



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

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

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 by-law:

From:	To:
'OFFICE COMMERCIAL – SECTION 2031 (OC-2031)'	'OFFICE COMMERCIAL (H) – SECTION 2031 (OC (H) -2031)'
	'OFFICE COMMERCIAL (H) – SECTION XXXX (OC (H) -XXXX)'
	'OPEN SPACE – SECTION 2032 (OS-2032)'

(2) By adding the following Section:

“XXXX The lands designated OC (H) - XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for the following purposes:

(a) Industrial:

- i. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- ii. a rental car agency;
- iii. a printing establishment; and
- iv. a warehouse,

(b) Non-Industrial;

- i. An office;
- ii. A research and development facility;
- iii. A lab space or aerospace facility;
- iv. A hotel;
- v. A conference centre;

(c) only in conjunction with the uses permitted in sections XXX.1(b) the following purposes:

- i. a bank, trust company or financial institution
- ii. a retail establishment
- iii. a convenience store
- iv. a banquet hall
- v. a dry cleaning and laundry establishment
- vi. a dining room restaurant, a take-out restaurant
- vii. a service shop
- viii. a personal service shop
- ix. a fitness club
- x. a health centre
- xi. a day nursery
- xii. a commercial school
- xiii. a community club
- xiv. a animal hospital
- xv. a radio or television broadcasting establishment

(d) Accessory

- i. a retail outlet operated in connection with a particular purpose permitted by XXXX.1 (a) provided that the total gross commercial floor area of the retail outlet is not

more than 20% of the total gross floor area of the building or particular use;

ii. a retail outlet operated in connection with a particular purpose permitted by XXXX.1 (b) provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross floor area of the building or particular use;

iii. an associated educational use;

iv. purposes accessory to the other permitted purposes

(e) The total Gross Floor Area for all industrial uses listed in XXXX.1 (a) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC-XXXX zone

XXXX.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) 30 metres
(2) Minimum Front Yard Depth	a) 4.0 metres;
(3) Minimum Interior Side Yard Depth	a) 7.5 metres;
(4) Minimum Exterior Side Yard Depth	a) 4.0 metres;
(5) Minimum Rear Yard Depth	a) 10.0 metres;
(6) Maximum Building Height	a) 15.0 metres;
(7) Maximum Lot Coverage	a) 35 %
(8) Minimum Landscaped Open Space	a) 3 metres along the Front and Side Lot Lines except at an approved access/driveway location
(9) Bicycle Parking	a) A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-2031
(10) Vehicle Parking	b) A minimum of 440 vehicle parking spaces are required and

	may be shared with and located on lands zoned OC-2031
(11)	For the purpose of this by-law lands zoned OC-XXXX and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking
(12)	Drive-through facilities shall not be permitted
(13)	The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view
(14)	No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
(15)	All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;

XXXX.3 Uses Permitted Prior to the Removal of the H – Holding Symbol:

1. Uses legally existing as of the date of the amending by-law

XXXX.4 Conditions for Removing the H – Holding Symbol:

1. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Functional Servicing Report supporting servicing for the development has been completed and approved been approved by the City of Brampton's Commissioner of Planning, Building and Growth Management, and to the satisfaction of the Credit Valley Conservation Authority;
2. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the property immediately south as shown on Schedule A to this by-law has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works and Engineering.
3. That an Ecologists Letter of Opinion which clearly outlines no negative impacts onto the adjacent Natural Heritage Feature completed in accordance with the City of Brampton Terms of

Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management;

4. An Urban Design Brief completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.”

(3) By amending Section 2031.2 as follows:

- (1) By adding “(H)” after the zone symbol OC in the zone classification
- (2) By deleting Sentences 2031.2 (l) in its entirety, and replacing it with the following:

“(l) Minimum Landscaped Open Space along the Front and Side Lot Lines: 3 metres”

- (3) That the following text be added after Section 2031.4

“2031.5 Uses Permitted Prior to the Removal of the H – Holding Symbol:

1. Uses legally existing as of the date of the amending by-law

2031.6 Conditions for Removing the H – Holding Symbol:

1. That written confirmation be provided by City of Brampton’s Commissioner of Planning, Building and Growth Management, and the Region of Peel’s Commissioner of Public Works that a satisfactory Functional Servicing Report supporting servicing for the development has been completed and approved, and is to the satisfaction of the Credit Valley Conservation Authority;
2. That written confirmation be provided by the City of Brampton’s and Region of Peel’s Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the abutting property to the south has been completed in accordance with the municipalities’ Terms of Reference.
3. That an Ecologists Letter of Opinion which clearly outlines no negative impacts onto the adjacent Natural Heritage Feature completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management;

4. An Urban Design Brief completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.”

(4) By amending Section 2032 as follows:

(1) By deleting Sentence 2032.2 (b) and replacing it with the following:

“(b) the OS-2032 zone shall have a minimum width of 10 metres.”

