

**Adoption of Official Plan Amendment OP2023-037 (By-law 174-2026)
and Zoning By-laws 172-2026 and 173-2026**

126 Nelson Street West

Date of Decision: September 23, 2026

Date of Notice: October 8, 2026

Last Date of Appeal: October 28, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of The Corporation of the City of Brampton passed By-law 174-2026, to adopt Official Plan Amendment OP2023-037, By-law 172-2026, to amend Comprehensive Zoning By-law 270-2004, and By-law 173-2026, to amend Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by 1986096 Ontario Inc., Ward 1, File: OZS-2025-0044.

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 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment (By-law 174-2026):

To amend the 2023 Official Plan and Downtown Brampton Secondary Plan (SPA 7), to permit an 8-storey hotel on the property.

The Purpose and Effect of the Zoning By-law Amendment (By-law 172-2026):

To request for an amendment to Zoning By-law 270-2004 to permit an 8-storey hotel on the property.

The Purpose and Effect of the Zoning By-law Amendment (By-law 173-2026):

To request for an amendment to Zoning By-law 14-2026 to permit an 8-storey hotel on the property.

Location of Lands Affected: legally described as Plan 307, Part Block A, and municipally known as 126 Nelson Street East, having a total area of approximately 0.27 hectares (0.67 acres).

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Ellis Lewis, Planner, Planning, Building and Growth Management Services at Ellis.Lewis@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 October 28, 2026**. Appeal forms are available from the OLT website at 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.

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 172 - 2026

To Amend 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INDUSTRIAL ONE (M1)	Downtown Commercial (HOLDING) – 3894 (DC(H) – 3894)

(2) By adding the following Sections:

“3894 The lands designated DC (H) – 3894 on Schedule A to this by-law:

3894.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- a) Purposes permitted in the DC zone, except those listed in 3894.2;
- b) Only in conjunction with a hotel, a banquet hall shall be permitted on the second floor of a building up to a maximum combined gross floor area of 250m²;
- c) Shall also permit the following uses;
 - 1) Artisan Studio
 - 2) Catering Service
 - 3) Micro Manufacturing
 - 4) Museum or Gallery
 - 5) Pet Day Care
 - 6) Veterinary Clinic
 - 7) Child Care Centre
 - 8) Medical Office
 - 9) Restaurant patio

d) Non-Commercial uses:

- 1) Broadcasting or Filming Studio
- 2) Medical Laboratory
- 3) Research and Development
- 4) Vertical or Indoor Farm
- 5) Accessory Office
- 6) Ancillary Restaurant
- 7) Ancillary Retail

e) Purposes accessory to the other permitted purposes;

3894.2 The following uses are expressly prohibited:

- a) A temporary open-air market
- b) A motor vehicle or boat sales or rental establishment and accessory repair facility

3894.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 3.0 metres
- b) Minimum Interior Side Yard Width:
 - a. 6.0 metres for a building having a height of 6 storeys or greater;
 - b. and 3.0 metres for a building having a height less than 6 storeys;
- c) Minimum Rear Yard Depth: 9.0 metres for a building greater than 6 storeys and 6.0 metres for a building less than 6 storeys;
- d) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- e) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- f) Minimum Ground Floor Height: 4.5 metres;
- g) Maximum Building Height: a maximum of 8 storeys (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16 of the By-law);
- h) Maximum Floor Space Index (FSI): 5.2
(Exclusive of an underground parking garage, all accessory buildings and structures);
- i) Minimum Landscaped Open Space:
 - a. 3.0-metre wide strip along any lot line abutting a street except at approved driveway locations;
 - b. 3.0-metre wide strip along a rear lot line;
 - c. 1.5-metre wide strip along an interior lot line except at approved drive aisle locations;
- j) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- k) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

- l) Maximum encroachment of windscreens in any yard: 1.0 metre;
- m) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on the lands zoned DC(H) – 3894 to a maximum height of 2.0 metres;
- n) Minimum Number of Loading Spaces: 1 space;
- o) Parking Aisle Width:
 - 1. The minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to an including 90 degrees shall be 6.0 metres;
- p) Waste Disposal and Storage:
 - 1. Loading, unloading and waste disposal facilities, excepting access thereto, shall face away or be screened from view when facing a public street;
 - 2. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- q) Shall also be subject to the requirements and restrictions of the DC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3894;

3894.4 Existing Uses Continued:

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose. This shall include motor vehicle repair and accessory outside storage of motor vehicles.

