



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To Attachment 13 - Draft Zoning By-Law Amendment.docx

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)	SERVICE COMMERCIAL – Section 3803 (SC – 3803)

(2) by adding thereto the following section:

“XXXX The lands designated SC-XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company and finance company;
- (5) an office, including medical, dentist and a drugless practitioner;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a health or fitness centre;
- (11) A garden centre sales establishment
- (12) a parking lot;
- (13) a community club;
- (14) a grocery store;
- (15) a convenience store;
- (16) a custom workshop;
- (17) an animal hospital;
- (18) a place of worship;
- (19) a day nursery;

(20) purposes accessory to the other permitted uses.

XXXX.2 That the following uses be prohibited:

- (a) a banquet hall;
- (b) a tavern;
- (c) a motor vehicle sales establishment;
- (d) a motor vehicle leasing establishment;
- (e) a motor vehicle body shop;
- (f) a drive-through facility

XXXX.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Rear Yard Depth: 5.5 metres;
- b) Minimum landscaped open space:
  - i. 5.0 metres along Mayfield Road and 5.0 metres along Airport Road, except at the property line abutting the daylight triangle, whereby a minimum of 3.5 metres is required;
- c) Notwithstanding Section 20.3, the following minimum parking standards shall apply:
  - i. one parking space per 108 square metres of gross commercial floor area or portion thereof;
  - ii. parking spaces are permitted to be shared with the lands zoned SC-3656
- d) Bicycle parking space rate: a minimum of 12 bicycle parking spaces shall be provided.
- e) Loading and Unloading:
  - i. Minimum of zero loading spaces are permitted.
- f) For the purpose of this zone, the lands zoned SC-XXXX shall be considered one lot for zoning purposes.

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to  
form.  
2024//

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Mayor

Approved as to  
content.  
2024//

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City Clerk