



The Corporation of the City of Brampton

By-law

Number _____ - 2026

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

WHEREAS 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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To:
Agricultural (A)	Industrial Two (Holding) – Section 3867 (M2(H)-3867)

2) By adding thereto the following sections:

“3867 The lands designed M2(H) – Section 3867 on Schedule A to this by-law:

3867.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Industrial Uses

1. A dry industrial use:

a) dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage; and

b) any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.

2. A warehouse;

3. The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop.

b) Non – Industrial Uses

1. a radio or television broadcasting and transmission establishment;
2. a building supplies sales establishment;
3. a recreational facility or structure;
4. a community club;
5. an animal hospital;

c) Accessory Uses

1. An associated educational use;
2. An auto body repair shop within an enclosed building;
3. An associated office use;
4. a retail outlet operated in connection with a particular purpose permitted by (a)(2) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use;
5. a parking lot;
6. a freight classification yard;
7. purposes accessory to the other permitted purposes;

3867.2 shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width: 30 metres
- b) Minimum Front Yard Depth: 9 meters
- c) Minimum Interior Yard: 6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 12 metres;
- d) Minimum Rear Yard Depth: 7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres;
- e) Maximum Building Height: 2 storeys;
- f) Minimum Landscaped Open Space requirements:
 1. 3.0 metres along the front lot line abutting Highway 50, except at approved access points;
 2. 3.0 metres along the rear lot line;
- g) Maximum number of truck and trailer parking spaces: 70 spaces;
- h) Outside storage of motor vehicles shall be permitted as an accessory use, and shall not be located within the front yard. No outdoor storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.

3867.3 For the purposes of Section 3867:

Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment

washing, and water is merely to serve the domestic needs of the employees.

3867.4 Holding (H) Symbol:

- a) Removal of the Holding (H) symbol shall not occur until such time as the following have been provided:
 - i. That written confirmation be provided by the Region of Peel Commissioner of Public Works and the City of Brampton’s Commissioner of Planning, Building and Growth Management that a satisfactory Functional Servicing Report, supporting servicing for the development, has been completed;
 - ii. That appropriate arrangements are made between the applicant, the City of Brampton, the Region of Peel, and its consultant, to the satisfaction of the Commissioner of Planning, Building, and Growth Management, for a satisfactory private or municipal water solution;
 - iii. That written confirmation be provided by the Region of Peel Commissioner of Public Works and the City of Brampton’s Commissioner of Planning, Building and Growth Management that a satisfactory and acceptable SWM Report, adequately addresses the relevant sections outlined in the Region’s SWM report criteria.
 - iv. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate site access conditions with respect to Capital Project 11-4080 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.

- b) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone, and any temporary uses as approved through a temporary use by-law.”

Enacted and passed this 8 day of April, 2026.

Approved as to form.
2026/03/31
AJC

Patrick Brown, Mayor

Approved as to content.
2026/03/31
AAP

Genevieve Scharback, City Clerk

(OZS-2025-0001)