

Appendix 8

Zoning By-law Amendment City File No. C11E15.002 (Prologis site)

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number ____-2021

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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 the existing zoning of:	To:
AGRICULTURAL (A) and AGRICULTURAL – SECTION 1735 (A-1735).	INDUSTRIAL FOUR – SECTION 3598 (M4–3598) and AGRICULTURAL (A).

(2) by adding thereto the following sections:

“3598 the lands designated M4 – Section 3598 on Schedule A to this By-law;

3598.1 shall only be used for the following purposes:

(1) Industrial:

- (a) a warehouse;
- (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
- (c) accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.

(2) Non - Industrial:

- (a) an office;
- (b) a hotel;
- (c) a conference centre;

(d) only in conjunction with the uses permitted in sections 3598.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

- (a) a bank, trust company or financial institution;
- (b) a retail establishment;
- (c) a convenience store;
- (d) a banquet hall;
- (e) a dry cleaning and laundry establishment;
- (f) a dining room restaurant, a take-out restaurant, a convenience restaurant;
- (g) a service shop;
- (h) a personal service shop, but excluding a massage or body rub parlour;
- (i) a printing or copying establishment;
- (j) a commercial school;
- (k) a community club;
- (l) a health centre; and,
- (m) a day nursery;

- (e) a park, playground, recreational facility or structure;
- (f) the purposes permitted by the Floodplain (F) zone;
- (g) the purposes permitted by the Open Space (OS) zone;
- (h) a radio or television broadcasting and transmission establishment; and,

(3) Purposes accessory to other permitted purposes, including:

- (a) an associated educational use;
- (b) an associated office; and,
- (c) a retail outlet operated in connection with a particular purpose permitted by sections 3598.1.(a) and (b), 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.

3598.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.8 hectares;
- (2) Minimum Lot Width: 60.0 metres;

- (3) Minimum Lot Depth: 45 metres;
- (4) Minimum Front Yard Depth: 6.0 metres;
- (5) Minimum Interior Side Yard Width: 3.0 metres;
- (6) Minimum Exterior Side Yard Width: 6.0 metres;
- (7) Minimum Rear Yard Depth: 6.0 metres;
- (8) Maximum Building Height: No requirement
- (9) Minimum Building Height: 8.0 metres;
- (10) Minimum Landscaped Open Space, except at approved driveway locations:
 - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,
 - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural zone, or an industrial zone;
- (11) Minimum Parking Requirements:
 - (a) If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 774 spaces or 1 space for each 145 square metres of gross floor area, whichever is less, shall be required for the first 112,995 square metres of gross floor area; and,
 - (b) The requirements of Sections 6, 20 and 30 shall apply to any gross floor area in excess of 112,995 square metres.
- (12) The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view
- (13) Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
 - (a) outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - (b) outside storage of goods and materials shall not exceed the lesser of 10 % of the lot or 20 % of the building area; and,
 - (c) outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

- (14) All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (15) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;
- (16) For the purposes Section 3598:
FRONT LOT LINE shall mean the lot line abutting Highway 50;
- (17) For the purpose of this section, all lands zoned 3598 shall be treated as one lot for zoning purposes.

3598.3 for the purpose of this section:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

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

Approved as to form. 20__/_/month/day [insert name]
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Patrick Brown, Mayor

Approved as to content. 20__/_/month/day [insert name]

Peter Fay, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by GLEN SCHNARR & ASSOCIATES INCORPORATED – c/o PROLOGIS (File No. C11E15.002).

