THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 176 - 2026

To amend By-law 270-2004 (known as "Zoning By-law 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 amending Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law as follows:

From	To
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED D ZONE - SECTION 3900 (R1D-3900) RESIDENTIAL EXTENDED ONE ZONE - SECTION 3901 (R2B(1)-3901) RESIDENTIAL TOWNHOUSE C - SECTION 3920 (R3C-3920) RESIDENTIAL APARTMENT A - SECTION 3902 (R4A(H)-3902) OPEN SPACE (OS) FLOODPLAIN (F) RESIDENTIAL SINGLE DETACHED F – SECTION 3896 (R1F-8.5-3896); RESIDENTIAL TOWNHOUSE E - 4.5 SECTION 3897 (R3E-4.5-3897) RESIDENTIAL APARTMENT A SECTION 3898 (R4A(H)-3898)

(2) by adding thereto the following sections:

"3900. The lands designated R1D–3900 on Schedule A to this by-law;

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3900.1 Shall only be used for the following purposes:

a) A Single Detached Dwelling;
b) Purposes accessory to the other permitted purposes.

3900.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	1) Interior Lot – 225 square metres 2) Corner Lot – 255 square metres
b) Minimum Lot Width:	1) Interior Lot – 12 metres 2) Corner Lot – 12 metres
c) Minimum Lot Depth:	22.8 metres
d) Minimum Front Yard Depth:	2.5 metres, but 5.8 metres to the front of the garage door
e) Minimum Exterior Side Yard:	1) 2.0 metres 2) 1.2 metres where the exterior side yard abuts a public or private lane
f) Minimum Rear Yard Depth:	1) 6.0 metres 2) 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.
g) Minimum Interior Side Yard Width:	0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, or 1.2 metres between two garages
h) Maximum Building Height:	12.5 metres
i) Minimum Landscape 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
j) Permitted Encroachments:	1) 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. 2) 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. 3) For balconies and decks, including any associated access stairs located in a: i. 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. ii. 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. iii. 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.

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	4) Barrier-free access ramps may encroach in any yard but shall be no closer than 0.6 metres from any lot line. 5) 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. 6) 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. 7) Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies may encroach 0.6 metres into any yard. 8) 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
k) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;	
l) Daylight Rounding/Triangles: The main wall or bay window, bow window or box window with or without foundation may encroach to 0.5 metre from the daylight rounding or triangle. A porch and/or balcony with or without foundation may encroach to within 0.5 metres of a daylight rounding or triangle."	

(3) by adding thereto the following sections:

"3901. The lands designated R2B(1)–3901 on Schedule A to this by-law;

3901.1 Shall only be used for the following purposes:

a) Single Detached Dwellings;
b) Street Townhouse Dwellings;
c) Back-to-back Townhouse Dwellings;
d) Purposes accessory to the other permitted purposes.

3901.2 Single detached dwellings shall be subject to the requirements and restrictions of the R1D - Section 3900 zone.

3901.3 Street Townhouse Dwellings shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	7.5 metres
c) Minimum Lot Depth:	22.7 metres
d) Minimum Yard Setbacks for a Principal Building:	1) the front wall of a dwelling unit: i. 3.0 metres to a public street or private street but 5.8 metres to the front of the garage door 2) the rear wall of a dwelling unit: i. 6.0 metres ii. 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

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	measured between the finished floor level of the first storey and the highest point of the roof of the one storey projection. 3) The side wall of a dwelling unit: i. 2.0 metres to a public street or private street ii. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
e) Maximum Building Height:	12.5 metres
f) Section 10.13.2 shall not apply.	

3901.4 Back-to-back Townhouse Dwellings shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	No requirement
b) Minimum Dwelling Unit Width:	6.0 metres per unit
c) Minimum Lot Depth:	12.7 metres
d) Minimum Yard Setbacks for a Principal Building:	1) the front wall of a dwelling unit: i. 3.0 metres to a public street or private street but 6 metres to the front of the garage door 2) the rear wall of a dwelling unit: i. 0 metres to a rear lot line 3) The side wall of a dwelling unit: i. 2.0 metres to a public street or private street ii. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
e) Maximum Building Height:	13.5 metres
f) Air Conditioning Units are permitted to be located on the balcony or uncovered terrace in the front yard.	

3901.5 For all uses permitted in Section R2B(1) – SECTION 3901, the following additional provisions shall also apply:

a) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

c) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

d) A bay, bow, or box window, where permitted, may encroach 1 metre into a required yard for a width of 4 metres;

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e) Daylight Roundings/Triangles: The main wall or bay window, bow window or box window with or without foundation may encroach to 0.5 metre from the daylight rounding or triangle. A porch and/or balcony with or without foundation may encroach to within 0.5 metres of a daylight rounding or triangle."

