



The Corporation of the City of Brampton

# By-law

*Number* \_\_\_\_\_ - 2026

To amend Comprehensive Zoning By-law 270-2004, as amended

Now therefore 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 amending on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	SERVICE COMMERCIAL – SPECIAL SECTION (Holding) 3858 (SC (H) - 3858)

(2) By adding thereto, the following sections:

“3858 The lands designated SC – 3858 on Schedule A to this By-law:

3858.1 Shall only be used for the following purposes:

a) Commercial

- 1) A retail establishment having no outside storage
- 2) A service shop
- 3) A personal service shop
- 4) An office
- 5) A dry cleaning and laundry distribution station
- 6) Takeout restaurants (limited to a maximum of two)
- 7) A printing or copying establishment
- 8) A health or fitness centre, each not exceeding a gross floor area of one hundred and fifty (150) square metres
- 9) A custom workshop
- 10) An animal hospital

b) Medical-related uses

- 1) Medical offices
- 2) Medical clinic
- 3) Pharmacy

c) Other

- 1) Purposes accessory to the other permitted purposes

3858.2 The following uses are prohibited:

- a) Convenience store
- b) Grocery store or supermarket

- c) Motor vehicle sales establishment
- d) Garden centre
- e) Dining room restaurant
- f) Convenience restaurant

3858.3 Shall be subject to the following requirements and restrictions:

- a) All lands zoned SC-3858 shall be deemed to be one lot for Zoning purposes.
- b) For the purposes of this section, Creditview Road shall be deemed to be the front lot line.
- c) Minimum Front Yard Depth: 3.0 metres
- d) Minimum Side Yard Width abutting El Camino Way: 3.0 metres
- e) Minimum Side Yard Width abutting Roadmaster Lane: 3.0 metres
- f) Minimum Rear Yard Depth: 9.0 metres
- g) Minimum Hydro Transformer Setback: 3.0 metres to all lot lines
- h) Minimum Landscaped Open Space:
  - i) Except at approved access locations, the Landscape Open Space strip may include any 0.3 metre reserve that abuts the street
  - ii) 3.0 metres abutting El Camino Way
  - iii) 3.0 metres abutting Creditview Road
  - iv) 2.8 metres abutting the rear property line
  - v) 0.0 metres abutting Roadmaster Lane
- i) Maximum Building Height: 9.0 metres
- j) The minimum parking standards shall be subject to Section 20.3
- k) Loading and Unloading:
  - i) Minimum number of loading space(s) required on site: 1
- l) Refuse storage for restaurant uses shall be contained in a climate-controlled area within a building, or within an in-ground waste storage structure.
- m) Shall also be subject to the requirements and restrictions relating to the SC zone, and all general provisions of By-law 270-2004 which are not in conflict with the provisions set out in Section 3858.3 of this By-law.

3858.4 Holding (H) Symbol:

- i) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) Zone.
- ii) The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
  - a) Prior to the lifting of the Holding (H) symbol, the owner shall provide access arrangements to the satisfaction of the Commissioner of Public Works and Engineering.
  - b) Prior to the lifting of the Holding (H) symbol, the owner shall satisfy the Fletcher's Meadow Cost Sharing Agreement (CSA) obligations.

3858.5 For the purposes of this section:

- i) **Medical Office** shall mean a building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario and, may include accessory thereto, medical uses such as, laboratories,

facilities for medical, diagnostic and dental purposes, a drug and optical dispensary and a medical supply and equipment store.

- ii) **Medical Clinic** shall mean a building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario.
- iii) **Pharmacy** shall mean a drug dispensary and a medical supply store, permitted as a stand-alone or accessory use.”

Enacted and passed this 22<sup>nd</sup> day of April, 2026.

Approved by Legal Services:

Approved as to  
form.  
2026/April/16  
AJC

\_\_\_\_\_  
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to  
content.  
2026/April/16  
AAP

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(File No. OZS-2025-0005)