



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 163 - 2020

To amend By-law 270-2004, as amended

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WHEREAS 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 ONE – SECTION 801 (M1-801)	INDUSTRIAL BUSINESS – SECTION 3551 (MBU – 3551)

2) By adding thereto the following sections:

“3551. The lands zoned MBU-3551 on Schedule A to this by-law:

3551.1 Shall only be used for the following purposes:

- a) An office, including medical, dental and drugless practitioner
- b) Only in conjunction with an office:
  - i) A personal service shop
  - ii) A retail establishment, having no outside storage
  - iii) A bank, trust, or finance company
  - iv) A dining room restaurant
  - v) A take-out restaurant
  - vi) A place of worship
  - vii) Purposes accessory to the other permitted purposes

3551.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width                      38 metres
- b) Minimum Front Yard                      4.5 metres  
Depth
- c) Maximum Front Yard                      8.0 metres  
Depth
- d) Minimum Building Height                3 storeys
- e) Maximum Building Height                6 storeys

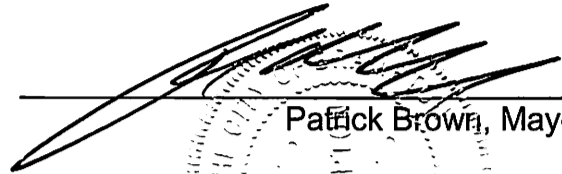
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|---|---|---|
| f) Minimum Landscape Open Space   | Front Yard:   | Except at approved Driveway locations, a minimum 3 metre wide landscape strip shall be provided along the front lot line                      |
|   | Other Yards:  | Except at approved Driveway locations, a minimum 1.5 metre wide landscape strip shall be provided along the side yards and the rear lot lines |
| e) Minimum Lot Area   | No requirement  |   |
| f) Maximum Lot Coverage   | No requirement  |   |
| g) Maximum Floor Space Index  | 0.8   |   |
| h) Maximum Floor Space Index for an office  | No requirement  |   |
| i) Minimum parking space required   | i) 1 space for each 23 square metres of gross commercial floor area for medical, dental or drugless practitioners office use  |   |
|   | ii) 1 space for each 25 square metres of gross commercial floor area for office use other than medical, dental or drugless practitioners office   |   |
|   | iii) 1 space for each 23 square metres of gross commercial floor area for a retail establishment  |   |
|   | iv) Except as set out in subsection 3551.2(i)(v), for all other uses, the requirements of Section 20.3 shall apply.   |   |
|   | v) Notwithstanding subsection 3551.2(i)(iv), no parking shall be required for floor area located below established grade used exclusively for storage, building maintenance, and/or employee amenity space. |   |
| j) Maximum combined total GFA for uses permitted in Section 3551.1(b) shall not exceed 20% of the total GFA of the building.  |   |   |
| k) Floor areas below established grade shall only be used for purpose of storage, building maintenance, building management/security office, and employee amenity space.  |   |   |
| l) All garbage and refuse storage, including any container for the storage of recyclable materials, shall be enclosed within a garbage enclosure, except restaurant refuse which shall be located within a climate controlled area within the building. ” |   |   |

ENACTED and PASSED this 16<sup>th</sup> day of September, 2020.

Approved as to  
form.  
2020/08/25  
AWP


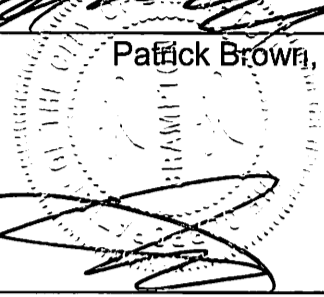
Approved as to  
content.  
2020/08/19  
AAP

(File No.: C01W12.014)



