



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 260 -2019

To amend Zoning 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 FOUR - 1669 (M4 – SECTION 1669)	INDUSTRIAL FOUR – 2568 (M4 – SECTION 2568)

(2) By adding thereto, the following section:

“2568 The lands designated M4 -Section 2568 on Schedule A to this by-law shall be treated as one lot, subject to the following:

2568.1 Shall only be used for the following purposes:

(a) Industrial, which for the purpose of this section, shall only include the following uses:

(1) 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;

(2) A warehouse;

(3) A utility installation; and,

(4) A printing establishment.

(b) Non-Industrial, which for the purpose of this section, shall only include the following uses:

- (1) A retail establishment;
 - (2) A retail warehouse
 - (3) A grocery store;
 - (4) A personal service shop;
 - (5) A dry cleaning and laundry distribution station;
 - (6) A laundromat;
 - (7) A bank, trust company, and finance company;
 - (8) A health or fitness centre;
 - (9) A custom workshop;
 - (10) An animal hospital;
 - (11) A place of commercial recreation;
 - (12) A commercial, technical and recreational school;
 - (13) A dining room restaurant, and a take-out restaurant;
 - (14) A hotel or motel;
 - (15) A service shop;
 - (16) A banquet hall;
 - (17) A community club;
 - (18) An office;
 - (19) A day care centre;
 - (20) A supermarket;
 - (21) A private school;
 - (22) A recreation facility or structure; and,
 - (23) A place of worship.
- (c) Accessory Non-Industrial Uses, which for the purpose of this section, shall only include the following uses;
- (1) A garden centre sales establishment associated with a grocery store or retail warehouse; and,
 - (2) Purposes accessory to the other permitted purposes.

2568.2 Shall be subject to the following requirements and restrictions:

- (a) Notwithstanding the above, the Maximum Gross Floor Area devoted to the sale of food in any single retail establishment or individual supermarket shall be 929 square metres;
- (b) Notwithstanding the above, the Maximum Gross Floor Area devoted to medical offices shall not exceed 15% of the total Gross Floor Area;
- (c) Building Setbacks:
 - (1) A minimum of 6 metres from The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue;
 - (2) A minimum 3 metres for all interior side yards

(d) Minimum Landscaped Open Space:

6.0 metres along lot lines abutting The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue (except at approved access locations);

(e) Outside Storage:

No outside storage shall be permitted except for:

- (1) Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
- (2) Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.

(f) Maximum Building Height: 2 storeys

(g) Screening:

- (1) All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenzer Road, The Gore Road, Open Space zones and abutting residential properties;
- (2) All rooftop units located within 90 metres from either The Gore Road or Ebenzer Road shall be screened in their entirety; and

(h) Parking:

A minimum of 650 parking spaces shall be provided;

(g) No additional gross floor area is permitted.

(h) All restaurant refuse storage shall be enclosed in a climate controlled area within a building.

(j) Notwithstanding the above, an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

2568.3 For the purposes of this Section,


Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

2568.4 Shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 2568.1(a), the SC zone for those uses permitted by Section 2568.1(b), and all the general provisions of this by-law that are not in conflict with those set out in Section 2568.2.”

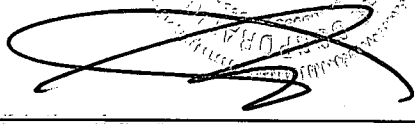
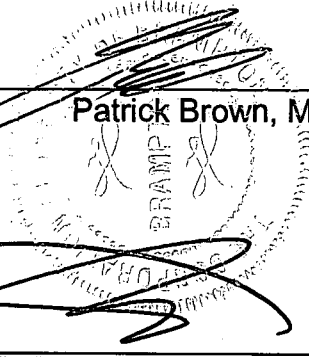
ENACTED and PASSED this 23rd day of October, 2019.

