

City-Initiated Zoning By-law Amendment

New Comprehensive Zoning By-law

Location: City-wide

(except for areas identified in the map attached to this notice)

Public Notice



**Monday,
May 12th, 2025**



7:00 p.m.



**City Hall Council
Chamber & Virtual
Option**

[http://video.isilive.ca/
brampton/live.html](http://video.isilive.ca/brampton/live.html)

Information is available in
alternative / accessible
format upon request.

Purpose and Effect

The City of Brampton is proposing a new Comprehensive Zoning By-law (CZBL). A Zoning By-law regulates how a property can be used, where buildings may be located on a property, and what form they can take. The new CZBL will be presented at the May 12th, 2025 Planning and Development Committee Meeting.

The purpose of the new CZBL is to implement *Brampton Plan* (the City's new Official Plan), incorporate current best practices in zoning and development standards, and comply with changes to provincial legislation and policies. It also supports strategic priorities outlined in the Corporate Strategic Plan 2024.

The new CZBL proposes to:

1. Modernize zoning and development standards.

- Consolidate, update and create new zone categories to implement Brampton Plan policies and assign them to lands to reflect current built or Council-approved zoning context.
- Align with proposed new Urban Design Guidelines to modernize built form standards.
- Delete or adapt existing site-specific exceptions.

2. Pre-zone Lands within a Primary Major Transit Station Area (MTSA), except for Brampton GO, Bramalea GO and Steeles@Mississauga MTSA's, to conform to the MTSA land use designations and policies in Brampton Plan. MTSA's are the areas around transit stations planned to become higher density, mixed-use, transit-supportive neighbourhoods.

The CZBL proposes the following for Primary MTSA's:

- Apply new parent zones permitting uses and including development standards, such as provisions for maximum densities and heights, at-grade commercial requirements and setbacks, in accordance with Brampton Plan. In areas where Brampton Plan has policies permitting higher densities or new uses, the CZBL will pre-zone the areas to allow those higher densities and new uses.
- Apply Holding zone provisions (which would defer the as-of-right zoning permissions) where appropriate to coordinate the delivery of necessary infrastructure and community improvements.

3. Delete and replace the current Zoning By-law, except for parts of Downtown Brampton as shown in the map attached to this notice.

The proposed new CZBL would apply to all lands in the City except:

- Lands subject to the Main Street North Development Permit System By-law 230-2012, as amended, which will continue to be subject to that By-law.
- Lands within the Brampton GO (Downtown Brampton) Major Transit Station Area (MTSA) where the current Zoning By-law will continue to apply.

The purpose of this statutory public meeting is to gather feedback on the proposed new CZBL. The draft new CZBL text and mapping is posted on the project website: www.brampton.ca/zbr.

We value your input...

Any person may express their support, opposition, or comments to this proposal.

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email CityClerksOffice@brampton.ca no later than 4:30 p.m. on Tuesday, May 6th, 2025 to pre-register and receive more details.

- Send comments to CZBReview@brampton.ca; AND/OR
- Mail comments to:
Planning, Building and Growth
Management Department
2 Wellington Street West, 3rd
Floor
Brampton ON
L6Y 4R2; AND/OR
- Submit an audio or video recording (up to 5 minutes) to be played at the meeting. Submissions may be sent to CityClerksOffice@brampton.ca and must be received no later than 4:30 p.m. on Tuesday, May 6th, 2025.

If you wish to be notified of the decision of the City in respect the proposed Zoning By-law Amendment, you must make a written request to:

