



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 242 - 2016

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

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 ONE – SECTION 2535 (M1 – SECTION 2535), INDUSTRIAL ONE – SECTION 2536 (M1 – SECTION 2536), INDUSTRIAL ONE – SECTION 2537 (M1 – SECTION 2537), FLOODPLAIN (F), and OPEN SPACE (OS).

- (2) By adding thereto the following Sections:

“2535 The lands designated M1 – Section 2535 on Schedule A to this by-law;

2535.1 Shall only be used for the following purposes:

- (1) Industrial:
- a. The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
 - b. a warehouse; and
 - c. a dry cleaning and laundry establishment.

- (2) Non-Industrial:
- a. an office;
 - b. a research and development facility;
 - c. a hotel or motel;
 - d. a conference centre or banquet hall subject to section 2535.2(1);
 - e. a health or fitness centre subject to section 2535.2(2);
 - f. a community club;
 - g. a place of worship subject to section 2535.2(3);
 - h. a service shop
 - i. a commercial, technical, or recreational school subject to section 2535.2(4),
 - j. a printing or copying establishment;
 - k. dry cleaning and laundry distribution station;
 - l. a recreational facility or structure; and,
 - m. an animal hospital.

- (3) Accessory:
- a. A retail outlet operated in conjunction with a particular use permitted in section 2535.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
 - b. Purposes accessory to permitted uses.

2535.2 Shall be subject to the following requirements and restrictions:

- (1) For all lands zoned M1-2535 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- (2) For all lands zoned M1-2535 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- (3) For all lands zoned M1-2535 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- (4) For all lands zoned M1-2535 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- (5) Setbacks:
 - a. Front Yard: 3.0 metres
 - b. Interior Side Yard: 2.0 metres

- c. Exterior Side Yard: 3.0 metres
 - d. Rear Yard: 3.0 metres
 - (6) Minimum Landscaped Open Space Width:
 - a. 3.0 metres along any lot line abutting a street, except at approved access and building locations.
 - (7) Outside storage shall only be permitted in the rear yard or interior side yard and shall be screened from view from a street and lands zoned Open Space or Floodplain.
 - (8) The provisions for accessory building outlined in Section 30.3(a)(2), (3), (4), and (5) shall not apply.
- 2536 The lands designated M1 – Section 2536 on Schedule A to this by-law;
- 2536.1 Shall only be used for the following purposes:
- (1) Industrial:
 - a. The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
 - b. a warehouse; and,
 - c. a dry cleaning and laundry establishment.
 - (2) Non-Industrial:
 - a. an office;
 - b. a research and development facility;
 - c. a hotel or motel;
 - d. a conference centre or banquet hall subject to section 2536.2(1);
 - e. a health or fitness centre subject to section 2536.2(2);
 - f. a community club;
 - g. a place of worship subject to section 2536.2(3);
 - h. a service shop
 - i. a commercial, technical, or recreational school subject to section 2537.2(4),
 - j. a recreational facility or structure;
 - k. an animal hospital;
 - l. a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Section 2536.2(5)) ;
 - m. a dry cleaning and laundry distribution station;
 - n. a personal service shop, but excluding a massage or body rub parlour;

- o. a bank, trust company or financial institution;
- p. a retail establishment for the sales of office and business supplies and equipment;
- q. a convenience store;
- r. a printing or copying establishment; and
- s. day nursery.

(3) Accessory:

- a. A retail outlet operated in conjunction with a particular use permitted in section 2536.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
- b. Purposes accessory to permitted uses.

2536.2 Shall be subject to the following requirements and restrictions:

- (1) For all lands zoned M1-2536 a maximum of one (1) conference centre or banquet hall shall be permitted, having a maximum gross floor area of 5,575 square metres.
- (2) For all lands zoned M1-2536 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- (3) For all lands zoned M1-2536 a maximum of one (1) place of worship shall be permitted, having a maximum gross floor area of 3,000 square metres.
- (4) For all lands zoned M1-2536 a maximum of three (3) stand-alone commercial, technical, or recreational schools shall be permitted, having a combined maximum gross floor area of 1,000 square metres.
- (5) For all lands zoned M1-2536 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- (6) Minimum Setbacks:
 - a. Front Yard: 3.0 metres
 - b. Interior Side Yard: 2.0 metres
 - c. Rear Yard: 3.0 metres
 - d. Exterior Side Yard: 3.0 metres
- (7) Maximum Setbacks:
 - a. For a corner lot that abuts Heart Lake Road and Eco Park Close, at least one building located on the lot shall comply with the following:
 - i. Maximum setback from Heart Lake Road or a daylight triangle: 6.0 metres
 - ii. Maximum setback from Eco Park Close: 6.0 metres
- (8) Minimum Landscaped Open Space Width:

- a. 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- (9) Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Floodplain.
- (10) The provisions for accessory buildings outlined in Section 30.3(a)(2), (3), (4), and (5) shall not apply.
- 2537 The lands designated M1 – Section 2537 on Schedule A to this by-law;
- 2537.1 Shall only be used for the following purposes:
- (1) Industrial:
- a. The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use;
 - b. a warehouse; and,
 - c. dry cleaning and laundry establishment.
- (2) Non-Industrial:
- a. an office;
 - b. a research and development facility;
 - c. a hotel or motel;
 - d. a conference centre or banquet hall subject to section 2537.2(1);
 - e. a health or fitness centre subject to section 2537.2(2);
 - f. a community club;
 - g. a place of worship subject to section 2537.2(3);
 - h. a service shop;
 - i. a commercial, technical, or recreational school subject to section 2537.2(4);
 - j. a recreational facility or structure;
 - k. a printing or copying establishment;
 - l. an animal hospital;
 - m. a dining room restaurant, a convenience restaurant, take-out restaurant (subject to Section 2537.2(5));
 - n. a dry cleaning and laundry distribution station;
 - o. a personal service shop, but excluding a massage or body rub parlour;
 - p. a bank, trust company or financial institution;
 - q. a retail establishment for the sales of office and business supplies and equipment;

- r. a convenience store; and,
- s. day nursery.

(3) Accessory:

- a. A retail outlet operated in conjunction with a particular use permitted in section 2537.1(1) provided that the total gross commercial floor area of the retail outlet does not exceed 15% of the total gross industrial floor area of the particular industrial use;
- b. Purposes accessory to permitted uses.

2537.2 Shall be subject to the following requirements and restrictions:

- (1) For all lands zoned M1-2537 a maximum of one (1) conference centre or banquet hall shall be permitted, having a combined maximum gross floor area of 5,575 square metres.
- (2) For all lands zoned M1-2537 a maximum of one (1) health and fitness centre shall be permitted, having a maximum gross floor area of 4,000 square metres.
- (3) For all lands zoned M1-2537 a maximum of one (1) place of worship shall be permitted having a maximum gross floor area of 3,000 square metres.
- (4) For all lands zoned M1-2537 a maximum of three (3) stand-alone commercial, technical or recreational schools shall be permitted having a combined maximum gross floor area of 1,000 square metres.
- (5) For all lands zoned M1-2537 a maximum of 2 dining room and convenience restaurants (combined) shall be permitted.
- (6) Minimum Setbacks:
 - a. Front Yard: 3.0 metres
 - b. Interior Side Yard: 2.0 metres
 - c. Exterior Side Yard: 3.0 metres
 - d. Rear Yard: 3.0 metres
- (7) Maximum Setbacks:
 - a. For a lot that abuts Heart Lake Road, at least one building located on the lot shall comply with the following:
 - i. Maximum setback from Countryside Drive: 20 metres
- (8) Minimum Landscaped Open Space Width:
 - a. 3.0 metres along any lot line abutting a street, except at approved access and building locations.
- (9) Outside storage shall only be permitted in the rear yard or side yard and shall be screened from view from a street, and lands zoned Open Space or Floodplain.
- (10) The provisions for accessory buildings outlined in Section 30.3(a)(2), (3), (4), and (5) shall not apply.

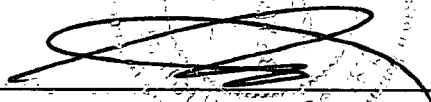
ENACTED THIS 9th day of November, 2016.

Approved as to
form.
2016/10/27
TC

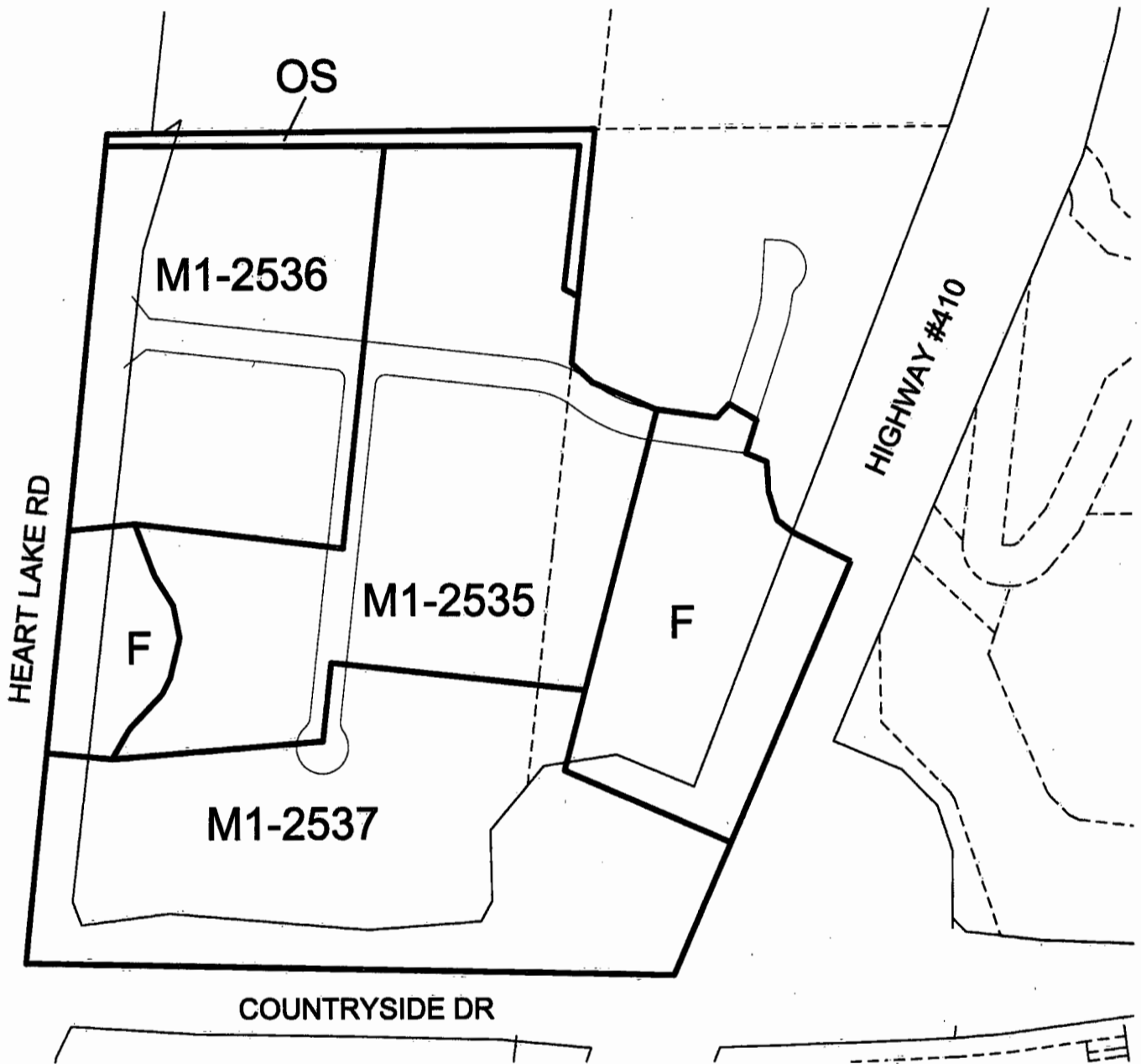
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content.
2016/10/26
AP



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

— ZONE BOUNDARY

PART LOT 16, CONCESSION 3 E.H.S.

By-Law 242-2016

Schedule A

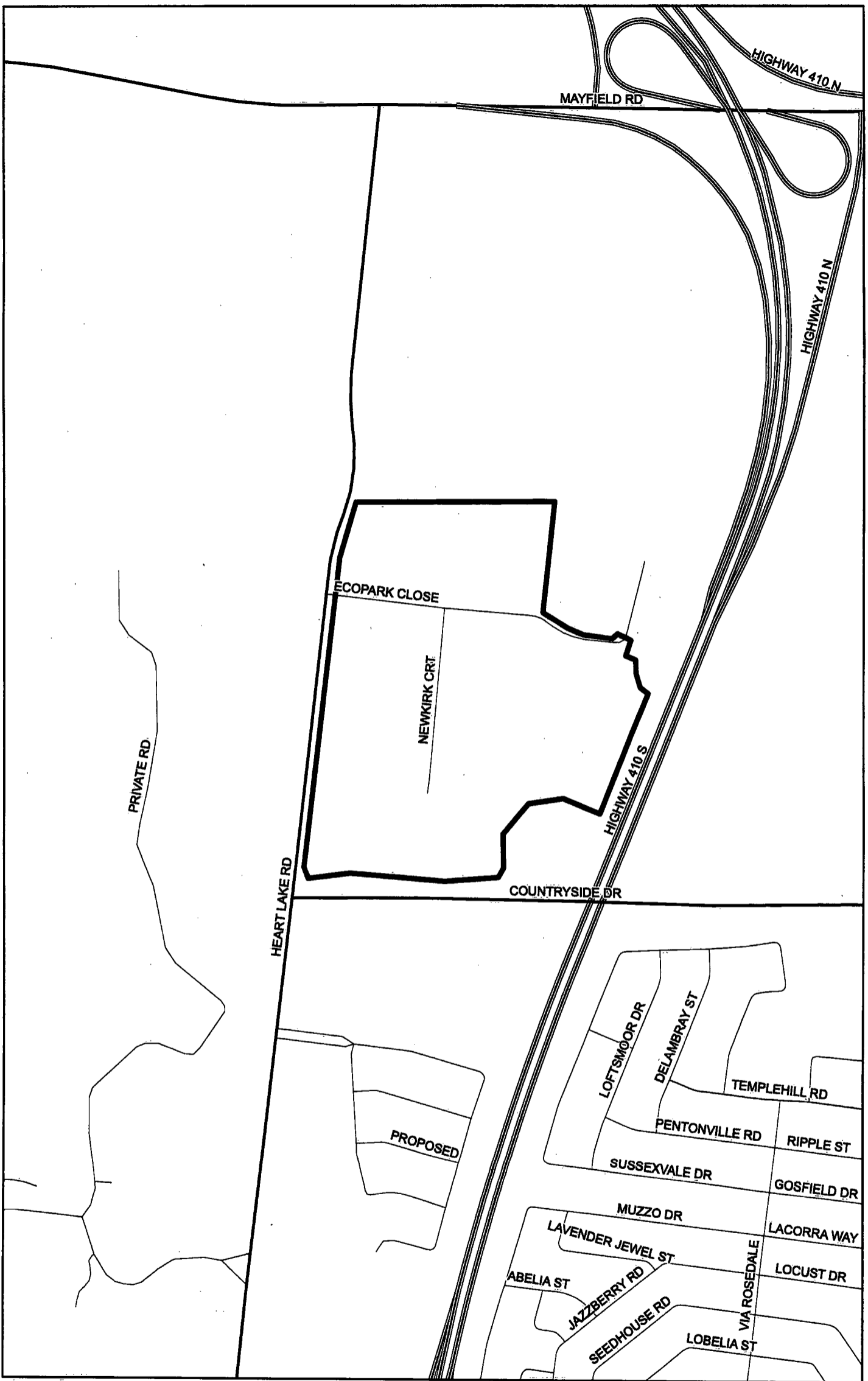


CITY OF BRAMPTON
 Planning and Infrastructure Services

Date: 2016 09 16

Drawn by: CJK

File no. C03E16_003_ZBLA



 SUBJECT LANDS

KEY MAP

BY-LAW 242-2016