

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number ____-2019

To amend By-law 270-2004, as amended

The Local Planning Appeal Tribunal APPROVES 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 the existing zoning of: | To: |
|------------------------------|---|
| AGRICULTURAL (A) | INDUSTRIAL FOUR – SECTION 2879 (M4 – SECTION 2879), INDUSTRIAL FOUR (HOLDING) – 2880 (M4(H)-2880) |

(2) by adding thereto the following sections:

“2879 the lands designated M4 – Section 2879 on Schedule A to this By-law;

2879.1 shall only be used for the purposes permitted in the M4 – Section 2879 Zone:

(1) Industrial:

- (a) a warehouse; and,
- (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.

(2) Non-Industrial:

- (a) an office;
- (b) a hotel;
- (c) a conference centre;
- (d) only in conjunction with the uses permitted in sections 2879.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
 - i. a bank, trust company or financial institution;
 - ii. a retail establishment;
 - iii. a convenience store;
 - iv. a banquet hall;

LPAT ZB 6-2020

- v. a dry cleaning and laundry establishment;
- vi. a dining room restaurant, a take-out restaurant, a convenience restaurant;
- vii. a service shop;
- viii. a personal service shop, but excluding a massage or body rub parlour;
- ix. a printing or copying establishment;
- x. a commercial school;
- xi. a community club;
- xii. a health centre; and,
- xiii. a day nursery;

(e) a park, playground, recreational facility or structure;

(f) the purposes permitted by the Floodplain (F) zone;

(g) the purposes permitted by the Open Space (OS) zone;

(h) a radio or television broadcasting and transmission establishment; and,

(3) Purposes accessory to other permitted purposes, including:

(a) an associated educational use;

(b) an associated office; and,

(c) a retail outlet operated in connection with a particular purpose permitted by sections 2879.1.(a) and (b), 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.

(4) The following uses shall be prohibited:

(a) motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use,

(b) a transport terminal,

(c) a taxi or bus station,

(d) a motor vehicle parts or boat parts sales establishment,

(e) a salvage, junk, scrap or bulk storage yard,

(f) outdoor storage of intermodal containers on chassis,

(g) outdoor storage as a primary use, and;

(h) a parking lot.

LPAT ZB 6-2020

2879.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area shall be 0.4 hectares, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot area shall be 0.8 hectares;
- (2) Minimum Lot Width shall be 40 metres, except for those lands located within 100 metres of Regional Road 50, in which case the minimum lot width shall be 60.0 metres;
- (3) Minimum Front Yard Depth: 6.0 metres
- (4) Minimum Interior Side Yard Width: 3.0 metres
- (5) Minimum Exterior Side Yard Width: 6.0 metres
- (6) Minimum Rear Yard Depth: 6.0 metres
- (7) Minimum Lot Depth: 45 metres
- (8) Maximum Building Height: No requirement
- (9) Minimum Building Height: 2 storeys or 8.0 metres;
- (10) Minimum Landscaped Open Space, except at approved driveway locations:
 - (a) a width of 6.0 metres along the lot line abutting Regional Road 50;
 - (b) a width of 3.0 metres along a lot line abutting any other public street; and,
 - (c) no landscaped open space is required along a lot line that abuts an industrial zone;
- (11) the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- (12) Outside Storage shall only be permitted as an accessory use in the front, rear and interior and exterior side yards, subject to the following criteria:
 - (a) outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - (b) outside storage of goods and materials shall not exceed the lesser of 10 % of the lot or 20 % of the building area;
 - (c) outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
 - (d) outside storage shall not be located within 15 metres of the lot line abutting Regional Road 50;
- (13) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

LPAT ZB 6-2020

2879.3 for the purpose of this section:

Conference Centre 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.

2880 the lands designated M4(H) – Section 2880 on Schedule A to this By-law:

2880.1 shall only be used for the following purposes:

- (1) purposes permitted by the M4 – Section 2879 zone;
- (2) purposes permitted in the Agricultural (A) zone while the Holding (H) symbol is in place.

2880.2 shall be subject to the following requirements and restrictions:

- (1) the requirements and restriction of the M4 – Section 2879 zone; and,
- (2) the requirements and restrictions of the Agricultural (A) zone while the Holding (H) symbol is in place.

2880.3 The Holding (H) symbol shall be lifted in part or in whole as applicable when one of the following is satisfied:

- (1) the selection of intersection locations and arterial road alignments within Special Policy Area 6 for the planned development of the Arterial Roads network within Highway 427 Industrial Secondary Plan (Area 47) are approved under the Environmental Assessment Act as applicable; or,
- (2) based on the findings and/or recommendations of the Environmental Study Report (ESR) for the Class Environmental Assessment for Arterial Roads within the Highway 427 Industrial Secondary Plan Area (Area 47) for which a Notice of Completion has been issued pursuant to the *Environmental Assessment Act* in accordance with the Municipal Class Environmental Assessment, it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection locations and arterial road alignments identified within Special Policy Area 6.

