



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2021

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:
SERVICE COMMERCIAL – SECTION 666 (SC – 666)	INDUSTRIAL ONE – SECTION 3559 (M1 – 3559)

- (2) By adding the following Section:
- “3559           The lands designated M1 – 3559 on Schedule A to this  
by-law:

- 3559.1       Shall only be used for the following purposes:
- (a) Industrial:
- (1) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
  - (2) A printing establishment
  - (3) A warehouse
  - (4) A research and development facility
- (b) Non-Industrial
- (1) A radio or television broadcasting and transmission establishment
  - (2) An office
  - (3) A hotel or motel

(4) The following uses only in conjunction with and within the same building as an office or hotel/motel permitted by 3559.1(b)(2) and (3), provided that the total combined gross floor area of the following uses is not more than 15 percent of the total gross floor area of the office building or hotel/motel:

- (a) A bank, trust company or financial institution
- (b) A retail establishment having no outside storage
- (c) A personal service shop, excluding a massage or body rub parlour
- (d) A dry cleaning and laundry establishment
- (e) A dining room restaurant
- (f) A convenience store
- (g) A recreational facility or structure
- (h) Health and fitness centre

(5) A banquet hall only in conjunction with a hotel.

(c) Accessory:

- (1) An associated educational purpose;
- (2) A retail outlet operated in connection with a particular purpose permitted by Section 3559.1(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use
- (3) Purposes accessory to other permitted purposes

3559.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this zone, Steeles Avenue East shall be deemed to be the front lot line;
- 2) Minimum Lot Width: 30 metres;
- 3) Minimum Front Yard Depth: 6.0 metres;
- 4) Minimum Interior Side Yard Width: 3.0 metres;
- 5) Minimum Exterior Side Yard Width: 6.0 metres;
- 6) Minimum Rear Yard Depth: 6.0 metres;
- 7) Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted having a maximum building height of 6 storeys along Steeles Avenue East;
- 8) Minimum Landscaped Open Space: Except at approved driveway locations, a minimum 3.0 metre wide strip along Steeles Avenue East;
- 9) Minimum Setback to a Hydro Transformer in any yard: 1.5 metres;
- 10) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.2 metres;
- 11) Minimum Parking Space Requirements
  - i. For a hotel or motel: 1 parking space for each 2.3 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area of portion thereof devoted to public use including meeting rooms, conference rooms, recreational facilities, dining lounge and tavern areas, but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways;
  - ii. For all other uses: Sections 20.3 and 30.5 shall apply;

- 12)For uses permitted in Section 3559.1(b) a minimum of 1 loading space shall be provided;
- 13)For a hotel or motel the minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.4 metres;
- 14)The openings for waste disposal and loading facilities of any buildings shall either not face or shall be screened from view from a public street.”
- 15)Garbage and refuse storage for restaurant purposes shall be contained in a climate controlled area within a building.
- 16)All garbage and refuse storage other than for a restaurant; including any containers for storage of recyclable materials, shall be located within a main building.
- 17)Notwithstanding 3559.2(16), in-ground storage containers may be used for garbage and refuse storage associated with a hotel or motel.
- 18)No outdoor display and/or sales or storage shall be permitted.

ENACTED and PASSED this [enter date] day of [enter month], 2021.

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



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PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

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Drawn by: ckovac



PART LOT 10, CONCESSION 11 N.D.

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

SCHEDULE A