(4) by adding thereto, the following sections:

"3902 The lands designated R4A(H)-3902 on Schedule A to this by-law:

3902.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Residential Uses, stand-alone or as part of a mixed-use building with any non-residential uses allowed in this Zone, as listed in 3902.1(2) below:
   1) An apartment dwelling;
   2) A multiple residential dwelling;
   3) A street townhouse dwelling;
   4) A rear-lane townhouse dwelling;
   5) A live/work townhouse dwelling;
   6) A back-to-back townhouse dwelling;
   7) A dual frontage townhouse dwelling; and
   8) Purposes accessory to the other permitted purposes.

b) Non-residential uses, standalone or as part of a mixed-use building with residential uses allowed in this Zone, as defined in Section a) above:
   1) Retail having no outside storage;
   2) Personal Service Shop;
   3) Financial Service;
   4) Artisan Studio;
   5) Museum or Gallery;
   6) Office;
   7) Medical Office or Clinic
   8) A medical laboratory;
   9) A dry cleaning and laundry establishment;
   10) Commercial Service and Repair;
   11) College or University
   12) Community Centre
   13) Banquet Hall
   14) Catering Service
   15) Convention Centre
   16) Dry Cleaning and Laundry Distribution Station
   17) Hotel
   18) Micro-Manufacturing
   19) Pet Day Care;
   20) Theatre;
   21) A school, Commercial;
   22) A school, Elementary;
   23) A school, Secondary;
   24) A place of commercial recreation;
   25) A health or fitness centre;
   26) A restaurant
   27) A drive-through facility;
   28) Veterinary Clinic
   29) Child Care Centre;
   30) A convenience retail store;
   31) Emergency Services;
   32) Broadcasting or Filming Studio;
   33) A place of worship;
   34) Self Storage Facility
   35) A home occupation;

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36)A workshop;
37)A retirement home or Residential Care Home (assisted living); and
38)Purposes accessory to the other permitted purposes.

3902.2 Shall be subject to the following requirements and restrictions:

a) Apartment buildings, commercial buildings, mixed-use buildings and retirement/residential care homes permitted shall be subject to the following requirements and restrictions:

1) Minimum Yard Setbacks for a Principal Building:	i. 3 metres to a public street line ii. 3 metres to a Mixed-Use Zone iii. 3 metres to any zone other than a Mixed-Use Zone
2) Minimum Ground Floor Height:	3.0 metres, except 4.5 metres for non-residential uses
3) Minimum Building Height:	For residential: 3 storeys, except for a 1 storey lobby having a maximum length of 25.0 metres connecting two residential towers For mixed-use: 2 storeys For commercial: 1 storey
4) Maximum Building Height:	30 storeys
5) Maximum Tower Floor Plate	800 Square Metres
6) Minimum Building Separation:	i. 3 metres for commercial buildings ii. 7.5 metres for buildings containing residential uses up to 6 storeys iii. 15 metres for buildings containing residential uses above 6 storeys iv. 25 metres for building containing residential uses above 12 storeys

b) Shall be subject to the following requirements and restrictions for Rear-lane Townhouse Dwellings:

1) Minimum Lot Area:	No requirement
2) Minimum Lot Width:	6.0 metres
3) Minimum Lot Depth:	18.5 metres
4) Minimum Yard Setbacks for a Principal Building:	i. the front wall of a dwelling unit: a. 3.0 metres to a public street, private street, or walkway ii. the rear wall of a dwelling unit: a. 1.0 metre between a garage door opening and a rear lot line iii. The side wall of a dwelling unit: a. 2.0 metres to a public street, private street, or sidewalk b. 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings
5) Maximum Building Height:	13.5 metres
6) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and

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	driveways and private streets shall consist of landscape open space

7) A bay, bow, or box window shall be permitted to encroach 1 metre into a required yard for a width of 4 metres;

8) Daylight Roundings/Triangles: The main wall or bay window, bow window or box window with or without foundation may encroach to 0.5 metre from the daylight rounding or triangle. A porch and/or balcony with or without foundation may encroach to within 0.5 metres of a daylight rounding or triangle;

9) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

10) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

11) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

12) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

13) For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot;

14) For a condominium unit, a minimum of 0.2 visitor parking spaces shall be required;

c) Shall be subject to the following requirements and restrictions for Dual Frontage Townhouse Dwellings:

1) Minimum Lot Area:	No requirement
2) Minimum Lot Width:	6.0 metres
3) Minimum Lot Depth:	21 metres
4) Minimum Yard Setbacks for a Principal Building:	i. the front wall of a dwelling unit: a. 3.0 metres to a public street, private street, or walkway ii. the rear wall of a dwelling unit: a. 3.0 m to a rear lot line, but 6 metres to the front of the garage iii. The side wall of a dwelling unit: a. 2.0 metres to a public street or private street b. 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings

