



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

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 3785 (OC (H) - 3785)
	OPEN SPACE – SECTION 2032 (OS-2032)

- (2) By adding the following Section:
- “3785 The lands designated OC (H) - 3785 on Schedule A to this by-law:
- 3785.1 Shall only be used for the following purposes:
- (a) Non-Industrial Uses;
- i. An office;
  - ii. A research and development facility;
  - iii. A lab space or aerospace facility;
  - iv. A hotel;
  - v. A conference centre;
  - vi. A bank, trust company or financial institution
  - vii. A convenience store
  - viii. A banquet hall
  - ix. A dry cleaning and laundry establishment

- x. A dining room restaurant, a take-out restaurant
- xi. A service shop
- xii. A personal service shop
- xiii. A fitness club
- xiv. A health centre
- xv. A day nursery
- xvi. A commercial school
- xvii. A community club
- xviii. An animal hospital
- xix. A radio or television broadcasting establishment
- xx. A recreational facility
- xxi. A place of worship
- xxii. An art gallery

(b) Industrial Uses, subject to the requirements and restrictions of 3785.2(11):

- 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 motor vehicle sales establishment
- iv. A printing establishment;
- v. A wholesaling establishment; and
- vi. A warehouse.

(c) Accessory

- i. a retail outlet operated in connection with a particular purpose permitted by 3785.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;
- ii. an associated educational use;
- iii. purposes accessory to the other permitted purposes.

3785.2 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) 18.0 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) The total Gross Floor Area for all industrial uses listed in 3785.1 (b) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC-3785 zone;	
(12) For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;	
(13) Drive-through facilities shall not be permitted;	
(14) The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;	
(15) 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;	
(16) All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;	

**3785.3 Uses Permitted Prior to the Removal of the H – Holding Symbol:**

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

**3785.4 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 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 that there are no negative impacts that will result onto the adjacent Natural Heritage Feature be 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 (a) in its entirety, and replacing it with the following:

“(b) Minimum Lot Area: No requirement”
- (3) By deleting Sentences 2031.2 (c) in its entirety, and replacing it with the following:

“(c) Minimum Lot Width: No requirement”
- (4) By deleting Sentences 2031.2 (d) in its entirety, and replacing it with the following:

“(d) Minimum Front Yard Depth: 4.0 metres”
- (5) By deleting Sentences 2031.2 (f) in its entirety, and replacing it with the following:

“(f) Minimum Exterior Side Yard Depth: 4.0 metres”
- (6) By deleting Sentences 2031.2 (j) in its entirety, and replacing it with the following:

“(j) Minimum Building Height: 22 metres”
- (7) 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”
- (8) By adding Sentence 2031.2(s) as follows:

“(s) For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking.”

(9) 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 that there are to be no negative impacts onto the adjacent Natural Heritage Feature is completed in accordance with the City of Brampton Terms of Reference and 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 26<sup>th</sup> day of June, 2024.

Approved by Legal Services:

Approved as to  
form.  
  
2025/06/25  
  
MR

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

Approved by the Division Head/Director:

Approved as to  
content.  
  
2024/June/21  
  
AAP

\_\_\_\_\_  
Genevieve Scharback, City Clerk