



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

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

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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:

- a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"RESIDENTIAL RURAL ESTATE TWO (RE2)"	"INDUSTRIAL FOUR – SECTION 3770 (M4 – 3770)"

- b. By adding the following Sections:

"3770 The lands designated M4 – 3770 on Schedule A to this by-law:

3770.1 Shall only be used for the following purposes:

(1) Industrial:

- a. A warehouse;
- b. the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.
- c. A printing establishment

(2) Non-Industrial:

- a. An office;
- b. One restaurant (dining room restaurant or convenience restaurant or take-out) having a maximum floor area of 300 square metres ;
- c. Only in conjunction with industrial uses permitted in sections 3770.1(a), (b), (c) to a maximum of 15 percent of the total gross floor area of the building gross, the following uses shall be permitted:
  - i. a bank, trust company or financial institution;
  - ii. a retail establishment;
  - iii. a convenience store;
  - iv. a dry cleaning and laundry establishment;

- v. a service shop;
- vi. a personal service shop, but excluding a massage or body rub parlour;
- vii. a commercial school;
- viii. a community club;
- ix. a health and fitness centre; and,
- x. a day nursery;

d. Purposes accessory to other permitted purposes.

3770.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Landscape Open Space:

- a. Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street
- b. a minimum 3.0 metre wide strip is required along a lot line that abuts a Residential or Floodplain zone .
- c. 0 metre wide strip is required along a lot line that abuts an Industrial zone.

(2) Building setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;

(3) Except for restaurant waste, which shall be contained in a climate controlled area within a building, garbage and refuse storage for other commercial and industrial uses shall be only permitted in the rear yard and shall be located within a fenced enclosure and screened.

(4) No loading spaces shall be required.”

ENACTED and PASSED this 17<sup>th</sup> day of April, 2024.

Approved as to form.  
2024/04/12  
MR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
2024/April/12  
AAP

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Charlotte Gravlev, Acting City Clerk

(OZS-2021-0051)