City Clerks, City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

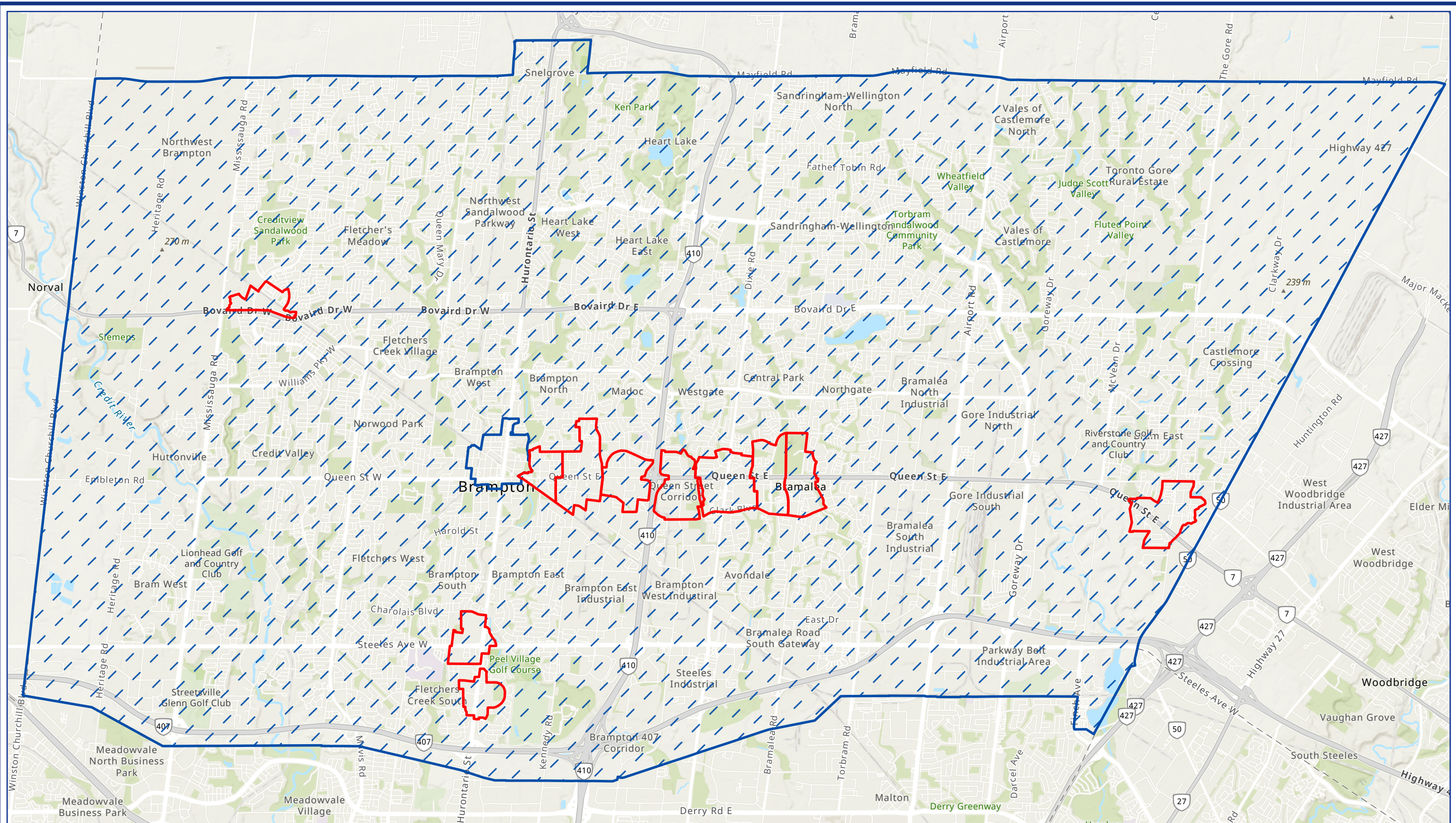
More Information:



For more information about this matter, please visit the project website: www.brampton.ca/zbr or contact CZBReview@brampton.ca.

Important Information about making a submission

If any person or public body with appeal rights, as set out and defined under the *Planning Act*, as amended, would otherwise have an ability to appeal the decision of Council of the City of Brampton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If any person or public body with appeal rights, as set out and defined under the *Planning Act*, as amended, does not make oral submissions at a public meeting or make written submissions to the City of Brampton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



-  Subject Lands
(excludes Development Permit System lands
and Brampton GO MTSA lands)
-  Primary Major Transit Station Area
(proposed to be pre-zoned as part
of New Comprehensive Zoning By-law)