



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend 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) RESIDENTIAL RURAL ESTATE TWO (RE2)	INDUSTRIAL ONE (H) – 3719 (M1 (H) – SECTION 3719)

(2) By adding thereto, the following section:

“3719 The lands designated Industrial One (H) – Section 3719 (M1(H) – 3719) on Schedule A to this by-law:

3719.1 Shall only be used for the following purposes:

(a) Industrial, which for the purpose of this section, shall only include the following uses:

- (1) An Office;
- (2) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (3) A printing establishment;

- (4) A warehouse; and
 - (5) A parking lot.
- (b) Non-Industrial, which for the purpose of this section, shall only include the following uses in conjunction with the Office Use:
- (1) A radio or television broadcasting and transmission establishment;
 - (2) A furniture and appliance store;
 - (3) A recreational facility or structure;
 - (4) A community club;
 - (5) An animal hospital;
 - (6) A place of worship only within areas shown on Schedule G, H and I
- (c) Associated uses, which for the purpose of this section, shall only include the following uses in conjunction with the Office Use:
- (1) Outdoor Storage

3719.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 30 metres;
- 2) Minimum Front Yard Depth: 7.5 metres, including to the oversized motor vehicles and transport trailers storage area;
- 3) Minimum Interior and Exterior Side Yard Width: 7.5 metres, including to the oversized motor vehicles and transport trailers storage area;
- 4) Minimum Rear Yard Depth: 14 metres, including to the oversized motor vehicles and transport trailers storage area;
- 5) Maximum Building Height: No restriction but maximum 2 storeys on a lot which abuts a residential zone;
- 6) Minimum Landscaped Open Space: Except at approved driveway locations:
 - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive;
 - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;
- 7) Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments.

3719.3 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Residential Rural Estate Two (RE2) zones.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that the three parcels (5556, 5600 and 5620 Countryside Drive) are assembled under one ownership to provide a sufficiently sized lot for the proposed office use and accessory outdoor storage satisfaction of the Commissioner of Planning, Building and Growth Management.
 - b) Confirmation that the truck parking is contingent on the office use and not permitted as of right until a Site Plan Application is advanced to address any technical and design matters and financial securities are in place to the satisfaction of the Commissioner of Planning, Building and Growth Management.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

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