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5) Maximum Building Height:	13.5 metres
6) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private streets shall consist of landscape open space

7) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

8) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

9) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

10) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

11) For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot;

12) For a condominium unit, a minimum of 0.2 visitor parking spaces shall be required;

13) A bay, bow, or box window shall be permitted to encroach 1 metre into a required yard for a width of 4 metres;

14) Daylight Roundings/Triangles: The main wall or bay window, bow window or box window with or without foundation may encroach to 0.5 metre from the daylight rounding or triangle. A porch and/or balcony with or without foundation may encroach to within 0.5 metres of a daylight rounding or triangle;

15) Section 10.13.2 shall not apply;

16) For purposes of this Section, a dual frontage townhouse includes all units with a street townhouse block that fronts both a public street and a private street including units that do not directly abut a public street (i.e. common elements), or that fronts two public or two private streets as in a through lot;

17) A porch and/or balcony may encroach into the rear yard to the same extent permitted in the front yard.

18) The lot line abutting the public or private street providing garage access shall be deemed to be the rear lot line for Zoning purposes; and

19) A maximum fence height of 1.2 metres shall be permitted in any yard.

d) All other residential dwelling types permitted in Section R4A-3902.1 not specifically referenced in 3902.2, shall be subject to the applicable standards in the R3C - Section 3920 zone.

e) Parking:
   1) Apartment dwelling resident parking spaces: 0.75 space per dwelling unit
   2) For a retirement home, 0.5 spaces per dwelling unit shall be provided;

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3) Apartment dwelling visitor parking spaces: 0.15 spaces per dwelling unit; and
4) Non-residential parking requirements:

Use	Rate
Banquet Hall Commercial Recreation Convention Centre Restaurant	7.5 per 100 m2 of gross floor area
Artisan Studio Broadcasting or Filming Studio Catering Service Commercial School Commercial Service and Repair Convenience Retail Dry Cleaning and Laundry Distribution Station Financial Service Medical Office or Clinic Office Personal Service Shop Pet Day Care Retail	2.25 per 100 m2 of gross floor area
Self Storage Facility Workshop	0.5 per 100 m2 of gross floor area
Hotel	0.5 per guest room, plus parking requirement for nonancillary commercial use
Theatre	3 per 100 m2 of gross floor area
Child Care Centre Veterinary Clinic	2.5 per 100 m2 of gross floor area
Health or Fitness Centre	1.5 per 100 m2 of gross floor area
Micro Manufacturing	1 per 100 m2 of gross floor area
Development consisting of 5 or more non-residential units on the same lot	2.25 per 100 m2 of gross floor area
Any other Commercial or Employment Use	2.25 per 100 m2 of gross floor area
Place of Worship	7.5 per 100 m2 of gross floor area
Community Centre Museum or Gallery	0.75 per 100 m2 of gross floor area
Residential Care Home	0.33 per dwelling unit or bed
Public or Private Elementary School	1 per 100 m2 of gross floor area
Public or Private Secondary School	1.5 per 100 m2 of gross floor area
College or University	1.5 per 100 m2 of gross floor area
Other Community Use	0.75 per 100 m2 of gross floor area

f) For apartment buildings, including apartment buildings with ground floor commercial use, the following additional provisions shall also apply:

1) Contiguous lands zoned R4A-3902 will be considered one lot for zoning purposes;

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2) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;

3) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;

4) 0 metre setback is required for any portion of a parking garage that is below grade;

5) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;

6) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;

7) For the purpose of providing visitor parking, all lands in a condominium corporation shall be treated as one lot.

3902.3 Holding Provisions:

a) Prior to the removal of the H – Holding Symbol lands zoned R4A-3902 may be used for purposes listed in Section 3902.1(a) and (b) subject to the requirements and restrictions of Sections 3902.2, provided that a minimum 3,000 square metres of non-residential is provided.

b) 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."

(5) By adding thereto, the following section:

"3920 The lands designated R3C-3920 on Schedule A to this by-law:

3920.1 Shall only be used for the following purposes:

a) Purposes permitted in Section 1 of R3C-3899 Zone.

3920.2 Shall be subject to the following requirements and restrictions:

a) Requirements and restrictions of Section 2 of R3C-3899 Zone, unless otherwise modified by this section.

b) For Street Townhouse Dwellings:
   1) The minimum front yard depth shall be 3.0 metres but 5.8 metres to a garage door facing the front lot line.

