The Corporation of the City of Brampton

By-law

Number 172 - 2026

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

From:	To:
INDUSTRIAL ONE (M1)	Downtown Commercial (HOLDING) – 3894 (DC(H) – 3894)

(2) By adding the following Sections:

"3894 The lands designated DC (H) – 3894 on Schedule A to this by-law:

3894.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Purposes permitted in the DC zone, except those listed in 3894.2;

b) Only in conjunction with a hotel, a banquet hall shall be permitted on the second floor of a building up to a maximum combined gross floor area of 250m²;

c) Shall also permit the following uses;

1) Artisan Studio
2) Catering Service
3) Micro Manufacturing
4) Museum or Gallery
5) Pet Day Care
6) Veterinary Clinic
7) Child Care Centre
8) Medical Office
9) Restaurant patio

d) Non-Commercial uses:

1) Broadcasting or Filming Studio
2) Medical Laboratory
3) Research and Development
4) Vertical or Indoor Farm
5) Accessory Office
6) Ancillary Restaurant
7) Ancillary Retail

e) Purposes accessory to the other permitted purposes;

3894.2 The following uses are expressly prohibited:

a) A temporary open-air market
b) A motor vehicle or boat sales or rental establishment and accessory repair facility

3894.3 Shall be subject to the following requirements and restrictions:

a) Minimum Front Yard Depth: 3.0 metres

b) Minimum Interior Side Yard Width:
   a. 6.0 metres for a building having a height of 6 storeys or greater;
   b. and 3.0 metres for a building having a height less than 6 storeys;

c) Minimum Rear Yard Depth: 9.0 metres for a building greater than 6 storeys and 6.0 metres for a building less than 6 storeys;

d) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;

e) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;

f) Minimum Ground Floor Height: 4.5 metres;

g) Maximum Building Height: a maximum of 8 storeys (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16 of the By-law);

h) Maximum Floor Space Index (FSI): 5.2
(Exclusive of an underground parking garage, all accessory buildings and structures);

i) Minimum Landscaped Open Space:
   a. 3.0-metre wide strip along any lot line abutting a street except at approved driveway locations;
   b. 3.0-metre wide strip along a rear lot line;
   c. 1.5-metre wide strip along an interior lot line except at approved drive aisle locations;

j) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;

k) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

l) Maximum encroachment of windscreens in any yard: 1.0 metre;

m) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on the lands zoned DC(H) – 3894 to a maximum height of 2.0 metres;

n) Minimum Number of Loading Spaces: 1 space;

o) Parking Aisle Width:
1. The minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to an including 90 degrees shall be 6.0 metres;

p) Waste Disposal and Storage:

1. Loading, unloading and waste disposal facilities, excepting access thereto, shall face away or be screened from view when facing a public street;

2. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

q) Shall also be subject to the requirements and restrictions of the DC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3894;

3894.4 Existing Uses Continued:

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose. This shall include motor vehicle repair and accessory outside storage of motor vehicles.

3894.5 Holding (H) Symbol:

a. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Industrial One (M1) Zone or for existing lawfully established purposes as set out in Section 3894.4;

b. The Holding (H) symbol shall be lifted when the following conditions and requirements have been satisfied;

1. Confirmation that an updated Phase II Environmental Site Assessment has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, confirming that the lands are suitable for the intended use or outlining the need for any further environmental investigation, mitigation or remediation measures.

2. The submission and acceptance of any additional studies, plans or reports specifically identified as required through the conclusions of the updated Phase II Environmental Site Assessment, or as requested by the City."

