18.16
173-2026

The Corporation of the City of Brampton

By-law

Number 173 - 2026

To Amend By-law 014-2026, 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 014-2026, 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:
Prestige Employment (PE)	General Commercial (H) – 2833 (GC(H) – 2833)

(2) By adding the following Sections:

"2833 The lands designated GC (H) – 2833 on Schedule A to this by-law:

2833.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Commercial:
   1) Artisan Studio
   2) Catering Service
   3) Commercial Service and Repair
   4) Convenience Retail Store
   5) Dry Cleaning and Laundry Distribution Service
   6) Financial Service
   7) Health and Fitness Centre
   8) Hotel
   9) Micro Manufacturing
   10) Museum or Gallery
   11) Office
   12) Personal Service Shop
   13) Pet Day Care
   14) Restaurant
   15) Retail
   16) Veterinary Clinic
   17) Medical Office
   18) Restaurant patio

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) 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

d) Purposes accessory to the other permitted purposes;

2833.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area: No requirement;

b) Minimum Lot Width: No requirement;

c) Minimum Lot Depth: No requirement;

d) Minimum Front Yard Depth: 3.0 metres;

e) 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;

f) Minimum Rear Yard Depth:
   a. 9.0 metres for a building having a height of 6 storeys or greater;
   b. and 6.0 metres for a building having a height of less than 6 storeys;

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

h) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre to any lot line;

i) Minimum Ground Floor Height: 4.5 metres;

j) Maximum Building Height: 8 storeys (exclusive of any roof-top mechanical penthouse, architectural feature(s));

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

l) 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 side lot line except at approved access locations;

m) 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;

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

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

p) Windscreens are permitted on the lands zoned GC (H) – 2833 to a maximum height of 2.0 metres;

q) Minimum Number of Loading Spaces: 1 space;

r) 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;

s) Waste Disposal and Storage for a Hotel:
   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;

t) Shall also be subject to the requirements and restrictions of the GC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 2833;

2833.3 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.

2833.4 Holding (H) Symbol:

a. Until the Holding (H) symbol removed, the lands shall only be used in accordance with the Prestige Employment (PE) Zone or for existing lawfully established purposes as set out in Section 2833.3;

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."

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

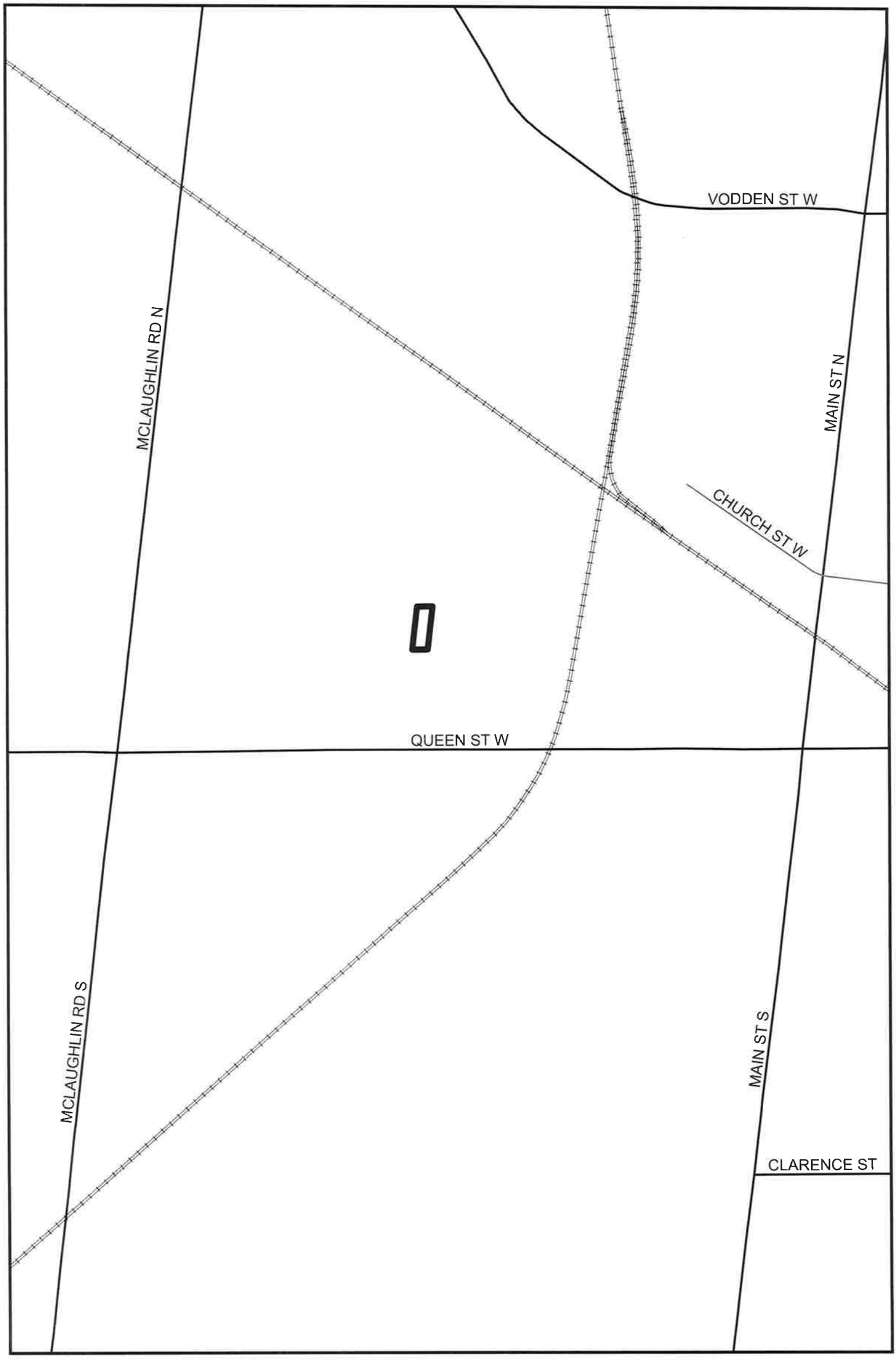
Approved as to form.
2026/Sept./10
AJC

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

(OZS-2025-0044)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

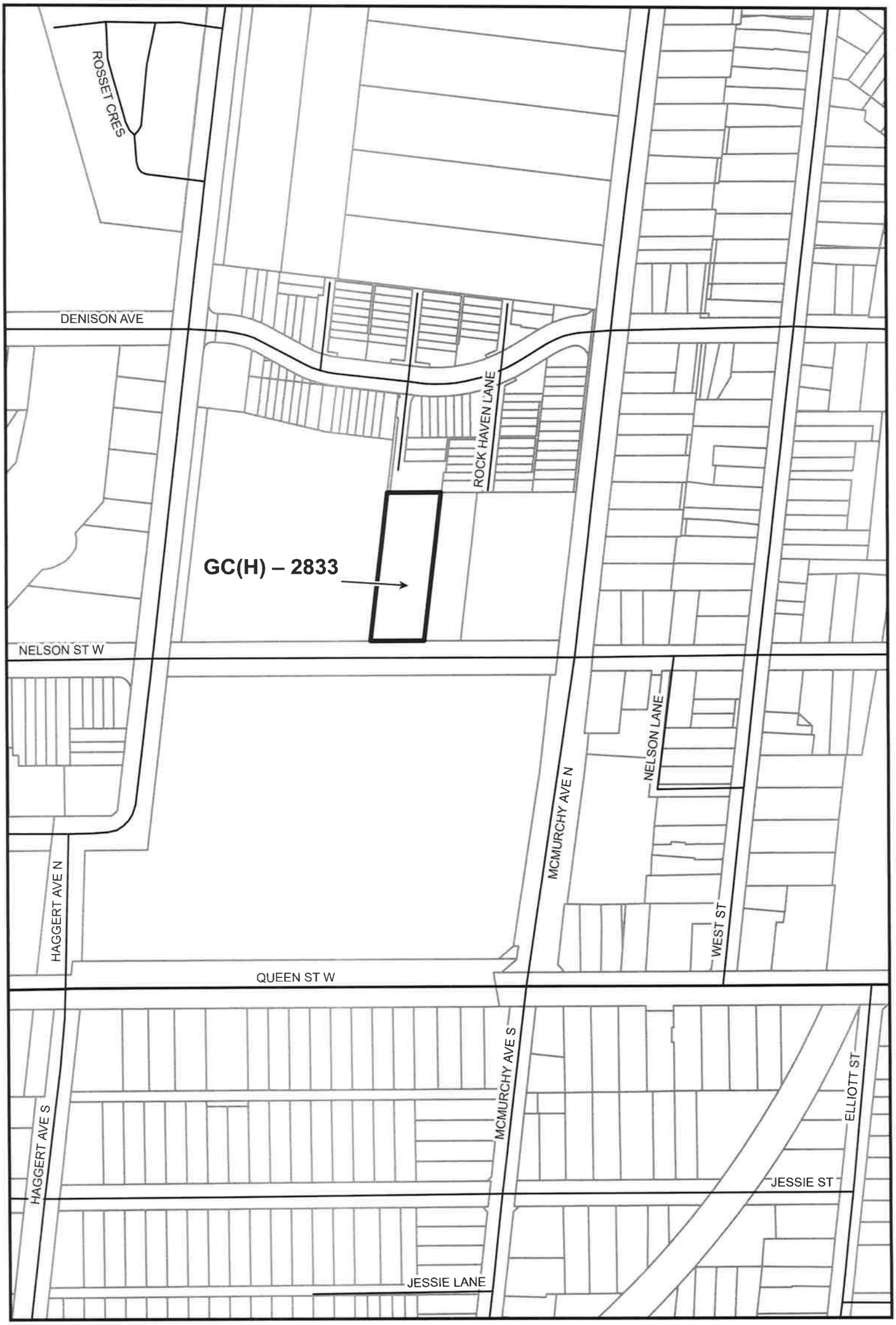


BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

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

KEY MAP

BY-LAW 173-2026



Zoning | Parcel Fabric | Major Street | Minor Street

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

0 30 60 90 Metres

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

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

LOT 6, CONCESSION 1 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 173-2026

SCHEDULE A