The Corporation of the City of Brampton

By-law

Number 179 - 2026

To Amend Comprehensive Zoning By-law 14-2026, 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 14-2026, 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:
Residential Third Density– High Rise (R3H)	Residential Third Density – High Rise -Exception 2832 (R3H-2832)

(2) By amending Schedule B thereto, to permit a maximum building height of 12 storeys as shown outlined on Schedule B to this by-law;

(3) By amending Schedule C thereto, to permit a maximum floor space index of 4 as shown outlined on Schedule C to this by-law;

(4) By adding thereto, the following section:

"12.2832 For the lands designated R3H-2832 on Schedule A:

"12.2832.1 The lands shall only be used for the following purposes:

1. Apartment Dwelling
2. Back-to-Back Stacked Townhouse Dwelling
3. Stacked Townhouse Dwelling

12.2832.2 The lands shall be subject to the following requirements and restrictions:

1) All lands zoned R3H-2832 shall be treated as one lot for zoning purposes

2) For the purpose of this section:

a. The lot line abutting Church Street East shall be considered the front lot line

b. The lot line abutting Beech Street shall be considered the exterior lot line.

3) Minimum Lot Width: No requirement

4) Minimum Lot Area: No requirement

5) Minimum Lot Depth: No requirement

6) Minimum Dwelling Unit Width: No requirement

7) Minimum Front Yard, including Dwelling Units accessible directly from the street:
   a. For any portion of the building up to 4 storeys in height: 0.0 metres; and
   b. For any portion of a building 5 storeys in height or greater: 3 metres;

8) Minimum Interior Side Yard:
   a. For any portion of the building 4-storeys or less in height: 2.9 metres
   b. For any portion of a building between 5 and 8 storeys in height: 7.5 metres: For any portion of a building greater than 8 storeys in height: 12.5 metres

9) Minimum Exterior Side Yard :
   a. For any portion of the building up to 4 storeys in height: 0.0 metres; and
   b. For any portion of a building 5 storeys or greater: 3.0 metres;

10) Minimum Rear Yard, abutting any zone
   a. For any portion of the building 4-storeys or less: 1.5 metres;
   b. For any portion of a building between 5 and 8 storeys: 7.5 metres;
   c. For any portion of a building greater than 8 storeys: 12.5 metres

11) Built to Zone Requirements:
   a. Build To Zone Front Yard Requirements: Shall not apply
   b. Build To Zone Percentage: Shall not apply

12) Building Separation:
   a. Minimum Horizontal Separation Distance of Buildings on the same lot, 1st to 4th storeys in height: 2.45 metres, excluding balconies and window wells;
   b. Minimum Horizontal Separation Distance of Buildings on the Same Lot, 5th to 12th storeys: 15 metres, excluding balconies;

13) Maximum Building Height:
   a. Back-to-Back Stacked Townhouse Dwelling: 4 storeys
   b. Stacked Townhouse Dwelling: 4 storeys
   c. Apartment Buildings: 12 storeys

14) Minimum Ground Floor Height:
   a. Back-to-Back Stacked Townhouse Dwelling: No requirement
   b. Stacked Townhouse Dwelling: No requirement

c. Apartment Buildings: 4.5 metres

15) Maximum Floor Space Index (FSI): 4;

16) Maximum Lot Coverage: No requirement;

17) Minimum Common Amenity Area Requirements:
   a. Minimum Outdoor Common Amenity Area for Back-to-Back Stacked Townhouse Dwellings and Stacked Townhouse Dwellings: 175 square metres
   b. Minimum Common Amenity Area for Apartment Buildings:
      i. The minimum common amenity area requirement shall be 5.0 m2 per dwelling unit.
      ii. The required minimum common amenity area shall be located on the same lot as the associated dwelling units.
      iii. The minimum common amenity area shall include at least one contiguous outdoor amenity area of a minimum 50 m2 of amenity area with a minimum width of at least 5.0 m.
      iv. The minimum common contiguous outdoor amenity area shall be located at grade.
      v. Private amenity areas and spaces including private balconies and other areas accessed by individual units shall not be included in the calculation of common amenity area requirements.

18) Minimum Landscaped Open Space: 15%

19) Minimum Landscaped Strip:
   a. Abutting Front and Exterior Lot Line: No Requirement
   b. Abutting Interior and Rear Side Lot Line: Minimum of 1 metre

20) Minimum Setback to a Hydro Transformer in any yard: 0.0 metres.

