



The Corporation of the City of Brampton

By-law

Number 11 - 2026

To amend Comprehensive Zoning By-law 270-2004, 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 changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL APARTMENT A (HOLDING) – SECTION 3863 (R4A(H) – 3863)

(2) By adding thereto, the following sections:

“3863 The lands designated R4A(H)-3863 on Schedule A to this by-law:

- 3863.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:
- a) An Apartment Dwelling;
 - b) A Residential Care Home;
 - c) Only in conjunction with an Apartment Dwelling and/or Residential Care Home, the following non-residential uses shall be permitted on the ground floor and second floors:
 - i. A Retail Establishment;
 - ii. A Personal Service Shop, including a spa; excluding a body rub parlour;
 - iii. An Art studio, including studios for pottery workshops;
 - iv. A Daycare or childcare facility;
 - v. A Bank, trust company or finance company;
 - vi. An Office;
 - vii. A Medical office including the office of a physician, dentist, drugless practitioner or optometrist;
 - viii. A Medical clinic or medical lab, including a clinic for physiotherapy;
 - ix. A Dry cleaning and laundry distribution establishment;
 - x. A Dining room restaurant, or convenience restaurant, excluding a drive-through facility;
 - xi. A Bakery;
 - xii. A Printing or copying establishment;
 - xiii. A Custom workshop; and,
 - xiv. A Recreation facility.

- d) Purposes accessory to other permitted purposes, including a restaurant patio.

3863.2

Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this by-law, Queen Street West shall be deemed the front lot line.
- 2) Minimum Lot Area: No Requirement
- 3) Minimum Lot Width: No Requirement
- 4) Minimum Lot Depth: No Requirement
- 5) Minimum Front Yard Setback: 2.0 metres
- 6) Minimum Interior Side Yard Setback: 7.5 metres
- 7) Minimum Exterior Side Yard Setback: 2.0 metres
- 8) Minimum Rear Yard Setback: 10.5 metres
- 9) Minimum Setback below established grade: 0.0 metres
- 10) Minimum Setback to Daylight Triangle: 2.0 metres
- 11) Minimum Hydro Transformer Setback: 2 metres to any lot line
- 12) Maximum Building Height (excluding Mechanical Penthouse): 14 Storeys
- 13) Minimum Ground Floor Height: 4.0 metres
- 14) Maximum Lot Coverage: 60%
- 15) Minimum Landscape requirements:
 - a. 3 metres along the interior side and rear lot lines except at approved driveway locations and outdoor amenity space areas.
 - b. A minimum landscape strip is not required along any lot line abutting a street.
- 16) Minimum Landscaped Open Space: 10%
- 17) Minimum Outdoor Amenity Space: 250 sq. m
- 18) Maximum Floor Space Index (excluding underground parking): 3.5
- 19) Minimum Parking Requirement
 - a. 1.0 parking space per apartment unit for residents
 - b. 0.2 parking spaces per unit for visitors
 - c. 1.0 parking space per each 24.0 sq. metres of gross commercial floor area for non-residential uses.
- 20) Minimum Loading Space Requirement: 1 Loading Space having a minimum width of 3 metres, a minimum length of 9 metres and a vertical clearance of 3.25 metres notwithstanding the total commercial gross floor area and total number of residential units.
- 21) Encroachments:
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, covered walkways adjacent to the building, with or without foundation may encroach into any permitted yard by a maximum of 2 metres.
 - b. Barrier-free access ramps may be located no closer than 0.3 metres from any lot line.
 - c. Parking structures associated with parkade ventilation may be located no closer than 0.3 metres from any lot line.
 - d. Parking structures/stairwells may encroach into the required interior side yard by a maximum of 10 metres.

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22) Upper Storey Building Setbacks and Restrictions:

- a. No upper storey step backs and restrictions shall apply to any lot line.
- b. A minimum building step back is not required where a building is facing the street line for any portion of the building.
- c. The minimum podium height shall be 1 storey.

23) A maximum combined gross floor area for all commercial uses shall not exceed 20% of the total residential gross floor area within the same building, to a maximum of 3,000 square metres.

24) Surface parking areas and hardscaping may be located in the interior side yard and rear yard.

25) Each commercial unit shall not exceed 500 square metres in gross floor area.

26) A maximum of two driveways are permitted.

27) Common amenity areas may be permitted in the rear yard.

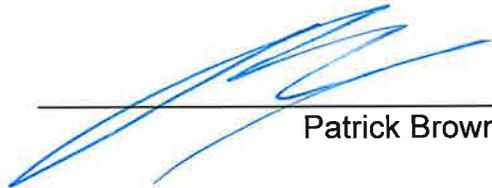
3863.3 Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3863.2.

