

**Zoning By-law Amendment
City File No. C06W01.005**



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:
"AGRICULTURAL (A)"	"INDUSTRIAL BUSINESS – SECTION 3608 (MBU – 3608), AGRICULTURAL (A) – SECTION 3610 (A – 3610), "OPEN SPACE (OS), and "FLOODPLAIN (F)"

"3608 The lands designated MBU – Section 3608 on Schedule A to this by-law:

3608.1 Shall only be used for the following purposes:

- (1) Industrial:
- (a) a warehouse; and,
 - (b) purposes accessory to the other permitted purposes, excluding outdoor storage.
- (2) Non-Industrial:
- (a) an office;
 - (b) a retail establishment, having no outside storage;
 - (c) a dining room restaurant, a convenience restaurant a take-out restaurant;

- (d) a drive through facility in conjunction with a retail establishment;
- (e) purposes accessory to the other permitted purposes, excluding outdoor storage;
- (f) the purposes permitted by the Floodplain (F) zone; and,
- (g) the purposes permitted by the Open Space (OS) zone;

- 3608.2 Shall be subject to the following requirements and restrictions:
- 1) Minimum Front Yard Depth: 6.0 metres;
 - 2) Minimum Exterior Side Yard Width: 6.0 metres;
 - 3) Minimum Setback to a Hydro Transformer in any yard: 1.5 metres;
 - 4) A canopy may encroach into the required front yard depth by a maximum 1 metre;
 - 5) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;
 - 6) Trucks and/or trailers associated with a Retail Establishment may be stored within an enclosed building;
 - 7) The maximum gross floor area of a detached garage shall be 700 square metres;
 - 8) Service repair of trucks and/or trailers shall not be permitted;
 - 9) Outside storage, including the storage of trailers and oversized motor vehicles, shall not be permitted;
 - 10) Where the openings for waste disposal and loading facilities on any building face a public street, they shall be screened from view from the street;
 - 11) Garbage and refuse storage for restaurant purposes shall be contained within a climate controlled area within a building; and,
 - 12) All garbage and refuse storage for purposes other than for a restaurant, including any containers for storage of recyclable materials, shall be screened within an enclosure.”

“3610 The lands designated A – Section 3610 on Schedule A to this by-law:

- 3610.1 Shall only be used for the following purposes:
- 1) Purposes permitted in the A zone; and,
 - 2) Flood and erosion control.”

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

Approved as to form.

20__/_month/_day

[insert name]

Approved as to content.

20__/_month/_day

Patrick Brown, Mayor

[insert name]

Peter Fay, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 21

The purpose of By-law -21 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Maple Lodge Farms Ltd., (File No. C06W01.005).