3894.5 Holding (H) Symbol:

- a. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Industrial One (M1) Zone or for existing lawfully established purposes as set out in Section 3894.4;
- b. The Holding (H) symbol shall be lifted when the following conditions and requirements have been satisfied;
 - 1. Confirmation that an updated Phase II Environmental Site Assessment has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, confirming that the lands are suitable for the intended use or outlining the need for any further environmental investigation, mitigation or remediation measures.
 - 2. The submission and acceptance of any additional studies, plans or reports specifically identified as required through the conclusions of the updated Phase II Environmental Site Assessment, or as requested by the City.”

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

Approved as to
form.

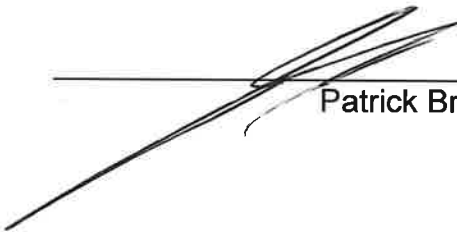
2026/Sept./10

AJC

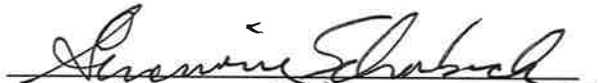
Approved as to
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2026/Sept/10

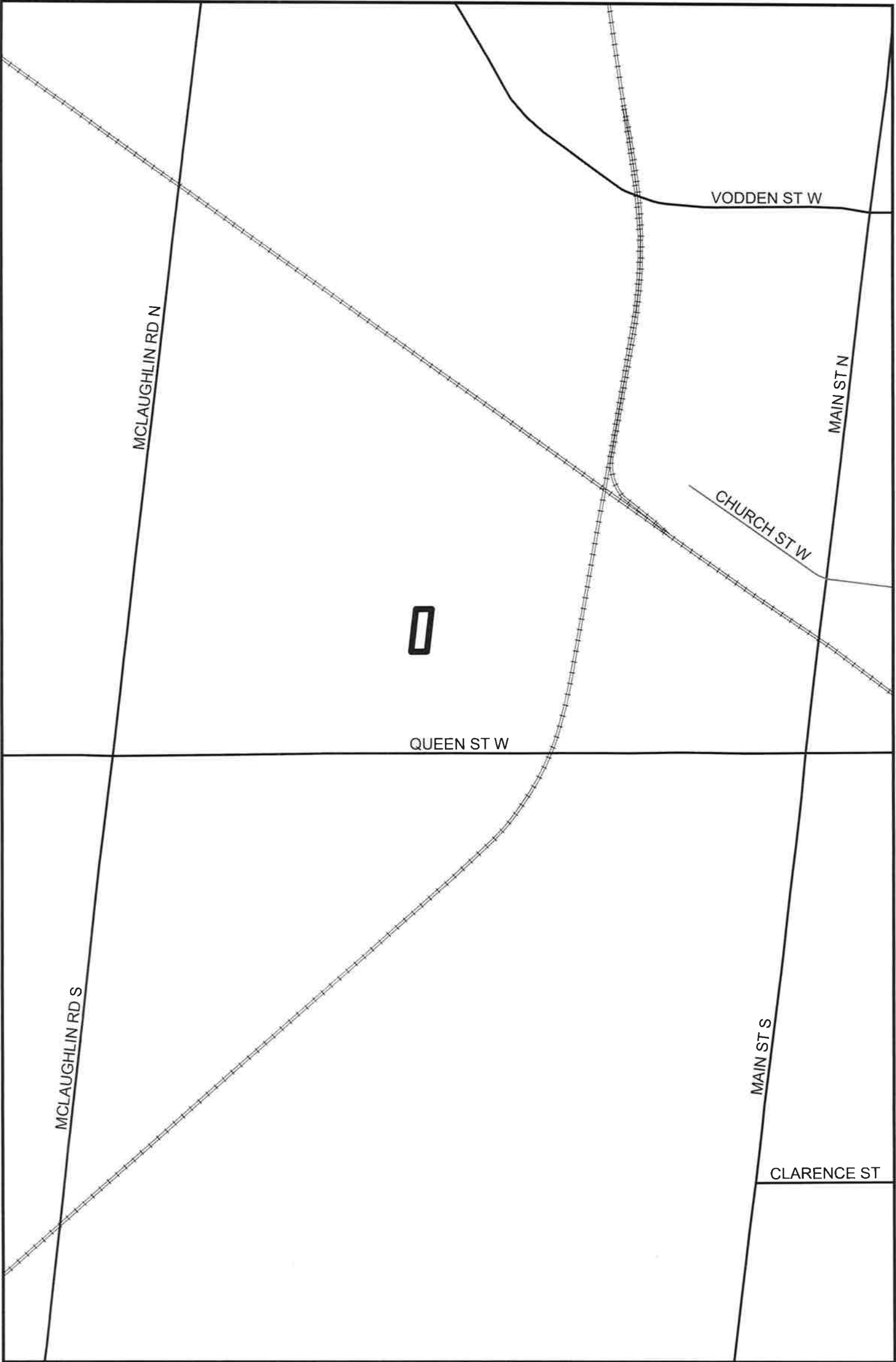
Allan A. Parsons



Patrick Brown, Mayor



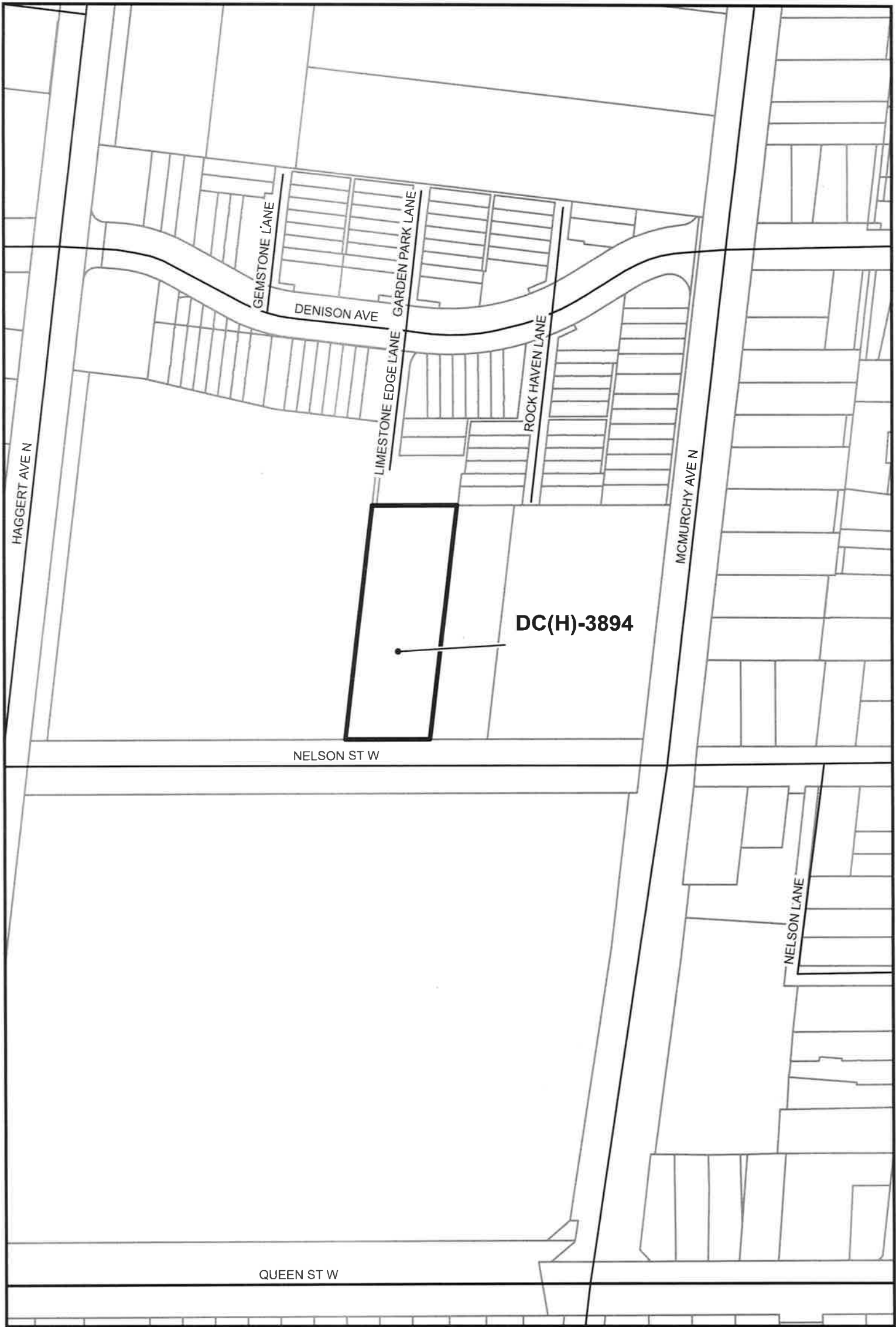
Genevieve Scharback, City Clerk



 Subject Lands  City Limit  Railways  Major Street  Minor Street



KEY MAP



 Zoning  Parcel Fabric  Major Street  Minor Street





