



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend By-law 270-2004, as amended

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, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial Two – Section 1897 (C2-1897)	Commercial Two – Section 3708 (C2-3708)
Commercial Two – Section 1898 (C2-1898)	Commercial Two – Section 3716 (C2-3716)
	Commercial Two – Section 3717 (C2-3717)

(2) By adding thereto the following sections:

- “3708 The lands designated C2-3708 of Schedule A to this by-law:
- 3708.1 Shall only be used for the following purposes:
- 1. A retail establishment;
 - 2. One Retail Warehouse Membership Club including a food and non-food component;
 - 3. A retail warehouse;
 - 4. A service shop excluding auto service;
 - 5. A personal service shop;
 - 6. An office;
 - 7. A dry cleaning and laundry distribution station;

8. A bank, trust company, or finance company;
9. A dining room restaurant, a convenience restaurant, a take-out restaurant;
10. A gas bar;
11. A printing establishment;
12. A commercial school;
13. A garden centre;
14. A place of commercial recreation;
15. A community hub;
16. A health or fitness centre;
17. A taxi or bus station;
18. A custom workshop;
19. A pet service shop;
20. A furniture and appliance store;
21. An art gallery;
22. A supermarket.

3708.2 Shall be subject to the following requirements and restrictions:

1. Minimum Setback requirements shall be as follows:
 - a) Airport Road: 4.0 metres;
 - b) Queen Street 4.0 metres;
 - c) Maritime Ontario Boulevard: 3.0 metres;
 - d) Other yard setbacks: 3.0 metres;
 - e) To the north elevation of Costco only: 2.0 metres;
2. Landscape Open Space shall be provided as follows:
 - a) 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
 - b) 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
3. Maximum Building Height: no restriction;
4. Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
5. All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
6. Minimum Landscaped Open Space: 10% of the lot area;
7. Minimum Parking Space Requirement: 1 parking space per 23 square metres;
8. An adult entertainment parlour, and adult videotape store

or an amusement arcade shall not be permitted;

9. Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
10. Ancillary outdoor storage will be permitted in conjunction with a “Retail Warehouse” and a “Retail Warehouse Membership Club including a food and non-food component” and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
11. No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
12. No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
13. The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Section 3708.1 shall not exceed 46,450 square metres (500,000 square feet);
14. The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
15. A “Retail Warehouse” use shall not exceed 11,612 square metres (125,000 square feet) in size;
16. A “Retail Warehouse Membership Club including a food and non-food component” shall not exceed 13,935 square metres (150,000 square feet) in size;
17. A “Flea Market” shall not be permitted in this zone;
18. A “Supermarket” use shall not exceed 2,787.1 square metres (30,000 square feet) in size and shall be limited to one (1).
19. Notwithstanding provision 3708.2 (9) of this zoning by-law, the outdoor display of goods and materials shall be permitted in conjunction with a “Supermarket” use at the exterior main entryway and shall not exceed 200 square metres (2152.78 square feet).

- 3708.3 For the purposes of this zone, a “Pet Service Shop” shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- 3708.4 For the purposes of this zone, a “Retail Warehouse” shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- 3708.5 For the purposes of this zone, a “Retail Warehouse Membership Club including a food and non-food component” shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but

not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patron of the Retail Warehouse Membership Club;

3708.6 Shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 3708.2.

3708.7 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial Two Section 3708 (C2 – Section 3708), Commercial Two Section 3716 (C2 – Section 3716), and Commercial Two Section 3717 (C2 – Section 3717) shall be treated as a single lot for zoning purposes.”

(3) By adding thereto, the following sections:

“3716 The lands designated C2-3716 of Schedule A to this by-law:

3716.1 Shall only be used for the following purposes:

1. A retail establishment;
2. One Retail Warehouse Membership Club including a food and non-food component;
3. A retail warehouse;
4. A service shop excluding auto service;
5. A personal service shop;
6. An office;
7. A dry cleaning and laundry distribution station;
8. A bank, trust company, or finance company;
9. A dining room restaurant, a convenience restaurant, a take-out restaurant;
10. A gas bar;
11. A printing establishment;
12. A commercial school;
13. A garden centre;
14. A place of commercial recreation;
15. A community hub;
16. A health or fitness centre;
17. A taxi or bus station;

- 18. A custom workshop;
- 19. A pet service shop;
- 20. A furniture and appliance store;
- 21. An art gallery;