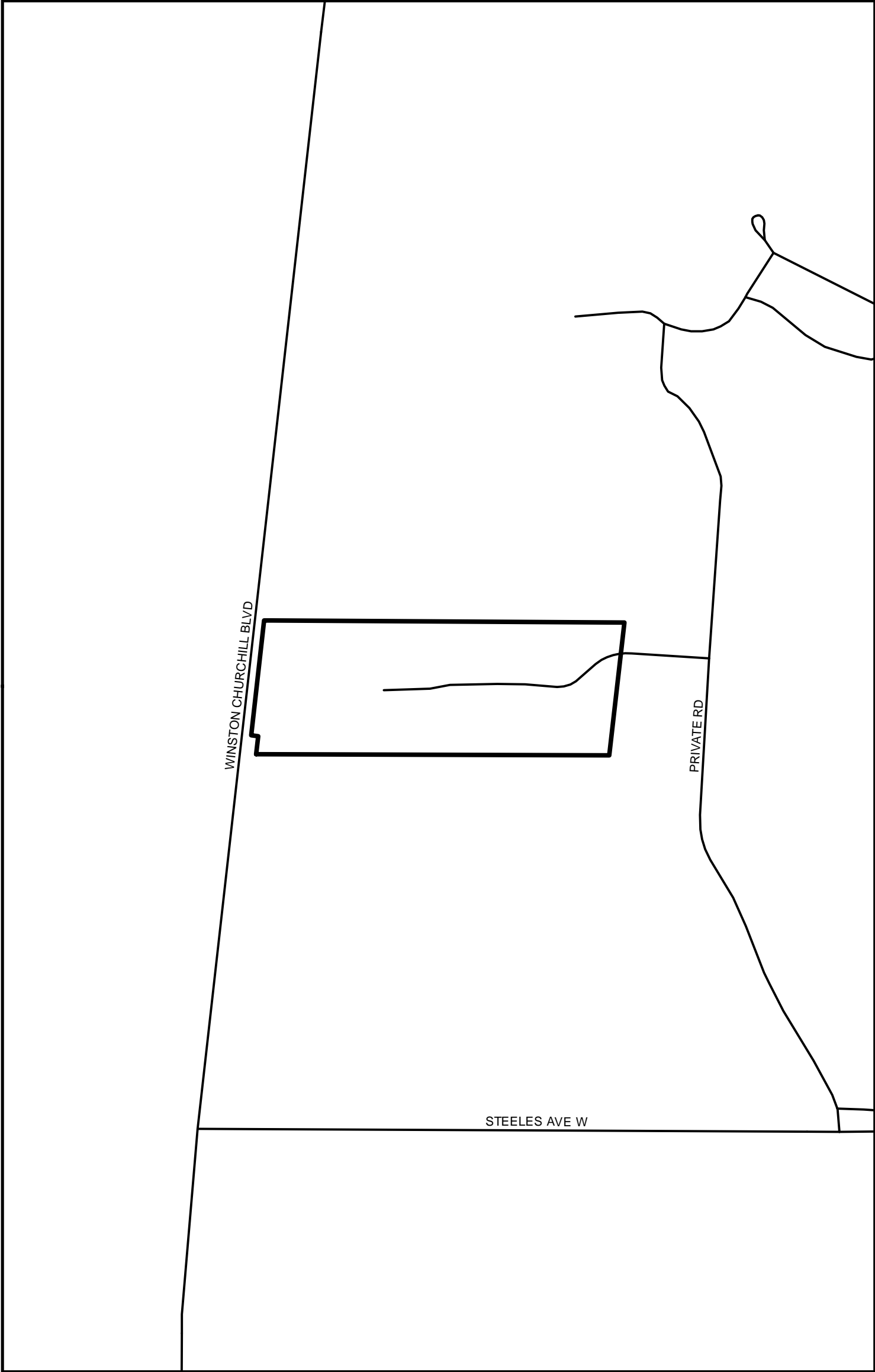
EFFECT OF THE BY-LAW

The effect of By-law -21 is to permit a Warehouse, Office, Retail and Restaurant purposes on the property.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -21 are located at 8175 Winston Churchill Boulevard referred to as Part of West Half Lot 1, Concession 6, W.H.S, Geographic Township of Chinguacousy, in the City of Brampton.

Any further inquiries or questions should be directed to Rob Nykyforchyn, Planning, Building and Economic Development Department, via email at rob.nykyforchyn@brampton.ca



SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



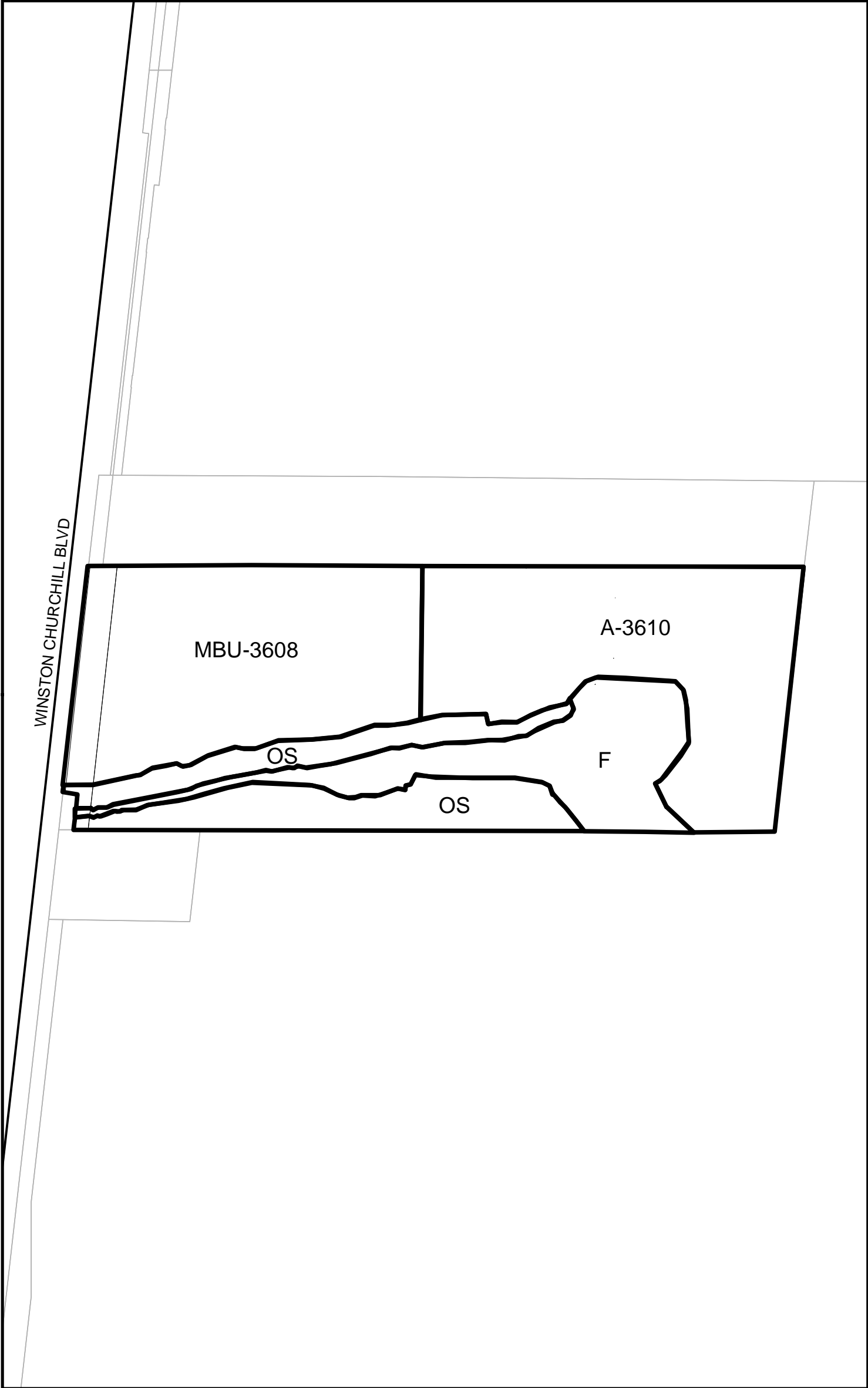
KEY MAP

File: C06W01.005_ZKM

Date: 2021/11/01

Drawn by: ckovac

BY-LAW _____



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



File: C06W01.005_ZBLA

Date: 2021/11/10

Drawn by: ckovac

PART LOT 1, CONCESSION 6 W.H.S.

BY-LAW _____

SCHEDULE A