

**Notice of Passing of Zoning By-law 70-2026****9752 and 0 Mississauga Road****Date of Decision: April 22, 2026****Date of Notice: May 1, 2026****Last Date of Appeal: May 21, 2026 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 70-2026, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by KLM Planning Partners Inc., on behalf of Four X Development Inc., Mustque Development Inc., and Pencil Top Developments Inc., Ward 6 (File: OZS-2024-0051).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

**The Purpose and Effect of the Zoning By-law:** To request an amendment to the Zoning By-law to facilitate the development of a scoped Precinct Plan and a mixed use development consisting of 2,929 residential dwelling units and approximately 4,700 square metres of commercial gross floor area.

**Location of Lands Affected:** west side of Mississauga Road, south of Bovaird Drive, and north of Longevity Road, legally described as Chinguacousy Con. 5 WHS, Part Lot 9, RP 43R33606; Part Lot 8, RP 43R33418; Part Lots 7 and 8, RP 43R31442, and municipally known as 9752 & 0 Mississauga Road.

**Obtaining Additional Information:** A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services at [Arijun.Singh@brampton.ca](mailto:Arijun.Singh@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
  - by mail or hand delivered to City of Brampton, City Clerk’s Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on May 21, 2026**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

**Take Notice that the Appeal:**

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**City of Brampton**  
**Office of the City Clerk**  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116



The Corporation of the City of Brampton

# By-law

Number 70 -2026

To comprehensive Zoning By-law 270-2004, as amended

Now therefore 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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	Residential Single Detached F-9.8 – Section 3852 (R1F-9.8-3852)  Residential Single Detached F-11.6 – Section 3853 (R1F-11.6-3853)  Residential Single Detached F-9.8 – Section 3854 (R1F-9.8-3854)  Residential Townhouse E-6.0 – Section 3855 (R3E-6.0-3855)  Residential Townhouse E-6.0 – Section 3856 (R3E-6.0-3856)  Open Space (OS)  Floodplain (F)

2. By adding thereto, the following sections:

“3852. The lands zoned Residential Single Detached F-9.8 – Section 3852 (R1F-9.8-3852) on Schedule A to this by-law:

3852.1 Shall only be used for purposes permitted in the R1F-x zone.

3852.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	240 square metres
b) Minimum Lot Width:	Corner lot: 11.6 Interior Lot: 9.8
c) Minimum Exterior Side Yard Width:	3.0 m
d) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
e) Maximum Building Height:	13.5 m
f) Minimum building setback to a day-lighting triangle/rounding:	0.0 m
<p>g) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>h) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>i) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise;</p> <p>j) On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling.</p> <p>k) On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p> <p>l) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.</p>	

3853. The lands zoned Residential Single Detached F-11.6 – Section 3853 (R1F-11.6-3853) on Schedule A to this by-law:

3853.1 Shall only be used for purposes permitted in the R1F-x zone.

3853.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	300 square metres
b) Maximum Building Height:	13.5 m
c) Minimum Rear Yard Depth:	5.0 m
<p>d) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>e) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>f) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise.</p> <p>g) On a lot with a width less than 12.0 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p>	

3854. The lands zoned Residential Single Detached F-9.8 – Section 3854 (R1F-9.8-3854) on Schedule A to this by-law:

3854.1 Shall only be used for purposes permitted in the R1F-x zone.

3854.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	240 square metres
b) Minimum Lot Width:	Corner lot: 11.6 metres Interior Lot: 9.8 metres
c) Minimum Exterior Side Yard Width:	3.0 m