3920.3 For the purposes of Exception 3920:

a) Section 3 of R3C-3899 Zone shall apply."

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

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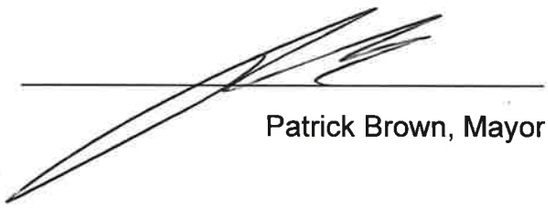
Approved by Legal Services:

Approved as to form.

2026/09/16

AJC



Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to form.

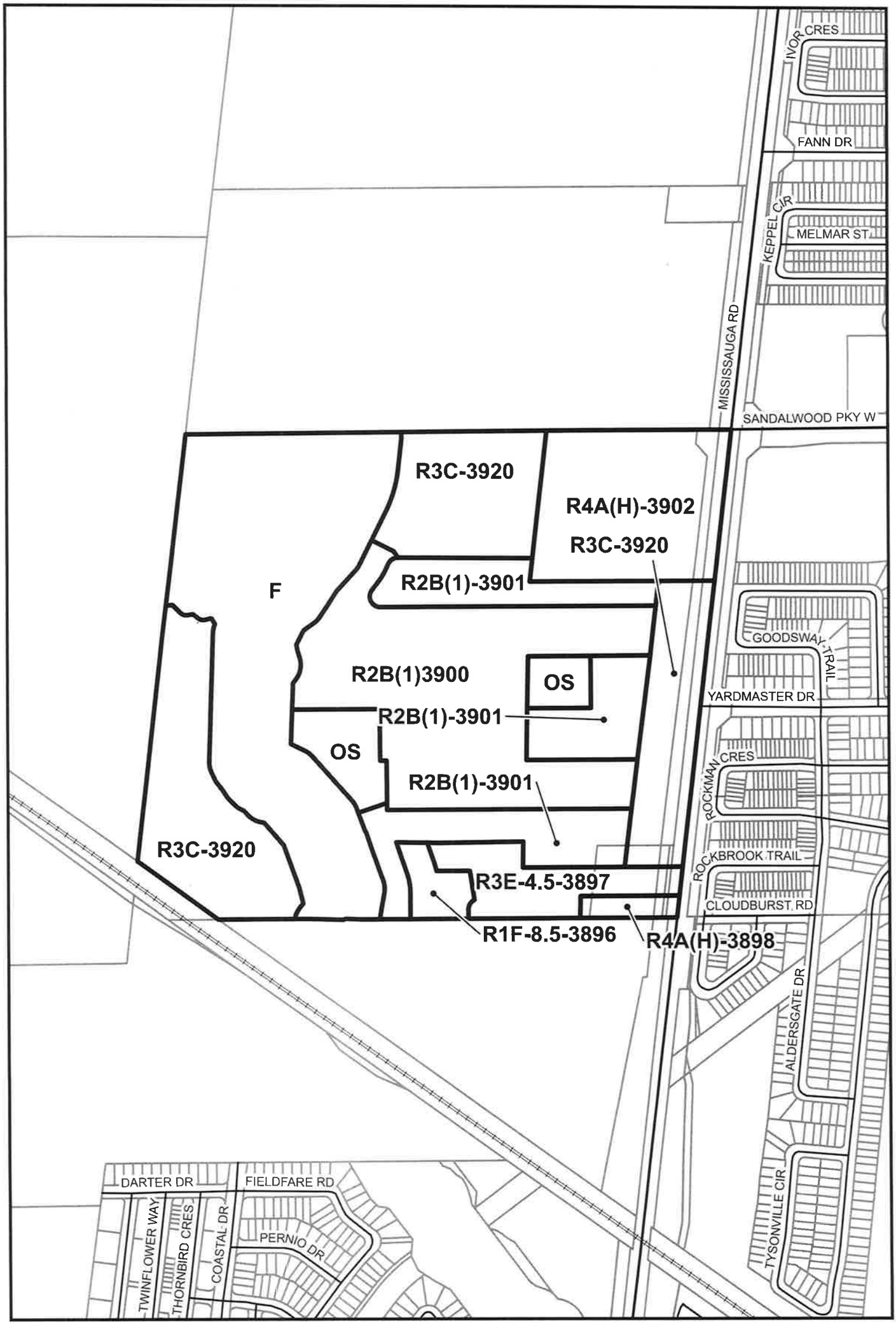
2026/Sept./16

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: 2026/09/02
Drawn by: LCarter

Zoning Amendment to By-law 270-2004
LOT 13, CONCESSION 5 W.H.S..

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SCHEDULE A



BRAMPTON Flower City
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KEY MAP

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

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