

Ontario Land Tribunal (OLT) modified Zoning By-law 232-2019 as per Decision issued on February 15, 2024. The OLT amendment supersedes Zoning By-law 232-2019 approved by Council on September 25, 2019 appended at the end.

OLT-22-002855

Attachment '2'

## **APPENDIX B**

OLT-22-002855

The Corporation of the City of Brampton  
By-law Number 232-2019  
To amend 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:
INDUSTRIAL TWO — M2	INDUSTRIAL TWO - SECTION <del>2937-3711</del> (M2- <del>2937-3711</del> )

(2) By adding thereto the following sections:

~~"29373711~~ The lands designated ~~M2-2937~~M2-3711 on Schedule A to this by-law:

~~29373711.1~~ Shall only be used for the following purposes:

- 1) An office, excluding offices for medical, dental or drugless practitioners;
- 2) The manufacturing, cleaning, packaging, processing, repairing or assembly and storage of goods, foods or materials wholly contained within a building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- 3) A printing establishment;
- 4) A warehouse;
- 5) Only in conjunction with uses permitted in ~~29373711.1~~(1), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use; and,
- 6) A retail outlet operated in connection with a particular purpose permitted by ~~29373711.1~~(2) and (3) provided that the not more than 15% of the total gross industrial floor area of the particular industrial use; and,

7) Distribution of goods and materials:

8) A parking lot;

9) A radio or television broadcasting and transmission establishment;

10) A building supplies sale establishment;

11) A recreational facility or structure;

12) An associated educational use;

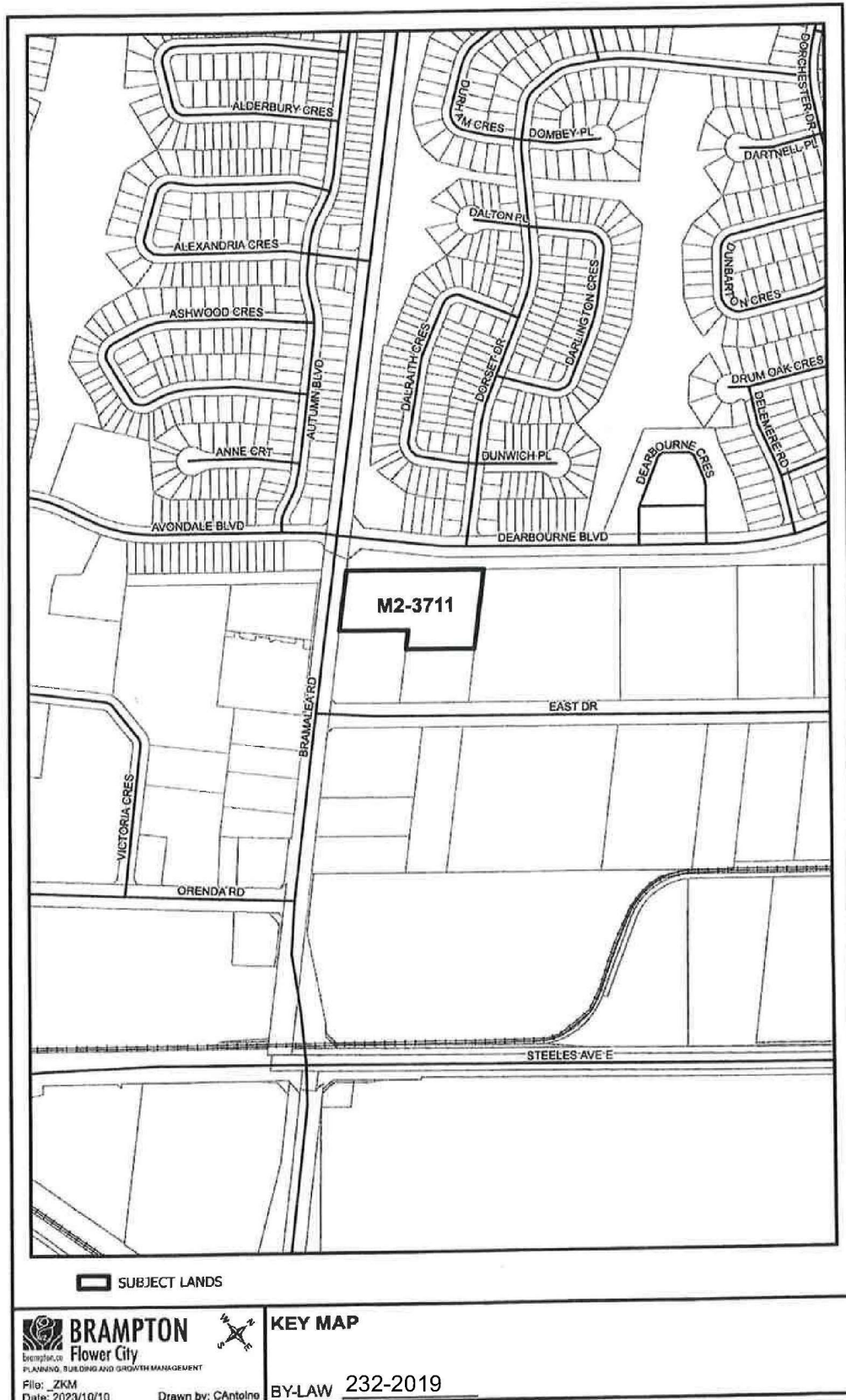
13) A community hub;

