



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 5 - 2019

To amend By-law 270-2004

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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
RECREATION COMMERCIAL (RC) – Section 2620	OFFICE COMMERCIAL (OC) – Section 2911

(2) by adding thereto the following section:

"2911 The lands designated OC – 2911 on Schedule A to this by- law

2911.1 Shall only be used for the following purposes:

- (1) An office;
- (2) A research and development facility in conjunction with an office;
- (3) A hotel;
- (4) A conference centre;
- (5) Only in conjunction with the uses permitted in 2911.1(1) to 2911.1(4), the following purposes:
  - (i) A bank, trust company or financial institution;
  - (ii) A retail establishment having no outside storage;
  - (iii) A convenience store;
  - (iv) A dry cleaning and laundry establishment;
  - (v) A dining room restaurant, a take-out restaurant;
  - (vi) A service shop;
  - (vii) A personal service shop, but excluding a massage or body rub parlour;
  - (viii) A printing or copying establishment;

- (ix) A commercial school;
- (x) A community club;
- (xi) A health or fitness centre; and,
- (xii) A day nursery.

- (6) A park and playground;
- (7) The purposes permitted by the F zone;
- (8) A warehouse; and,
- (9) 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.

- (10) Accessory
  - (i) An associated educational use;
  - (ii) An associated office;
  - (iii) A retail outlet operated in connection with a particular purpose permitted by sections AAA.1 (h) and (i), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and,
  - (iv) Purposes accessory to the other permitted purposes.

2911.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 2.0 hectares;
- (2) Minimum Lot Width: 60 metres;
- (3) Minimum Front Yard Depth: 6.0 metres;
- (4) Minimum Lot Depth: 45 metres;
- (5) Minimum Interior Side Yard Width, abutting a residential zone, for uses permitted in 2911.1(1) to 2911.1(7): 9.0 metres;
- (6) Minimum Interior Side Yard Width, abutting a residential zone, for uses permitted in 2911.1(8) to 2911.1(9): 21.0 metres;
- (7) Minimum Rear Yard Depth: 6.0 metres;
- (8) Minimum building setback to a lot line abutting Highway 407 and transitway right-of-way: 14.0 metres;
- (9) Minimum Building Setback to a floodplain zone: 5.0 metres;
- (10) Maximum Building Height: 13.8m, except for an office or hotel;
- (11) Minimum Building Height: 9.5 metres;
- (12) Minimum Landscaped Open Space, except at approved driveway locations:
  - (i) A width of 3.0 metres, in the front, rear, interior side, and exterior side yards;
- (13) Uses permitted in Section 2911.1(5) shall be limited to a maximum of 20% of gross floor area of the building in which it is located.


- (14) Uses permitted in Section 2911.1(1) shall not be less than the lesser of:
  - (i) 10% of the total gross floor area; or
  - (ii) 1,858 square metres.
- (15) Uses permitted in Section 2911.1(7) shall be subject to the requirements and restrictions contained within the F zone category;
- (16) The openings for waste disposal, service and loading facilities of any buildings shall not face a residential zone or Highway 407, and otherwise, shall be screened from public view from any other public street;
- (17) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be screen within an enclosure;
- (18) Outside storage shall not be permitted.


2911.3 For the purpose of this by-law a “conference center” shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.”

ENACTED and PASSED this 23<sup>rd</sup> day of January, 2019.