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as
to form.

20__/_/month/day

[insert name]

Patrick Brown, Mayor

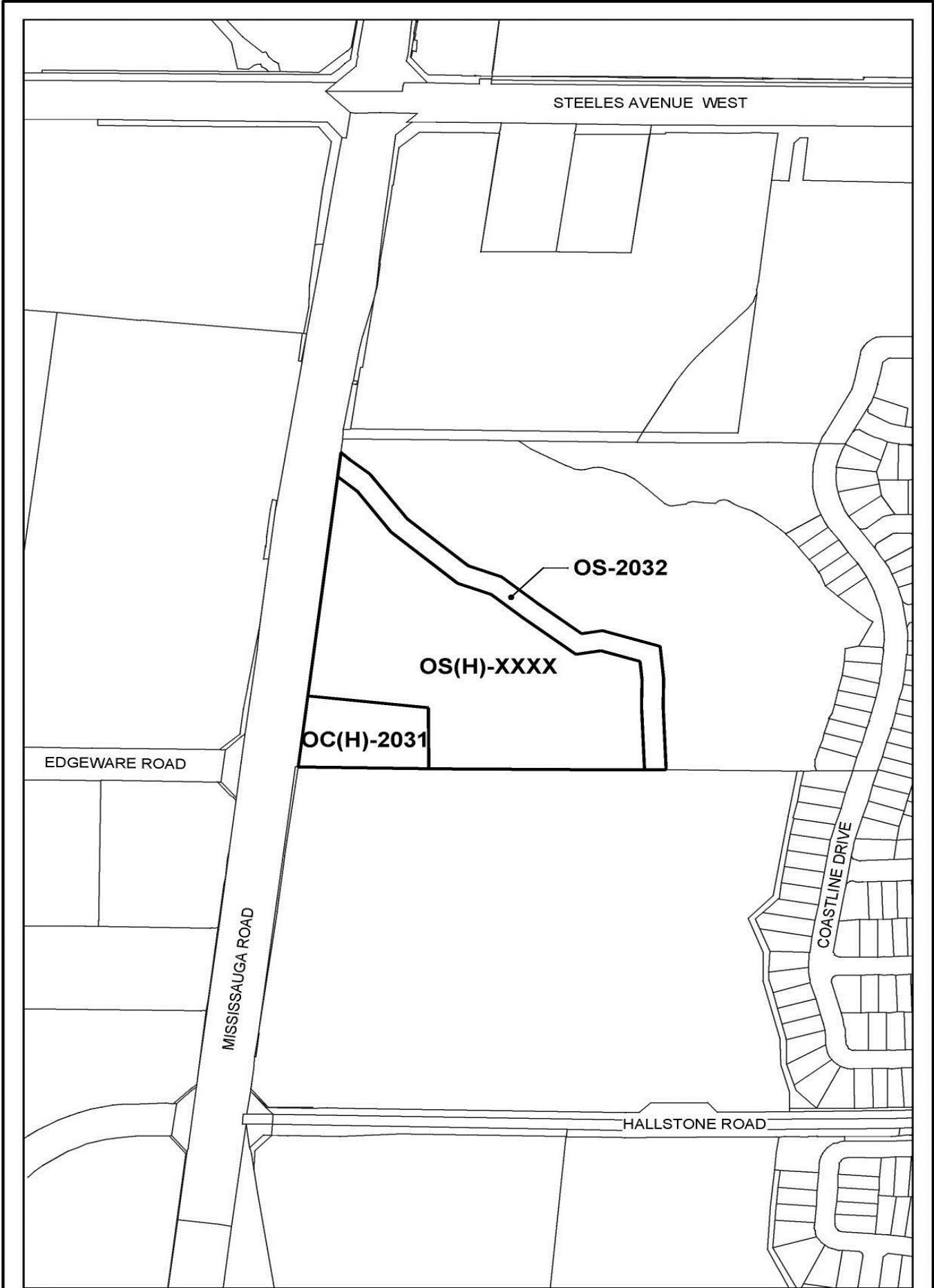
Approved as
to content.

20__/_/month/day

[insert name]

Peter Fay, City Clerk

(File No: OZS-2024-0009)



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT



PART OF LOT 15, CONCESSION 4

File:
Date: 2024/05/23

Drawn by: KAR

BY-LAW _____

SCHEDULE A