



Report
Staff Report
 The Corporation of the City of Brampton
 7/7/2025

Date: 2025-06-18

Subject: **Recommendation Report: City-Initiated Zoning By-law Amendment: Refreshment Vehicle Permissions**

Contact: Marco Gerolini, Development Planner III, Development Services and Design

David VanderBerg, Development Manager, Development Services and Design

Report number: Planning, Bld & Growth Mgt-2025-533

RECOMMENDATIONS:

1. That the report from Marco Gerolini, Development Planner III, Development Services and Design to the Planning and Development Committee Meeting of July 7, 2025, re: **Recommendation Report: City-Initiated Zoning By-law Amendment: Refreshment Vehicle Permissions** be received; and
2. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 1, be enacted.

OVERVIEW:

- This report recommends approval of a City initiated amendment to the Zoning By-law (By-law 270-2004, as amended) to align it with the newly approved Mobile Licensing By-law and to expand the provisions relating to refreshment vehicles. The statutory public meeting for this matter is scheduled for the same meeting date as this Recommendation Report.
- With community input, the City updated the Mobile Licensing By-law in May, 2025 to enhance public safety, strengthen enforcement and create a clear, fair framework for regulating food trucks and other refreshment vehicles. Key provisions include:
 - Maintain existing permissions to allow them in Commercial and Industrial Zones.
 - Maintain existing 50 metre separation distance from fixed food premises (i.e. brick and mortar restaurants).
 - Introduce separation distances between refreshment vehicles.

- Enhance safety and operational standards.
- The Mobile Licensing By-law regulates how food trucks may operate, whereas the Zoning By-law establishes land use standards. Together, they ensure food trucks contribute positively to Brampton's economy, streetscapes, and public realm.
- The proposed Zoning By-law amendment is intended to remove unnecessary barriers for food trucks while protecting public spaces, managing parking impacts, and ensuring alignment with modern food truck operations.
- A challenge that the proposed Zoning By-law Amendment addresses is that refreshment vehicles sometimes operate from a towable trailer rather than a truck. When a trailer is stored without a motor vehicle, it is considered an "Oversized Motor Vehicle" or "Outside Storage" under the Zoning By-law – which is not permitted in many cases.
- The proposed amendment creates a definition of "Refreshment Vehicle" to differentiate trailers from an "Oversized Motor Vehicle" or "Outside Storage" – permitting them in accordance with the new performance standards.
- The proposed new performance standards are intended to prevent obstructions of areas required for parking, loading, driveway, drive aisle or landscaped open space.
- In addition to amending the current Zoning By-law, staff propose to also incorporate these changes into the forthcoming Comprehensive Zoning By-law.

BACKGROUND:

On January 22nd, 2025, Council directed staff to report back on the current state of the Class C Refreshment Vehicle industry (also known as Food Trucks) in the City. On February 19th, 2025, staff provided a report to Council on the current environment of Class C Refreshment Vehicles, including:

- Application requirements
- Mobile Licensing Bylaw standards
- Current locations of food trucks
- Role of the Downtown Brampton Business Improvement Association
- Public health requirements
- Zoning and other bylaw restrictions
- Complaint process

- Special event licenses.

The full report can be found [here](#). Next steps were to provide a report containing options for a potential future-state environment for Council's consideration.

On April 23rd, 2025, staff provided a report on future state options for refreshment vehicles in the City of Brampton. The full report can be found [here](#). Based on the report, staff updated the Mobile Licensing Bylaw (MLB) on May 7th, 2025. During this meeting, there was correspondence and delegations from the food truck industry on the proposed changes to the Mobile Licensing Bylaw.

Council asked staff to have further public consultation with the stakeholders (food truck vendors, restaurant operators, city staff, etc.) on the changes. On May 14th, 2025, staff reported back to Council on the discussions that occurred at the two public consultation sessions. On May 21st, 2025, staff provided modifications to the Mobile Licensing Bylaw and on May 28th, 2025 the [Mobile Licensing Bylaw](#) was approved.

Key provisions from the Mobile Licensing Bylaw included:

- Maintain existing permitted locations for food trucks – Commercial and Industrial zones.
- Add separation distances between refreshment vehicles: 5m but increased to 10m if there are more than 3 refreshment vehicles at a site.
- Maintain 50m separation distance from fixed food premises (i.e. brick and mortar restaurants).

While the Mobile Licensing By-law is the primary tool that the City uses to regulate refreshment vehicles, there are some zoning matters related to them. The City-initiated Zoning By-law Amendment presented in this report is intended to complement the recent updates to the Mobile Licensing By-law.