d) Maximum Building Height:	13.5 m
e) Minimum building setback to a day-lighting triangle/rounding:	0.0 m
f) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
<p>g) A balcony or porch, with or without a foundation or cold cellar may encroach into the minimum front yard depth or exterior side yard width by a maximum of 1.8 metres but no closer than 0.0 metres to a daylighting triangle/rounding; and eaves and cornices of a balcony may project 0.6 metres beyond the wall of the balcony or porch;</p> <p>h) Bay windows, bow windows and box-out windows, with or without foundations, may encroach a maximum of 1.0 metre into the minimum required front yard, rear depth and exterior side yard width, and eaves and cornices may project 0.6 metres beyond the bay windows, bow windows and boxout windows;</p> <p>i) The interior space of a garage shall have a rectangular area not less than 3.1 metres by 6.1 metres with no more than two-step encroachment length wise and a one step encroachment width wise.</p> <p>j) On a lot with a width less than or equal to 11.6 metres, the maximum width of an attached private garage shall be 70% of the width of the dwelling.</p> <p>k) On a lot with a width greater than 11.6 metres, the maximum width of an attached private garage shall be 65% of the width of the dwelling.</p> <p>l) For the purpose of this section, a Lot shall be permitted to front onto a block that has been legally conveyed to the City of Brampton provided that the block has frontage onto an open public right of way. For the purpose of this section, such block shall be treated as a street for Zoning purposes.</p>	

3855. The lands zoned Residential Townhouse E-6.0 – Section 3855 (R3E-6.0-3855) on Schedule A to this by-law:

3855.1 Shall only be used for purposes permitted by the R3E-x zone.

3855.2 Shall be subject to the following requirements and restrictions:

a) Maximum Building Height:	13.5 m
b) Minimum Rear Yard Depth:	7.0 m, or 6.0 m when rear yard abuts an interior side yard of an

	adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, or a Park
c) The minimum building setback to a day-lighting triangle/rounding:	0.0 m
<p>d) The interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than a two-step encroachment length wise and a one step encroachment width wise.</p> <p>e) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.</p>	

3856. The lands zoned Residential Townhouse E-6.0 – Section 3856 (R3E-6.0-3856) on Schedule A to this by-law:

3856.1 shall only be used for the following purposes:

- a) Dual Frontage Townhouse Dwellings
- b) purposes accessory to the other permitted purposes

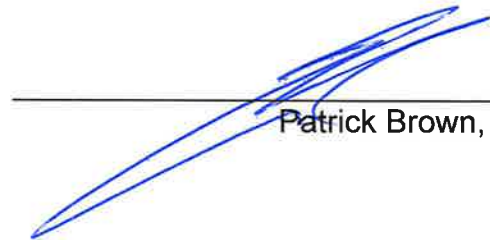
3856.2 Shall be subject to the following requirements and restrictions:

a) Maximum Building Height:	13.5 m
b) The minimum building setback to a day-lighting triangle/rounding:	0.0 m
c) Minimum Front Yard Depth:	3.0 m
d) Minimum Rear Yard to an Attached Private Garage:	6.0 m
<p>e) For purposes of this Section, a Dual Frontage Townhouse Dwelling includes all units within a street townhouse block having frontage on two public streets, where each dwelling unit is located on its own lot with the garage in the rear yard, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey.</p> <p>f) The interior space of a garage shall have a rectangular area not less than 2.9 metres by 6.1 metres with no more than a two-step encroachment length wise and a one step encroachment width wise.</p> <p>g) For the purpose of this section, the front lot line shall be deemed to be the lot line that abuts the street with the larger right of way;</p> <p>h) Notwithstanding g) above, for the purpose of this by-law, any Front Yard, Rear Yard, or Side Yard that is separated from a street by a reserve of less than 1 metre in width, a Sight Triangle, or a Daylight Triangle or Rounding, shall be deemed to directly abut that street.</p>	

- i) Any reserves of 1 metre in width or less may be considered as part of the required Front Yard, Rear Yard, or Side Yard.
- j) Section 16.10.2(k)(3) shall not apply.
- k) Notwithstanding Section 16.10.2(l) and 10.9.1B(13), the driveway width shall not exceed the interior width of the garage.
- l) Notwithstanding the definition of Lot Width, in the case of a corner lot having a daylight triangle/rounding, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.”

Enacted and passed this 22<sup>nd</sup> day of April, 2026.

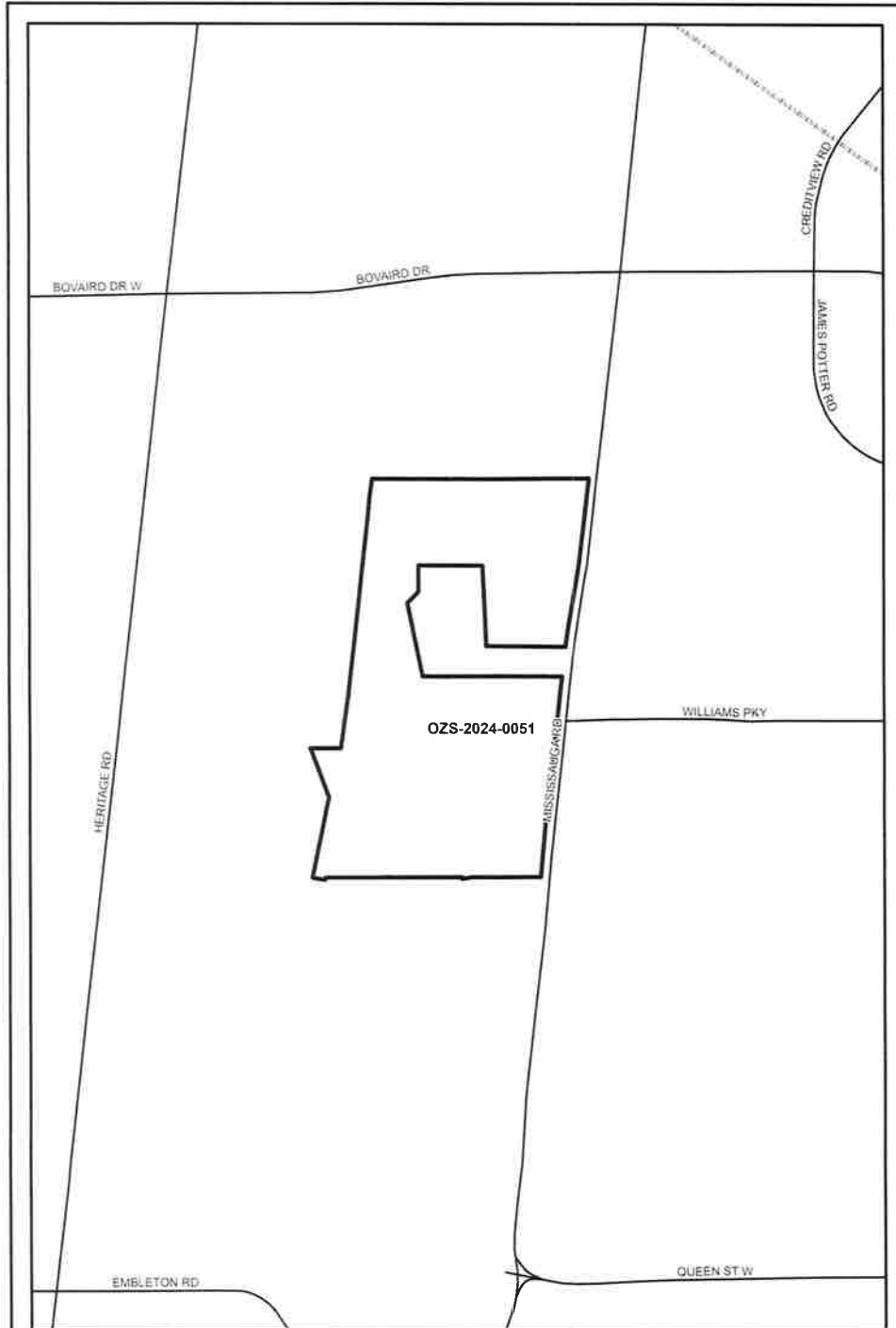
Approved as to  
form.  
2026/April/22  
Steven Ross