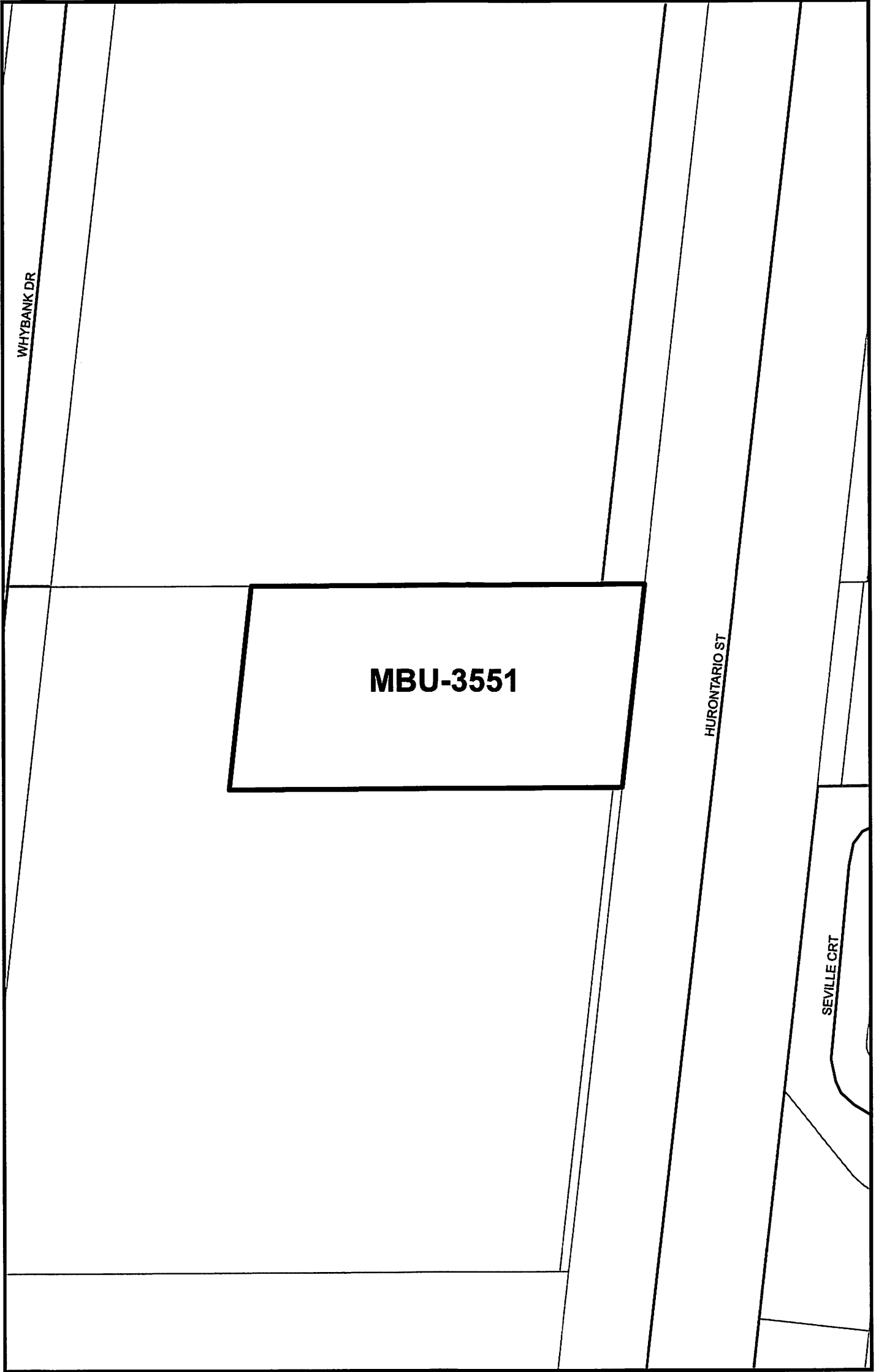
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Patrick Brown, Mayor



