THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175 - 2026

To amend Comprehensive Zoning 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 amending Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law as follows:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY SECTION 2843 (R2G-2843) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY SECTION 2844 (R2G-2844) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY SECTION 2862 (R2G-2862) MIXED-USE HIGH RISE SECTION 2845 ((H)MH-2845) PARK (P) NATURAL SYSTEM (NS) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY SECTION 2835 (R2G-2835); RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY SECTION 2836 (R2G-2836)

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	MIXED-USE HIGH RISE SECTION 2837 ((H)MH-2837)

(2) By amending Schedule B thereto, to permit a maximum building height as shown outlined on Schedule B to this by-law;

(3) By adding thereto, the following section:

"12.2843 For the lands designated R2G-2843 on Schedule A:

12.2843.1 The lands shall only be used for the following purposes:

.1 A Single Detached Dwelling;
.2 Purposes accessory to the other permitted purposes.

12.2843.2 The lands shall be subject to the following requirements and restrictions:

.1 For Single Detached Dwellings:
- .a The minimum lot width shall be 12.0 metres.
- .b The minimum front yard depth shall be 2.5 metres, but 5.8 metres to a garage door facing the front lot line.
- .c The minimum rear yard depth shall be 6.0 metres, except that:
  - .i A one-storey projection may be permitted to encroach 0.65 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.
- .d The minimum interior side yard width shall be:
  - .i 0.6 metres, provided the total interior side yards are minimum 1.8 metres, except 1.2 metres between two garages
  - .ii 1.2 metres where the side yard abuts a public walkway or a non-residential zone
- .e Permitted Encroachments:
  - .i 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.
  - .ii A Bay, Bow or Box Window, with or without a foundation, up to a maximum width of 4.5 metres may encroach up to 1.0 metre into a required rear yard or required exterior side yard only but the features shall be no closer than 0.6 metres from any lot line.
  - .iii For balconies and decks, including any associated access stairs located in a:
    - .a Exterior side yard, the maximum permitted encroachment shall be 1.8 metres, but shall be no closer than 0.6 metres to any lot line.
    - .b Rear yard, the maximum permitted encroachment shall be 3.5 metres, but shall be no closer than 3.0 metres to the rear lot line.
    - .c Interior side yard, no encroachment is permitted, except where dwelling units are attached along common interior side lot lines, balconies and decks are permitted to be located up to 0.0 metres of the

interior side lot line, provided there is a common privacy screen or fence extending at least 1.6 metres from the surface of the balcony or deck.

.iv Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 metres from any lot line.

.v 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.

.vi 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.

.vii Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6 metres into any yard.

.viii 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 an exterior side yard but shall be no closer than 0.6 metres from any lot line.

12.2843.3 For the purposes of Exception 2843:

.1 Notwithstanding Section 5.1.E, Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments, and the permitted driveway shall consist of Landscaped Open Space;

.2 Notwithstanding Section 3.19, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

.3 Notwithstanding Section 5.2.D.5, the garage door opening shall be located no closer to the street line than the main wall of the principal dwelling or porch, whichever is closest."

(4) By adding thereto, the following section:

"12.2844 For the lands designated R2G-2844 on Schedule A:

12.2844.1 The lands shall only be used for the following purposes:

.1 Single Detached Dwellings;
.2 Street Townhouse Dwellings;
.3 Back-to-back Townhouse Dwellings;
.4 Purposes accessory to the other permitted purposes.

12.2844.2 The lands shall be subject to the following requirements and restrictions:

.1 For Single Detached Dwellings:
  .a The requirements and restrictions of Section 2843 shall apply.

.2 For Back-to-back Townhouse Dwellings:
  .f The maximum building height shall be 13.5 metres, 3 storeys (both apply)
  .a Air conditioning units are permitted to be located on the balcony or uncovered terrace.

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.3 For Street Townhouse Dwellings:
- .a The minimum lot width shall be 7.5 metres.
- .b The minimum front yard depth shall be 3.0 metres but 5.8 metres to a garage door facing the front lot line.
- .c A one-storey projection may be permitted to encroach 0.65 m into the rear yard for a maximum of 45% of the dwelling width measured at the rear of the main building. The one-storey projection shall have a maximum vertical distance of 4.0m measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection.

12.2844.3 For the purposes of Exception 2844:

.1 Notwithstanding Section 5.1.E, Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments, and the permitted driveway shall consist of Landscaped Open Space;

.2 Notwithstanding Section 3.19, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

.3 Notwithstanding Section 5.2.D.5, the garage door opening shall be located no closer to the street line than the main wall of the principal dwelling or porch, whichever is closest."

(5) By adding thereto, the following section:

"12.2845 For the lands designated (H)MH-2845 on Schedule A:

12.2845.1 The lands shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

.1 Residential Uses, stand-alone or as part of a mixed-use building with any non-residential uses allowed in this Zone, as listed in Section 2845.1.2 below:
- .a An apartment dwelling;
- .b A stacked townhouse dwelling;
- .c A street townhouse dwelling;
- .d A lane-based townhouse dwelling;
- .e A live/work townhouse dwelling;
- .f A back-to-back townhouse dwelling;
- .g A dual frontage townhouse dwelling; and
- .h Purposes accessory to the other permitted purposes.

.2 Non-residential uses, standalone or as part of a mixed-use building with residential uses allowed in this Zone, as defined in Section .1 above:
- .a Retail having no outside storage;
- .b Personal Service Shop;
- .c Financial Service;
- .d Artisan Studio;
- .e Museum or Gallery;
- .f Office;
- .g Medical Office or Clinic
- .h A medical laboratory;
- .i A dry cleaning and laundry establishment;
- .j Commercial Service and Repair;
- .k College or University

.l Community Centre
.m Banquet Hall
.n Catering Service
.o Convention Centre
.p Dry Cleaning and Laundry Distribution Station
.q Hotel
.r Micro-Manufacturing
.s Pet Day Care;
.t Theatre;
.u A school, Commercial;
.v A school, Elementary;
.w A school, Secondary;
.x A place of commercial recreation;
.y A health or fitness centre;
.z A restaurant
.aa A drive-through facility;
.bb Veterinary Clinic
.cc Child Care Centre;
.dd A convenience retail store;
.ee Emergency Services;
.ff Broadcasting or Filming Studio;
.gg A place of worship;
.hh Self Storage Facility
.ii A home occupation;
.jj A workshop;
.kk A retirement home or Residential Care Home (assisted living); and
.ll Purposes accessory to the other permitted purposes.

12.2845.2 The lands shall be subject to the following requirements and restrictions:

.1 Apartment buildings, commercial buildings, mixed-use buildings and retirement/residential care homes permitted shall be subject to the following requirements and restrictions:
  .a Notwithstanding Table 7.1.3, the minimum setback to a public street line shall be 3 metres.
  .b Notwithstanding Table 7.1.3, the minimum setback to a Mixed-Use Zone shall be 3 metres.
  .c Notwithstanding Table 7.1.3, the minimum setback to any zone other than a Mixed-Use Zone shall be 3 metres.
  .d Notwithstanding Table 7.1.3, the minimum building separation shall be:
    .i 3 metres for commercial buildings
    .ii 7.5 metres for buildings containing residential uses up to 6 storeys
    .iii 15 metres above 6 storeys
    .iv 25 metres above 12 storeys
  .e Notwithstanding Table 7.1.4, the minimum ground floor height for residential uses shall be 3 metres, except 4.5 metres for non-residential uses
  .f Notwithstanding Table 7.1.4, the minimum building height shall be:
    .i 3 storeys for residential buildings, except for a 1-storey lobby connecting residential towers
    .ii 2 storeys for mixed-use buildings
    .iii 1 storey for commercial buildings

.2 For Dual Frontage Townhouse Dwellings:
  .a The requirements and restrictions of the R2G zone shall apply, unless otherwise modified by this section.
  .b The maximum building height shall be 13.5 metres, 3 storeys (both apply).

