



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:
- (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 TWO – SECTION 3707 (M2 – 3707)", "OPEN SPACE (OS)" AND "FLOODPLAIN (F)"

- (2) By adding the following Sections:

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

3707.1 Shall only be used for the following purposes:

(1) Industrial

- 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;
- 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;
- a warehouse

(2) Accessory

- 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.”

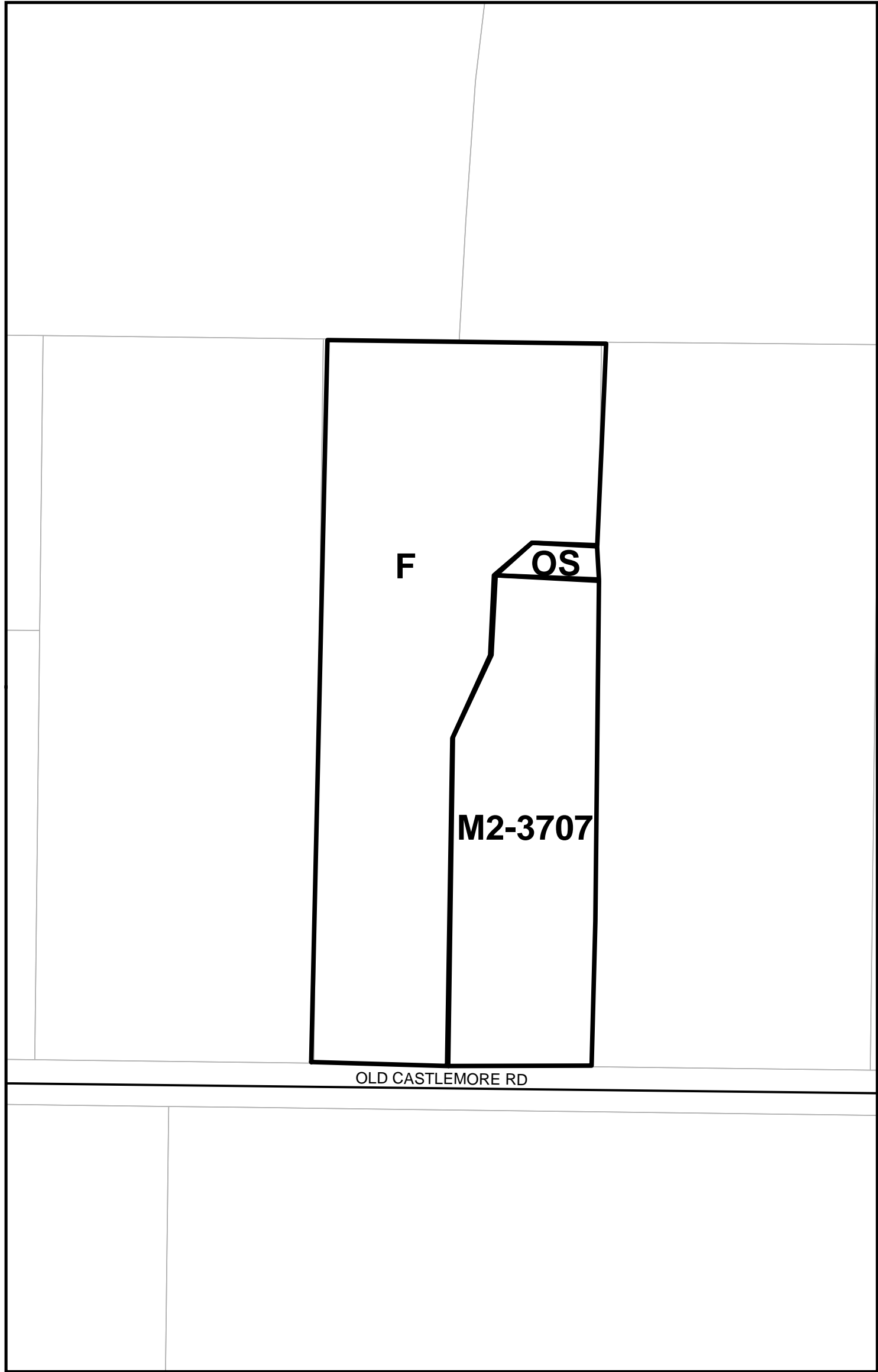
ENACTED and PASSED this [enter date] day of [enter month], 2023.

