

Public Information Meeting

New Comprehensive Zoning By-law (CZBL)

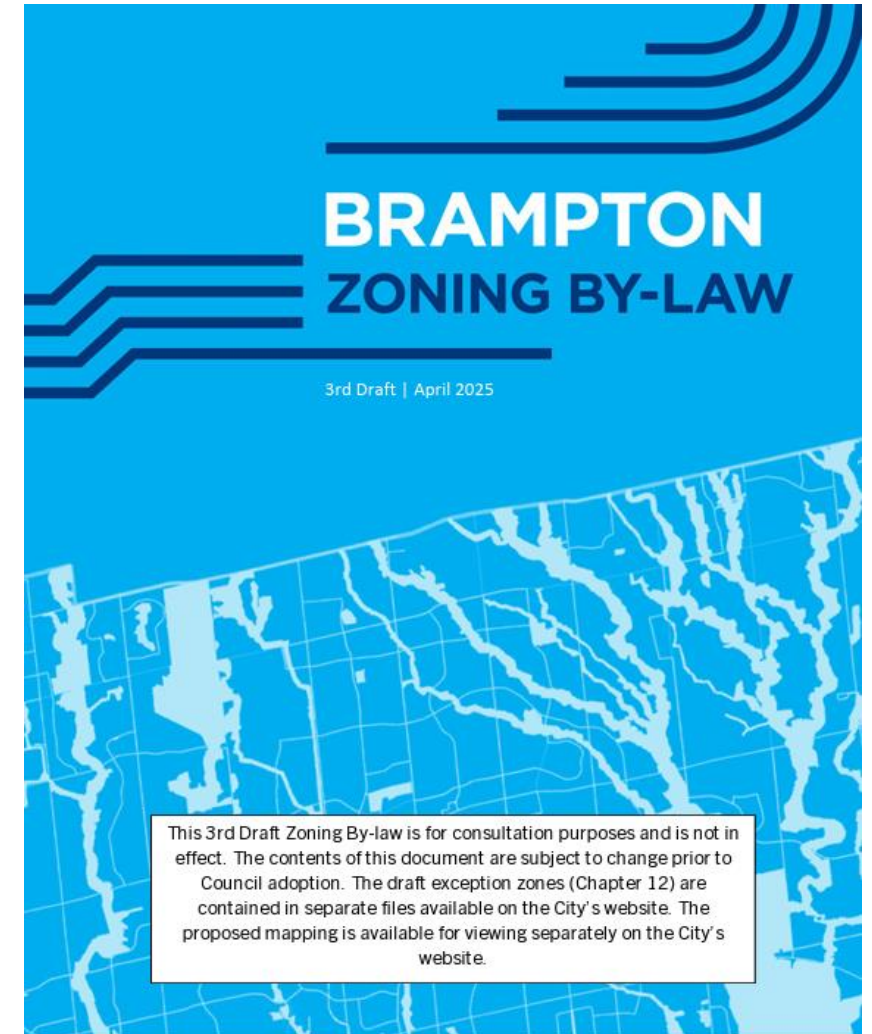
Planning and Development Committee Meeting

Date: May 12, 2025

Public Meeting Purpose

- Review the latest update of the new Comprehensive Zoning By-law (CZBL)
- Gather community feedback that will shape future growth and development of Brampton