21) The waste storage enclosure or in-ground waste storage structure shall be located at least 1.5 metres from any lot line abutting any zone.

22) Minimum number of bicycle parking spaces per dwelling unit:

   a. Long Term: 0.4 per dwelling unit

   b. Short term: 0.05 per dwelling unit"

By-law Number 179 ***- 2026***

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

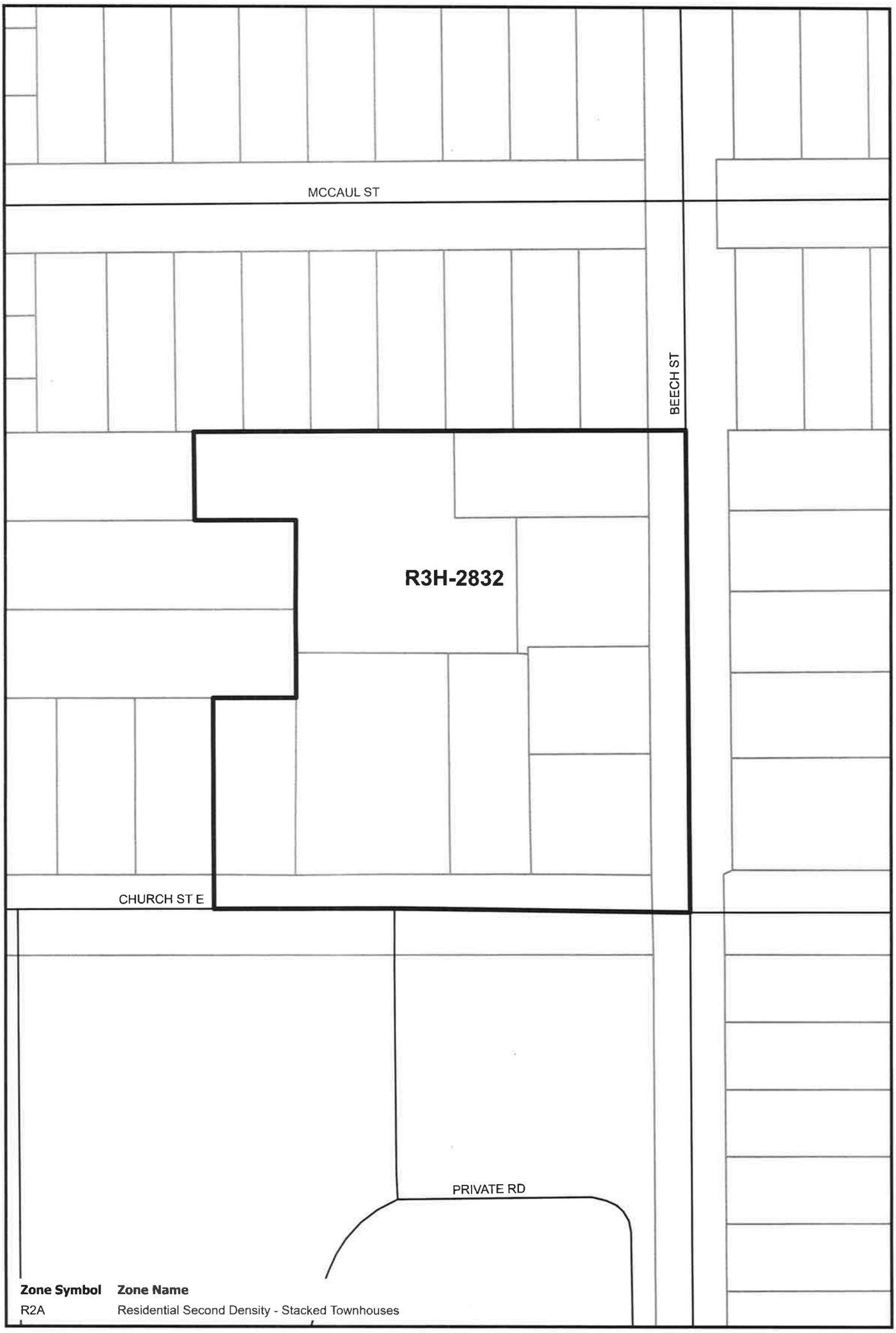
Approved as to form.
2026/Sept/17
AJC

Patrick Brown, Mayor

Approved as to content.
2026/Sept./17
Allan A. Parsons

Genevieve Scharback, City Clerk

(OZS-2026-0016)