3716.2 Shall be subject to the following requirements and restrictions:

1. Minimum Setback requirements shall be as follows:
 - a) Airport Road: 4.0 metres;
 - b) Queen Street 4.0 metres;
 - c) Maritime Ontario Boulevard: 3.0 metres;
 - d) Other yard setbacks: 3.0 metres;
 - e) To the north elevation of Costco only: 2.0 metres;
2. Landscape Open Space shall be provided as follows:
 - a) 6.0 metres along Airport Road and Queen Street East except at approved building locations; and
 - b) 4.0 metres along Maritime Ontario Boulevard except at approved building locations;
3. Maximum Building Height: no restriction;
4. Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
5. All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
6. Minimum Landscaped Open Space: 10% of the lot area;
7. Minimum Parking Space Requirement: 1 parking space per 23 square metres;
8. An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
9. Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;
10. Ancillary outdoor storage will be permitted in conjunction with a "Retail Warehouse" and a "Retail Warehouse Membership Club including a food and non-food component" and shall be restricted to areas not required for parking, landscaping or within the required yard setbacks;
11. No drive thru facilities shall be located within 30 metres of Airport Road or Queen Street East;
12. No gas bar shall be located within 60 metres of the intersection of Airport Road and Queen Street East;
13. The aggregate Maximum Gross Leasable Floor Area for the purposes permitted by Section 3708.1 shall not exceed 46,450 square metres (500,000 square feet);

14. The maximum number of retail establishments under 371 square metres (4000 square feet) shall be limited to 3;
15. A “Retail Warehouse” use shall not exceed 11,612 square metres (125,000 square feet) in size;
16. A “Retail Warehouse Membership Club including a food and non-food component” shall not exceed 13,935 square metres (150,000 square feet) in size;
17. A “Flea Market” shall not be permitted in this zone;

- 3716.3 For the purposes of this zone, a “Pet Service Shop” shall mean, the use of a building or portion thereof, for the selling of goods related to the care of household pets, pet grooming, veterinary services, boarding and pet day care;
- 3716.4 For the purposes of this zone, a “Retail Warehouse” shall mean, a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres (20,000 square feet) and where the principal use is the sale of products displayed and stored in a warehouse format, where such products shall not include food and pharmaceutical products and where ancillary restaurant uses may be provided;
- 3716.5 For the purposes of this zone, a “Retail Warehouse Membership Club including a food and non-food component” shall mean, the use of a building in which goods, wares, merchandise, substances or articles (which may include food and pharmaceuticals) are displayed, stored and sold in a warehouse format, and may include accessory retail and personal services uses such as, but not limited to, an optometrist office, optical services and sales, hearing aid dispensary, a pharmacy, photo finishing and processing, restaurant and take-out restaurant, installation of automotive parts sold on the premises, tire sales and installation, oil changes and dispensing of fuel including propane, automotive display and a garden centre, including indoor and outdoor sales and display areas. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patron of the Retail Warehouse Membership Club;
- 3716.6 Shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 3716.2.
- 3716.7 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial Two Section 3708 (C2-3708), Commercial Two Section 3716 (C2-3716), and Commercial Two Section 3717 (C2-Section 3717) shall be treated as a single lot for zoning purposes.”

(4) By adding thereto, the following sections:

- “3717 The lands designated C2-3717 of Schedule A to this by-law:
- 3717.1 Shall only be used for the following purposes:
1. A service shop excluding auto service;
 2. A personal service shop;
 3. An office;

4. A dry cleaning and laundry distribution station;
5. A bank, trust company, or finance company;
6. A dining room restaurant, a convenience restaurant, a take-out restaurant;
7. A printing establishment;
8. A commercial school;
9. A place of commercial recreation;
10. A community hub;
11. A health or fitness centre;
12. A bank, trust company, a finance company;
13. An art gallery;
14. A banquet hall;

3717.2 Shall be subject to the following requirements and restrictions:

1. Minimum Setback requirements shall be as follows:
 - a) Airport Road: 4.0 metres;
 - b) Queen Street 4.0 metres;
 - c) Other yard setbacks: 3.0 metres;
2. Landscape Open Space shall be provided as follows: 6.0 metres along Airport Road and Queen Street East except at approved building locations;
3. Maximum Building Height: no restriction;
4. Minimum Building Height: 2 storeys;
5. Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
6. All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be fully screened;
7. Minimum Landscaped Open Space: 10% of the lot area;
8. Minimum Parking Space Requirement:
 - a) 1 parking space per 23 square metres; and,
 - b) For office uses located above the second storey, the supply of parking spaces shall be in accordance with Section 20 of the Zoning by-law;
9. An adult entertainment parlour, and adult videotape store or an amusement arcade shall not be permitted;
10. Outdoor display of goods and materials shall not be permitted along or visible from Airport Road or Queen Street East;

11. Only office uses shall be permitted above the first storey;

3717.3 Shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 3717.2.

3717.4 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial Two Section 3708 (C2-3708), Commercial Two Section 3716 (C2-3716), and Commercial Two Section 3717 (C2-Section 3717) shall be treated as a single lot for zoning purposes.”

ENACTED and PASSED this 9th day of August, 2023.

Approved as to
form.

2023/07/27

MR

Patrick Brown, Mayor

Approved as to
content.

2023/07/27

AAP

Peter Fay, City Clerk