



The Corporation of the City of Brampton

By-law

Number 93 - 2026

To amend Comprehensive 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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
INDUSTRIAL FOUR – SECTION 1574 INDUSTRIAL FOUR – SECTION 1641 INDUSTRIAL FOUR – SECTION 1606	INDUSTRIAL FOUR – SECTION 3871 (M4 – 3871)

(2) By adding thereto Schedule C – 3871 in the form as shown on Schedule B to this by-law;

(3) By adding thereto, the following section:

“3871 The lands designated M4-3871 on Schedule A to this by-law:

3871.1 Shall be used for the following purposes:

1. Industrial:

- a. 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 use;
- b. a printing establishment;
- c. a warehouse;
- d. a parking lot;

ENACTED and PASSED this 10th day of June, 2026.

Approved as to form. 2026/06/01 AJC
Approved as to content. 2026/05/31 [AS]


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

(OZS-2026-0005)

e. a truck terminal use.

2. Non-Industrial:

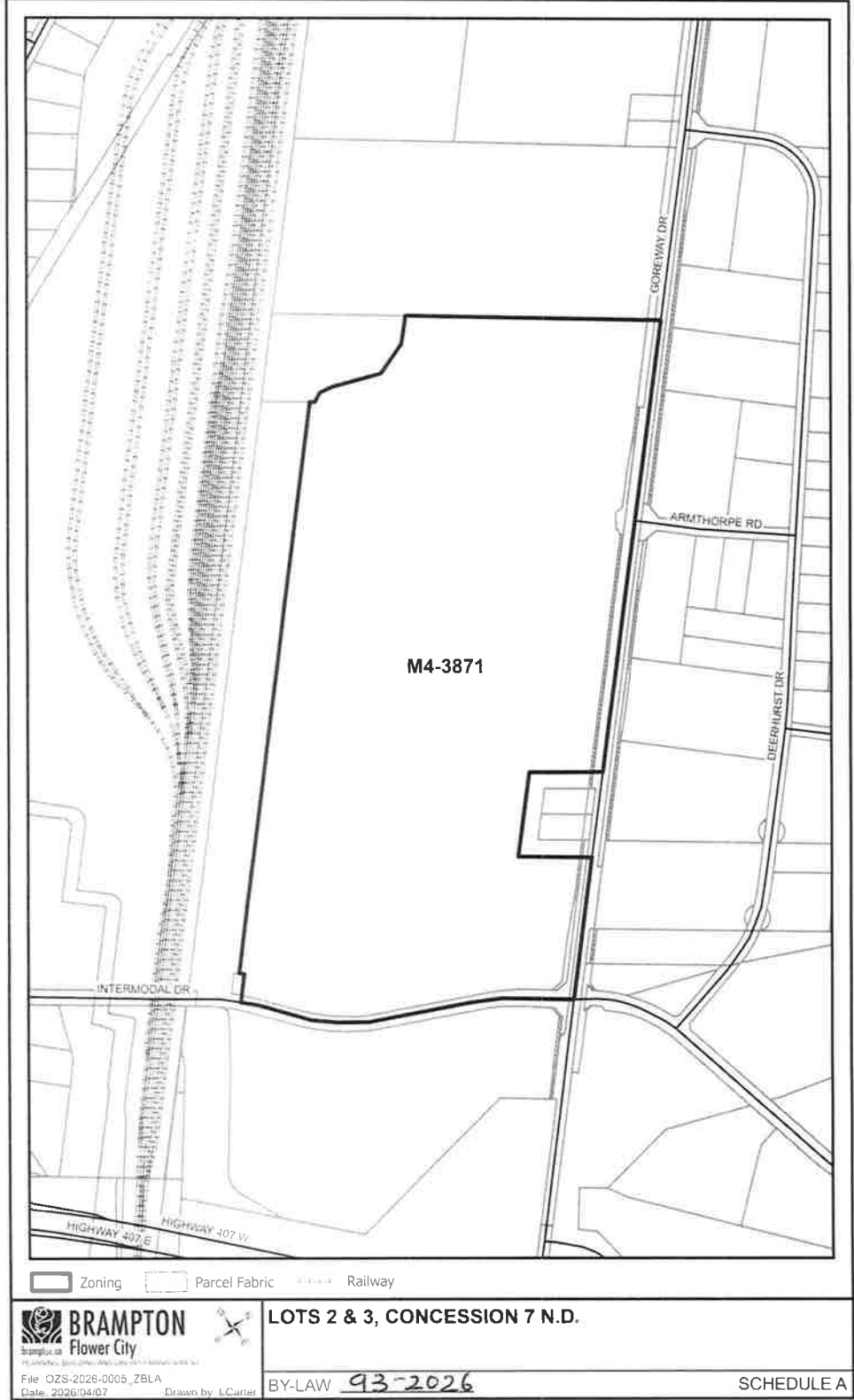
- a. a radio or television broadcasting and transmission establishment;
- b. a recreational facility or structure;
- c. a community club;
- d. an animal hospital.

3. Accessory:

- a. an associated educational use;
- b. an associated office;
- c. a retail outlet operated in connection with a particular purpose permitted by (1)(a) and (1)(b) above 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;
- d. outside storage of shipping containers, oversized motor vehicles, and transport trailers in conjunction with an industrial use;
- e. a motor vehicle repair shop operated in conjunction with a warehouse and truck terminal use;
- f. purposes accessory to the other permitted purposes.

