




BRAMPTON ZONING BY-LAW

Preliminary Draft for Discussion Purposes | November 1, 2023



This Draft Zoning By-law is considered preliminary for discussion purposes only. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 5: Commercial Zones

Table 5.1 – List of Commercial Zones

Commercial Zones	Zone Symbol
Local Commercial	LC
General Commercial	GC
Corridor Commercial	CC
Recreational Commercial	RC

Section 5.1: Requirements for the Commercial Zones

5.1.A Permitted Uses

In any Commercial Zone, no person shall use a lot, or erect, alter or use a building or structure for any purpose except for the uses permitted in accordance with Table 5.1.1.

Key P Permitted Use E Legally existing use permitted

Table 5.1.1 – Permitted Uses in Commercial Zones

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Automobile Dealership		P	P		
Automobile Repair		P	P		
Automobile Service Station		P	P		Section 2.3.C
Automobile Washing Facility		P	P		Section 2.3.E
Banquet Hall			P		
Boat or Recreational Vehicle Sales and Service		P	P		
Commercial Campsite				P	
Commercial Parking Lot	P	P	P	P	
Commercial Recreation		P		P	
Commercial School		P			
Commercial Service and Repair		P	P		
Convenience Retail	P	P	P	P	

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Driving Range				P	
Financial Service ⁽¹⁾	P	P			
Funeral Home		P			
Garden Centre		P	P		
Golf Course				P	
Health or Fitness Centre	P	P			
Hotel			P		
Micro Manufacturing		P	P	P	Section 2.3.J
Museum or Gallery	P	P			
Office		P			
Organizational Club		P	P		
Outdoor Market	P	P			
Personal Service Shop ⁽¹⁾	P	P			
Pet Day Care	P	P			
Restaurant ⁽¹⁾	P	P	P		
Retail ⁽¹⁾	P	P			
Self Storage Facility			P		
Shopping Centre		P			
Supermarket ⁽¹⁾	P	P			
Theatre		P			
Community Uses					
Community Garden	P				Section 2.3.D
Community Use	P	P			
Conservation Use					
Day Care Centre	P	P		P	
Medical Office or Clinic	P	P	P		
Place of Worship	P	P	P		Section 2.3.M

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Transit Station	P	P	P	P	
Specified Accessory Uses					
Drive-Through		P	P		Section 2.3.E
Outside Display and Sales	P	P	P		Section 2.3.K
Restaurant Patio	P	P	P	P	Section 2.3.N
Seasonal Garden Centre or Sales Tent		P	P	P	Section 2.3.O

Regulations to Table 5.1.1:

- 1) In the LC zone, the maximum gross floor area for any single store or unit shall be 1,500 m².

5.1.B Lot Requirements

Table 5.1.2 – Commercial Zone Lot Requirements

	LC	GC	CC	RC
Lot Area (min. sq. m.)	900	900	2000	2000
Lot Frontage (min. m.)	20	20	38	38

5.1.C Building Location

Table 5.1.3 – Commercial Zone Building Location

	LC	GC	CC	RC
Front Yard (min. m.)	4.5	3	4.5	7.5
Rear Yard (min. m.)	6 ⁽¹⁾	6 ⁽¹⁾	6 ⁽²⁾	10
Exterior Side Yard (min. m.)	4.5	3	6	7.5
Interior Yard (min. m.)	1.5 ⁽³⁾	1.5 ⁽³⁾	3 ⁽³⁾	3 ⁽³⁾

Regulations to Table 5.1.3:

- (1) Where the rear yard abuts any Residential or Institutional Zone, the minimum rear yard shall be 9.0 m.
- (2) Where the rear yard abuts any Residential or Institutional Zone, the minimum rear yard shall be 15.0 m.
- (3) Where the interior side yard abuts any Residential or Institutional Zone, the minimum interior side yard shall be 4.5 m.

5.1.D Building Form

Table 5.1.4 – Commercial Zone Building Form

	LC	GC	CC	RC
Building Height (max. m.)	10	10	10	7

5.1.E Site and Landscaping

Table 5.1.5 – Commercial Zone Site and Landscaping

	LC	GC	CC	RC
Landscaped Open Space (min. %)	30	20	20	30
Front Lot Line Landscaped Strips (min. m.)	1.5	1.5	2.5	-
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	1.5	2.5	-
Interior Side Lot Line Landscaped Strips (min. m.)	1.5 ⁽¹⁾	1.5 ⁽¹⁾	3 ⁽¹⁾	-
Rear Lot Line Landscaped Strips (min. m.)	1.5 ⁽¹⁾ <small>(1)Error! Reference source not found.</small>	1.5 ⁽¹⁾	3 ⁽¹⁾	-

Regulations to Table 5.1.5:

- (1) The specified minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone. In all other cases, there is no requirement.

Section 5.2: General Regulations for Commercial Zones

5.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures in commercial zones shall be in accordance with Section 2.2.B.

5.2.B Waste Storage

- .1 In Commercial Zones, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
- .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.

- .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

5.2.C Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, and further, the following structures shall not be counted towards achieving any minimum height requirement specified in this By-law:
- .a A spire, minaret or similar structure associated with a place of worship.
 - .b A chimney or smokestack associated with any Employment use.
 - .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
 - .d Infrastructure maintained by a public authority.
 - .e Buildings and structures associated with transit stations, public works yards, or emergency services.