Approved as to form.  
2018/12/18  
AWP

Approved as to content.  
2018/12/17  
AP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk



**LEGEND**

—— ZONE BOUNDARY

**PART LOT 13, CONCESSION 4 W.H.S. (TOR.)**

**CITY OF BRAMPTON**  
 Planning and Development Services

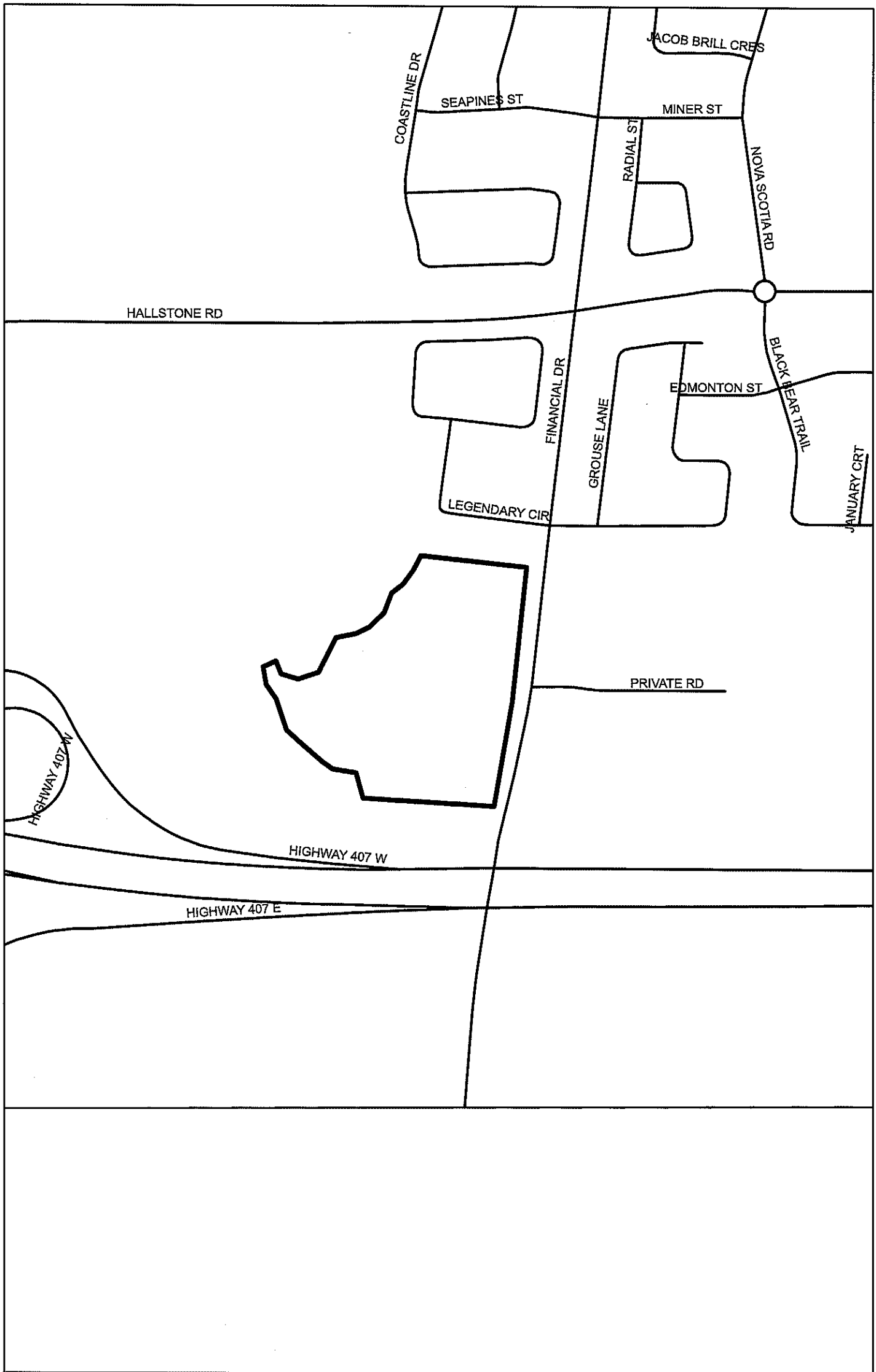
**By-Law** 5-2019

**Schedule A**

Date: 2018 12 12

Drawn by: CJK

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 SUBJECT LANDS