The Corporation of the City of Brampton

By-law

Number 156 - 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 Second Density– Greenfield Mixed Density - Section 2854 (R2G-2854) Residential Third Density – Mid Rise - Section 2855 (R3M-2855) Residential Third Density – High Rise Section 2856 (R3H-2856) Residential Third Density – High Rise Section 2857 (R3H-2857) Holding General Institutional – Section 2858 ((H)I2-2858) Residential Second Density– Greenfield Mixed Density - Section 2860 (R2G-2860) Park (P) Open Space (OS)
Highway Commercial Two (HC2) – Section 466	Holding General Institutional – Section 2859 ((H)I2-2859)

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

(3) By adding thereto, the following sections:

"**12.2854 For the lands designated R2G–2854 on Schedule A:**

12.2854.1 The lands shall only be used for the following purposes:

.1 Street Townhouse Dwelling

.2 Dual Frontage Townhouse Dwelling

.3 Back-to-Back Townhouse Dwelling

12.2854.2 The lands 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 Day Light Triangle or Rounding: 0.5 metres

.3 Maximum Attached Private Garage Width: 65% of the width of the dwelling

12.2854.3 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.

12.2854.4 For a Back-to-Back Townhouse Dwelling, the following requirements and restrictions shall apply:

.1 Minimum Parking Space: 1 space per unit

.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.

12.2854.5 For the purposes of Exception 2854:

.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."

"**12.2855 For the lands designated R3M–2855 on Schedule A:**

12.2855.1 The lands shall only be used for the following purposes:

.1 Residential

a. Stacked Townhouses 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;
cc. body art and/or tattoo parlour.

12.2855.2 For a Stacked Townhouse Dwelling, the following requirements and restrictions shall apply:

.1 Minimum Lot Width: 18 metres

.2 Minimum Lot Area: 600 square metres

.3 Minimum Front Yard: 3.0 metres

.4 Minimum Exterior Side Yard: 3.0 metres

.5 Minimum Interior Side Yard: 3.0 metres

.6 Minimum Rear Yard: 4.5 metres

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

.8 Maximum Building Height: 15.0 metres, 4 storeys (both apply)

.9 Maximum Lot Coverage: No requirement;

.10 Minimum Landscaped Open Space: 15%

12.2855.3 For an Apartment Dwelling, the following requirements and restrictions shall apply:

.1 The requirements and restrictions of the R3M Zone relating to an apartment dwelling use and the following:

.2 Minimum Building Setback to a Daylight Triangle: 1 metre"

"12.2856 For the lands designated R3H–2856 on Schedule A:

12.2856.1 The lands shall only be used for the following purposes:

.1 Residential

a. Uses permitted in the Residential Third Density – High Rise (R3H) 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

12.2856.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted in an R3H-2856 Zone, the requirements and restrictions relating to the R3H Zone apply and the following:

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

.3 For non-residential uses:

a. For those stand-alone non-residential uses permitted Section 2856.1.2, the requirements and restrictions relating to the GC Zone apply, and the following:

i. 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 2856.2.3(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.

12.2856.3 For the purposes of Exception 2856:

.1 For the purposes of this zone, 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 commercial use or institutional use shall be permitted as a standalone building and shall not be required to contain a residential use."

"12.2857 For the lands designated R3H–2857 on Schedule A:

12.2857.1 The lands 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 R3H 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 R3H-2856 zone shall be permitted; and

b. Purposes permitted in the R2G-2854 zone.

.3 Purposes accessory to the other permitted uses

12.2857.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted in an R3H-2856 Zone, the requirements and restrictions of the R3H-2856 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).

.2 For those uses permitted in an R2G-2854 Zone, the requirements and restrictions of the R2G-2854 Zone apply."

"12.2858 For the lands designated Holding (H)I2-2858 on Schedule A:

12.2858.1 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 R3H-2856 Zone shall be permitted.

ii. Purposes permitted in the R3H-2857 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 R2G-2854 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 R3H-2856 Zone shall be permitted.

ii. Purposes permitted in the R3H-2857 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 R2G-2854 Zone shall be permitted.

12.2858.2 The lands shall be subject to the following requirements and restrictions:

.1 For Institutional uses permitted in Section 2858.2.1, the requirements and restrictions relating to the I2 zone apply.

.2 For those uses permitted in an R2G-2854 Zone, the requirements and restrictions relating to the R2G-2854 Zone apply.

.3 For those uses permitted in an R3H-2856 Zone, the requirements and restrictions relating to the R3H-2856 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 R3H-2857 Zone, the requirements and restrictions relating to the R3H-2857 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).

12.2858.3 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. The Holding (H) symbol shall remain in place until such confirmation is received, or until January 1, 2030, whichever occurs first."

"12.2859 For the lands designated Holding (H)I2-2859 on Schedule A:

12.2859.1 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 R3H-2856 Zone and;
b. Purposes permitted in the R3H-2857 Zone

12.2859.2 The lands shall be subject to the following requirements and restrictions:

.1 For those uses permitted in an I2-2859 Zone, the requirements and restrictions relating to the I2 zone apply.

.2 For those uses permitted in an R3H-2856 Zone, the requirements and restrictions relating to the R3H-2856 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 R3H-2857 Zone, the requirements and restrictions relating to the R3H-2857 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)."

12.2859.3 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. The Holding (H) symbol shall remain in place until such confirmation is received, or until January 1, 2030, whichever occurs first."

"12.2860 For the lands designated R2G-2860 on Schedule A:

12.2860.1 The lands shall only be used for the following purposes:

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

.2 Dual Frontage Dwelling as permitted in the R2G zone.