Approved as to
form.
2019/09/12
JZ

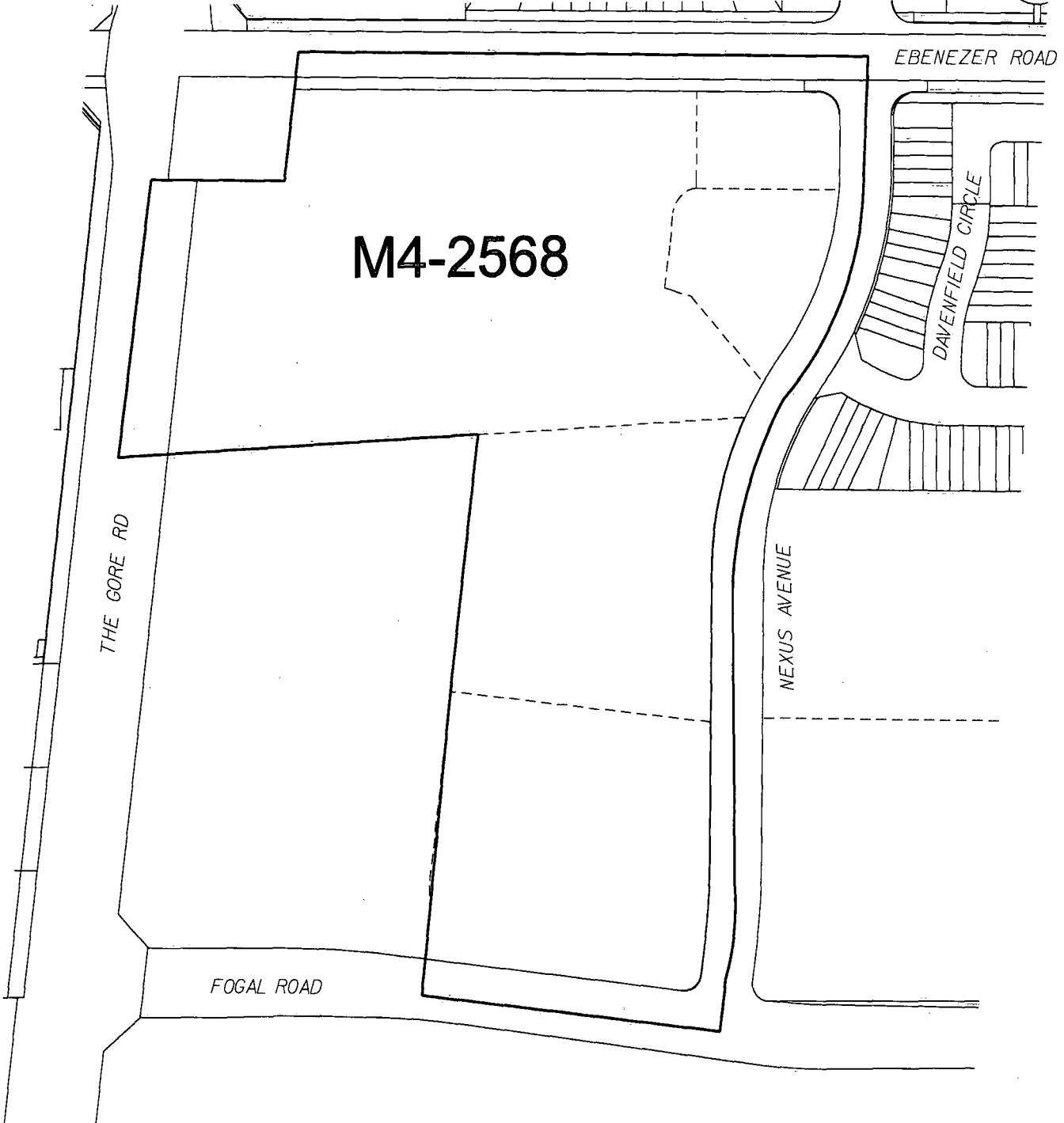
Approved as to
content.
2019/08/29
[Robert Bierke]



Patrick Brown, Mayor



Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 6, CONCESSION 10 E.H.S.



