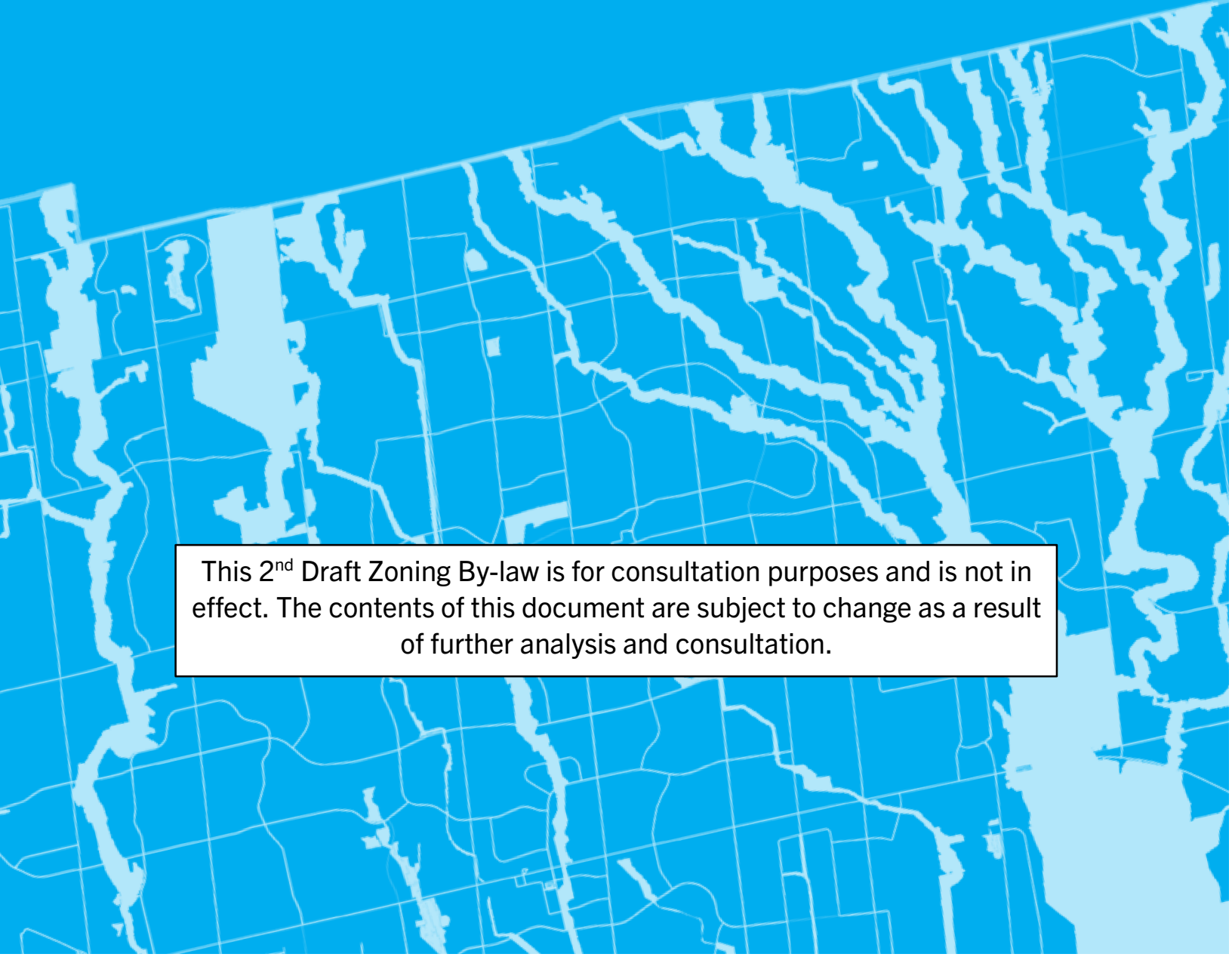




BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2nd Draft Zoning By-law is for consultation purposes and is not in effect. 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 |
| Highway Commercial | HC |
| 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

| Uses | Commercial Zones | | | | Use-Specific Standards |
|--|------------------|----|----|----|------------------------|
| | LC | GC | HC | RC | |
| Commercial and Employment Uses | | | | | |
| Artisan Studio | P | P | P | P | |
| Banquet Hall | | | P | | |
| Boat or Recreational Vehicle Sales and Service | | P | P | | |
| Catering Service | P | P | P | | |
| Commercial Campsite | | | | P | |
| Commercial Parking Lot or Garage | P | P | P | P | |
| Commercial Recreation | | P | | P | |
| Commercial School | P | P | P | | |
| Commercial Service and Repair | | P | P | | |
| Convenience Retail | P | P | P | P | |
| Courier or Taxi Service | | P | P | | |