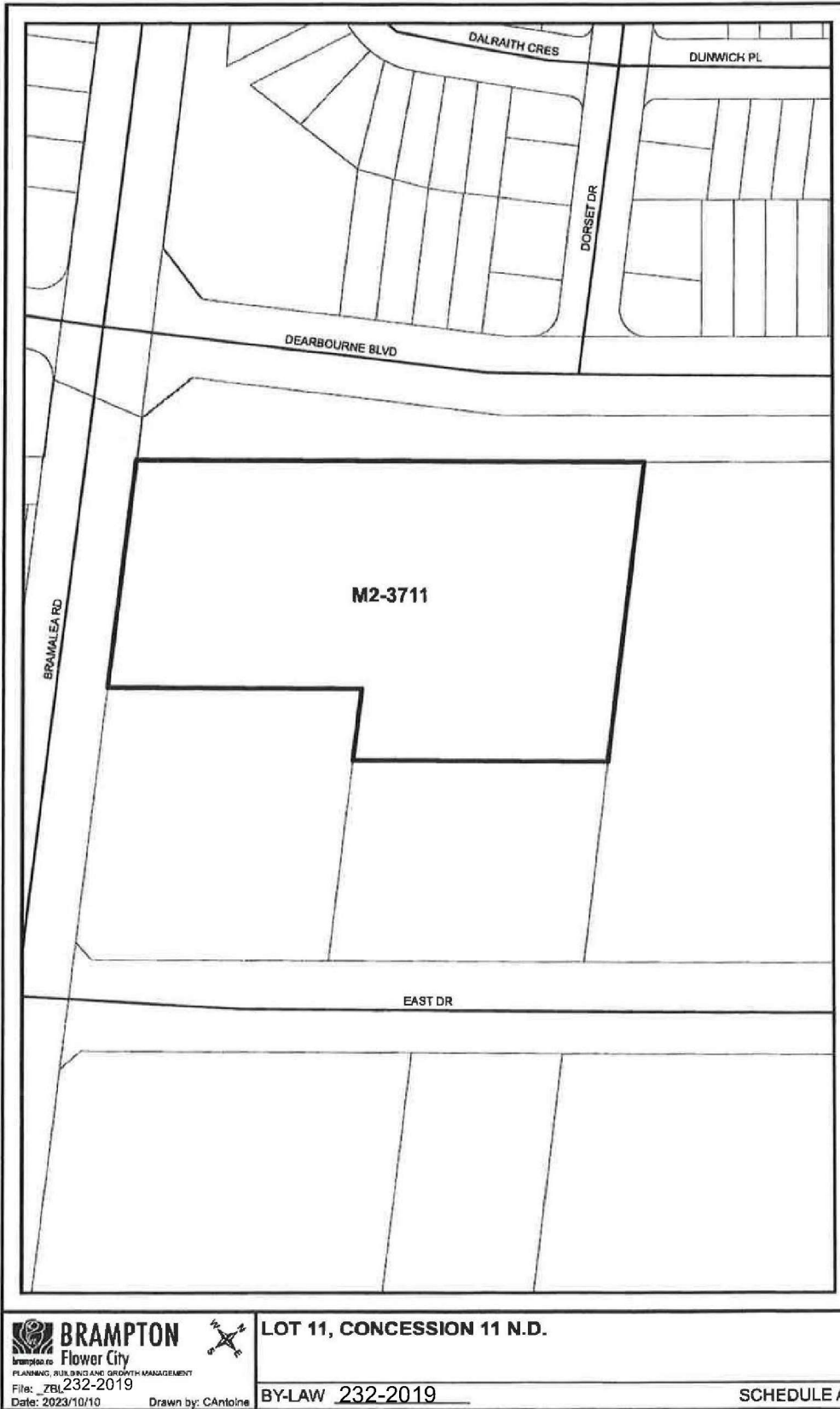
14) An animal hospital, and;

