



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

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:

a. 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 TWO (H) – SECTION 3707 (M2 (H) – 3707)", "OPEN SPACE (OS)" AND "FLOODPLAIN (F)"

b. By adding the following Sections:

"3707 The lands designated M2 (H) – 3707 on Schedule A to this by-law:

3707.1 Shall only be used for the following purposes:

(1) Industrial

- a. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop, motor vehicle body shop and a motor vehicle washing establishment;
- b. non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair, and rental equipment, and a transportation terminal but not a junk yard, salvage yard, wrecking yard, quarry or pit;
- c. a warehouse

(2) Accessory

- a. An associated office

3707.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Landscape Open Space:
 - a. Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street
 - b. A minimum of 1.5 metre wide landscape strip shall be provided along the interior lot line and 3.0 metres when adjacent to a “F” zone;
 - c. The following shall be permitted in the required Landscape Open Space:
 - i. Retaining Wall;
 - ii. Noise Barriers.

(2) Minimum Interior Yard Setback: 1.5 metres and 3.0 metres when adjacent to a “F” zone;

(3) Maximum Building Height: 13 metres

(4) Outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;

(5) Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;

(6) No outside storage shall exceed the height of the fence screening located on the west property line;

(7) Notwithstanding the provisions of Section 30.5, the combined number of parking space for the uses permitted under Section M2-3707.1 shall be a minimum of 33 parking spaces.

3707.3 Shall also be subject to the requirements and restrictions relating to the M2 zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3707.2.

3707.4 Shall only be used for the following purposes while the Holding (H) symbol is in place:

- (1) Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.

3707.5 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

- (1) It has been demonstrated to the satisfaction of the City and Region of Peel that:
 - a. Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City’s Industrial Road Standard (Class ‘A’ Standard).

ENACTED and PASSED this 13th day of September, 2023.

Approved as to
form.
2023/07/13
SDSR

Patrick Brown, Mayor

Approved as to
content.
2023/07/13
AAP

Peter Fay, City Clerk

(OZS-2022-0020)