.3 Stacked townhouse dwelling shall be subject to the requirements and restrictions and general provisions of R2A, unless otherwise modified by this section.

.4 Purposes permitted in the R2G-2862 zone shall be subject to the requirements and restrictions and general provisions of R2G-2862, unless otherwise modified by this section.

12.2845.3 For the purposes of Exception 2845:

.1 Parking:

.a Notwithstanding Section 7.2.D.1, surface parking areas may be located in the interior side yard.
.b For apartment dwellings or residential units in a mixed-use building, resident and visitor parking spaces shall be provided in accordance with PRA2 on Schedule G.

.c For a retirement residence, 0.5 spaces per dwelling unit shall be provided;
.d Commercial parking shall be provided in accordance with PRA2 on Schedule G.

.2 For apartment buildings, retirement/residential care homes, and mixed-use buildings:

.a Contiguous lands zoned MH-2845 will be considered one lot for zoning purposes;
.b Notwithstanding Table 7.1.4, the building step backs will only apply above 6 storeys.
.c Section 5.2.B shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
.d Notwithstanding Section 3.19, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;
.e For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot;

.3 For Dual Frontage Townhouse Dwellings:

.a The lot line abutting the public or private street providing garage access shall be deemed to be the rear lot line for Zoning purposes.
.b Notwithstanding Section 7.2.D.4, private garages may be provided in a rear garage configuration for dwellings fronting a public road.
.c Minimum Yard Setbacks for a Principal Building:
.i the front wall of a dwelling unit: 3.0 metres to a public street, private street
.ii the rear wall of a dwelling unit: 3.0 m to a rear lot line, but 6 metres to the front of the garage
.d A porch and/or balcony may encroach into the rear yard to the same extent permitted in the front yard.

12.2845.4 Holding Provisions:

.1 Prior to the removal of the H – Holding Symbol lands zoned MH-2845 may be used for purposes listed in Section 12.2845.1 .1 and 12.2845.1 .2 subject to the requirements and restrictions of Sections 12.2845.2, provided that a minimum 3,000 square metres of non-residential is provided.

.2 The Holding (H) symbol shall be removed at such time as a Retail Market Study, prepared by a qualified professional is submitted and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management, demonstrating that there is insufficient market demand to support non-residential uses."

(6) By adding thereto, the following section:

"12.2862 The lands designated R2G-2862 on Schedule A to this by-law:

12.2862.1 Shall only be used for the following purposes:

.1 Purposes permitted in Section1 of R2G-2838 Zone.

12.2862.2 Shall be subject to the following requirements and restrictions:

.1 Requirements and restrictions of Section 2 of R2G-2838 Zone, unless otherwise modified by this section.

.2 For Street Townhouse Dwellings:

.a The minimum front yard depth shall be 3.0 metres but 5.8 metres to a garage door facing the front lot line.

12.2862.3 For the purposes of Exception 2862:

.1 Section 3 of R2G-2838 Zone shall apply."

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ENACTED and PASSED this 23rd day of September, 2026.

Approved by Legal Services:

Approved as to form.
2026/09/16
AJC

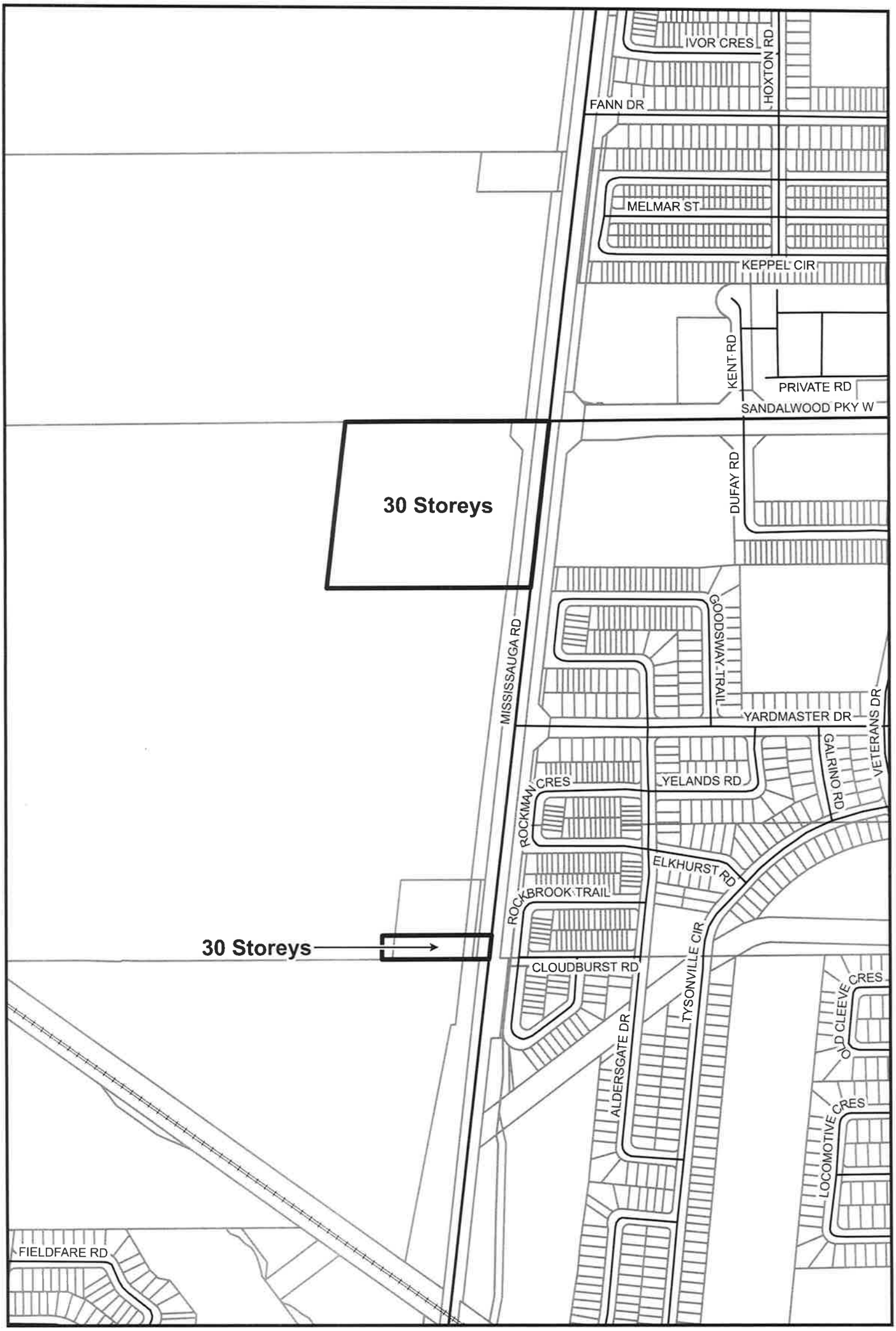
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to form.
2026/Sept./16
Allan A. Parsons

(OZS-2025-0015)

Genevieve Scharback, City Clerk



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

0 60 120 180 Metres

File: OZS-2025-0015 ZBLA
Date: 2026/09/01 Drawn by: LCarter

Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 13, 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.

