



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 94-2012

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:	To:
AGRICULTURAL (A), AGRICULTURAL-847 (A- 847) AND INSTITUTIONAL TWO- 748 (I2-748)	INDUSTRIAL ONE – 2256 (M1- 2256), INDUSTRIAL ONE-2257 (M1-2257), INDUSTRIAL ONE– 2258 (M1-2258), INDUSTRIAL ONE-2262 (M1-2262), SERVICE COMMERCIAL-2259 (SC-2259) AND HIGHWAY COMMERCIAL TWO-2260 (HC2-2260), and FLOODPLAIN (F)

(2) by adding thereto the following sections:

“2256 The lands designated M1-2256 on Schedule A to this by-law:

2256.1 Shall only be used for the following purposes:

(1) Industrial

a) manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;

b) a warehouse (subject to Section 2256.2(1));

(2) Non-Industrial

a) an office;

b) a bank, trust company or finance company;

- c) a research and development facility in conjunction with an office;
- d) a hotel;
- e) a conference centre or banquet hall, only in conjunction with a hotel;
- f) a convenience store;
- g) a dry cleaning and laundry distribution centre;
- h) a service shop;
- i) a personal service shop, excluding a massage or body rub parlour;
- j) a printing or copying establishment;
- k) a recreational facility or structure;
- l) an animal hospital.

2256.2 Shall be subject to the following requirements and restrictions:

- (1) A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 10% of the total gross floor area of the warehouse;
- (2) For the purposes of this section, the Front Lot Line shall be the lot line abutting Ace Drive.
- (3) Building Setbacks:
  - a) Maximum Setbacks:
    - i. One building on a lot shall be setback a maximum of 20 metres from Ace Drive.
    - ii. If a lot is located within 130 metres of Countryside Drive, one building on a lot shall be setback a maximum of 20 metres from Ace Drive, and 110 metres from Countryside Drive.
  - b) Minimum Yards:
    - i. Front Yard Depth: 3.0 metres
    - ii. Interior Side Yard Width: 2.0 metres
    - iii. Exterior Side Yard Width: 3.0 metres
    - iv. Rear Yard Depth: 3.0 metres
  - c) No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.
- (4) Minimum width of Landscaped Open Space:
  - a) Except at approved driveway locations, 3.0 metres abutting a street.
- (5) Outside storage shall only be permitted in the rear yard and shall be screened from view from a street.

2257 The lands designated M1-2257 on Schedule A to this by-law:

2257.1 Shall only be used for the following purposes:

(1) Industrial

- a) manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- b) A maximum of one motor vehicle repair shop and/or motor vehicle body shop as a principal use (Subject to Section 2257.2(4));

(2) Non-Industrial

- a) A motor vehicle sales, leasing and rental establishment;
- b) an office;

(3) Accessory

- a) A motor vehicle repair or motor vehicle body shop is permitted as an accessory use to a motor vehicle sales, leasing and rental establishment.

2257.2 Shall be subject to the following requirements and restrictions:

(1) For the purposes of this section, a private or condominium road shall be interpreted as a street for zoning purposes.

(2) Minimum Lot Width: 50.0 metres

(3) Minimum Yards:

- a) Front Yard Depth: 3.0 metres
- b) Interior Side Yard Width: 2.0 metres
- c) Exterior Width Side Yard: 3.0 metres
- d) Rear Yard Depth: 3.0 metres

e) No portion of any building or structure shall be within 14 metres of the Highway 410 right-of-way.

(4) In no case shall any portion of a building or structure used for the purpose of a motor vehicle repair shop and/or a motor vehicle body shop as a principal use be located within:

- a) 98 metres of Mayfield Road;
- b) 110 metres of Highway 410;
- c) 85 metres of Ace Drive.

(5) Minimum width of Landscaped Open Space:

- a) Except at approved driveway locations, 6.0 metres along Mayfield Road, and 3.0 metres along all other streets.

(6) Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment.

(7) Notwithstanding Section 2257.2(5), a maximum of two display areas, not exceeding 18 square metres each, shall be permitted in conjunction with a motor

vehicle sales, leasing and rental establishment within the required minimum landscaped open space.

(8) Minimum Building Height:

- a) 8.0 metres for any building or portion thereof within 40 metres of Highway 410 or Mayfield Road.

