

City of Brampton Third Draft Zoning By-law – Explanatory Notes on the Draft Exception Zones

The exception zones (contained in Chapter 12) are provided for public review in conjunction with the Third Draft Zoning By-law in April 2025. An exception tracking sheet documents decisions regarding whether the exception zones are deleted or retained in the Third Draft Zoning By-law.

What are the exception zones?

The exception zones provide specialized zone requirements for individual properties, specific neighbourhoods, or other defined areas. The requirements of the exception zones largely supersede the parent zoning by-law, except where specifically stated in the parent zoning by-law. Exception zones have historically been passed by the City as separate zoning by-law amendments.

How do I find if an exception zone applies to my property?

An exception zone is denoted in the third draft zoning maps (Schedule A, available on the City's interactive map) as a suffix with a number. The number corresponds to the subsection contained in Chapter 12 of the By-law. For example, if lands are subject to the suffix “-300”, Section 12.300 applies to those lands.

The numbering of the exception zones corresponds to the current “Special Sections” in the City's existing Zoning By-law 270-2004. For example, Special Section number 1000 under 270-2004 would be the same as Exception 1000 in the 3rd Draft Zoning By-law. However, due to administrative errors in the current zoning, some numbers were duplicated and are renumbered with letters, such as “2000A”, for tracking purposes.

Have any existing exception zones (special sections) been deleted?

The exception tracking sheet (April 2025) provides the indication of which exception zones (current special sections) are proposed for deletion. The vast majority of exceptions are proposed to be retained and are included in the draft Zoning By-law under Chapter 12. **Note that the deletion/retention of exception zones is not included in the interactive mapping at this time and is shown in the tracking sheet.**

What is “Schedule C” and how has Schedule C been incorporated into the Third Draft Zoning By-law?

Schedule C figures refer to those figures in the existing Zoning By-law which are included under Schedule C and provide additional illustrated restrictions on certain lands. The Schedule C figures are associated with existing special section zones. In the new Third Draft Zoning By-law, the previous Schedule C figures are incorporated directly into the associated Exception Zones (Chapter 12) and are referred to as Figures therein. The Schedule C figures have been reviewed and decisions to retain/delete are indicated in the last column of the tracking sheet. Some Schedule C figures have been deleted because they are very outdated, unnecessary

moving forward since the building has been constructed, and are illegible in some cases and cannot be recreated.

What further work/review will be conducted for the Exception Zones?

The draft exception zones provided in conjunction with the Third Draft Zoning By-law are subject to final refinement prior to Council adoption of the new Zoning By-law, including the following potential modifications:

- Finalization of section references is required (many of which are highlighted in the exception zone text). Many of the exceptions refer to outdated sections of the old parent zoning by-law which have to be updated.
- All exception zones will be renumbered sequentially to remove duplications and gaps in the numbering (the current numbering corresponds to the existing Special Sections, for convenience).
- Finalization of base zone references and other references to the parent Zoning By-law is required. Most exceptions make reference to outdated zones, and edits have been made to align the exceptions with the new parent zoning by-law. The third draft zoning by-law includes some updates in this regard but it is subject to finalization in conjunction with the parent zoning by-law text, so edits are subject to change and further edits may be required.
- Incorporation of some definitions from the exceptions into the parent zoning by-law, to help retain meaning of terms which are no longer defined or have changed in the new zoning by-law.
- We will also review and address public comments received on the exception zones including reviewing deletion/retention of the exceptions and Schedule C figures.