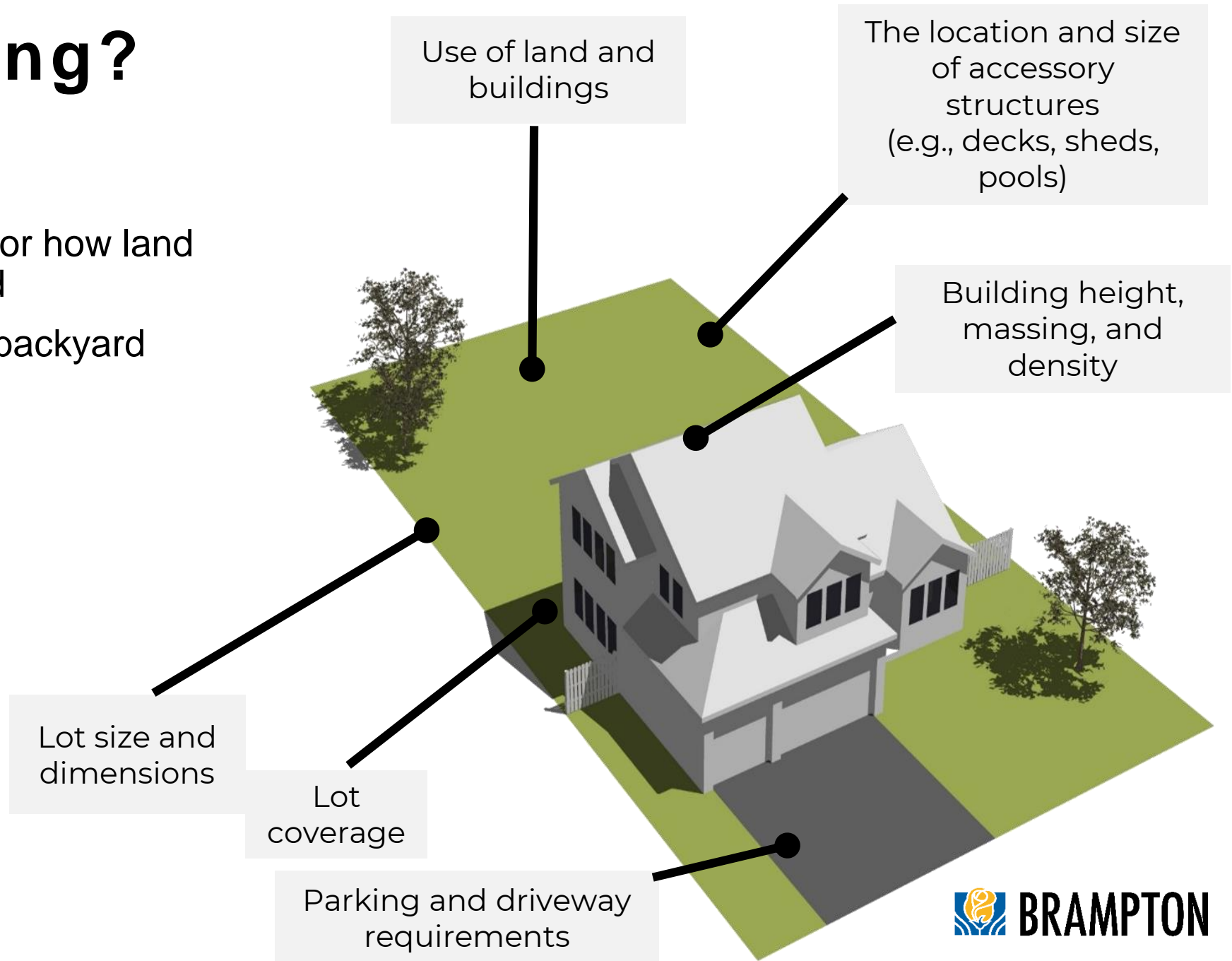
WE WANT TO
HEAR FROM YOU



This 3rd Draft Zoning By-law is for consultation purposes and is not in effect. The contents of this document are subject to change prior to Council adoption. The draft exception zones (Chapter 12) are contained in separate files available on the City's website. The proposed mapping is available for viewing separately on the City's website.