2258 The lands designated M1-2258 of Schedule A to this by-law:

2258.1 Shall only be used for the following purposes:

(1) Industrial

- a) manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- b) a warehouse (subject to Section 2258.2(1));

(2) Non-Industrial

- a) an office;
- b) a bank, trust company or finance company;
- c) a research and development facility in conjunction with an office;
- d) a hotel;
- e) a conference centre or banquet hall, only in conjunction with a hotel;
- f) a convenience store;
- g) a dry cleaning and laundry distribution centre;
- h) a service shop;
- i) a personal service shop, excluding a massage or body rub parlour;
- j) a printing or copying establishment;
- k) a recreational facility or structure;
- l) an animal hospital.

2258.2 Shall be subject to the following requirements and restrictions:

- (1) A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse;
- (2) For the purpose of this section, the front lot line shall be the lot line abutting Dixie Road.
- (3) Setbacks:
  - a) Maximum Setbacks
    - i. For lots abutting Mayfield Road, one building on a lot shall have a maximum setback of 8.0 metres from Mayfield Road.

- ii. For lots abutting Dixie Road, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
- iii. For lots abutting Dockstader Road, which do not abut Mayfield Road, one building shall have a maximum setback of 8.0 metres from Dockstader Road.

b) Minimum Yards:

- i. Front Yard Depth: 4.5 metres
- ii. Interior Side Yard Width: 2.0 metres
- iii. Exterior Side Yard Width: 3.0 metres
- iv. Rear Yard Depth: 3.0 metres

c) No portion of any building or structure shall be located within 4.5 metres of the Mayfield Road right of way.

(4) Minimum Width of Landscaped Open Space:

a) Except at approved driveway locations and building locations, 6.0 metres along Mayfield Road or Dixie Road, and a minimum 3.0 metres along all other streets.

(5) Building Height:

a) The maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.

(6) Outside storage is not permitted.

2259 The lands designated SC-2259 on Schedule A to this by-law:

2259.1 Shall only be used for the following purposes:

(1) Permitted Uses:

- a) an office;
- b) a retail establishment;
- c) a bank, trust company or finance company;
- d) a dining room or take-out restaurant;
- e) a place of worship;
- f) a dry cleaning and laundry distribution centre;
- g) a service shop;
- h) a personal service shop, excluding a massage or body rub parlour;
- i) a printing or copying establishment;
- j) a community club;
- k) a funeral home;
- l) a health and fitness centre;
- m) a commercial, technical or recreational school;
- n) a place of worship

(2) Drive-through facilities shall not be permitted.

- 2259.2 Shall be subject to the following requirements and restrictions:
- (1) For the purpose of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
  - (2) Maximum Setbacks:
    - a) The following maximum setbacks apply to one building on a corner lot:
      - i. For lots abutting Dixie Road, 6.0 metres from Dixie Road;
      - ii. For lots abutting Ace Drive, which do not abut Dixie Road, 3.0 metres from Ace Drive.
      - iii. Front Yard: 3.0 metres
    - b) Minimum Yards:
      - i. Front Yard Depth: 0.0 metres
      - ii. Interior Side Yard Width: 1.2 metres
      - iii. Exterior Side Yard Width: 0.0 metres
      - iv. Rear Yard Depth: 3.0 metres
      - v. Notwithstanding Section 2259.2(c) the minimum setback from the Dixie Road right of way shall be 3.0 metres.
  - (3) Minimum Width of Landscaped Open Space:
    - a) Except at approved driveway and building locations, 3.0 metres along Dixie Road, and a minimum 1.0 metres along all other streets.
  - (4) Building Height:
    - a) Minimum Building Height: 2 Storeys
    - b) Maximum Building Height: 5 Storeys
    - c) Notwithstanding Section 2259.6(b), the maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.
  - (5) Outside storage shall not be permitted.

