



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 148 - 2024

To amend the Main Street North Development Permit System (DPS) By-law,  
230-2012, as amended

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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, as amended, hereby enacts as follows within Schedule 7 – Minor Amendment to the DPS.

The bylaw is intended to amend Part 4.0 Regulations of the Main Street North Development Permit System By-law, as amended:

1. Add new sub-section 4.3.8 Site Specific Zones:

“The following areas and sites are zoned with site specific provisions and apply to the lands identified on Schedule 7 of Part 4.0. Minor amendments are subject to the approval of Council to facilitate development that meets the general intent and purpose of the Brampton Plan (Official Plan) and the Main Street North Development Permit System, while complementing the neighbourhood context and is deemed to be an appropriate scale and intensity for the development of the lands. Minor amendments supported in this sub-section are exempt from specific provisions of the DPS by-law as specifically noted in the Site Specific Zone.”

2. Add new sub-section 4.3.8.1 85 Sproule Drive:

“The lands municipally known as 85 Sproule located at the south-east corner of Main Street North and Sproule Drive is zoned as site-specific CMU3-DPS-0001:

1. The subject property is zoned CMU3-DPS-0001, and subject to the zoning provisions of CMU3. Notwithstanding the general provisions of CMU3, Section 4.3.3E, 4.3.3.T.4 and Schedule 6-1B, the following performance standards are permitted with respect to the development of up to a 5-Storey Mixed Use Building:

4.3.8.1.1 A maximum height of 18.2 metres.

4.3.8.1.2 Exemption of angular planes for street frontages of Sproule, Main, and the Rear Property Line.

4.3.8.1.3 Exemption from the mechanical penthouse, angular plane and setback requirements as set out in Schedule 6-1B.

3. Add new schedule titled, “Schedule 7 Site Specific Zones” as part of Part 4.0:  
Development Regulations.

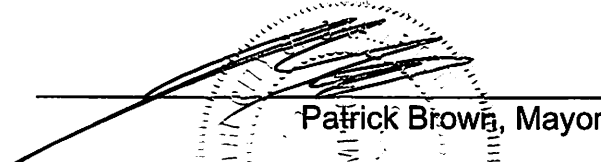
4. Add new site-specific zone "CMU3-DPS-0001" to Schedule 7 Site Specific Zones as shown on Schedule A of this amendment".

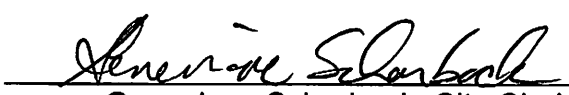
ENACTED and PASSED this 25<sup>th</sup> day of September, 2024.

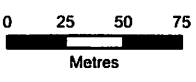
Approved as to  
form.  
2024/09/19  
MR

Approved as to  
content.  
2024/09/17  
Allan A. Parsons

(OZS-2024-0038)