18-16

173-2026

The Corporation of the City of Brampton

By-law

Number 173 - 2026

To Amend By-law 014-2026, 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 014-2026, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Prestige Employment (PE)	General Commercial (H) – 2833 (GC(H) – 2833)

(2) By adding the following Sections:

"2833 The lands designated GC (H) – 2833 on Schedule A to this by-law:

2833.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Commercial:

- 1) Artisan Studio
- 2) Catering Service
- 3) Commercial Service and Repair
- 4) Convenience Retail Store
- 5) Dry Cleaning and Laundry Distribution Service
- 6) Financial Service
- 7) Health and Fitness Centre
- 8) Hotel
- 9) Micro Manufacturing
- 10) Museum or Gallery
- 11) Office
- 12) Personal Service Shop
- 13) Pet Day Care
- 14) Restaurant
- 15) Retail
- 16) Veterinary Clinic
- 17) Medical Office
- 18) Restaurant patio

- b) Only in conjunction with a hotel, a banquet hall shall be permitted on the second floor of a building up to a maximum combined gross floor area of 250m²;
- c) Non- commercial uses;
 - 1) Broadcasting or Filming Studio
 - 2) Medical Laboratory
 - 3) Research and Development
 - 4) Vertical or Indoor Farm
 - 5) Accessory Office
 - 6) Ancillary Restaurant
 - 7) Ancillary Retail
- d) Purposes accessory to the other permitted purposes;

2833.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: No requirement;
- b) Minimum Lot Width: No requirement;
- c) Minimum Lot Depth: No requirement;
- d) Minimum Front Yard Depth: 3.0 metres;
- e) Minimum Interior Side Yard Width:
 - a. 6.0 metres for a building having a height of 6 storeys or greater;
 - b. and 3.0 metres for a building having a height less than 6 storeys;
- f) Minimum Rear Yard Depth:
 - a. 9.0 metres for a building having a height of 6 storeys or greater;
 - b. and 6.0 metres for a building having a height of less than 6 storeys;
- g) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- h) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre to any lot line;
- i) Minimum Ground Floor Height: 4.5 metres;
- j) Maximum Building Height: 8 storeys (exclusive of any roof-top mechanical penthouse, architectural feature(s));
- k) Maximum Floor Space Index (FSI): 5.2
(Exclusive of an underground parking garage, all accessory buildings and structures);
- l) Minimum Landscaped Open Space:
 - a. 3.0-metre wide strip along any lot line abutting a street except at approved driveway locations;
 - b. 3.0- metre wide strip along a rear lot line;
 - c. 1.5-metre wide strip along an interior side lot line except at approved access locations;
- m) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;