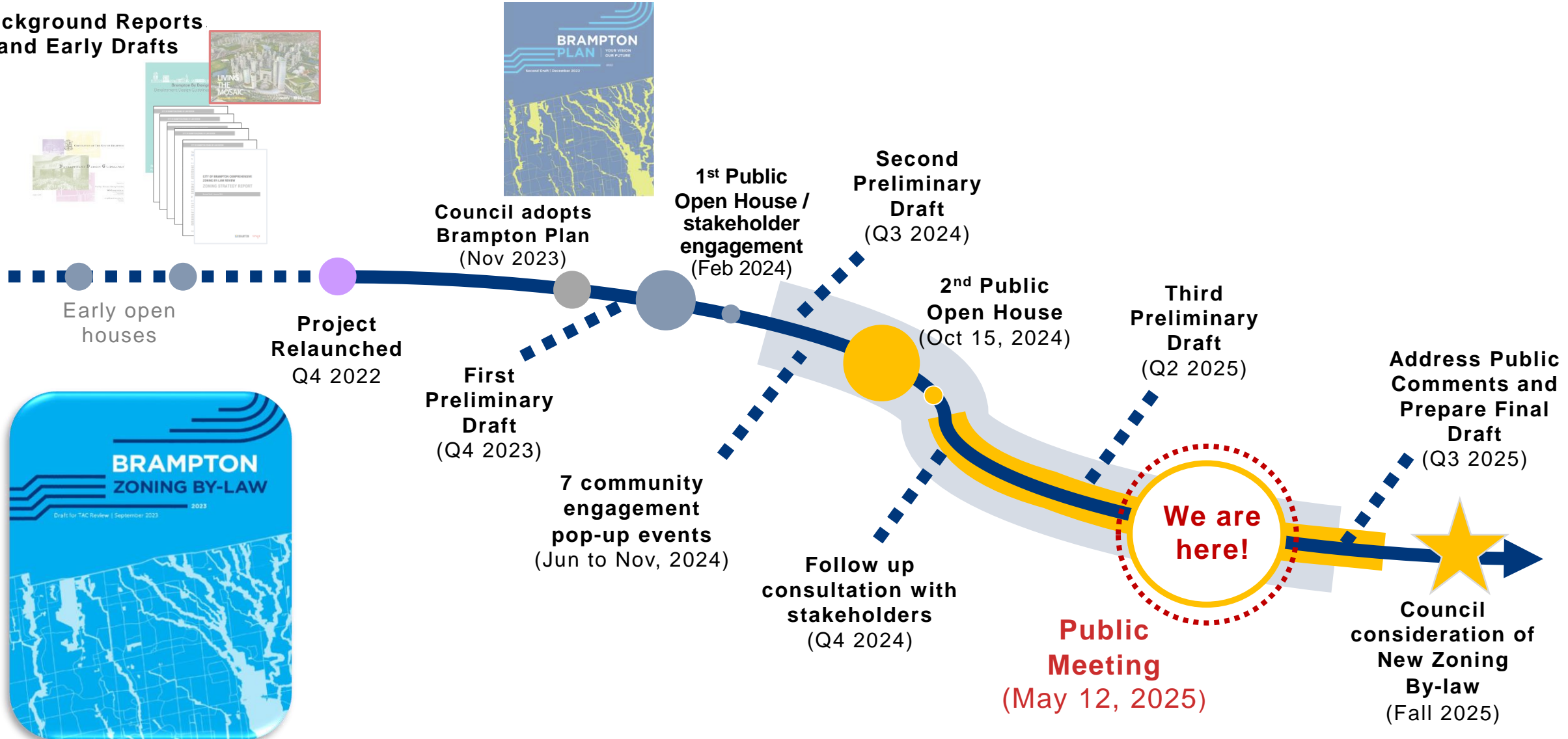
What is Zoning?

- A zoning by-law sets rules for how land can be used and developed
- Affects all buildings – from backyard sheds to high-rise buildings



Project Background

Background Reports and Early Drafts



Engagement and Outreach

Community engagement has been central to this project.

We've connected with residents, businesses, external agencies and community stakeholders through:

- Public open house events
- Pop-up engagement sessions across the City
- Ongoing consultation with stakeholders

Responses to comments submitted to previous drafts can be found in the [Comment Response Table](#).