By-law Number 172 - 2026

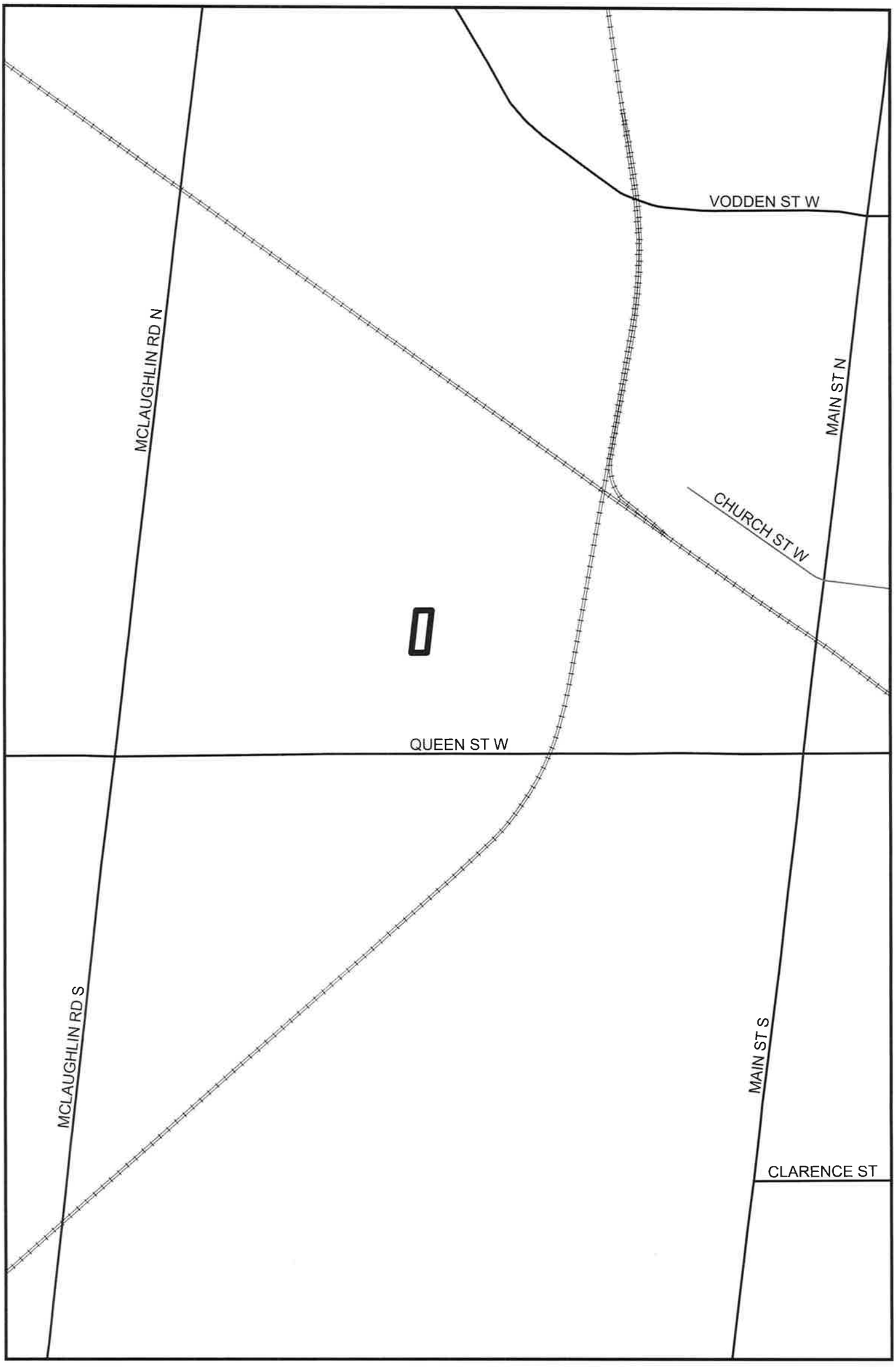
Enacted and passed this 23rd day of September, 2026.