- n) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres to any lot line;
- o) Maximum encroachment of windscreens in any yard: 1.0 metre;
- p) Windscreens are permitted on the lands zoned GC (H) – 2833 to a maximum height of 2.0 metres;
- q) Minimum Number of Loading Spaces: 1 space;
- r) Parking Aisle Width:
 - 1. The minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to an including 90 degrees shall be 6.0 metres;
- s) Waste Disposal and Storage for a Hotel:
 - 1. Loading, unloading and waste disposal facilities, excepting access thereto, shall face away or be screened from view when facing a public street;
 - 2. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- t) Shall also be subject to the requirements and restrictions of the GC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 2833;

2833.3 Existing Uses Continued:

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose. This shall include motor vehicle repair and accessory outside storage of motor vehicles.

2833.4 Holding (H) Symbol:

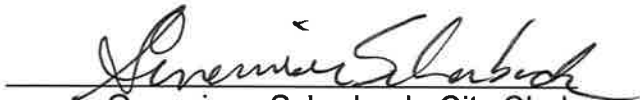
- a. Until the Holding (H) symbol removed, the lands shall only be used in accordance with the Prestige Employment (PE) Zone or for existing lawfully established purposes as set out in Section 2833.3;
- b. The Holding (H) symbol shall be lifted when the following conditions and requirements have been satisfied;
 - 1. Confirmation that an updated Phase II Environmental Site Assessment has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, confirming that the lands are suitable for the intended use or outlining the need for any further environmental investigation, mitigation or remediation measures.
 - 2. The submission and acceptance of any additional studies, plans or reports specifically identified as required through the conclusions of the updated Phase II Environmental Site Assessment, or as requested by the City.”

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

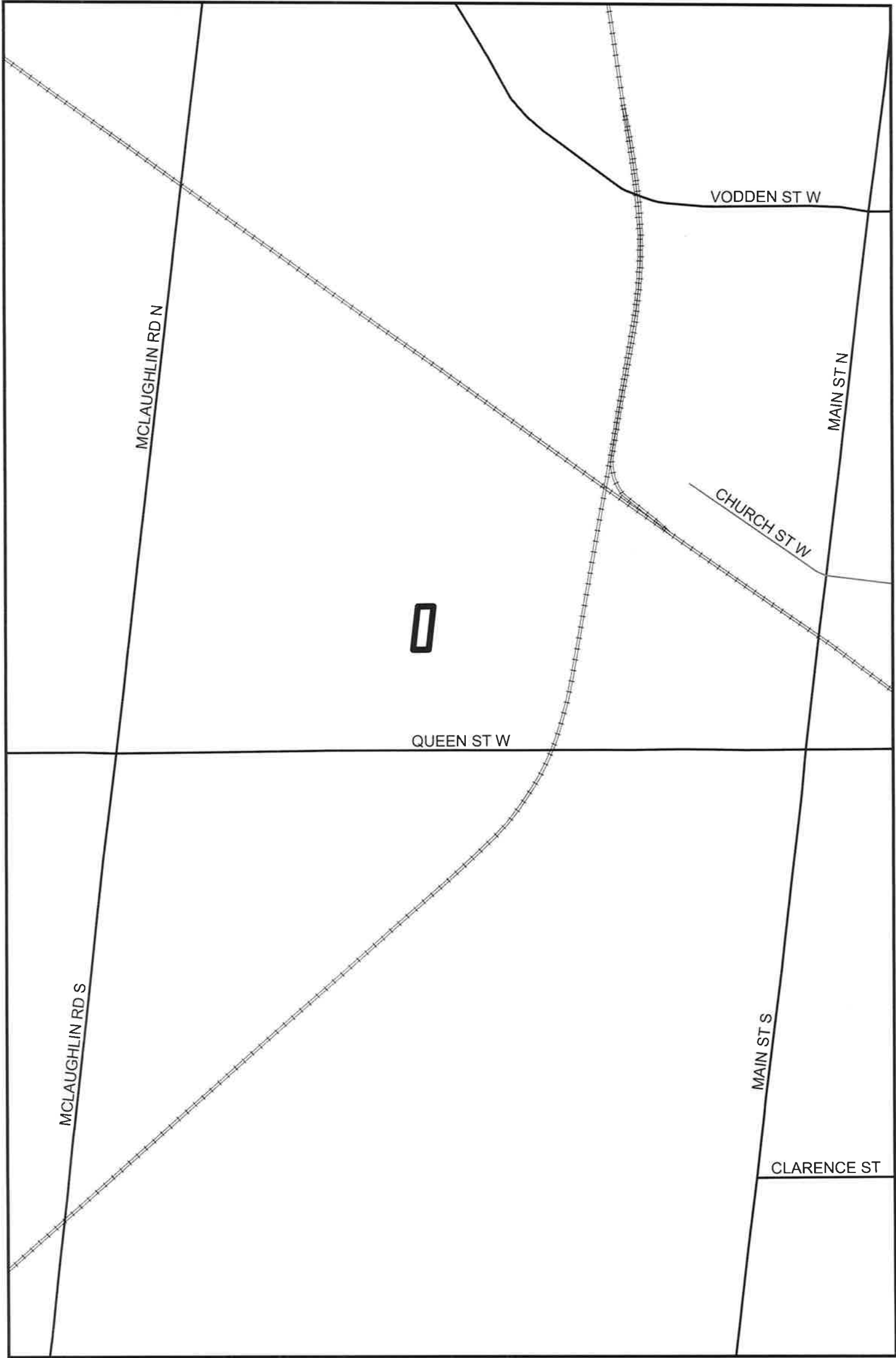
Approved as to
form.
2026/Sept./10
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/Sept./10
Allan A. Parsons