Goals of the new CZBL



Implement Brampton Plan



Simplify zoning regulations for residents and businesses



Cut red tape to support growth that aligns with Brampton Plan

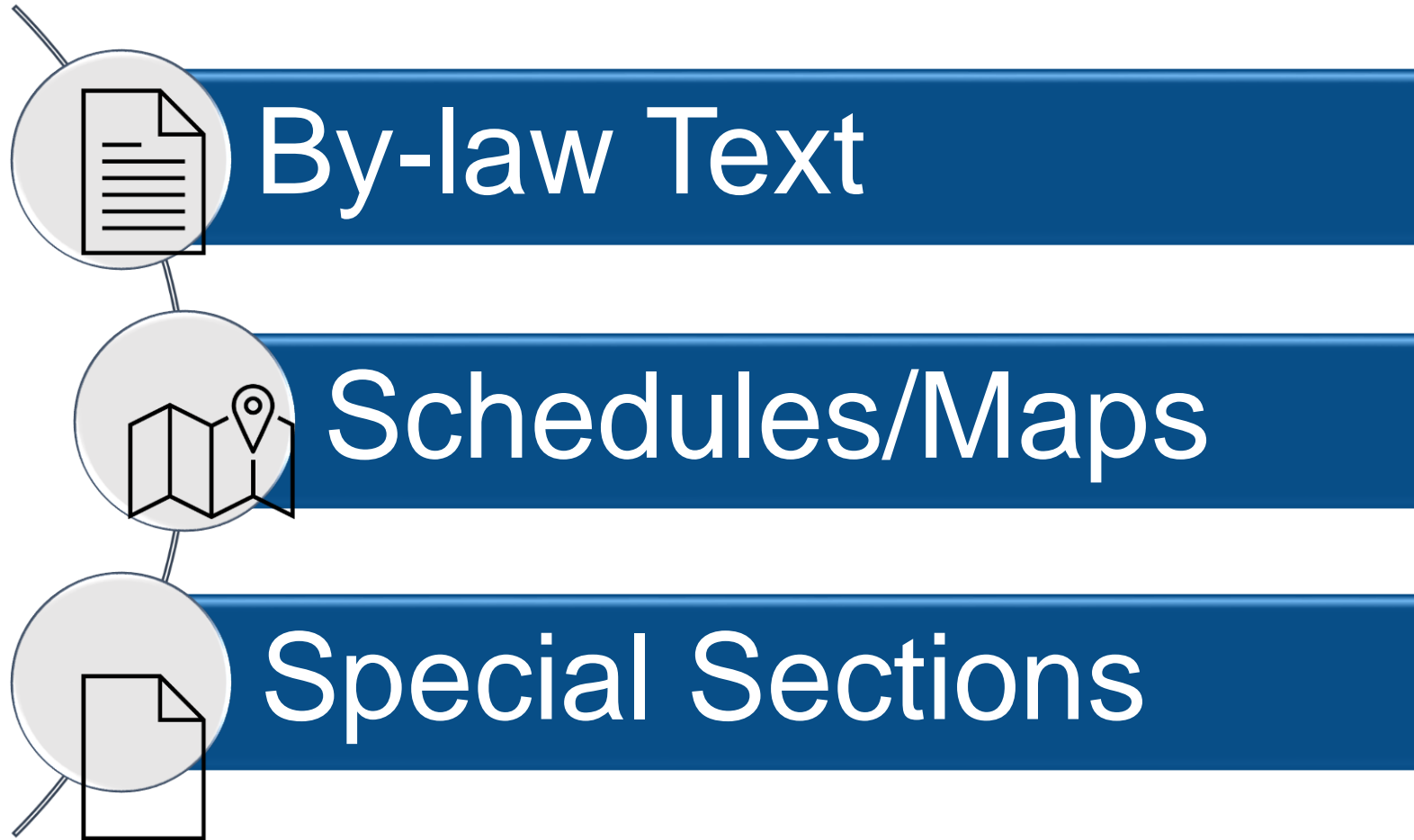


Address changes to Provincial Planning Legislation



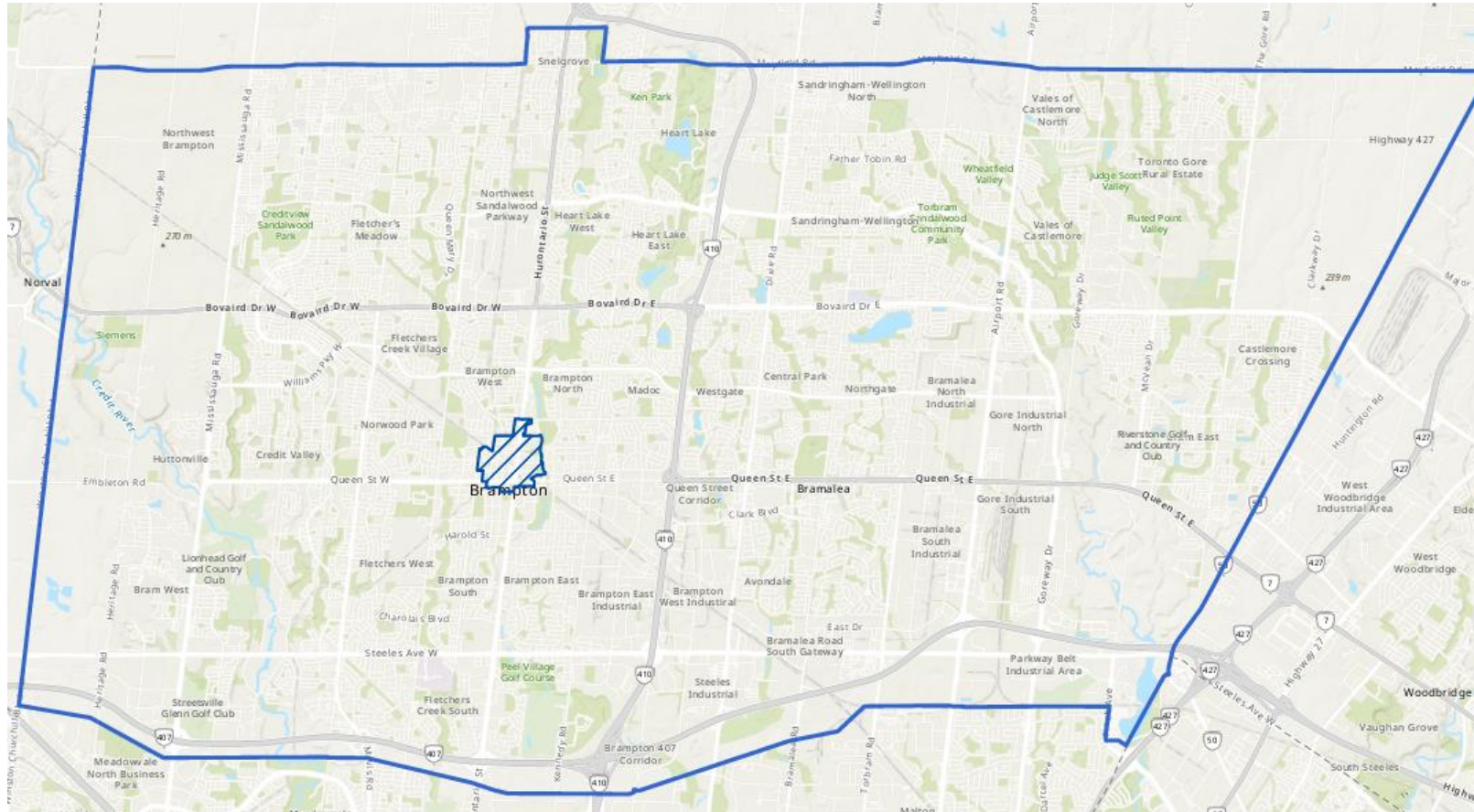
Expand housing options and support economic development