3863.4 Holding Provisions:

- 1. Until the Holding (H) symbol is removed, the lands shall only be used for the purposes permitted in Residential Hamlet One (RHm1) Zone.
- 2. The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:
 - a) That the Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreement(s) of which the landowner is identified as being a party."

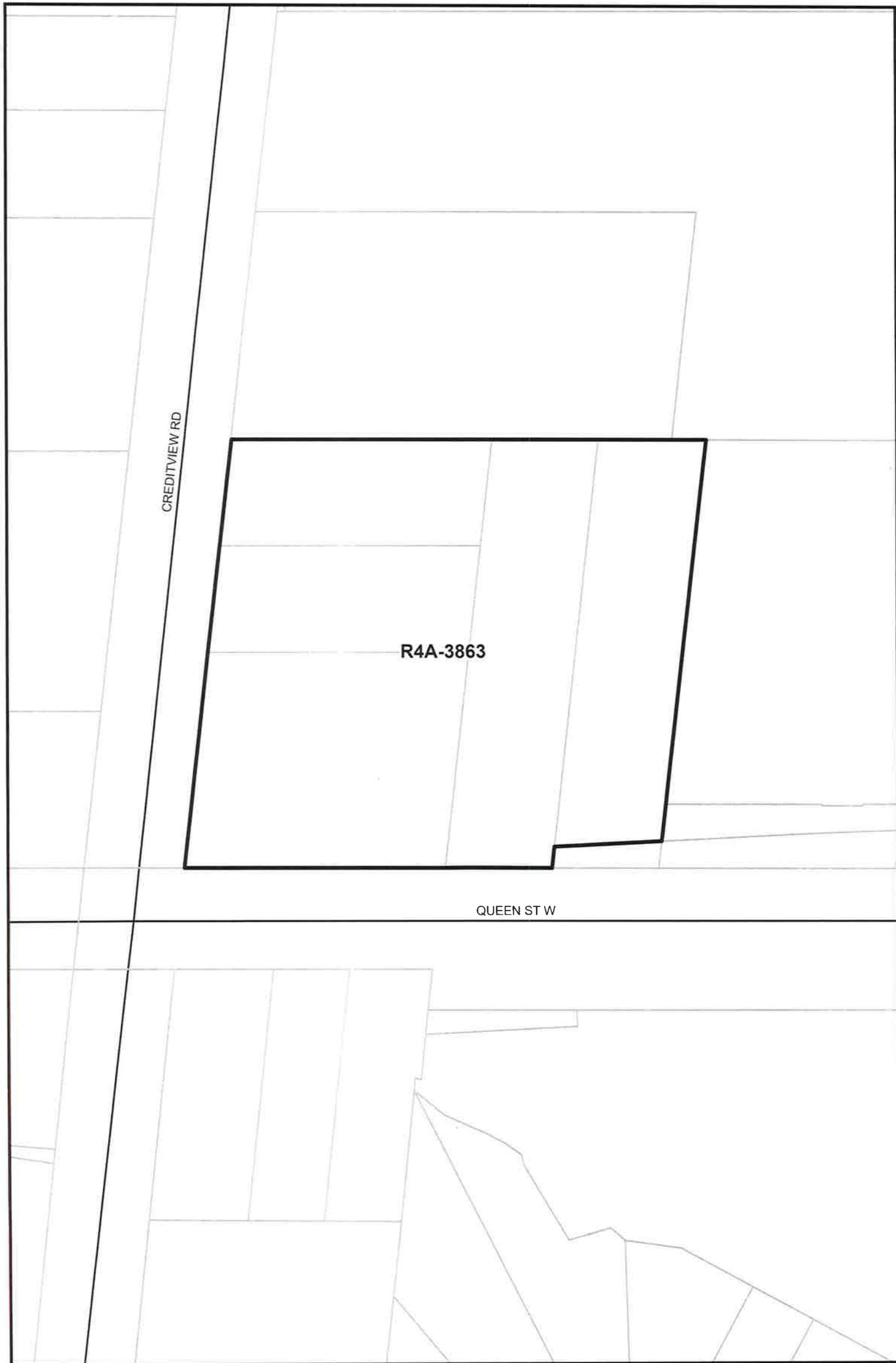
ENACTED and PASSED this 21st day of January, 2026.

Approved as to form.
2026/January/13
AJC

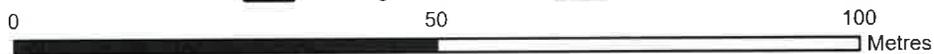

Patrick Brown, Mayor

Approved as to content.
2026/January/13
AAP


Genevieve Scharback, City Clerk



 Zoning Boundary  Parcel Fabric



LOT 6 , CONCESSION 3 W.H.S

File: OZS-2025-0002
Date: 2025/11/17

Drawn by: CAntoine

BY-LAW 11-2026

SCHEDULE A

