



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To amend Comprehensive Zoning By-Law 270-2004

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 28th day of May, 2025.

Approved as to
form.

2025/May/16

MR

Patrick Brown, Mayor

Approved as to
content.

2025/May/16

AAP

Genevieve Scharback, City Clerk