Zoning | Parcel Fabric | Major Street | Minor Street

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

0 10 20 30 Metres

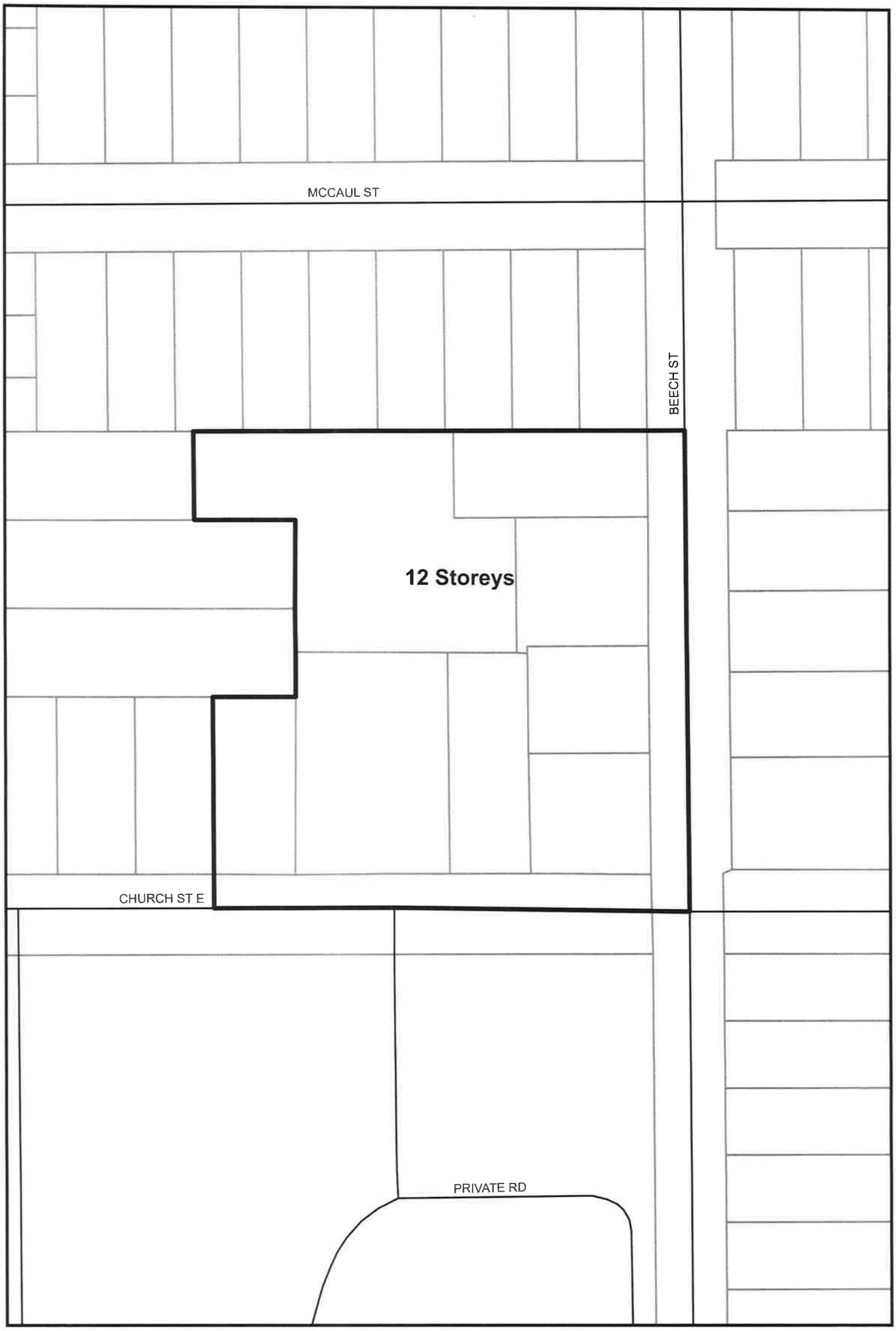
File: OZS-2026-0016
Date: 2026/06/29
Drawn by: LCarter

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

LOT 6, CONCESSION 1 E.H.S.

