



The Corporation of the City of Brampton

By-law

Number 112 - 2026

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

WHEREAS 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 designation of the lands as shown outlined on Schedule A attached to this by-law:

From the Existing Zoning of:	To:
Residential Apartment A (1) – Section 3646 (R4A (1) -3646)	Commercial Two – Section 3883 (C2-3883)

(2) By adding thereto, the following sections:

“3883 The lands zoned C2-3883 of Schedule A to this by-law:

3883.1 Shall only be used for the following purposes:

a) Commercial:

- 1) A retail establishment having no outside storage
- 2) A supermarket
- 3) A service shop
- 4) A personal service shop
- 5) A bank, trust company, or finance company
- 6) An office
- 7) A dining room restaurant, a convenience restaurant, a take-out restaurant
- 8) A commercial school
- 9) A garden centre sales establishment
- 10) A place of commercial recreation
- 11) A community club
- 12) A health or fitness centre
- 13) A tavern
- 14) A custom workshop
- 15) An animal hospital

b) Other:

- 1) A Day Nursery
- 2) A place of worship
- 3) Purposes accessory to the other permitted purposes

3883.2 Shall be subject to the following requirements and restrictions:

- a) All lands zoned C2-3883 shall be deemed to be one lot for Zoning purposes.
- b) For the purposes of this section, Chinguacousy Road shall be deemed to be the front lot line.
- c) Minimum Yard Depths:
 - 1) 3.0 metres along the lot line abutting Chinguacousy Road
 - 2) 3.0 metres along the lot line abutting Bonnie Braes Drive
 - 3) 3.0 metres along the lot line abutting Elmcrest Drive
 - 4) 10 metres along the southern lot line abutting a residential zone.
- d) Minimum Landscape Open Space: 10% of the lot area.
- e) Minimum Landscape Open Space Strip:
 - 1) 3.0 metres along the lot lines abutting Chinguacousy Road and Bonnie Braes Drive, except at approved access points.
 - 2) 3.0 metres along the lot line abutting Elmcrest Drive, except the area located within 20 metres of Bonnie Braes Drive, which may be reduced to 1.4 metres, except at approved access points.
 - 3) 1.8 metres along the lot line abutting the Cul de sac of Proud Court.
 - 4) Landscaped Strips may include fences, noise attenuation walls, retaining walls or similar structures. Driveways, bicycle paths, and walkways shall be permitted to cross a landscaped strip.
- f) Minimum setback to an above ground utility structure: 2.9 metres.
- g) Maximum Building Height: 2 storeys, not exceeding 12.0 metres.
- h) Minimum Parking Requirements: 3 spaces per 100 square metres of gross floor area.
- i) All garbage and refuse storage areas shall be contained within an enclosed area and screened from view, except that refuse storage for restaurant uses shall be contained in a climate controlled area within a building or in-ground waste storage structure.

3883.3 Shall also be subject to the requirements and restrictions relating to the C2 zone, and all general provisions of this By-law, which are not in conflict with the provisions set out in Section 3883.2.

3883.4 For the purposes of this section:

- a) In-ground waste storage structure: shall mean an in-ground structure used for the temporary storage of waste/refuse and consisting of sealed container(s) with lockable lids.

- b) Where permitted by this By-law, any in-ground waste storage structure shall be in accordance with the following provisions:
- 1) In-ground waste storage structure shall not be permitted in the front yard or the required minimum exterior side yard.
 - 2) In-ground waste storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - 3) In-ground waste storage structure shall be located at least 15.0 m from any lot line abutting any Residential, Institutional, Park or Open Space zone.”

ENACTED and PASSED this 24th day of June, 2026.

Approved as to
form.

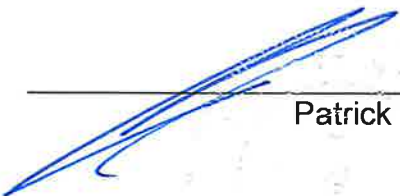
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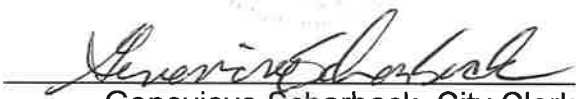
Approved as to
content.

2026/June/16

Allan A. Parsons



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