The New CZBL



Subject Lands

The entire City except for the Brampton GO Major Transit Station Area and the Main Street North Development Permit System Area (existing Zoning By-law and DPS by-law remain in effect).



-  Lands not Subject to Comprehensive Zoning By-law Review (CZBR)
-  Subject Lands

Big Changes in the CZBL

Simplifying and Modernizing

- Modernize development standards
- Consolidate existing zones and add new mixed-use zones

Major Transit Station Areas (MTSA's)

- Pre-zone 11 of the 14 MTSA's to allow development of transit-oriented complete communities

Housing

- Create opportunities to increase housing supply to help improve housing affordability

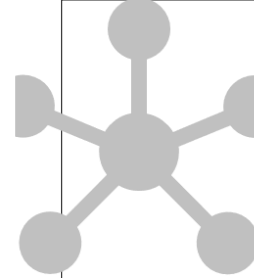
Parking

- Reduce minimum parking requirement based on access to transit
- Introduce maximum parking limits

Simplifying and Modernizing

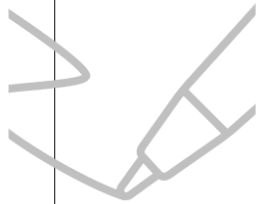


Improve regulations for high density development

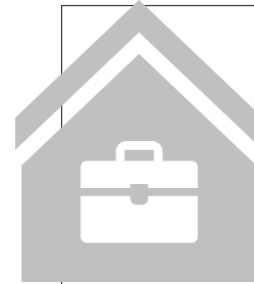


Zone Consolidation

- Reduce number of zones:
 - Residential: 34 to 12
 - Industrial/Employment: 8 to 2



Expand uses permitted in each Zone



Add Mixed-Use Zones

Simplifying and Modernizing - *Examples*



Modernizing

The current Zoning By-law does not list a pet day care as a permitted use in any commercial zone.

A Minor Variance or Zoning By-law Amendment may then be needed to permit one.

The new CZBL modernizes use permissions, including allowing pet day cares in most commercial areas – removing the need for a variance.



Simplifying

The current Zoning By-law does not include barrier-free access ramps as a permitted encroachment into a yard.

The new CZBL proposes to add them as a permitted encroachment.

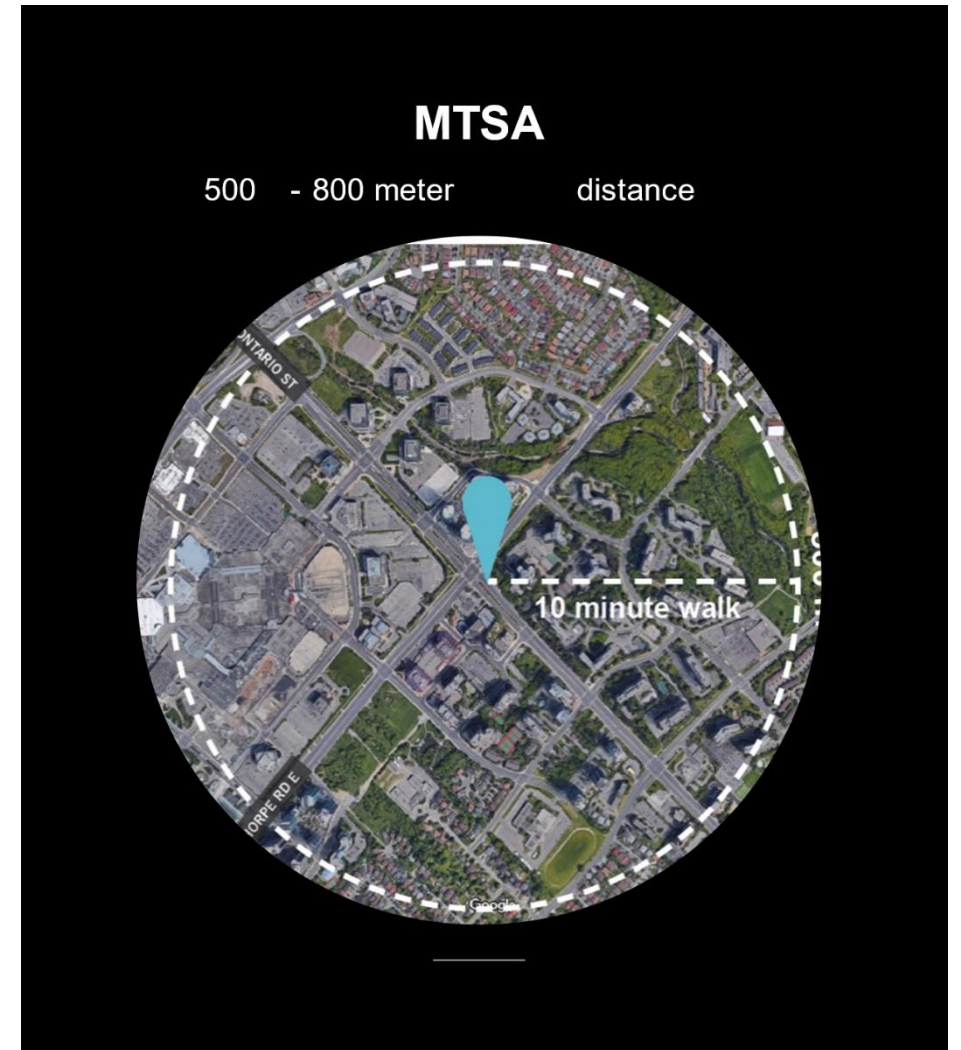
Less likely now to need a variance to make a home barrier free.

Major Transit Station Areas (MTSAs)

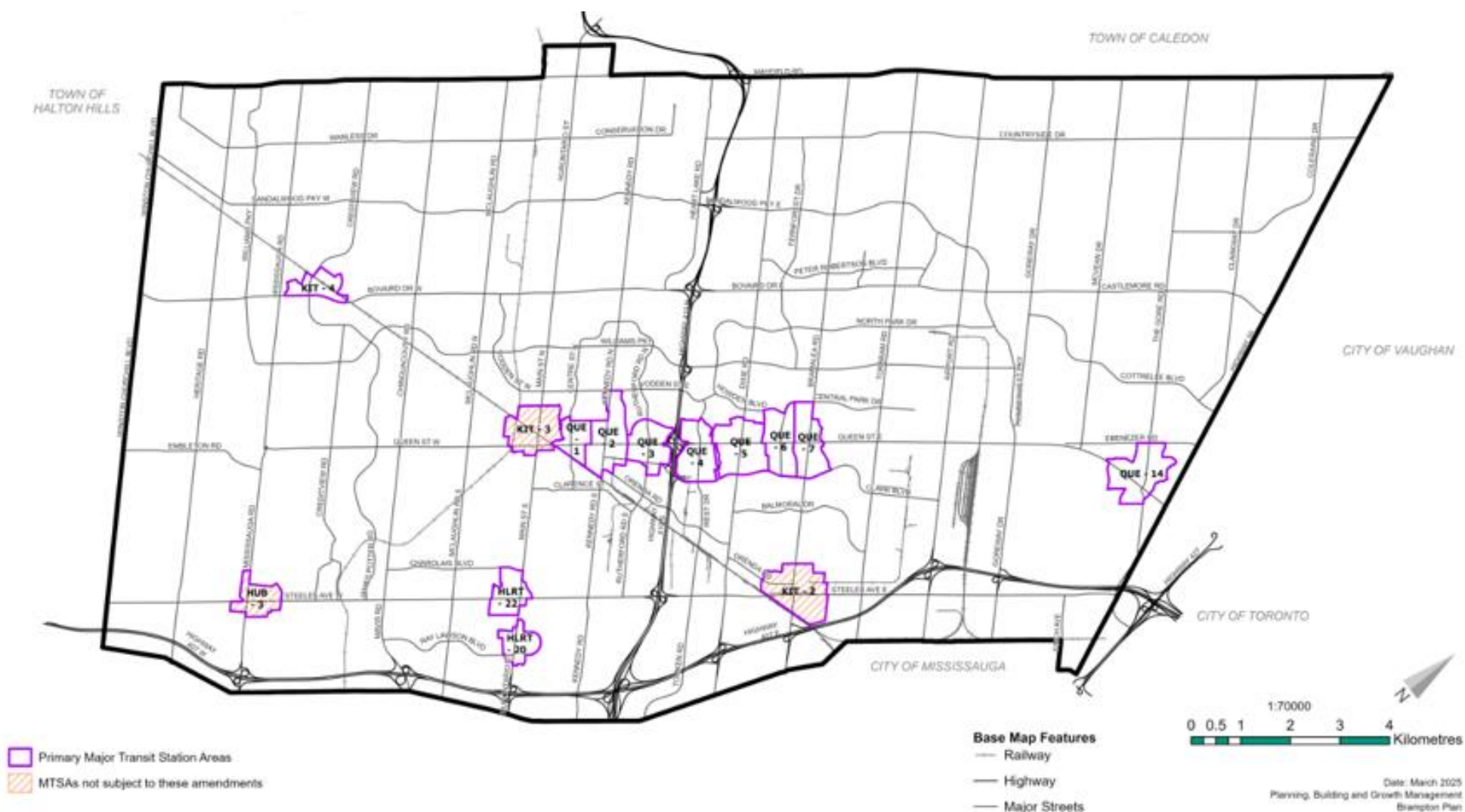
What is a MTSA?: The area around existing or planned higher order transit station or stop.