  
Patrick Brown, Mayor

Approved as to  
content.  
2026/April/22  
Allan A. Parsons

  
Genevieve Scharback, City Clerk

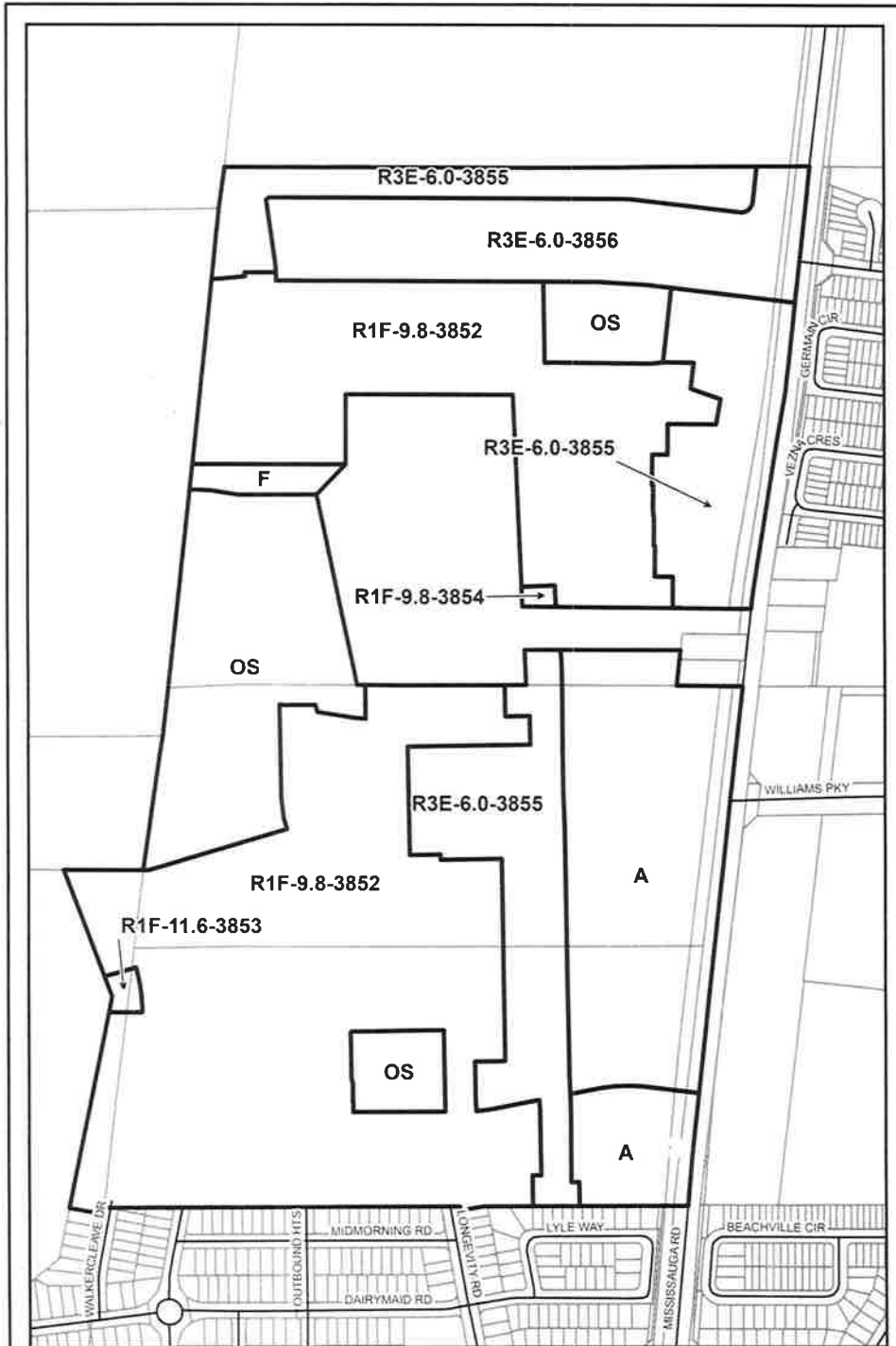
(File: OZS-2024-0051)



Subject Lands
  City Limit
 Railways
 Major Street

**BRAMPTON**  
**Flower City**  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2024-0051\_ZKM  
 Date: 2026/04/15 Drawn by: L.Carter

**KEY MAP**  
**BY-LAW 70-2026**



Zoning
  Parcel Fabric


**BRAMPTON**  
 Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2024-0051\_ZBLA  
 Date: 2026/04/15 Drawn by: L.Carler



**LOTS 8 & 9, CONCESSION 5 W.H.S.**

BY-LAW 70-2026

SCHEDULE A