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk

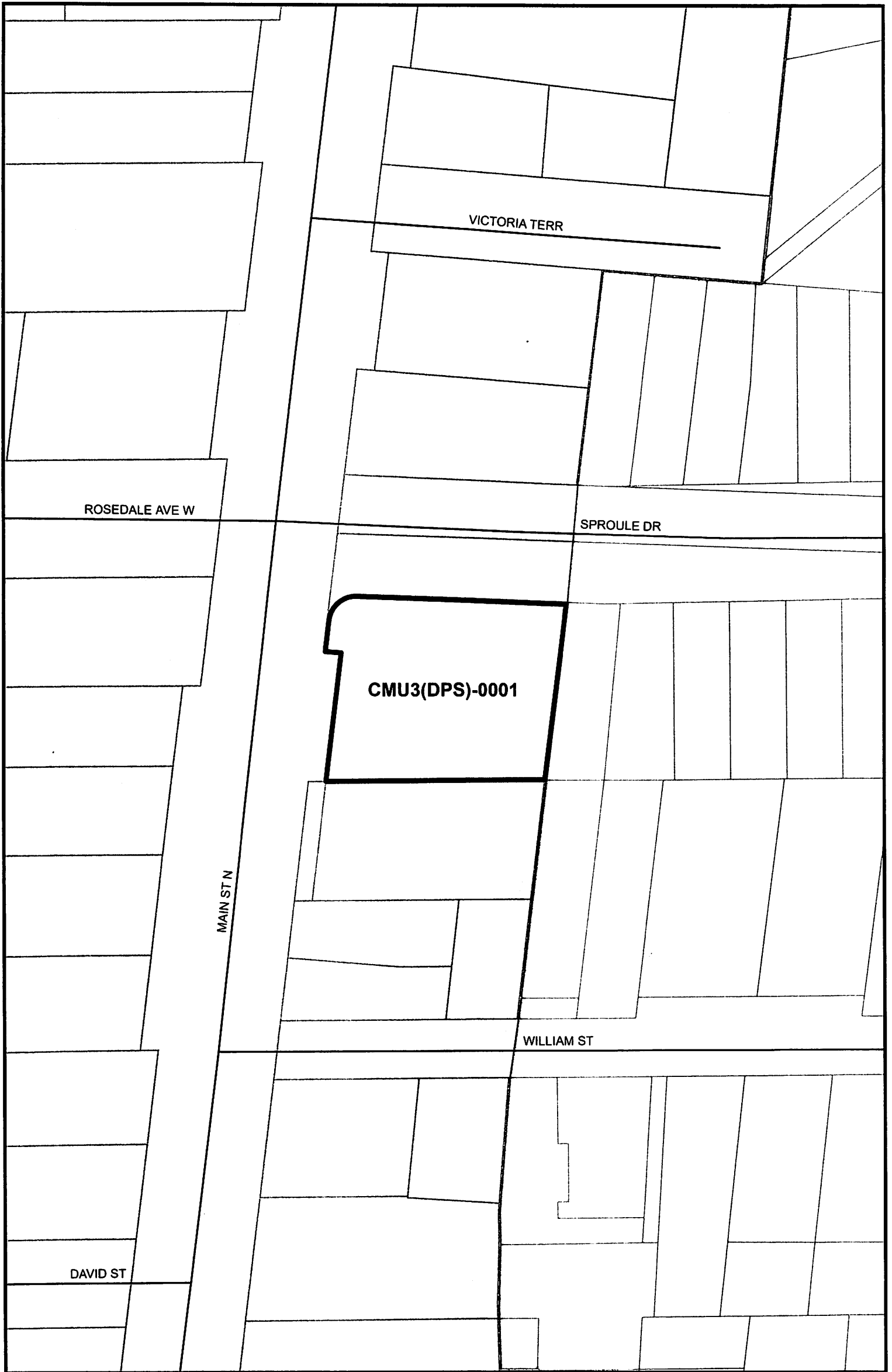


Date: 2024/09/09

### Development Permit System Schedule 7: Site Specific Zones

- DPS Site Specific Zone
- Development Permit System
- Parcel Fabric
- Park
- School
- GO Station
- Major Street
- Minor Street
- Railway

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Subject Lands
  Development Permit System
  Parcel Fabric
  Street



PLANNING, BUILDING AND GROWTH MANAGEMENT

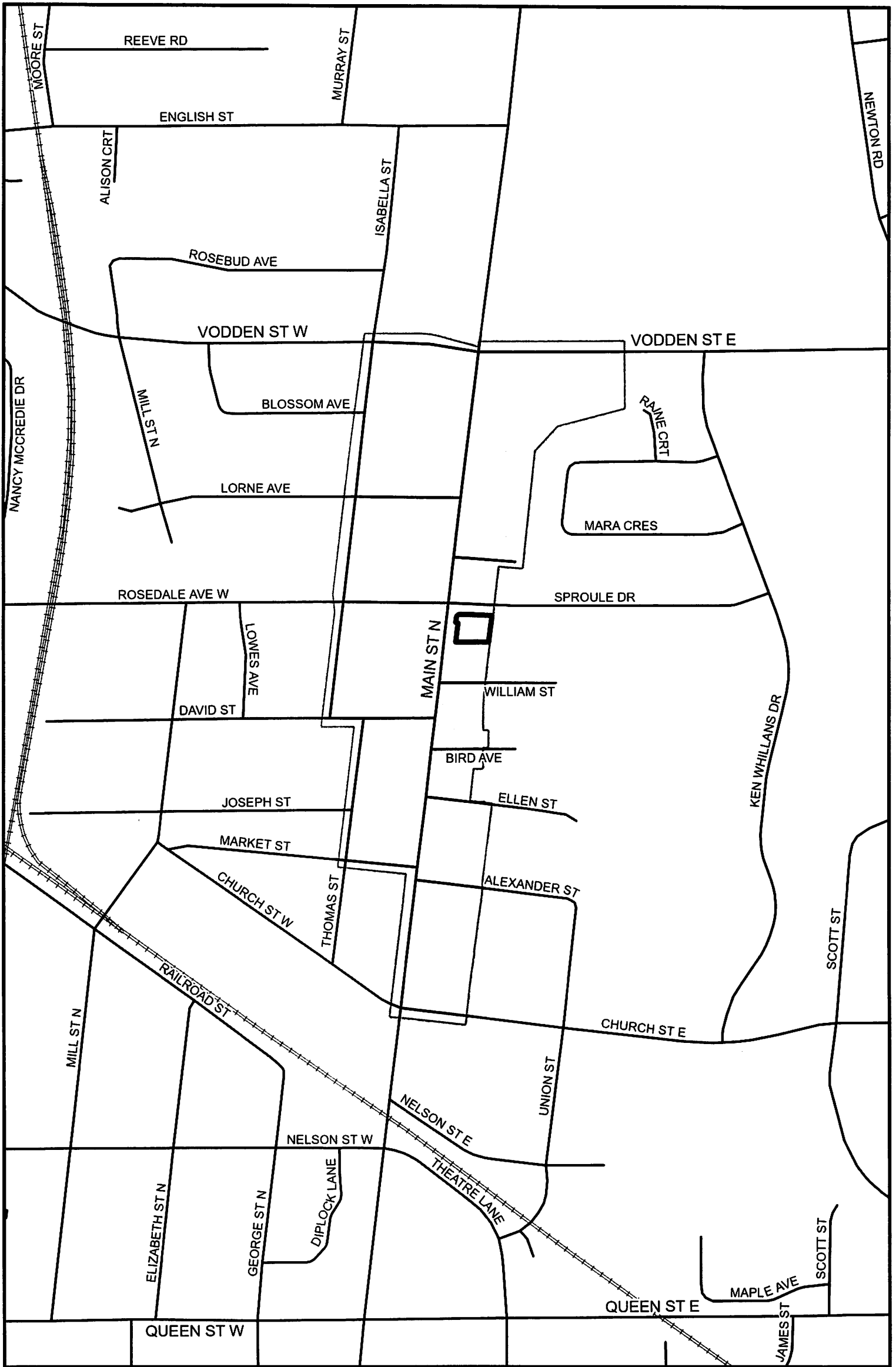
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Date: 2024/09/09

Drawn by: LCarter

**LOT 7, CONCESSION 1 E.H.S.**

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**SCHEDULE A**



Subject Lands
  Development Permit System
  RAILWAYS



**KEY MAP**

brampton.ca Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: DPS Site Specific Zone 0001\_DPS  
Date: 2024/09/09

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