



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** \_\_\_\_\_ - 2025

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

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To 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:   |
| Floodplain (F) | Industrial Business – Section 3558 (MBU-3558) |

(2) By deleting Section 3558 in its entirety and replacing it with the following:

“3558 The lands designated MBU – Section 3558 on Schedule A to this by-law:

3558.1 Shall only be used for the following purposes:

- (1) an office
- (2) a bank, trust company or financial institution
- (3) a drycleaning and laundry establishment
- (4) a dining room restaurant, a convenience restaurant, a take-out restaurant
- (5) a recreation facility or structure
- (6) a banquet hall
- (7) furniture and appliance store

- (8) motor vehicle leasing establishment
- (9) motor vehicle sales establishment
- (10) motor vehicle washing establishment
- (11) a printing or copying establishment
- (12) a parking lot
- (13) a warehouse
- (14) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- (15) the following uses shall only be permitted only in conjunction with a use permitted by 3558.1 (1) to (14) provided that the total gross floor area does not exceed 15% of the total gross floor area of the principal use to maximum combined total of 1,000 square metres:
  - a. a retail establishment having no outside storage
  - b. a personal service shop
  - c. a grocery store or convenience store
- (16) Flood and erosion control
- (17) Purposes accessory to other permitted uses

3558.2 Shall be subject to the following requirements and restrictions:

- (1) All lands zoned MBU-3558 shall be treated as one lot for Zoning purposes;
- (2) For the purpose of this section, Castlemore Road shall be deemed to be the front lot line and Old Castlemore Road shall be the rear lot line;
- (3) Minimum Lot Width: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres;
- (5) Minimum Interior Side Yard Width: 3.0 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 6.0 metres;
- (7) Maximum Building Height: 15.1 metres, except that where a building is situated within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum building height shall be 20.0 metres;
- (8) Maximum Lot Coverage: 55%;
- (9) Maximum Floor Space Index: 0.55;
- (10) Minimum Landscaped Open Space: 3 metres along any lot line abutting a street."

ENACTED and PASSED this \_\_\_\_ day of \_\_\_\_\_, 2025.

Approved as to  
form.

2025/month/day  
[insert name]

Approved as to  
content.

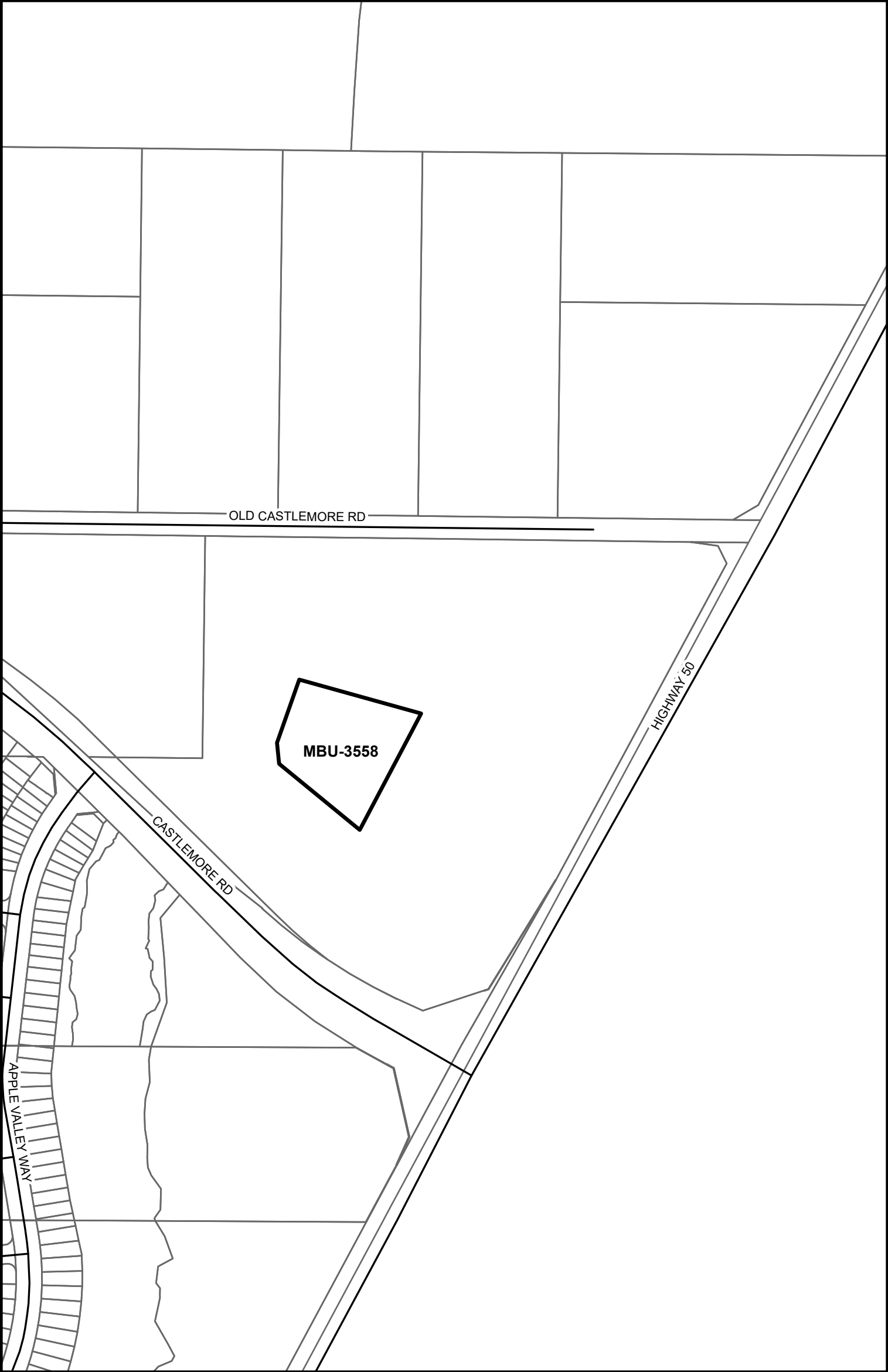
2025/month/day  
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\_\_\_\_\_  
Patrick Brown, Mayor

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2023-0038)

DRAFT



0 50 100 150  
Metres



Zoning Boundary



Parcel Fabric



Street



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0038\_ZBL  
Date: 2025/04/01

Drawn by: LCarter



**LOT 16, CONCESSION 6 E.H.S.**

**BY-LAW** \_\_\_\_\_

**SCHEDULE A**