating to the I2 zone apply.

2. For those uses permitted in an R3E-4.5-3913 Zone, the requirements and restrictions of the R3E-4.5-3913 Zone apply.

3. For those uses permitted in an R4A-3915 Zone, the requirements and restrictions of the R4A-3915 Zone apply, in addition to:

   a. Non-residential uses shall be incorporated on the ground floor or podium of a mixed-use building and not as a standalone use.

   b. Notwithstanding the provisions of this By-law, a mixed-use building shall provide a minimum of 250 square metres of non-residential gross floor area (GFA)

4. For those uses permitted in an R4A-3916 Zone, the requirements and restrictions of the R4A-3916 Zone apply, in addition to:

   a. Non-residential uses shall be incorporated on the ground floor or podium of a mixed-use building and not as a standalone use.

   b. Notwithstanding the provisions of this By-law, a mixed-use building shall provide a minimum of 250 square metres of non-residential gross floor area (GFA).

3917.3 Holding Provisions

1. While the Holding (H) symbol remains in effect, the lands shall only be used for the following purposes subject to the requirements and restrictions of the I2 zone:

    a. Hospital
    b. Health and Wellness Facility
    c. Medical Offices
    d. Assisted Living Housing
    e. Medical Research Facility
    f. Hospice Care

2. The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

    a. That the Commissioner of Planning, Building and Growth Management be satisfied that confirmation be received from the Province of Ontario stating that it will not and has not committed any capital funding for the construction of a hospital and/or health and wellness facility on the subject lands until January 1, 2030. The Holding (H) symbol shall remain in place until such confirmation is received, or until January 1, 2030, whichever occurs first."

"3918 The lands designated I2-3918(H) on Schedule A to this by-law:

3918.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) Symbol:

1. Institutional Uses:
    a. Hospital
    b. Health and Wellness Facility
    c. Medical Offices
    d. Assisted Living Housing
    e. Medical Research Facility
    f. Hospice Care

2. Other Permitted Uses:

    a. Purposes permitted in the R4A-3915 Zone; and

    b. Purposes permitted in the R4A-3916 Zone.

3918.2 Shall be subject to the following requirements and restrictions:

1. For Institutional uses permitted in Section 3918.1.1 Zone, the requirements and restrictions of the I2 zone apply.

2. For those uses permitted in an R4A-3915 Zone, the requirements and restrictions of the R4A-3915 Zone apply, in addition to:

    a. Non-residential uses shall be incorporated on the ground floor or podium of a mixed-use building and not as a standalone use.

    b. Notwithstanding the provisions of this By-law, a mixed-use building shall provide a minimum of 250 square metres of non-residential gross floor area (GFA).

3. For those uses permitted in an R4A-3916 Zone, the requirements and restrictions of the R4A-3916 Zone apply, in addition to:

a. Non-residential uses shall be incorporated on the ground floor or podium of a mixed-use building and not as a standalone use.

b. Notwithstanding the provisions of this By-law, a mixed-use building shall provide a minimum of 250 square metres of non-residential gross floor area (GFA).

3918.3 Holding Provisions:

1. While the Holding (H) symbol remains in effect, the lands shall only be used for the following purposes subject to the requirements and restrictions of the I2 zone:

   a. Hospital
   b. Health and Wellness Facility
   c. Medical Offices
   d. Assisted Living Housing
   e. Medical Research Facility
   f. Hospice Care

2. The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

   a. That the Commissioner of Planning, Building and Growth Management be satisfied that confirmation be received from the Province of Ontario stating that it will not and has not committed any capital funding for the construction of a hospital and/or health and wellness facility on the subject lands until January 1, 2030. The Holding (H) symbol shall remain in place until such confirmation is received, or until January 1, 2030, whichever occurs first."