CITY OF BRAMPTON
 Planning and Development Services

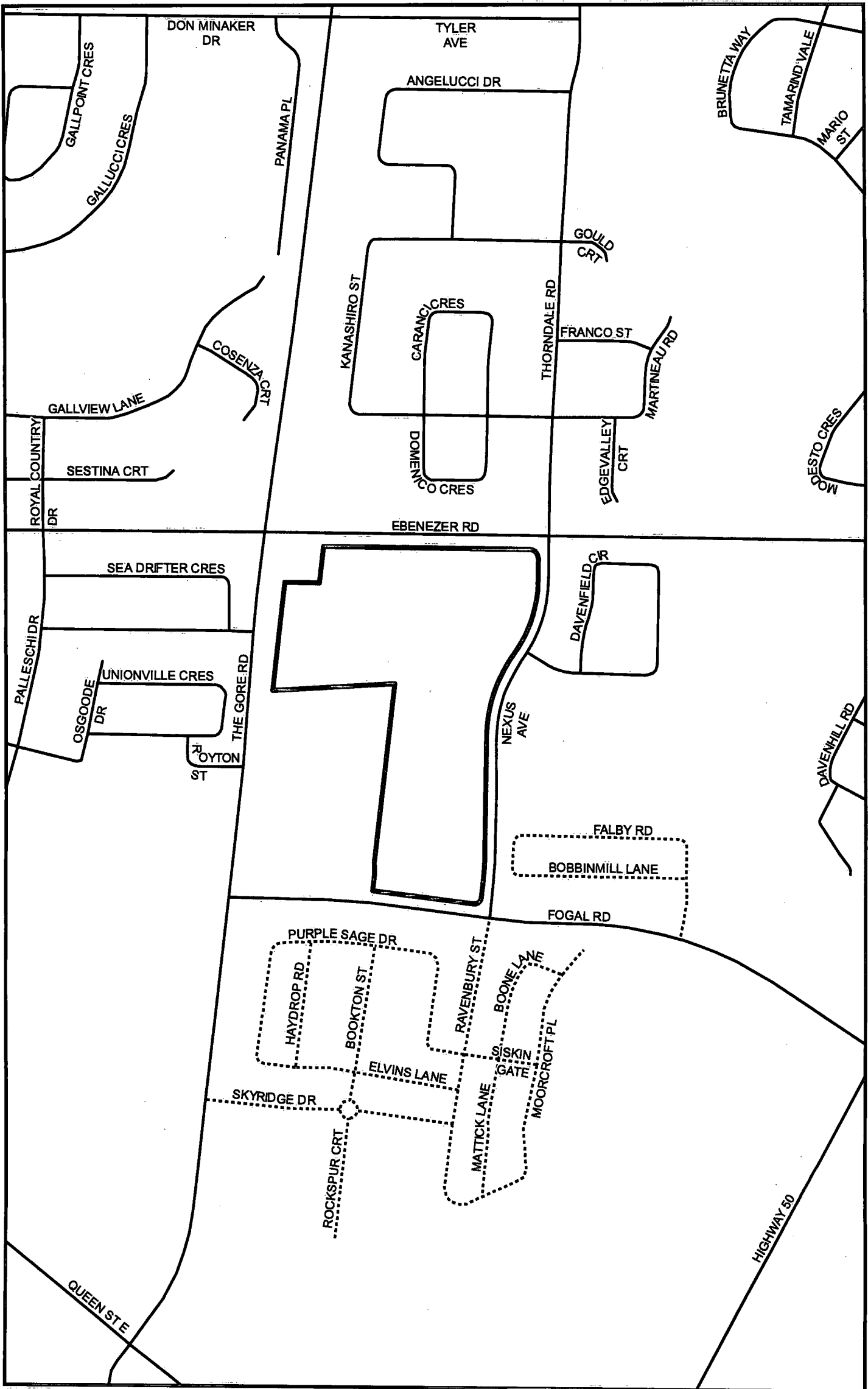
Date: 2019 08 13

Drawn by: CJK

By-Law 260-2019

Schedule A

File no. C112.020_ZBLA



 SUBJECT LANDS



KEY MAP

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 260-2019 being
a by-law to amend Zoning By-law 270-2004, as amended,
Zoning Permissions within Special Policy Area 16
Bram East Secondary Plan 41 – Ward 8

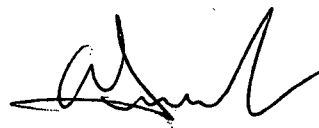
DECLARATION

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

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as
such have knowledge of the matters herein declared:
2. By-law 260-2019 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 23rd day of October, 2019.
3. Written notice of By-law 260-2019 as required by section 34 of the *Planning Act*
was given on the 7th day of November, 2019, 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 260-2019 is deemed to have come into effect on the 23rd day of October,
2019, 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)
9th day of December, 2019)



Charlotte Gravlev



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