~~7)15)~~ Purposes accessory to the other permitted purposes.

29373711.2 Shall be subject to the following requirements and restrictions:

- 1) No parking shall be permitted between a building and the lot line abutting Bramalea Road;
- 2) Expansions to any existing legal-non conforming industrial use shall be permitted, provided the expansion does not exceed 10% of the existing gross floor area of the building, and it is not located within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East;
- 3) No Outside Storage shall be permitted.







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 222 - 2019

To amend 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:
INDUSTRIAL TWO – M2	INDUSTRIAL TWO – SECTION 2937 (M2-2937)

(2) By adding thereto the following sections:

"2937 The lands designated M2- 2937 on Schedule A to this by-law:

2937.1 Shall only be used for the following purposes:

- (1) An office, excluding offices for medical, dental or drugless practitioners;
- (2) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (3) A printing establishment;
- (4) A warehouse;
- (5) Only in conjunction with uses permitted in 2937.1(1), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use; and,
- (6) A retail outlet operated in connection with a particular purpose permitted by 2937.1(2) and (3) provided that the



total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use; and,

(7) Purposes accessory to the other permitted purposes.

2937.2 Shall be subject to the following requirements and restrictions:

- (1) No parking shall be permitted between a building and the lot line abutting Bramalea Road; and,
- (2) Expansions to any existing legal-non conforming industrial use shall be permitted, provided the expansion does not exceed 10% of the existing gross floor area of the building, and it is not located within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East."

ENACTED and PASSED this 25 day of September, 2019.

Approved as to  
form.


2019/09/19

AWP


Approved as to  
content.

2019/09/18

RJB



Patrick Brown, Mayor

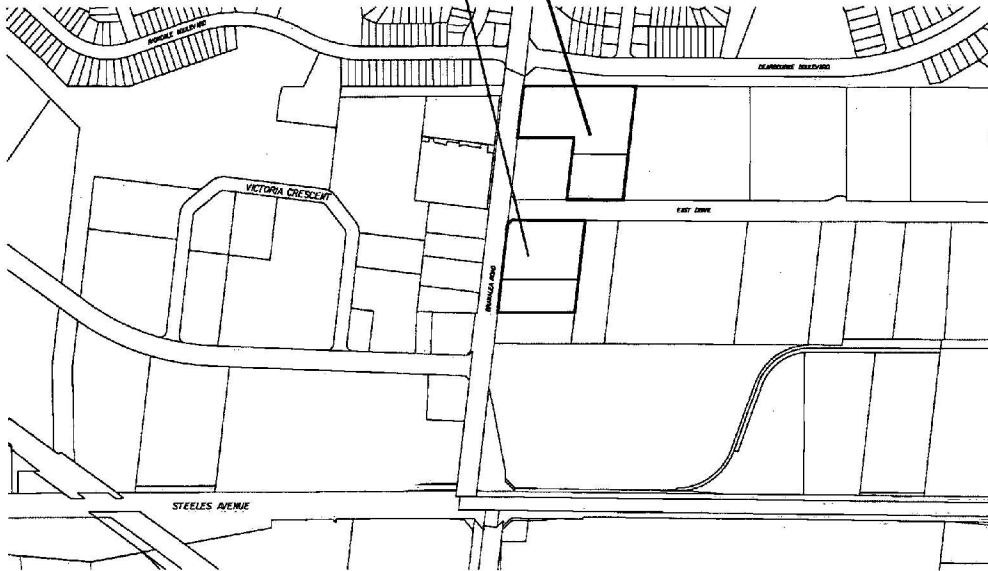


Peter Fay, City Clerk

(Bramalea Mobility Hub M2)



M2-2937



LEGEND

— ZONE BOUNDARY

PART LOT 1, CONCESSION 4 & 5 E.H.S.