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/03
[David VanderBerg]

Genevieve Scharback, City Clerk

(OZS-2025-0034)



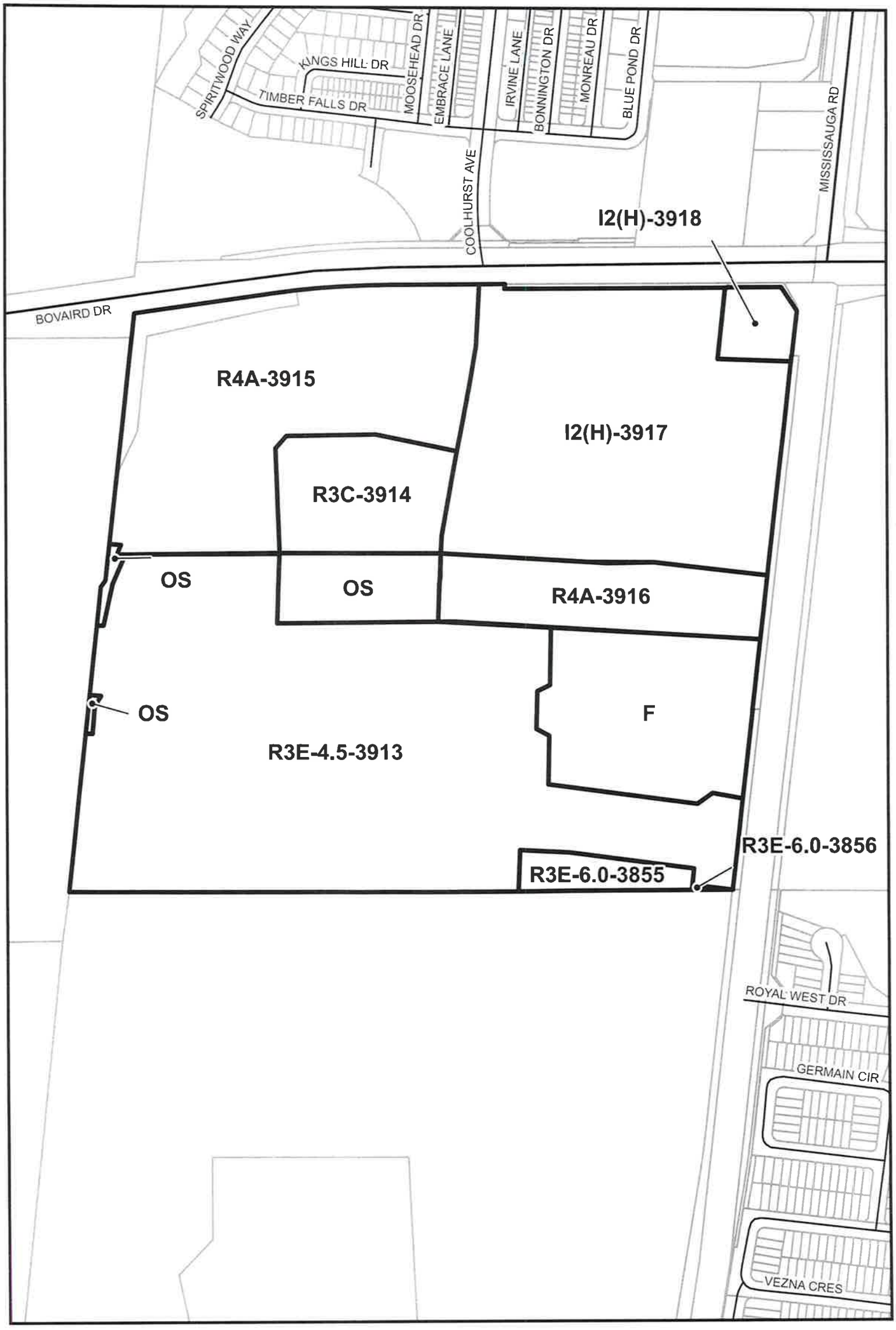
Subject Lands | City Limit | Railways | Major Street

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

KEY MAP

File: OZS-2025-0034 KM
Date: 2026/09/01
Drawn by: CAntoine

BY-LAW 155-2026



Subject Lands | Parcel Fabric | Major Street | Minor Street

BRAMPTON Flower City
brampton.ca
PLANNING BUILDING AND GROWTH MANAGEMENT

0 50 100 150 Metres

File: OZS-2025-0034 ZBLA
Date: 2026/09/02 Drawn by: CAntoine

Zoning Amendment to By-law 270-2004
Part of Lot 10, Concession 5, W.H.S.

BY-LAW 155-2026

SCHEDULE A