Approved as to form.
2026/Sept./10
AJC

Approved as to content.
2026/Sept/10
Allan A. Parsons

Patrick Brown, Mayor

Genevieve Scharback, City Clerk



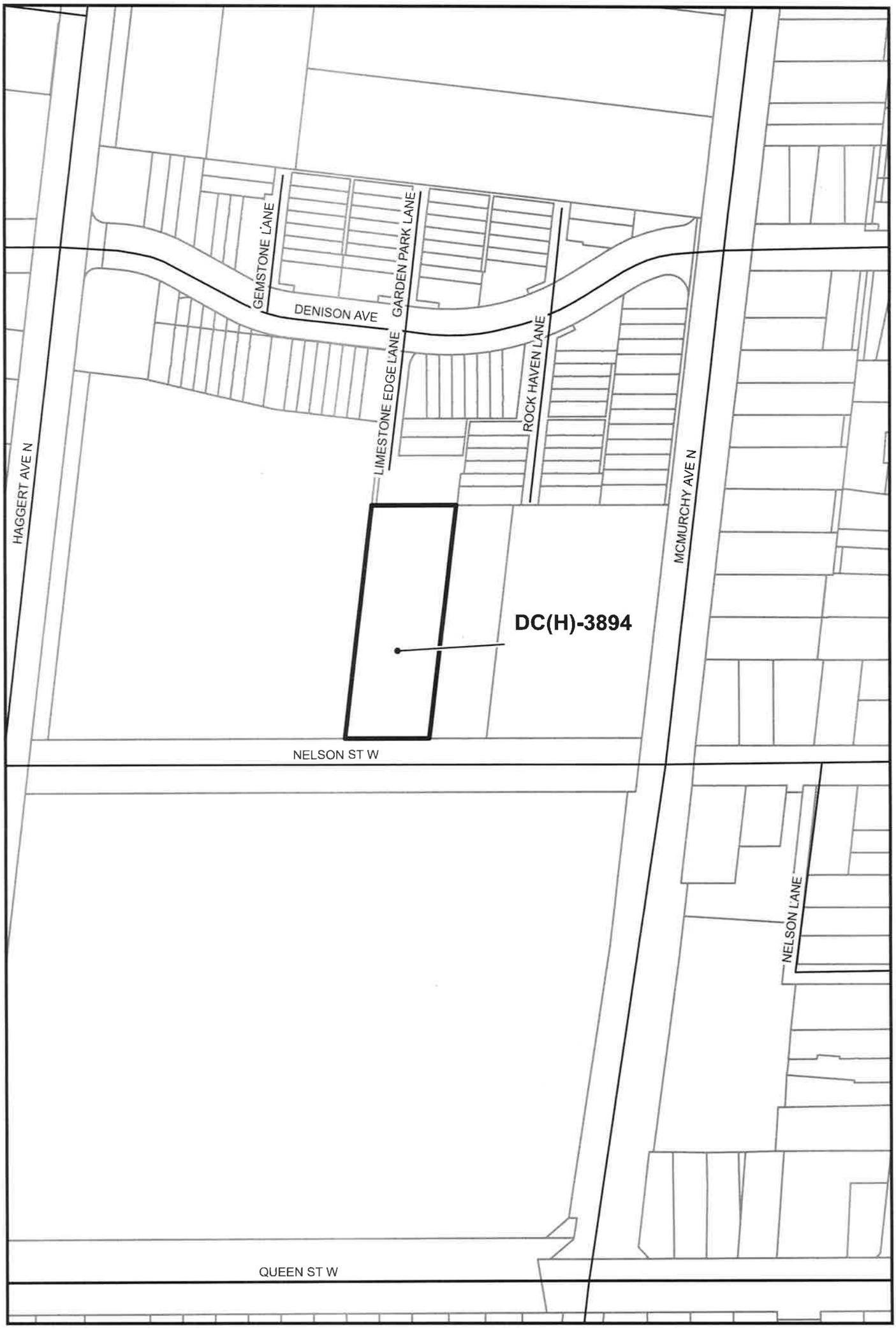
Subject Lands | City Limit | Railways | Major Street | Minor Street

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

File: OZS-2025-0044_ZBL
Date: 2026/08/12 Drawn by: CAntoine

KEY MAP

BY-LAW 172-2026



Zoning | Parcel Fabric | Major Street | Minor Street

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

0 20 40 60 Metres

File: OZS-2025-0044 ZBLA
Date: 2026/08/24 Drawn by: CAntoine

Zoning Amendment to By-law 270-2004
LOT 6, CONCESSION 1 W.H.S.

BY-LAW 172-2026

SCHEDULE A