| Uses | Commercial Zones | | | | Use-Specific Standards |
|---|------------------|----|----|----|------------------------|
| | LC | GC | HC | RC | |
| Driving Range | | | | P | |
| Dry Cleaning and Laundry Distribution Station | P | P | P | | |
| Financial Service | 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.E |
| Motor Vehicle Dealership | | P | P | | |
| Motor Vehicle Repair | | P | P | | |
| Motor Vehicle Service Station | | P | P | | Section 2.3.G |
| Motor Vehicle Washing Facility | | P | P | | Section 2.3.B |
| Museum or Gallery | P | P | | | |
| Office | | P | | | |
| Organizational Club | | P | P | | |
| Outdoor Market | P | P | | | |
| Personal Service Shop | P | P | | | |
| Pet Day Care | P | P | | | |
| Restaurant | P | P | P | | |
| Retail | P | P | | | |
| Self Storage Facility | | | P | | |
| Theatre | | P | | | |
| Community Uses | | | | | |
| Community Garden | P | | | | Section 2.3.A |
| Conservation Use | P | P | P | P | |
| Child Care Centre | P | P | P | P | |

| Uses | Commercial Zones | | | | Use-Specific Standards |
|--------------------------------------|------------------|----|----|----|------------------------|
| | LC | GC | HC | RC | |
| Medical Office or Clinic | P | P | P | | |
| Place of Worship | P | P | P | | Section 2.3.I |
| Privately Owned Public Space | P | P | P | P | |
| Transit Station | P | P | P | P | |
| Specified Accessory Uses | | | | | |
| Drive-Through | | P | P | | Section 2.3.B |
| Outside Display and Sales | P | P | P | | Section 2.3.H |
| Restaurant Patio | P | P | P | P | Section 2.3.J |
| Seasonal Garden Centre or Sales Tent | | P | P | P | Section 2.3.K |

Regulations to Table 5.1.1:

- None

5.1.B Lot Requirements

Table 5.1.2 – Commercial Zone Lot Requirements

| | LC | GC | HC | 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 | HC | RC |
|--|-----|-----|-----|-----|
| Front Yard (min. m.) | 4.5 | 3 | 4.5 | 7.5 |
| Rear Yard, where abutting any Residential or Institutional zone (min. m.) | 9 | 9 | 15 | 9 |
| Rear Yard, all other cases (min. m.) | 6 | 6 | 6 | 10 |
| Exterior Side Yard (min. m.) | 4.5 | 3 | 6 | 7.5 |
| Interior Side Yard, where abutting any Residential or Institutional Zone (min. m.) | 4.5 | 4.5 | 4.5 | 4.5 |

Regulations to Table 5.1.3:

- (1) None.

5.1.D Building Height and Form

Table 5.1.4 – Commercial Zone Building Height and Form

| | LC | GC | HC | RC |
|--|--------------------|--------------------|--------------------|---------------------|
| Building Height (max. m. and max. storeys) | 11 m, 3 storeys | 11 m, 3 storeys | 11 m, 3 storeys | 8.5 m, 2 storeys |

Regulations to Table 5.1.4:

- (1) None.

5.1.E Site and Landscaping

Table 5.1.5 – Commercial Zone Site and Landscaping

| | LC | GC | HC | RC |
|---|---|--------------------------------|----|----|
| Landscaped Open Space (min. %) | 30 | 20 | 20 | 30 |
| Front Lot Line Landscaped Strips (min. m.) | 1.5 | 1.5 | 3 | - |
| Exterior Side Lot Line Landscaped Strips (min. m.) | 1.5 | 1.5 | 3 | - |
| Interior Side Lot Line Landscaped Strips, only where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.) | 3 | 3 | 3 | - |
| Rear Lot Line Landscaped Strips, only where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.) | 3 ^{Error! Reference source not found.} | 3 | 3 | - |
| Surface Parking Restrictions | Restricted by Section 5.2.C | Restricted by Section 5.2.C | - | - |

Regulations to Table 5.1.5:

- (1) None.

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 2.1.B.

5.2.B Restriction on Unit Size in the LC Zone

- .1 Any retail, restaurant, artisan studio, or personal service use shall be limited to 1,500 m² per store or unit.

5.2.C Surface Parking Restrictions

- .1 In any LC or GC Zone, surface parking shall be in accordance with the following provisions:
 - .a A maximum of one parking aisle shall be permitted between any building and a public street, consisting of a maximum of two rows of parking spaces on either side of the parking aisle.
 - .b Parking areas permitted between the building and public street by clause .1 shall encompass a maximum of 50% of the street frontage.

5.2.D 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 any Residential, Institutional, Park 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.