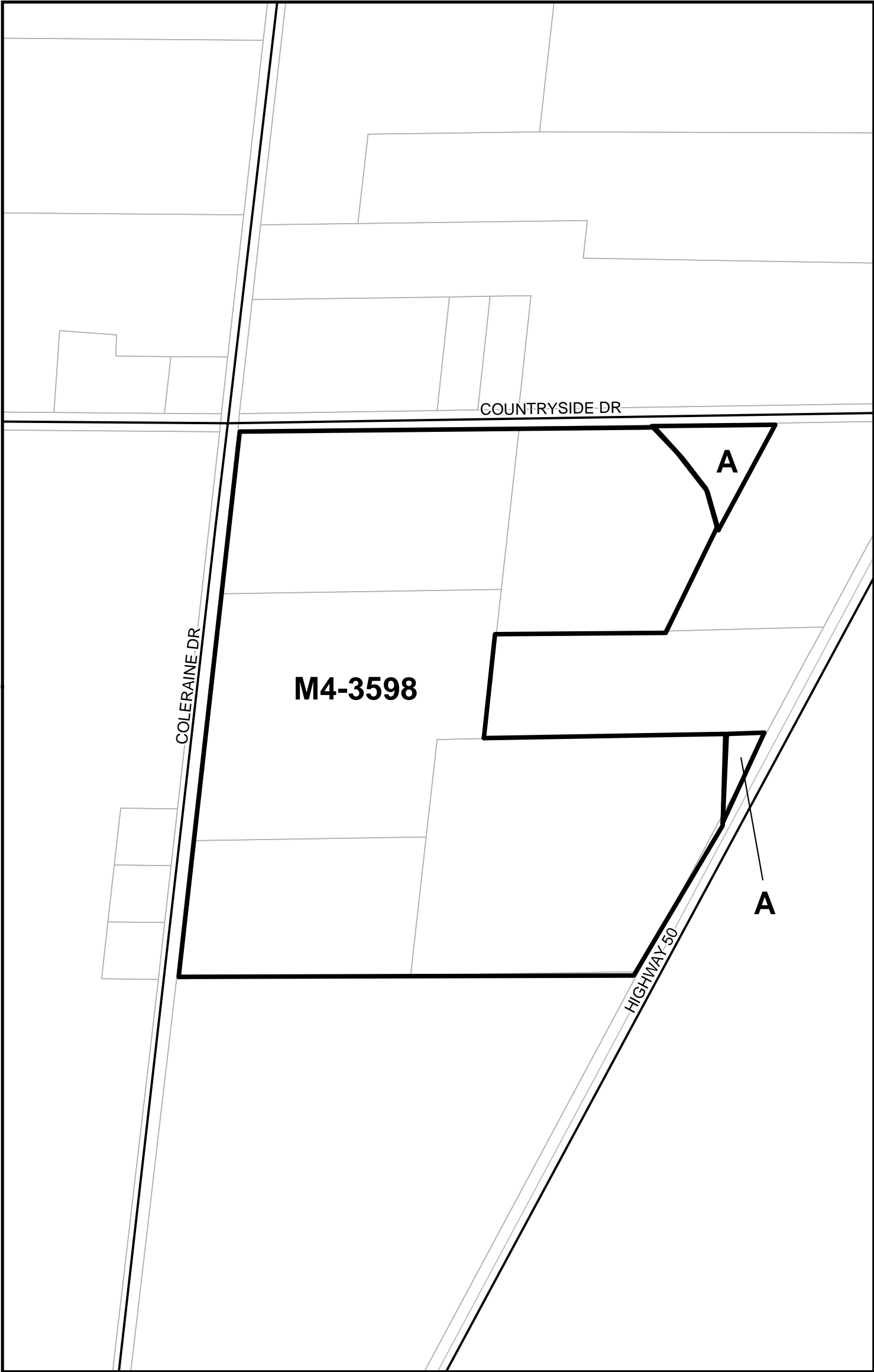
EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the phased construction of an industrial distribution centre and an associated stormwater management pond.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the south side of Countryside Drive between Highway 50 and Coleraine Drive.

Any further inquiries or questions should be directed to Rob Nykyforchyn, City of Brampton's Planning, Building & Economic Development Department, by email at rob.nykyforchyn@brampton.ca



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C11E15.002_ZBLA_PT3

Date: 2021/10/25

Drawn by: ckovac

PART LOT 15, CONCESSION 12 N.D.

BY-LAW _____

SCHEDULE A



SUBJECT LANDS



KEY MAP