Attachment 1 includes a draft of the proposed Zoning By-law Amendment. This bylaw was prepared in consultation with a number of departments at the City including Enforcement and By Law Services, Legislative Services, Zoning and the Development Services and Design Division.

Statutory Public Meeting

The Statutory Public Meeting for this Zoning Bylaw Amendment is being held at the same meeting as the Recommendation Report due to:

- The need to align with the recently approved Mobile Licensing Bylaw with the Zoning Bylaw.
- The proposed changes are considered to be minor in nature.
- Early public consultation has occurred in May 2025 with the food truck industry.

Any comments received at the public meeting will be addressed by staff during this meeting. If the comments result in any potential changes to the Zoning Bylaw Amendment, Committee may choose to defer the Recommendation Report, or request

that changes occur prior to the implementing bylaw before it goes to Council for approval.

CURRENT SITUATION:

The current standards for Class C Refreshment Vehicles were originally designed to regulate hot dog carts. Since 2020, the popularity of food trucks has transitioned from hot dog carts to a diverse range of food truck and trailers.

Currently, refreshment vehicles are permitted in Commercial and Industrial zones in the City of Brampton. In addition to zoning permissions within the Zoning Bylaw, in order to operate a food truck in the City, the operator must meet a number of provisions within the Mobile Licensing Bylaw. Some of these provisions include:

- Written permission of the property owner
- Not obstruct required landscaping, parking space, drive aisle, or any loading bay
- Not operate in visibility triangle
- Have the appropriate refreshment vehicle license to operate

Proposed City Initiated Zoning By-law Amendment

The proposed City Initiated Zoning By-law Amendment seeks to add provisions related to permissions for refreshment vehicles within the City of Brampton. The intent of the Zoning Bylaw Amendment is to complement the updated Mobile Licensing Bylaw, which is the primary tool to regulate food trucks.

The key provisions within the draft By-law amendment are:

- Adding a definition for refreshment vehicles (including food trucks and trailers) and modifying other definitions.
- Adding site standards, including exempting refreshment vehicles from outside storage and oversized motor vehicle requirements, and provisions on permitted parking locations.
- Aligning zoning standards with the newly approved Mobile Licensing Bylaw.

The proposal seeks to amend the current Zoning By-law 270-2004, as amended. In addition, Staff also propose to incorporate the changes into the new Comprehensive Zoning By-law.

Intended Outcomes

The proposed changes to the Zoning By-law remove some barriers for prospective food truck operators looking to operate one. In particular, the exemption for outside storage and oversized motor vehicle requirements and inclusion of food trailers in the definition will make it easier to operate a food truck or trailer.

Regulating the permitted location for a food truck on a site is important to not cause vehicle congestion, and ensure sufficient parking is available for other uses on site. Therefore, the proposed Zoning By-law Amendment requires that a food truck

cannot be parked in any required parking stalls (only non-required parking stalls), loading bays, driveway aisles, or landscape open space.

The proposed By-law Amendment limits the food trucks, regardless of orientation, to occupying a maximum of three non-required parking spaces per refreshment vehicle. While setting a size limit, it would still allow room for larger food trucks and/or trailers, that are more commonly being used by the industry, compared to older models of food trucks that were generally smaller.

Public Consultation

A Statutory Public Meeting for this application will also be held on July 7th, 2025. As mentioned previously, public consultation also occurred in May 2025 with food truck operators and restaurant vendors, through two public consultation sessions hosted by City staff.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with the recommendations of this report.

STRATEGIC FOCUS AREA:

This report and associated recommendations for the proposed Zoning By-law Amendment is consistent with the Strategic Focus Area of Culture and Diversity. The recommendations will support a variety of cuisines from different cultural backgrounds throughout the city, meeting residents and workers diverse needs, and providing accessible and local options for all.

CONCLUSION:

The proposed Zoning By-law Amendment is an important step toward helping address the operation of refreshment vehicles within the City. By aligning zoning regulations with the Mobile Licensing Bylaw, the City will ensure a balanced approach that benefits residents and business owners, enhances the community, and sustains economic development.

Authored by:

Reviewed by:

Marco Gerolini, MCIP, RPP
Development Planner III,
Development Services and Design
Planning, Building, and Growth
Management

Allan Parsons, MCIP, RPP
Director, Development Services and
Design
Planning, Building, and Growth
Management

Approved by:

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building, and Growth
Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1 – Draft Zoning By-law Amendment