BY-LAW 179-2026

SCHEDULE A



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

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

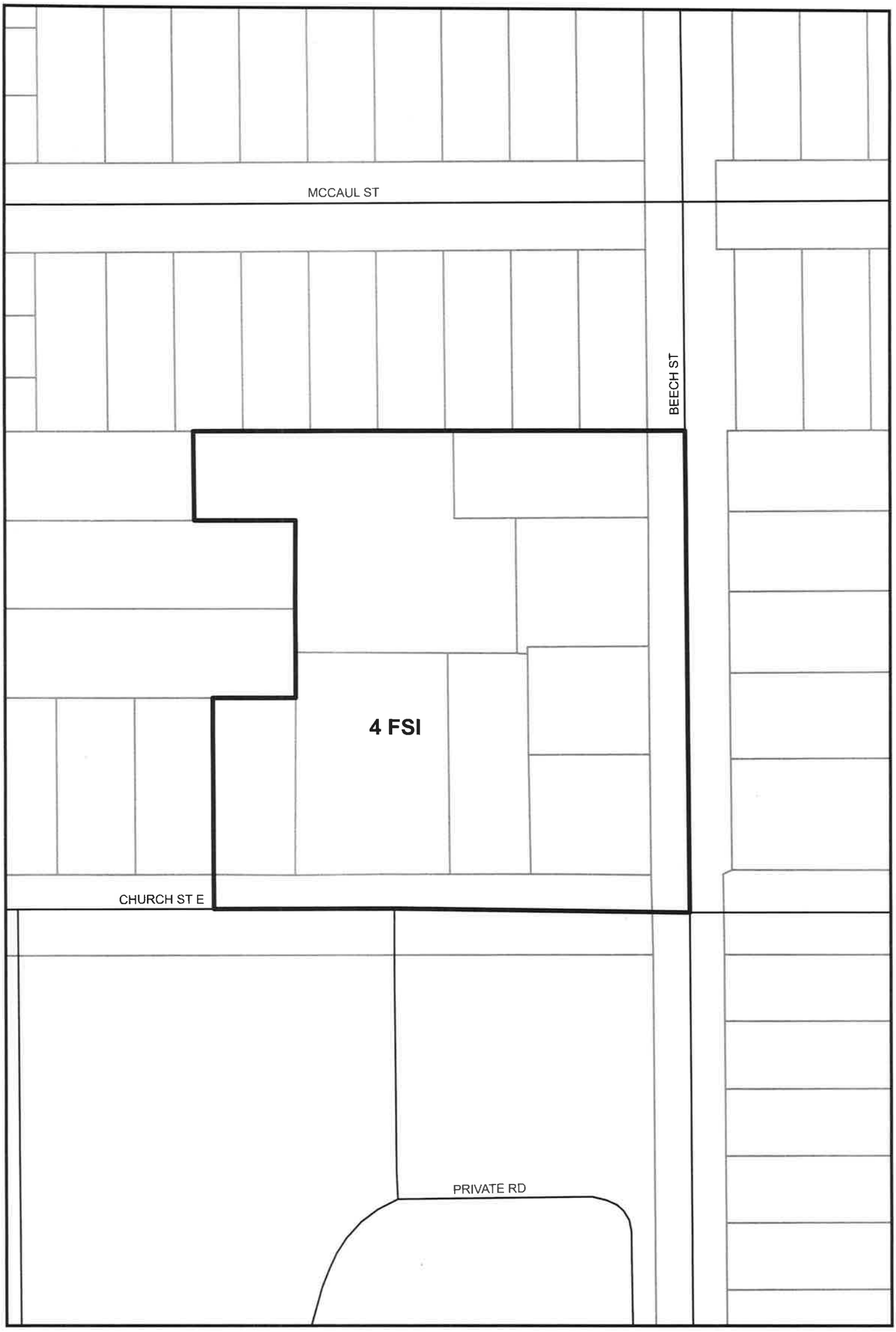
0 10 20 30 Metres

File: OZS-2026-0016 ZBLA
Date: 2026/06/29 Drawn by: LCarter

Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 6, CONCESSION 1 E.H.S.