2260 The lands designated HC2-2260 on Schedule A to this by-law:

2260.1 Shall only be used for the following purposes:

- (1) Permitted Uses
  - a) Purposes permitted in the HC2 Zone
- (2) Accessory
  - a) purposes accessory to the other permitted uses;

2260.2 Shall be subject to the following requirements and restrictions:

- (1) The property line abutting Mayfield Road shall be considered the front property line for zoning purposes.
- (2) Minimum Yards:
  - a) Front Yard Depth: 4.5 metres

- b) Interior Side Yard Width: 3.0 metres
- c) Exterior Side Yard Width: 3.0 metres
- d) Rear Yard Depth: 3.0 metres

(3) Maximum Yards:

- a) The maximum front yard setback and maximum exterior yard setback for the principal building on a lot shall be 8.0 metres. For the purpose of this section, a gas bar canopy shall not be considered to be the principle building.

(4) Minimum Width of Landscaped Open Space:

- a) Except at approved driveway and building locations, 6.0 metres along Mayfield Road and 3.0 metres along all other streets.

2262 The lands designated M1-2262 on Schedule A to this by-law:

2262.1 Shall only be used for the following purposes:

(1) Industrial

- a) manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- b) a warehouse (subject to Section 2262.2(1));

(2) Non-Industrial

- a) an office;
- b) a bank, trust company and finance company;
- c) a research and development facility in conjunction with an office;
- d) a dining room restaurant (subject to Section 2262.2(2));
- e) a place of worship (subject to Section 2262.2(3));
- f) a hotel;
- g) a conference centre or banquet hall, only in conjunction with a hotel;
- h) a convenience store;
- i) a dry cleaning and laundry distribution centre;
- j) a service shop;
- k) a personal service shop, excluding a massage or body rub parlour;
- l) a printing or copying establishment;
- m) a recreational facility or structure;
- n) an animal hospital.


2262.2 Shall be subject to the following requirements and restrictions:

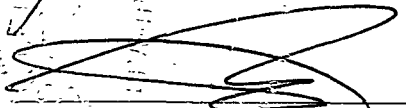
- (1) A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse;

- (2) For all lands zoned M1-2262, (located north and south of the SC-2259 zone), a maximum of two dining room restaurants in total shall be permitted.
- (3) For all lands zoned M1-2262, (located north and south of the SC-2259 zone), a maximum of one place of worship in total shall be permitted having a maximum gross floor area of 3,000 square metres.
- (4) For the purpose of this section, the front lot line shall be the lot line abutting Dixie Road.
- (5) Setbacks:
  - a) For lots abutting Dixie Road, north of Inspire Boulevard, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
  - b) For lots abutting Dockstader Road, one building on a lot shall have a maximum setback of 8.0 metres from Dockstader Road.
  - c) Minimum Yards:
    - i. Front Yard Depth: 4.5 metres
    - ii. Interior Side Yard Width: 2.0 metres
    - iii. Exterior Side Yard Width: 3.0 metres
    - iv. Rear Yard Depth: 3.0 metres
- (6) Minimum Width of Landscaped Open Space:
  - a) Except at approved driveway and building locations, 6.0 metres along Dixie Road and 3.0 metres along all other streets.
- (7) Building Height:
  - a) The maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.
- (8) Outside storage shall not be permitted."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

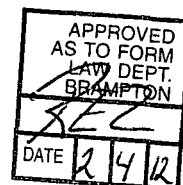
this *11th* day of *April* 2012.