CZBL objectives for MTSAs:

- allows additional development permissions beyond the current zoning
- implements *Brampton Plan's* City Structure of focusing intensification near existing and future transit
- streamlines development approval processes
- unlocks significant population and job growth



MTSAs Being Pre-Zoned



CZBL Changes for MTSA

The new CZBL for MTSA proposes to:

- set maximum heights and densities that differ from the rest of the City
- require a minimum at-grade commercial gross floor area along Boulevards
- include a minimum gross floor area of business/institutional uses per site for lands zoned 'Mixed-Use Office (MO)'
- include site-specific rear-yard setbacks within the Rutherford MTSA
- create holding provisions to protect for the delivery of community hubs



Housing

CZBL creates opportunities to increase housing supply:

Four Unit Dwellings

- Permit on residential lots along Rapid Transit Corridors and Support Corridors

Residential Permissions

- Expand dwelling types permitted in low density residential zones

Garden Suites

- Increase in size for detached residential lots to 100 sq.m

MTSA Pre-zoning

- Adds to the supply of land ready to be developed for housing

Impact on Housing & MTSA Goals - *Example*



Reduced Planning Approval Timelines

Park Place (125 Queen St E), Symphony (145 Queen St E) and Rhythm (205 / 215 Queen St E) are recently built high-rise developments in the Centre St and Kennedy Rd MTSA.

They support the City's long-standing planning objectives for the area.

It took an average of 1 year and 10 months for these projects to go through the rezoning process.

