



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To:
Industrial Four – Section 1548 (M4-1548)	Industrial Four – Section 3663 (M4-3663)

- (2) by adding thereto, the following sections:

“3663 The lands designated Industrial-Four 3663 (M4-3663) on Schedule A to this bylaw:

- 3663.1 Shall only be used for the following purposes:
- a) Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;
 - b) A warehouse;
 - c) A radio or television broadcasting and transmission establishment; printing establishment;
 - d) An office, excluding medical office, dental office and drugless practitioner office;
 - e) A commercial, technical or recreational school;
 - f) A personal service shop, excluding a body rub parlour or a message parlour;
 - g) A take-out restaurant;
 - h) An associated educational use; and
 - i) Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

- (3) The following uses shall be prohibited:

- a) A dining room restaurant;
- b) A convenience restaurant;
- c) A banquet hall;
- d) A motor vehicle repair shop and motor vehicle body shop;
- e) A recreational facility or structure;
- f) A community club.

3663.2 The following requirements and restrictions shall apply:

- a) A Minimum of 81 Parking Spaces shall be provided.
- b) Minimum Landscaped Open Space:
 - i. 6 metres abutting Humberwest Parkway;
 - ii. 5.9 metres abutting Williams Parkway;
 - iii. 5.5 metres abutting Sun Pac Boulevard;
 - iv. 0.15 metres along the Interior side lot line.
- c) Minimum building setbacks:
 - i. 5.3 metres to the lot line abutting Sun Pac Boulevard;
 - ii. 12 metres to the lot line abutting Humberwest Parkway;
 - iii. 7 metres to the interior side lot line;
 - iv. 5.6 metres to the lot line abutting Williams Parkway.
- d) Minimum Hydro Transformer setback:
 - i. 5.3 metres from the lot line abutting Sun Pac Boulevard.
- e) No truck loading facilities are permitted in a yard abutting a street.
- f) All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted.”

ENACTED and PASSED this 15th day of June, 2022.

Approved as to
form.

2022/04/29

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/03/28

[RJB]

Peter Fay, City Clerk