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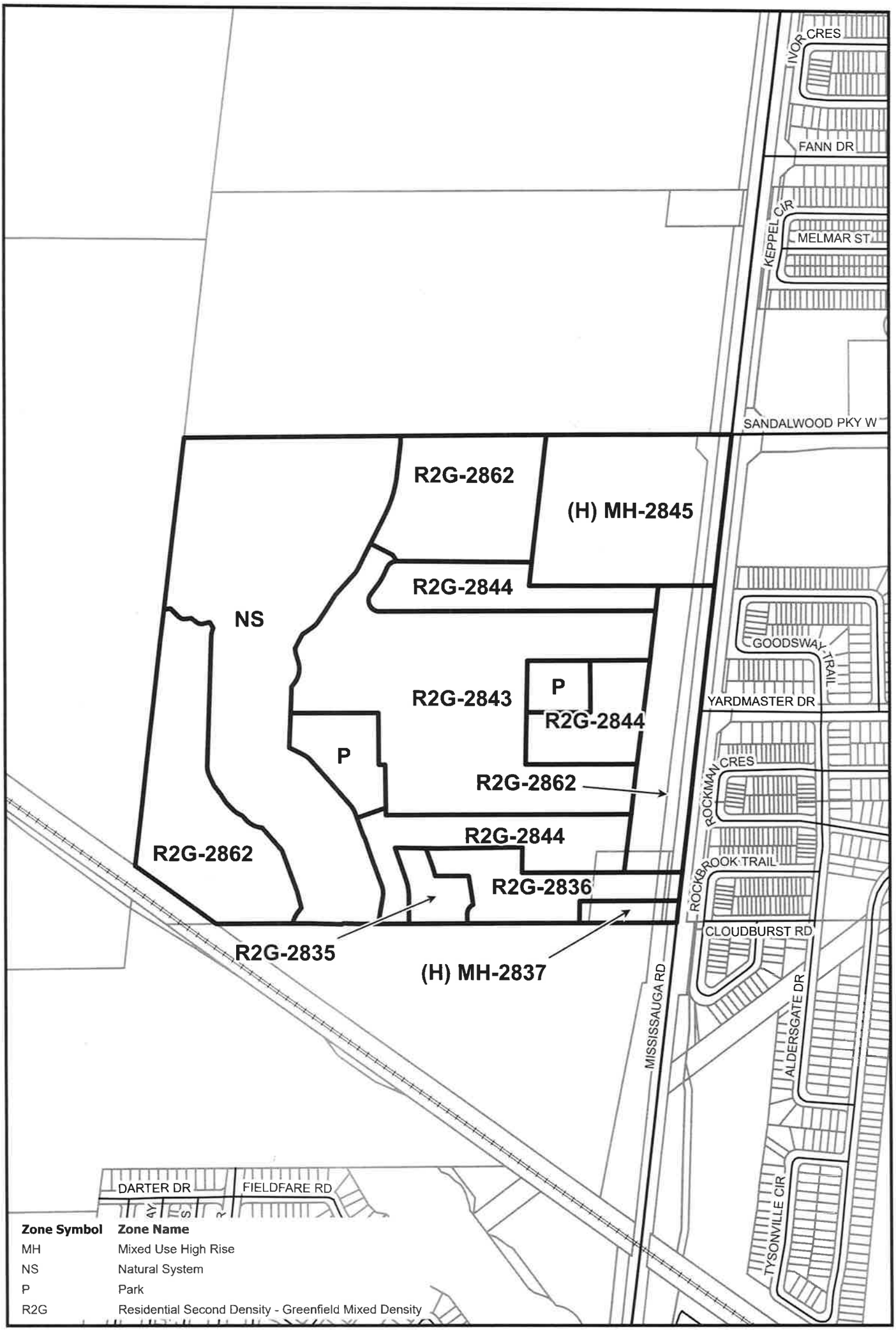
SCHEDULE B



Zone Symbol	Zone Name
MH	Mixed Use High Rise
NS	Natural System
P	Park
R2G	Residential Second Density - Greenfield Mixed Density

Zoning | Parcel Fabric | Major Street | Minor Street | Railway

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PLANNING, BUILDING AND GROWTH MANAGEMENT

0 60 120 180 Metres

File: OZS-2025-0015
Date: 2026/09/02
Drawn by: LCarter

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

LOT 13, 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.

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SCHEDULE A



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KEY MAP

File: OZS-2025-0015 KM
Date: 2026/08/28
Drawn by: LCarter

BY-LAW 175-2026