



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this bylaw:

From:	To:
"AGRICULTURAL – SECTION 1798 (A – 1798)"	"HIGHWAY COMMERCIAL TWO (H) – SECTION 1797 (HC2(H) – 1797)"

(2) by deleting Section 1797 in its entirety and replacing it with the following:

"1797 The lands zoned HC2(H) – Section 1797 on Schedule A of this by-law:

1797.1 shall only be used for the following purposes:

- a) a gas bar;
- b) a service station;
- c) a motor vehicle washing establishment;
- d) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- e) only in conjunction with a gas bar or service station, a convenience store;
- f) a warehouse;
- g) a repair shop;
- h) an office as an accessory use to the other permitted uses;
- i) outside storage of oversized vehicles and transport trailers shall be permitted in conjunction with other permitted uses;

- j) purposes accessory to the other permitted purposes.

1797.2 shall be subject to the following requirements and restrictions:

- a) For the purpose of this section, all lands zoned HC2 – Section 1797 shall be deemed to be one lot.
- b) For the purpose of this section, the lot line abutting Goreway Drive shall be considered the front lot line and the lot line abutting Intermodal drive shall be considered the flankage lot line;
- c) Minimum Lot Width: 35.0 metres;
- d) Minimum Lot Depth: 192.4 metres;
- e) Minimum Front Yard: 10 metres;
- f) Minimum Interior Side Yard Width: 3 m;
- g) Minimum Exterior Side Yard Width: 8 m;
- h) Minimum Rear Yard Width: 142 m;
- i) Notwithstanding 1797.2(f), a hydro transformer may be located within 2 metres of the interior side lot line;
- j) Except at approved access locations, landscape open space areas shall be provided as follows:
 - a. A minimum 3.0 metres wide strip abutting Goreway Drive; and,
 - b. A minimum 3.0 metres wide strip abutting intermodal Drive and Deerhurst Drive;
- k) A maximum of two (2) restaurants shall be permitted; and combined gross leasable floor area devoted to the restaurants shall be limited to 729.0 square metres in total, with no individual restaurant exceeding a gross leasable floor area of 365.0 square metres;
- l) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
 - a. Goreway Drive;
 - b. Intermodal Drive; or
 - c. Deerhurst Drive, unless screened from view from a public street(s);
- m) Waste Disposal:
 - a. no opening for waste disposal facilities shall be permitted on a building wall that faces:
 - i. Goreway Drive;
 - ii. Intermodal Drive; or,
 - iii. Deerhurst Drive, unless screened from view from a public street(s);
 - b. Refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate-controlled area within a building; and,
 - c. All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building.
- n) No outdoor display and/or sales shall be permitted;
- o) Notwithstanding 1793.2(o), outside storage of oversized motor vehicles shall be permitted and is limited to a maximum 50 spaces;

- p) Outside storage shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood, or masonry which is effective in screening the storage area from the street; and;
- q) Section 20.3.1 shall not apply with respect to car stacking space requirements for a motor vehicle washing establishment.

1797.3 For the purposes of this section:

- a) a building wall, or portion thereof, shall be deemed to face a public road if, within a distance of 200.00 metres, a line drawn perpendicular to the alignment of the road in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence, or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the public road.

1797.4 The Holding (H):

- 1. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A – 1798) zone.
- 2. The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a. Confirmation from the Ministry of Municipal Affairs and Housing that the appropriate arrangements with respect to the Parkway Belt West Plan designations and permissions are amended or have been revoked by the Ministry of Municipal Affairs and Housing.”

ENACTED and PASSED this 1st day of May, 2024.

Approved as to
form.

2024/04/30

MR

Patrick Brown, Mayor

Approved as to
content.

2024/04/26

AAP

Shawnica Hans, Acting City Clerk