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Peter Fay, City Clerk



WHYBANK DR

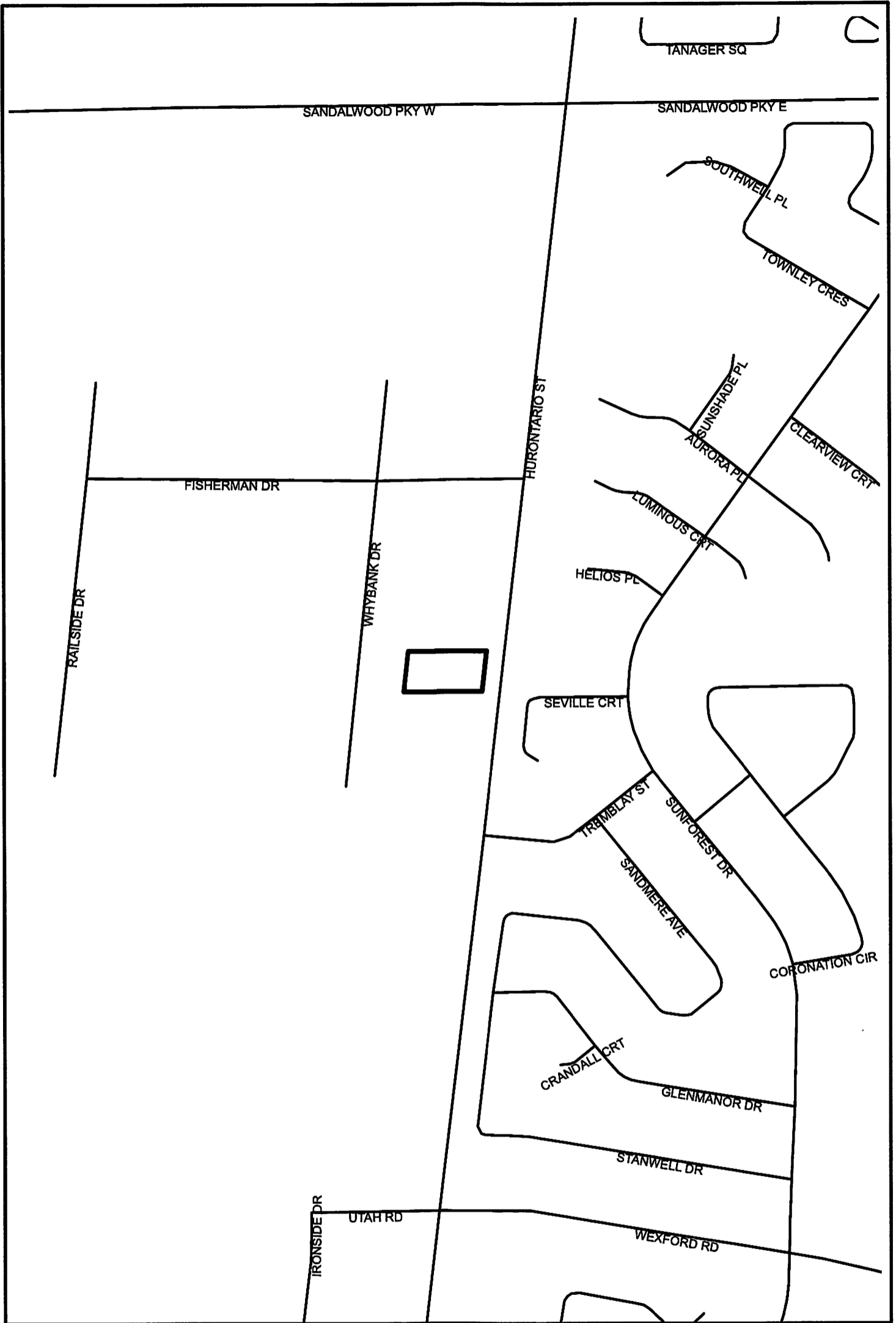
**MBU-3551**



HURONTARIO ST

SEVILLE CRT

 ZONE BOUNDARY





 SUBJECT LANDS  GISPRD.RAILWAYS

 **BRAMPTON**  
 Flower City  
 PLANNING AND DEVELOPMENT SERVICES



**KEY MAP**

File: C01W12.014\_ZKM

Date: 2020/01/17

Author: ckovac

BY-LAW 163-2020

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 162-2020 being a by-law to adopt  
Official Plan Amendment OP2006-188, and By-law 163-2020 to amend Zoning By-law  
270-2004, as amended – Malwa Management and Construction Ltd. – Gagnon Walker  
Domes Ltd. – City File C01W12.014  
Ward 2

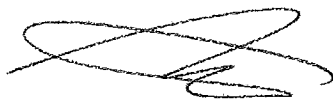
DECLARATION

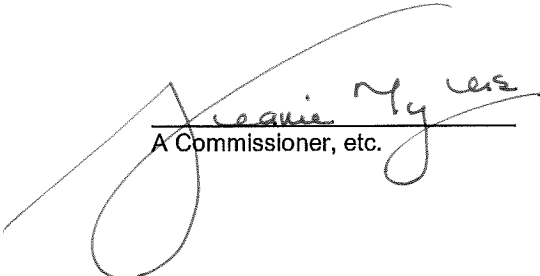
I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and  
say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 162-2020 was passed by the Council of The Corporation of the City of  
Brampton at its meeting on the 16<sup>th</sup> day of September, 2020, to adopt Amendment  
Number OP2006-188 to the 2006 Official Plan.
3. By-law 163-2020 was passed by the Council of The Corporation of the City of Brampton  
at its meeting held on the 16<sup>th</sup> day of September, 2020, to amend Zoning By-law 270-  
2004, as amended.
4. Written notice of By-law 162-2020 as required by section 17(23) of the *Planning Act*  
was given on the 30<sup>th</sup> day of September, 2020, in the manner and in the form and to  
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 163-2020 as required by section 34(18) of the *Planning Act*  
was given on the 30<sup>th</sup> day of September, 2020, in the manner and in the form and to  
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning*  
*Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been  
processed in accordance with all of the *Planning Act* requirements including  
regulations for notice.
8. OP2006-188, adopted by By-law 162-2020, is deemed to have come into effect on the  
16<sup>th</sup> day of September, 2020, in accordance with Section 17(27) of the *Planning Act*,  
R.S.O. 1990, as amended.
9. Zoning By-law 163-2020, is deemed to have come into effect on the 16<sup>th</sup> day of  
September, 2020, in accordance with Section 34(21) 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 )  
17<sup>th</sup> day of December, 2020 )

  
\_\_\_\_\_  
Peter Fay

  
\_\_\_\_\_  
A Commissioner, etc.

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