



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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Industrial Business – Section 3558 (MBU-3558)
	Floodplain (F)
	Open Space (OS)

(2) By adding the following Section:

“3558 The lands designated MBU-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 dry cleaning 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) purposes accessory to other permitted purposes

3558.2 Uses permitted under Section MBU-3558.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 30.0 metres;
- (2) Minimum Front Yard Depth: 6.0 metres;
- (3) Minimum Interior Side Yard Width: 3.0 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15.0 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9.0 metres;
- (4) Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 6.0 metres;
- (5) Maximum Building Height: 13.7 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum requirement is 20.0 metres;
- (6) Maximum Lot Coverage: 50%;
- (7) Maximum Floor Space Index: 0.5

3558.3 Shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3558.2.”

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

(OZS-2020-0010)



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: XXX_ZBLA

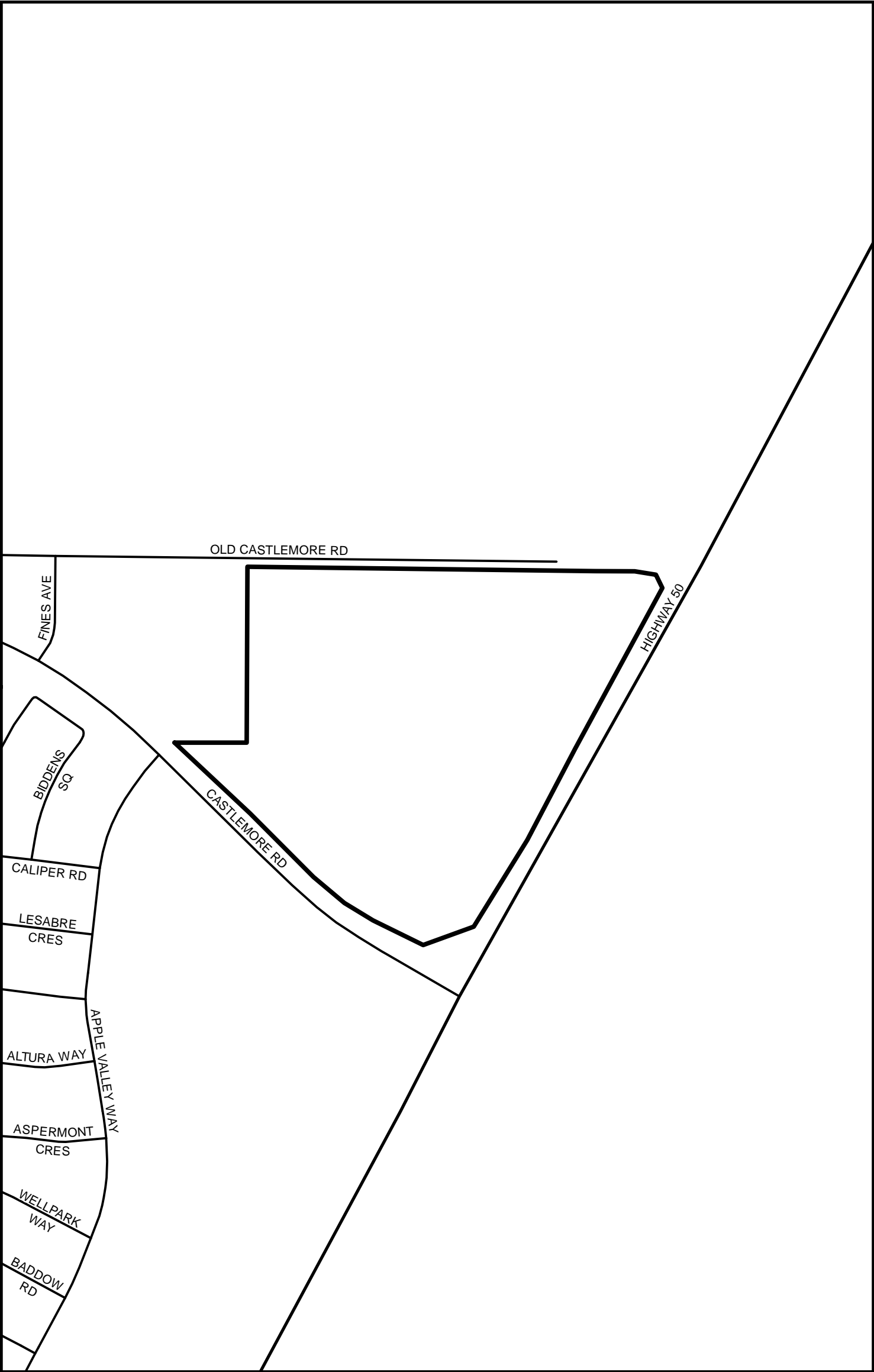
Date: 2021/06/02

Drawn by: ckovac

PART LOT 10, CONCESSION 11 N.D.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS