



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 267 - 2016

To amend Comprehensive Zoning By-law 270-2004

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 BUSINESS – SECTION 2538 (MBU – SECTION 2538), FLOODPLAIN (F), and OPEN SPACE (OS).

- (2) By adding thereto the following Sections:

"2538 The lands designated MBU – Section 2538 on Schedule A to this by-law:

2538.1 Shall only be used for the following purposes:

1) Permitted Uses:

- a. an office;
- b. only in conjunction with an office and subject to section 2538.2(1):
 - i. a retail establishment having no outside storage;
 - ii. a convenience store;
 - iii. a dining room or take-out restaurant;
 - iv. a personal service shop excluding a body rub or massage parlour.
- c. a research and development facility;
- d. a hotel or motel;
- e. only in conjunction with a hotel, a banquet hall or conference centre;

- f. a printing or copying establishment;
- g. dry cleaning and laundry distribution station;
- h. a commercial, technical or recreational school;
- i. a bank, trust company or financial institution; and
- j. day nursery.

2) Accessory Uses:

- a. purposes accessory to permitted uses;
- b. warehouse subject to section 2538.2(2);
- c. manufacturing, processing, packaging or assembly of goods subject to section 2538.2(2).
- d. health or fitness centre subject to Section 2538(3).

2538.2 Shall be subject to the following requirements and restrictions:

- 1) A retail establishment, convenience store, restaurant or personal service shop shall only be located on the ground floor of an office building and shall not be located in a freestanding building.
- 2) A warehouse, manufacturing, processing, packaging or assembly of goods as an accessory use to an office or research and development facility shall comply with the following provisions:
 - a. Shall only be permitted if there is not less than 50,700 square metres of office space within the MBU-2538 zone.
 - b. Shall be located in the same building as an office use and shall not be located in a freestanding building.
 - c. The amount of space for a warehouse or the manufacturing, processing, packaging or assembly of goods shall be limited to a maximum of 40% of the total gross floor area of the building.
 - d. The manufacturing, processing and packaging of foods or food by-products shall not be permitted;
 - e. A retail outlet operated in connection with a warehouse or the manufacturing, processing, packaging or assembly of goods is permitted provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross floor area of the warehouse or the manufacturing use.
- 3) A health or fitness centre shall only be permitted as an accessory use to an office or research and development facility, shall have a maximum gross floor area of 15 percent of the office use or research and development facility and shall not be located in a freestanding building.
- 4) Lot Width: No requirement
- 5) Minimum Setbacks:
 - a. From any lot line abutting a municipal street: 3 metres
 - b. Interior Side Yard: 2 metres
 - c. Rear Yard: 3 metres
 - d. From the lot line abutting Hwy 410: 14 metres
- 6) Maximum FSI for office uses: No requirement
- 7) Maximum Building Height: No requirement
- 8) Minimum Building Height: 8.0 metres.
- 9) Maximum Building Setback:
 - a. At least one building located on the lot shall have a maximum set back of 20 metres from Hwy 410.

10) Minimum Landscape Open Space:

- a. 3.0 metres along all lot lines, except at approved access locations.

11) Maximum Lot Coverage:

40%

12) Parking:

- a. Parking shall not be located between the façade of a building facing Hwy 410 and the lot line abutting Highway 410.
- b. Parking shall be no closer to Hwy 410 than the setback of the building closest to Hwy. 410.

13) For the purposes of this by-law, lands zoned MBU-2538 shall be treated as one lot."

ENACTED and PASSED this 14th day of December, 2016.

Approved as to
form.

2016/11/30

John Zingaro


Approved as to
content.

2016/11/25

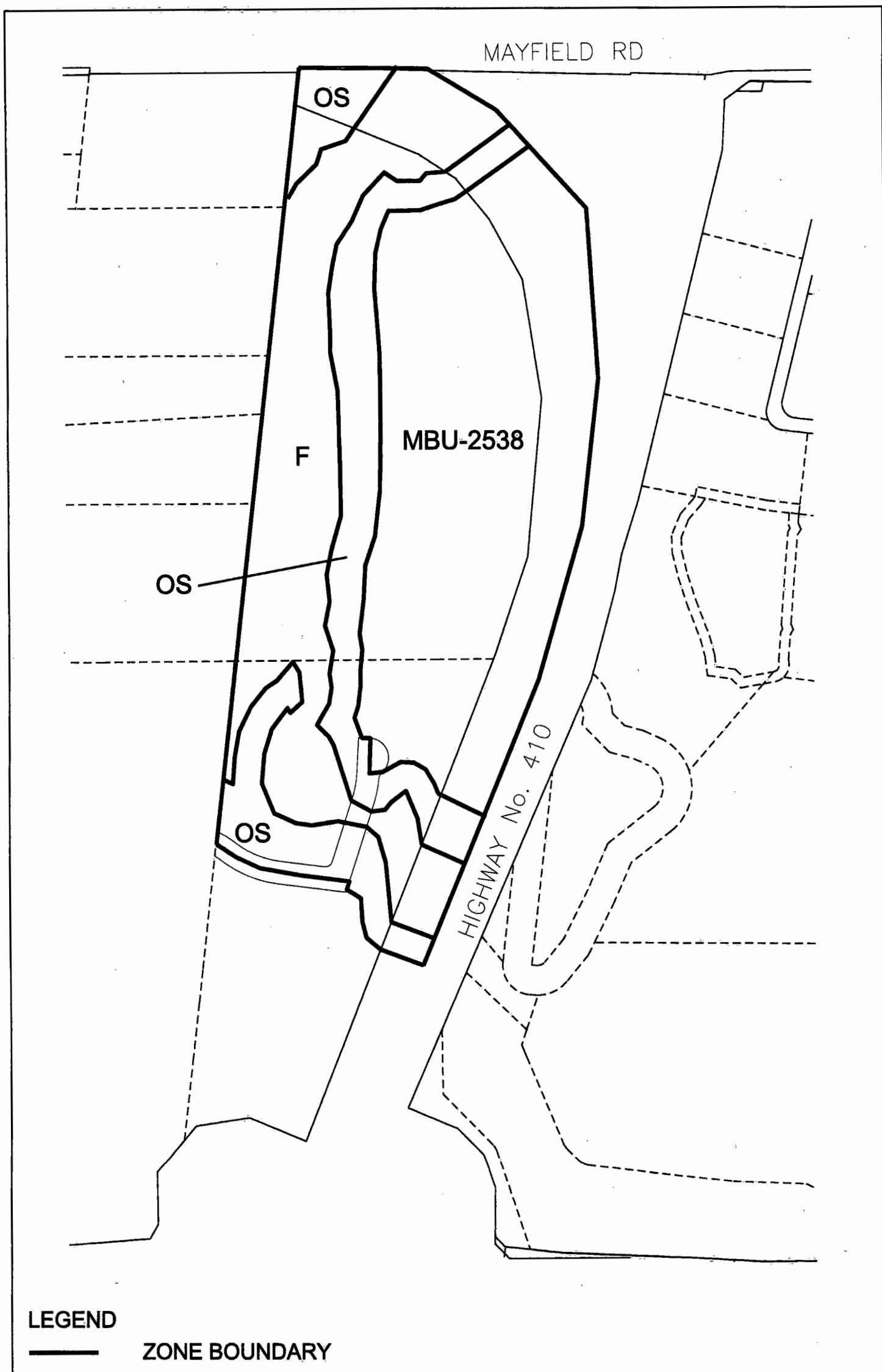
Allan Parsons



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT , CONCESSION



CITY OF BRAMPTON
Planning and Infrastructure Services

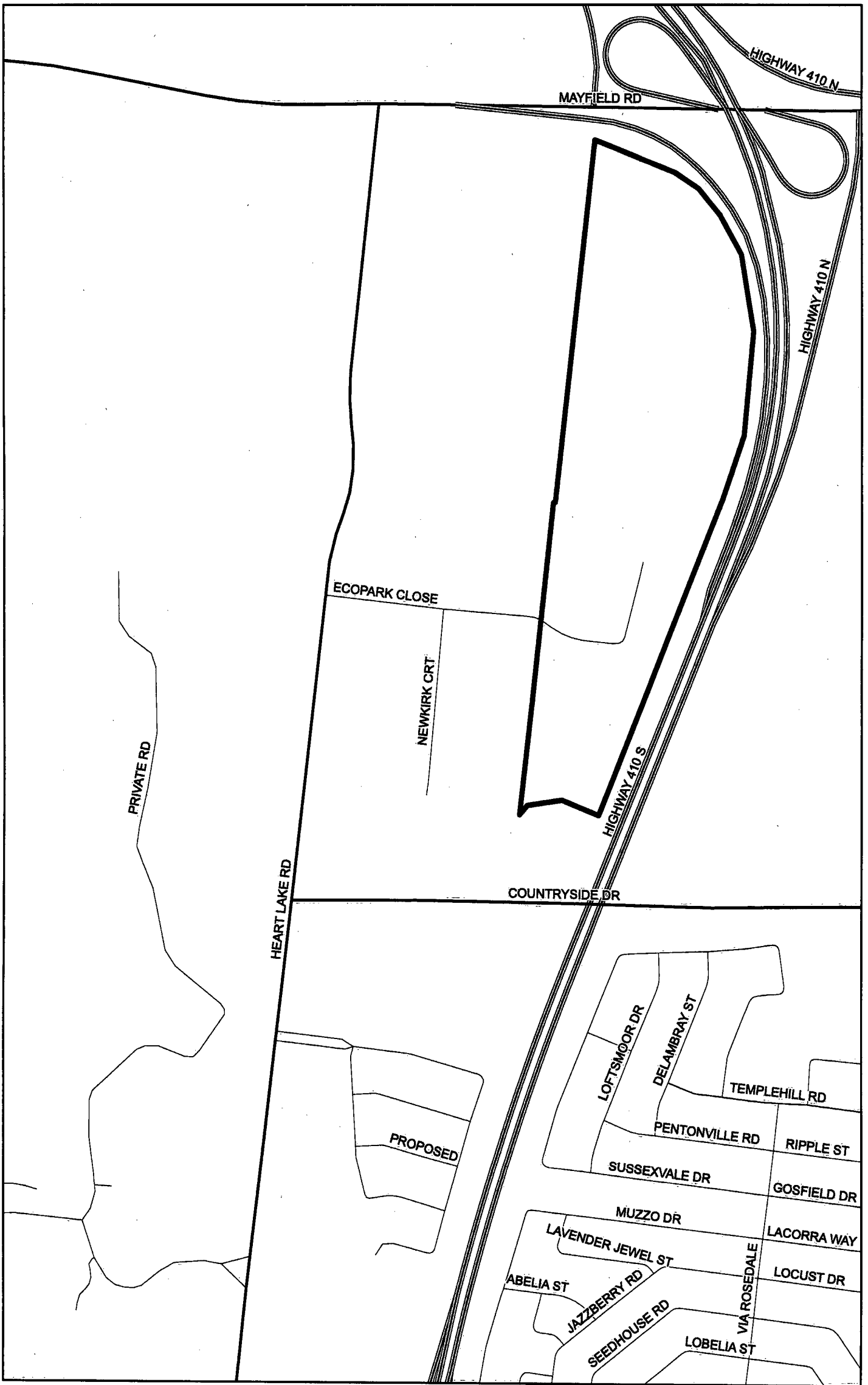
Date: 2016 11 02

Drawn by: CJK

By-Law 267-2016

Schedule A

File no. C03E16.004_ZBLA



SUBJECT LANDS



BRAMPTON
FlowerCity

PLANNING AND INFRASTRUCTURE SERVICES

File: C03E16.004_ZKM Drawn By: CJK
Date: 2016 11 02



KEY MAP

BY-LAW 267-2016

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 267-2016 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
KLM Planning Partners Inc. – Starbright Holdings & 655339 Ontario Ltd.
(File C03E16.004)

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 267-2016 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 14th day of December, 2016.
3. Written notice of By-law 267-2016 as required by section 34 of the *Planning Act*
was given on the 16th day of December, 2016, 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 267-2016 is deemed to have come into effect on the 14th day of December,
2016, 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)
12th day of January, 2017)



Earl Evans



A Commissioner, etc.

Jeanie Cecilla Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.