Genevieve Scharback, City Clerk

(OZS-2025-0044)



 Subject Lands  City Limit  Railways  Major Street  Minor Street



KEY MAP



Zoning Parcel Fabric Major Street Minor Street



**Zoning Amendment to
By-law 014-2026 Schedule A Zone Boundaries
LOT 6, CONCESSION 1 W.H.S.**

This by-law shall come into effect upon approval by the Ontario Land Tribunal of Zoning By-law 014-2026, or partial approval of Zoning By-law 014-2026 upon the lands to which this by-law applies.

BY-LAW 173-2026

SCHEDULE A

File: OZS-2025-0044

Date: 2026/08/12

Drawn by: CAntoine

0 30 60 90 Metres



The Corporation of the City of Brampton

By-law

Number 174 - 2026

To Adopt Amendment Number OP 2023-037-

To the Official Plan of the City of Brampton Planning Area

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. Amendment Number OP 2023 – 037 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the By-law.

ENACTED and PASSED this 23rd day of September, 2026.

Approved as to
form.

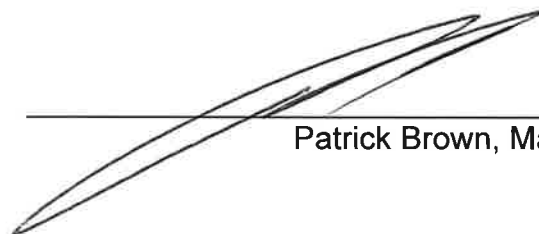
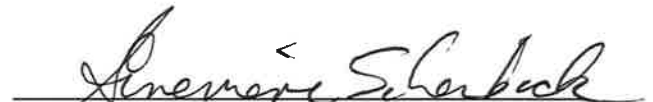
2026/Sept./10

AJC

Approved as to
content.

2026/Sept./10

Allan A. Parsons


Patrick Brown, Mayor
Genevieve Scharback, City Clerk

(OZS-2025-0044)

AMENDMENT NUMBER OP 2023 – 037

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend Schedule SP7(A) of the Downtown Brampton Secondary Plan (SPA 7) to change the land use designation for the subject property.

2.0 Location:

The lands subject to this amendment are located on the north side of Nelson Street West and municipally known as 126 Nelson Street West. The property has a gross area of 0.273 hectares (0.677 acres) and is legally described as Part Block A, Registered Plan 307 as in RO896441, in the City of Brampton.