12.2860.2 The lands shall be subject to the following requirements and restrictions:

.1 Maximum Building Height: 13.5 metres

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

12.2860.3 For Dual Frontage Townhouse Dwelling, the following requirements and restrictions shall apply:

.1 The front lot line shall be deemed to be the lot line that abuts the street with the larger right of way.

.2 Notwithstanding a) above, for the purpose of this by-law, any Front Yard, Rear Yard, or Side Yard that is separated from a street by a reserve of less than 1 metre in width, a Sight Triangle, or a Daylight Triangle or Rounding, shall be deemed to directly abut that street.

.3 Any reserves of 1 metre in width or less may be considered as part of the required Front Yard, Rear Yard, or Side Yard.

.4 The driveway width shall not exceed the interior width of the garage.

12.2860.4 For the purposes of Exception 2860:

.1 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.

.2 A Dual Frontage Townhouse Dwelling includes all units within a street townhouse block having frontage on two public streets, where each dwelling unit is located on its own lot with the garage in the rear yard, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey."

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

Approved by Legal Services:

Approved as to form. 2026/09/03 MR

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)



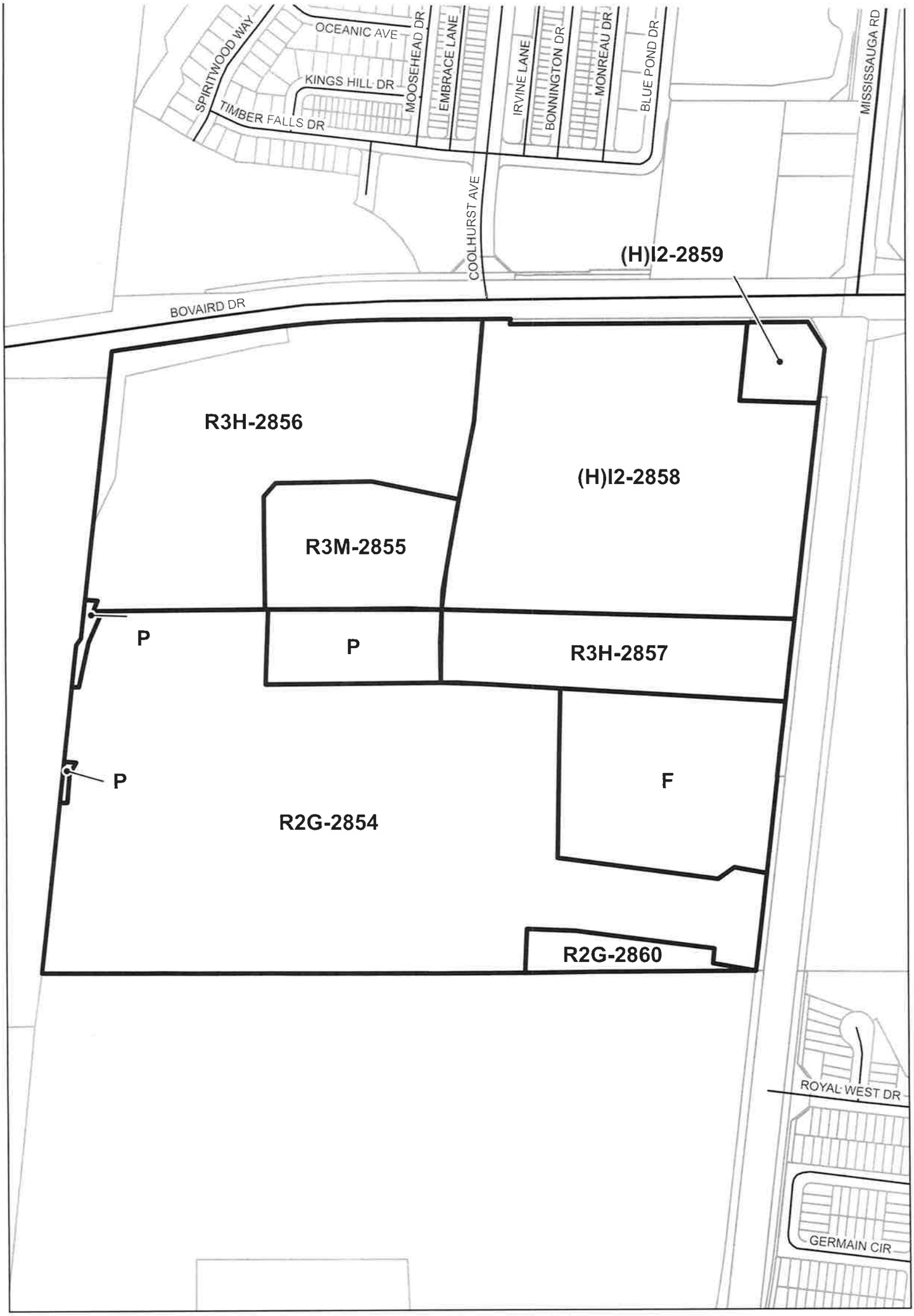
Subject Lands | City Limit | Railways | Major Street

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

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

KEY MAP

BY-LAW 156-2026



Subject Lands — Major Street — Minor Street — Parcel Fabric

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

0 50 100 150
Metres

Date: 2026/09/02

Drawn by: CAntoine

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

Part of Lot 10, 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 156-2026

SCHEDULE A



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

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

0 60 120 180 Metres

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

Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
Part of Lot 10, 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 156-2026

SCHEDULE B