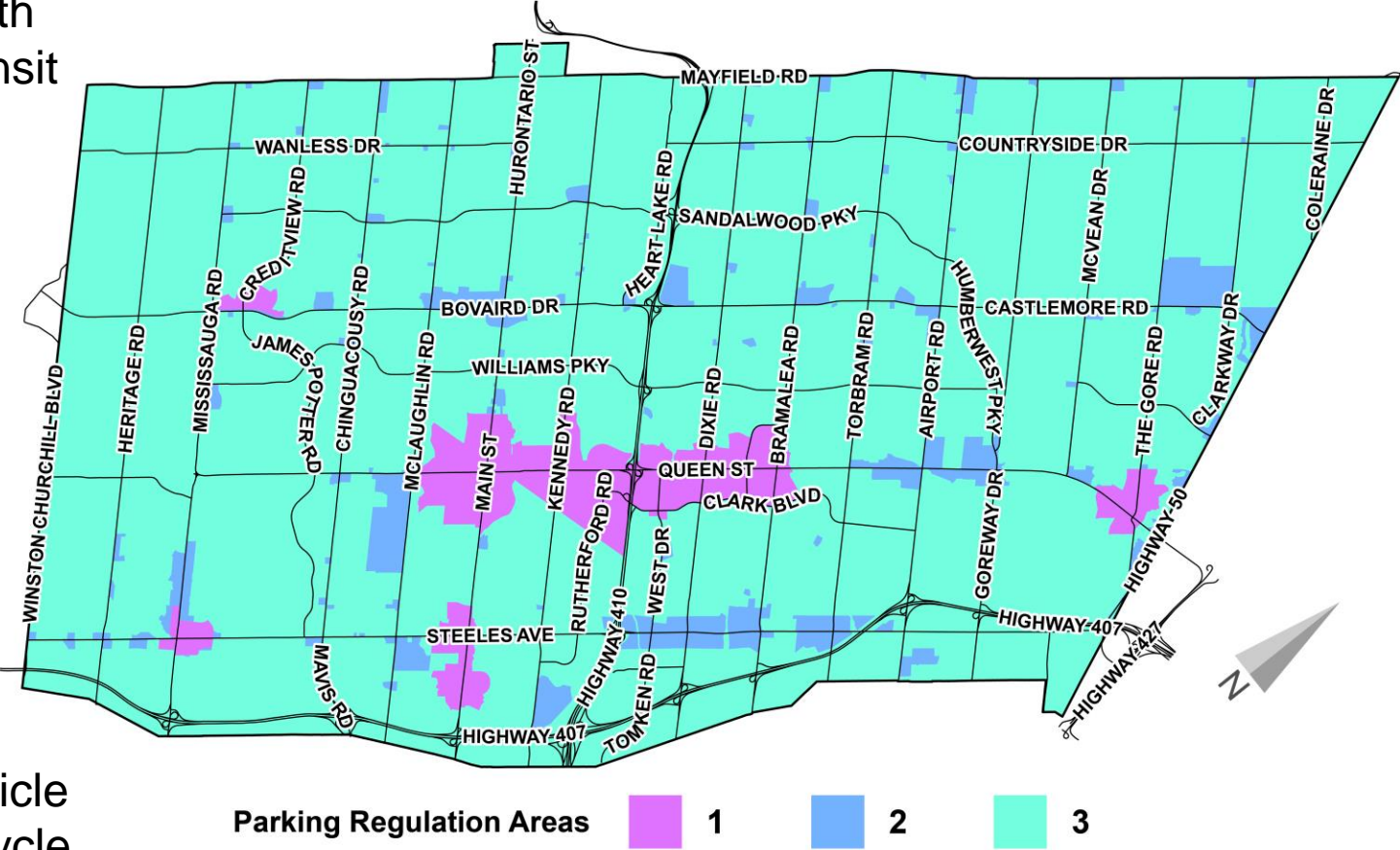
For similar developments with the new CZBL, the time required for rezoning would be zero.

Parking

Parking Regulation Areas (PRA) introduced with differing required parking rates – based on transit and planning policy:

PRA1	PRA2	PRA3
No minimum parking requirements	Reduced minimum parking requirements	Standard minimum parking requirements
Maximum parking requirements	No maximum parking requirements	No maximum parking requirements

Other changes include introducing electric vehicle ready parking requirements and improving bicycle parking standards to encourage active transportation.



Site Exception Zones

The existing By-law has over 3,000 site-specific zones previously approved by Council.

Most site-specific zones are proposed to be carried over to the new CZBL, including properties that have been rezoned within the last five years.

A complete list of site-specific zones can be found on the [Exception Tracking Sheet](#) or the [Site Exceptions](#) webpage.



Next Steps



Staff Review & Assessment



Notice of Statutory Public Meeting



Public Meeting (we are here)



Prepare Final Draft

(Summer 2025)



Recommendation / Final Report

(Targeting Fall 2025)



Council Decision

(Targeting Fall 2025)



Ontario Land Tribunal Appeal Period



Staff Contact & Additional Information

Comprehensive Zoning By-law Review

Contacts

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Inquiries / Comments – Please submit comments by June 2nd

- CZBL Email: CZBR@brampton.ca
- MTSA Email: MTSA@brampton.ca

Additional Information & Documents

- Project Website: <https://www.brampton.ca/ZBR>
- Draft 3 Schedules & Mapping: <https://www.brampton.ca/mappingzbr>
- Public Engagement page: <https://letsconnect.brampton.ca/Zoning-Review>

The background image shows a city street scene. On the left, there is a transit shelter with a glass roof and sides, and a sign that says "Wellington". Behind the shelter is a large, multi-story building with a curved facade and many windows. To the right of the main building is a tall, narrow clock tower with a clock face. The entire image is overlaid with a semi-transparent blue filter.

Thank You.

