



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2022

To amend Comprehensive Zoning By-law 270-2004, 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*, 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) and RESIDENTIAL HAMLET ONE – Section 1544 (RHm1 – Section 1544)	SERVICE COMMERCIAL – Section 3656 (SC – 3656)

(2) by adding thereto the following section:

“3656 The lands designated SC-3656 on Schedule A to this by-law:

3656.1 Shall only be used for:

- (1) a retail establishment having no outside storage;
- (2) an office, including medical, dentist and a drugless practitioner;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (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 garden centre sales establishment;
- (13) a health or fitness centre;
- (14) a parking lot;
- (15) a community club;
- (17) a supermarket;
- (18) a custom workshop;
- (19) an animal hospital;

- (20) a place of worship;
- (21) a day nursery;
- (22) only in conjunction with a supermarket and a garden centre sales establishment, a seasonal garden centre;
- (23) Supportive Housing Residence Type 2;
- (24) a lodging house;
- (25) purposes accessory to the other permitted uses.

3656.2 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 motor vehicle repair shop;
- (g) a motor vehicle washing establishment;
- (h) a gas bar or service station.

3656.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 6 metres;
- b) Minimum Exterior Side Yard Width: 6 metres;
- c) Minimum Rear Yard Depth: 6 metres;
- d) Minimum landscaped open space:
  - i. 4.5 metres along Airport Road, and 5.0 metres along Mayfield Road, except at approved vehicular access locations
  - ii. 6 metres to the lot line abutting a Residential zone, except at approved loading space and parking areas, whereby 4 metres is required.
- e) A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:
  - i. Shall not be permitted on required parking spaces or landscaped areas; and,
  - ii. Notwithstanding 3656.3f)(i), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 929 square metres for each of the Supermarket and Garden Centre Sales Establishment uses;
- f) Motor Vehicle Parking:
  - i. Parking shall be provided at a minimum rate of one parking space per 23.1 square metres of gross commercial floor area or portion thereof;

- ii. All lands zoned SC-3656 on Schedule A to this bylaw shall be permitted to share parking at grade;
- iii. A minimum of 9 drive-through stacking parking spaces shall be provided for drive-through facilities associated with a restaurant or convenience store.

- g) Loading, and Unloading:
  - i) Minimum of six loading spaces are permitted.
- h) No open storage or display of goods in the open shall be permitted except in accordance with 3656.3e)(i)(ii);
- i) For the purposes of this section, the lands zoned SC-3656 shall be considered one lot for zoning purposes;
- j) For the purpose of this zone, the lot line abutting Airport Road shall be deemed the front lot line;
- k) For the purpose of this zone, the lot line abutting a Residential zone shall be deemed the rear lot line;
- l) For the purpose of Section 3656, Drive-Through Stacking Space shall mean a continuous laneway that includes stacking lane tandem parking spaces with no obstructions by intersecting traffic or abutting parking or loading spaces.

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to  
form.  
2022//

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Patrick Brown, Mayor

Approved as to  
content.  
2022//

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Peter Fay, City Clerk