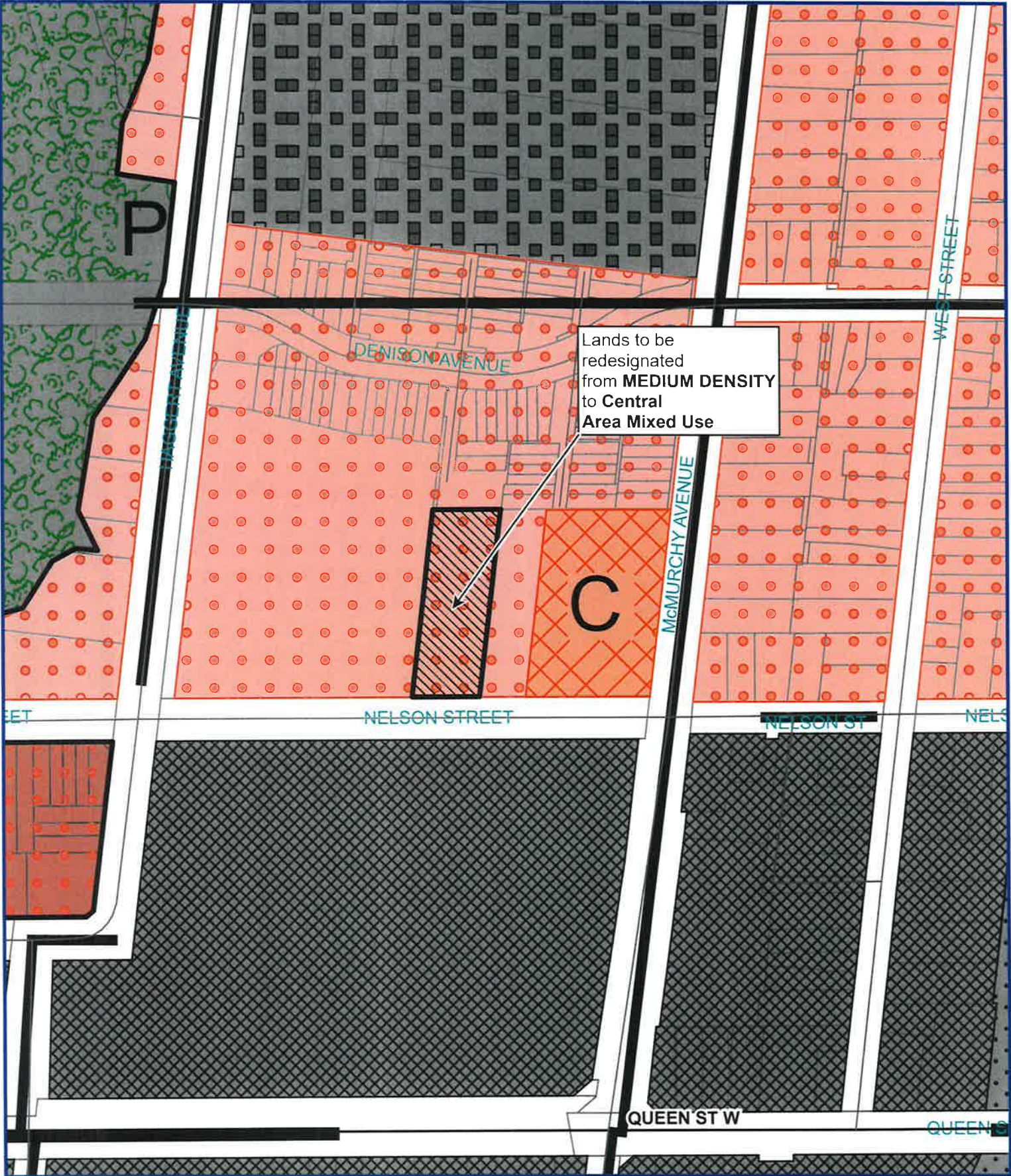
3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown set out in Part II: Secondary Plans, Amendment Number OP 2023- 037

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as it relates to the Downtown Secondary Plan (Part II Secondary Plans, as amended) is hereby further amended:

- a) By changing on Schedule SP7(A) the land use designation of the lands outlined on Schedule 'A' to this amendment from 'Medium Density' to 'Central Area Mixed Use'.



EXTRACT FROM THE DOWNTOWN BRAMPTON SECONDARY PLAN AREA NO. 7