APPROVED BY THE LOCAL PLANNING APPEAL TRIBUNAL on _____, 2020,

PURSUANT to ORDER NO. _____ .

LPAT ZB 6-2020

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by GLEN SCHNARR & ASSOCIATES INCORPORATED - ORLANDO CORPORATION (File No. C11E15.002).

EFFECT OF THE BY-LAW

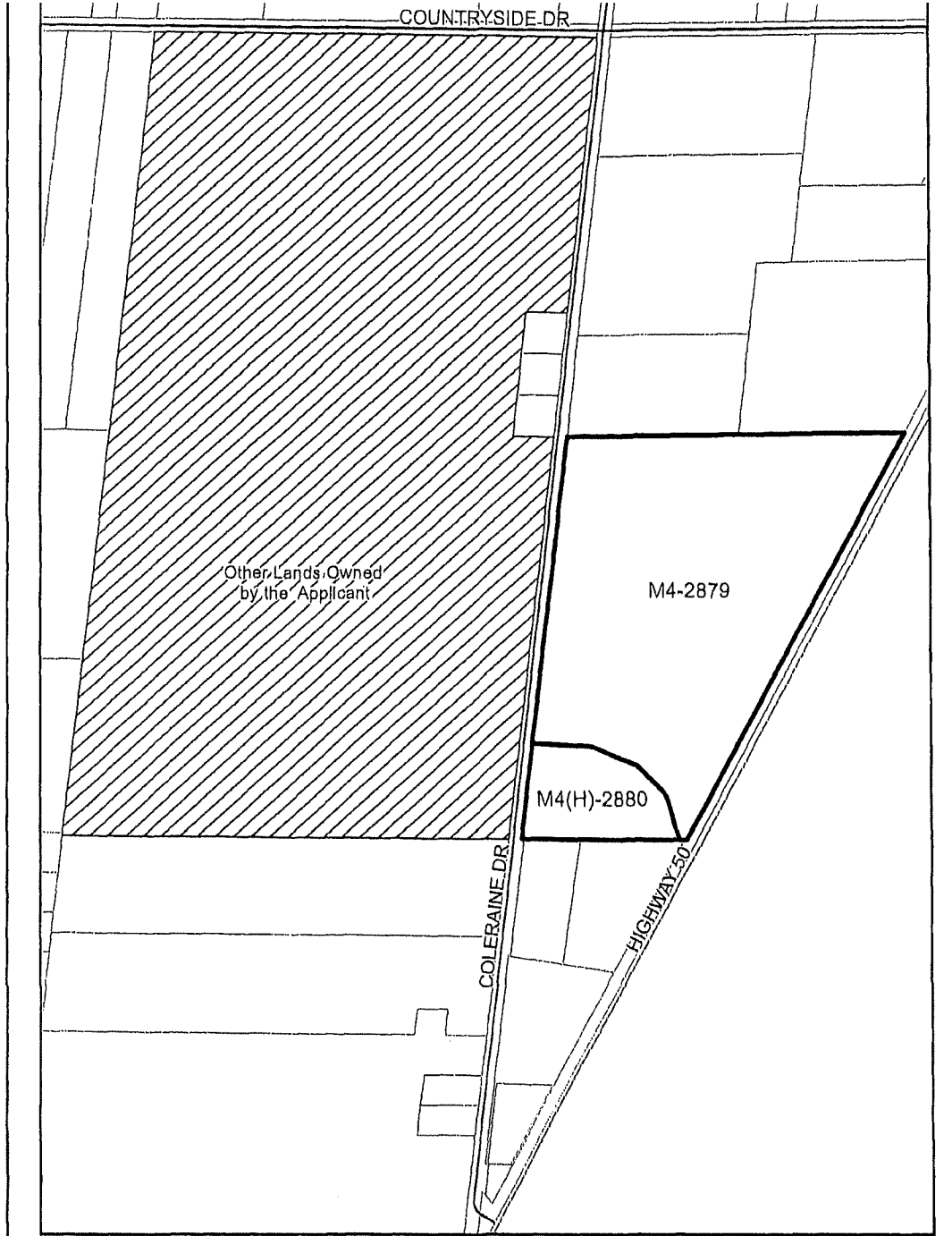
The effect of By-law _____ is to permit the phased construction of an industrial building.




LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ is located on the east side of Coleraine Drive between Countryside Drive and Coleraine Drive.

Any further inquiries or questions should be directed to Rob Nykyforchyn, City of Brampton's Planning and Development Services, 905-874-2065.

LPAT ZB 6-2020



 ZONE BOUNDARY  PARCEL FABRIC  CITY LIMIT

 **BRAMPTON**
Flower City
PLANNING AND DEVELOPMENT SERVICES
File: C11E16.002
Date: 2019/12/10 Drawn by: leafer

PART LOT 14, CONCESSION 12 N.D.

BY-LAW _____

SCHEDULE A