By-Law 232-2019

Schedule A

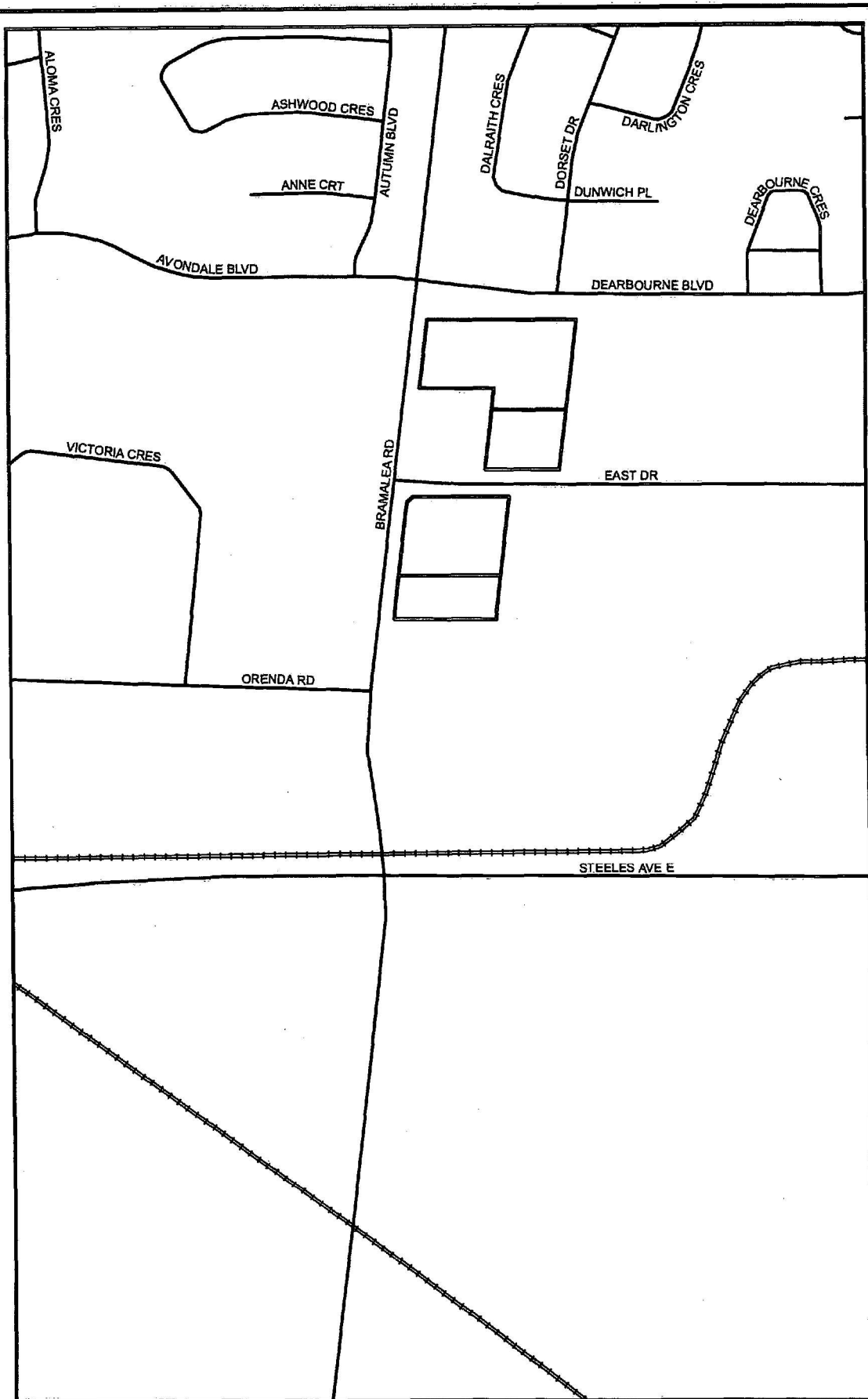



**CITY OF BRAMPTON**  
Planning and Development Services

Date: 2018 08 29

Drawn by: CJK

File no. MOBILITY\_HUB1\_ZBLA\_V4



 SUBJECT LANDS