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CITY CLERK

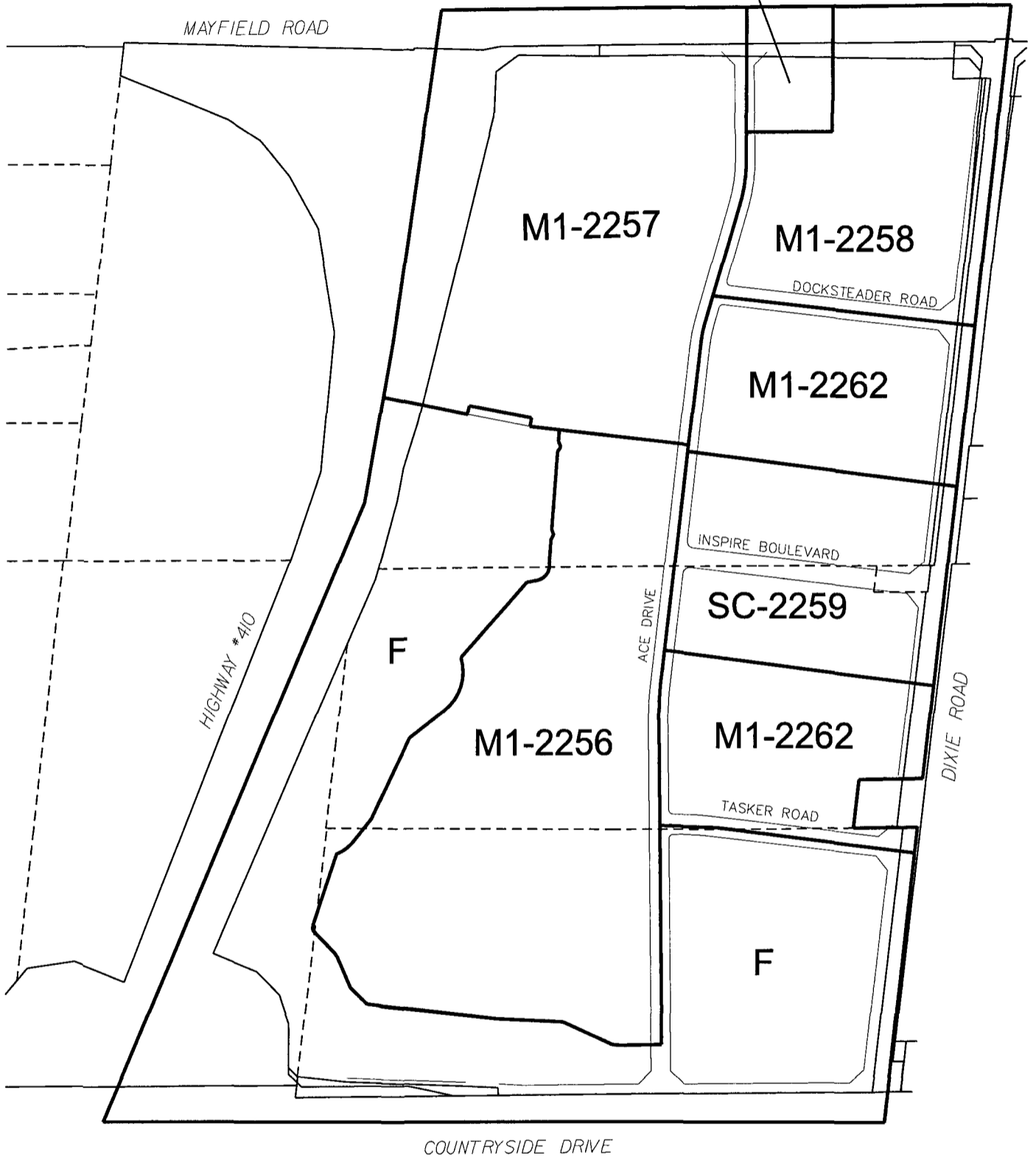
Approved as to Content:

  
Dan Kraszewski  
Director, Land Development Services





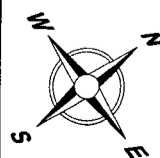
HC2-2260



LEGEND

— ZONE BOUNDARY

PART LOTS 16 & 17, CONCESSION 3 E.H.S.



CITY OF BRAMPTON

Planning, Design and Development

Date: 2012 02 21

Drawn by: CJK

By-Law 94-2012

Schedule A

File no. C03E16.002zbla



SUBJECT LANDS    
 
 BUILT STREETS    
 
 PROPOSED STREETS

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
  
 BRAMPTON, CA

Date: 2012/02/21     Drawn By: CJK  
 File: C03E16.002zkm

## Key Map By-Law 94-2012

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 94-2012 being  
a by-law To amend Comprehensive Zoning By-law 270-2004, as amended,  
KLM Planning Partners Inc. – Wolverleigh Construction Ltd (File C03E16.002)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, hereby make oath  
and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 94-2012 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of April, 2012.
3. Written notice of By-law 94-2012 as required by section 34 of the *Planning Act* was given on the 24<sup>th</sup> day of April, 2012, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
5. By-law 94-2012 is deemed to have come into effect on the 11<sup>th</sup> day of April, 2012, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
24<sup>th</sup> day of May, 2012 )

  
\_\_\_\_\_  
Earl Evans

  
\_\_\_\_\_  
A Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2016.