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



PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0020_ZBLA

Date: 2023/05/18

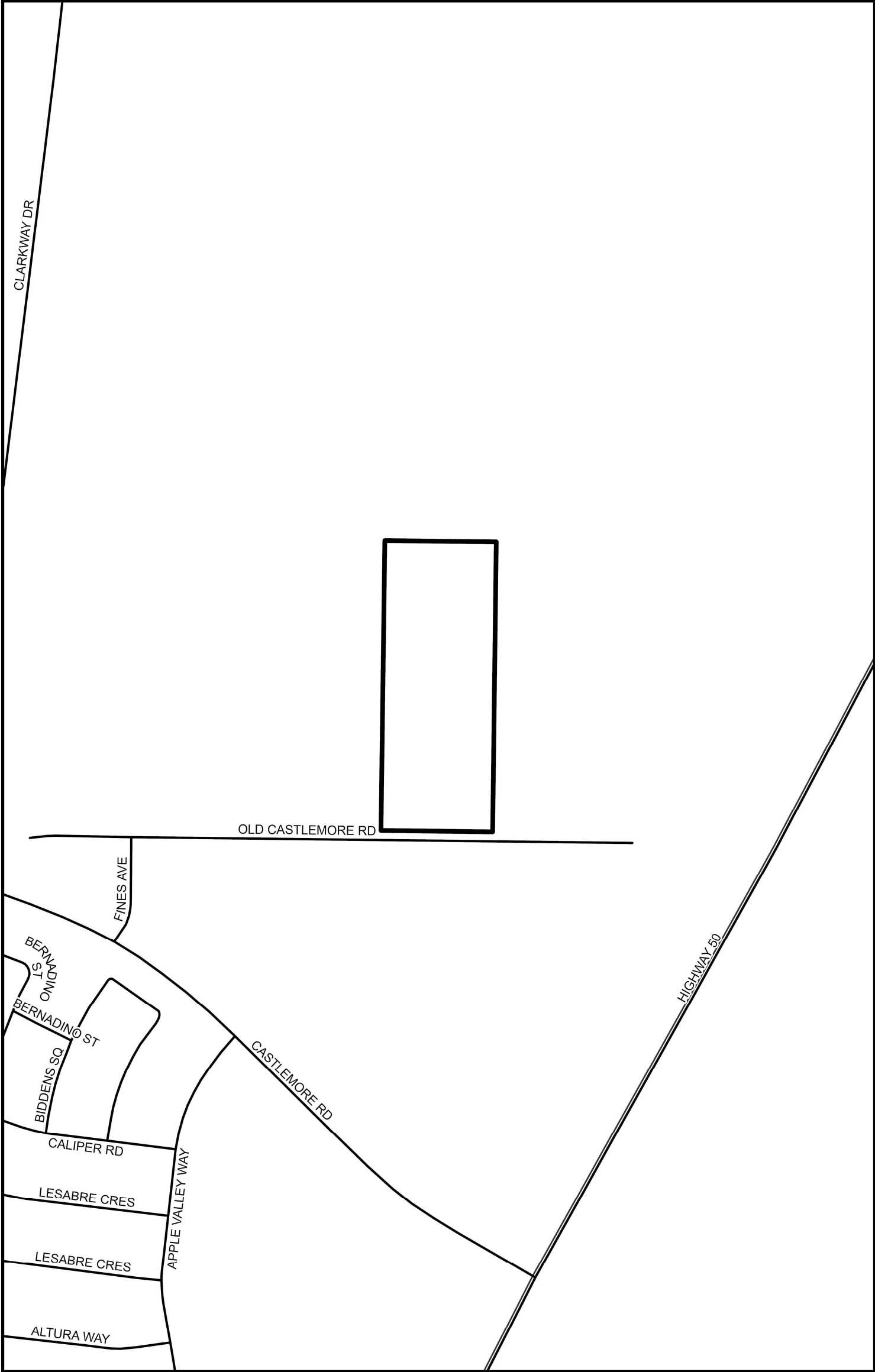
Drawn by: ckovac



PART LOT 11, CONCESSION 11 N.D.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS



brampton.ca

BRAMPTON
Flower City



KEY MAP

PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0020_ZKM

Date: 2023/05/17

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