3871.2 Shall be subject to the following requirements and restrictions:

- a) All lands zoned M4 - 3871 shall be treated as one lot for zoning purposes;
- b) All buildings, structures and outside storage areas shall be setback a minimum of 10.0 metres from a Floodplain Zone located on the same lot. For clarity, the 10.0 metre setback requirement shall not apply to a Floodplain Zone located on adjacent lot(s);
- c) A Landscaped Open Space strip having a minimum width of 12.0 metres shall be provided and maintained along the lot line abutting Goreway Drive, except that a parking area that legally existed on the date of the passing of this by-law amendment shall be permitted to encroach into the required landscaped strip only to the existing extent;
- d) Outside Storage shall be permitted only in the areas and to the extent indicated on SCHEDULE C – 3871;
- e) Fencing shall be permitted in the front yard to a maximum height of 1.8 metres.”





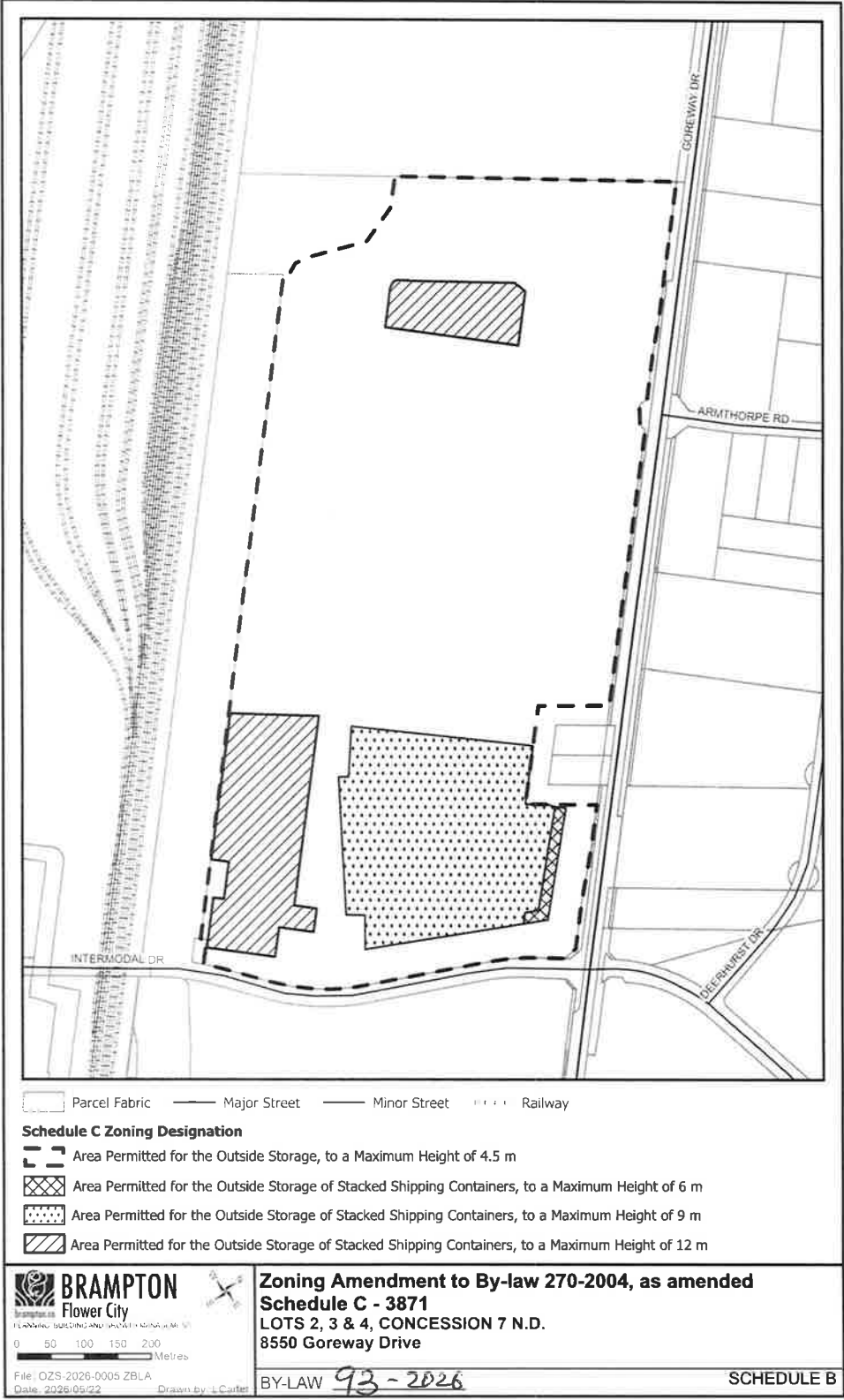
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PLANNING, BUILDING AND GROWTH SERVICES

File: OZS-2026-0005_ZKM
Date: 2026/03/30 Drawn by: LCarter



KEY MAP

BY-LAW 93-2026



Parcel Fabric Major Street Minor Street Railway

Schedule C Zoning Designation

- Area Permitted for the Outside Storage, to a Maximum Height of 4.5 m
- Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 6 m
- Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 9 m
- Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 12 m



0 50 100 150 200 Metres

File: OZS-2026-0005 ZBLA
Date: 2026/05/22
Drawn by: L. Carter

**Zoning Amendment to By-law 270-2004, as amended
Schedule C - 3871
LOTS 2, 3 & 4, CONCESSION 7 N.D.
8550 Goreway Drive**

BY-LAW 93-2026

SCHEDULE B