BY-LAW 179-2026

SCHEDULE B



Maximum Floor Space Index (FSI) | Parcel Fabric | Major Street

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

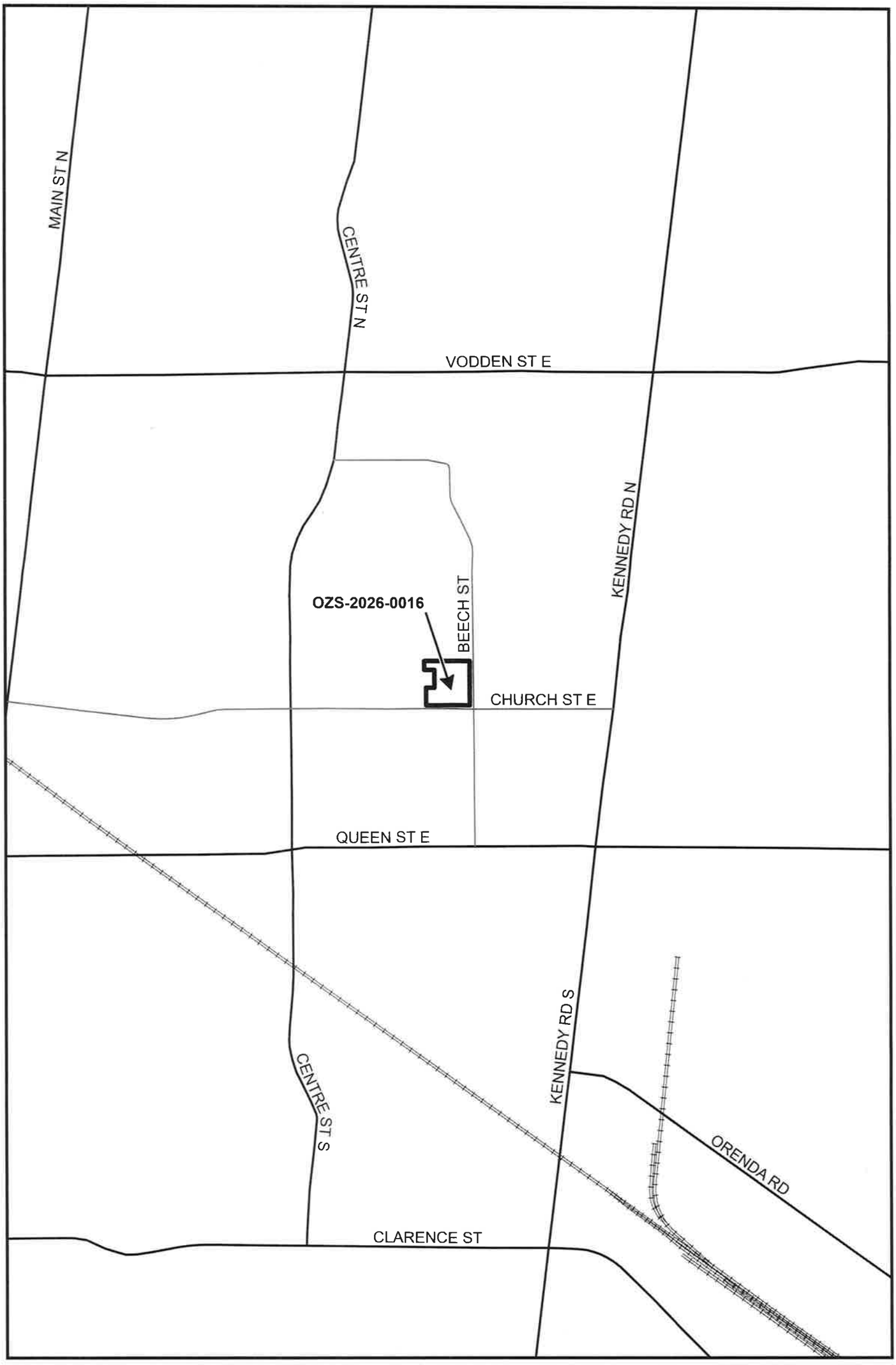
0 10 20 30 Metres

File: OZS-2026-0016 ZBLA
Date: 2026/06/29 Drawn by: LCarter

Zoning Amendment to By-law 014-2026
Schedule C Floor Space Index Requirements
LOT 6, CONCESSION 1 E.H.S.

BY-LAW 179-2026

SCHEDULE C



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

File: OZS-2026-0016_KM
Date: 2026/06/29
Drawn by: LCarter

KEY MAP

BY-LAW 179-2026