THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 184-2026

To amend By-law 270-2004, as amended.

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 on 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 TWO (HOLDING) - SECTION 3912 (M2 (H) – 3912) AND Open Space (OS)

   (2) by adding thereto, the following sections:

   "3912 The lands designated M2(H) - 3912 on Schedule A to this by-law:

   3912.1 Shall only be used for the following, upon the lifting of the Holding (H) symbol:

   1. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop;
   2. non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit

3. a Printing Establishment;
4. a Warehouse;
5. a Parking Lot;
6. Micro-manufacturing;
7. Research and development;
8. Office;
9. Medical laboratory; and
10. Stormwater Management Purposes.
11. Non-industrial uses listed in Section 32.1.1 (b)
12. Accessory Uses
    i. an associated educational use
    ii. an associated office
    iii. a retail outlet operated in connection with a particular purpose permitted by 3912.1 (1) through (9) 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
    iv. purposes accessory to the other permitted purpose
    v. outside storage subject to the requirements and restrictions of 32.1.2 (h)

3912.2 Shall be subject to the following requirements and restrictions:

1. The minimum setback to Mississauga Road shall be 12 metres;

2. The minimum setback to Mayfield Road shall be: 10 metres

3. The minimum setback to any other lot line shall be: 6 metres

4. Each loading space shall be a rectangular area measuring not less than 3.0 metres in width and 9 metres in length; and

5. Minimum Landscaped Strip:

    a. A minimum 5 metres landscape strip shall be provided along Mississauga Road;

    b. A minimum 3-metre-wide landscape strip shall be provided along any other Lot Line abutting a street, including where the parking area is located in a yard abutting a street

3912.3 Shall also be subject to the requirements and restrictions relating to the M2 zone and all the general provisions of the by-law which are not in conflict with those set out in Section 3912.

3912.4 Holding (H) Symbol:

1. The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:

    a. That a Functional Servicing Report be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton, The Region of Peel Commissioner of Public Works, and Credit Valley Conservation;

    b. That appropriate arrangements are made between the owner, the City of Brampton, the Region of Peel, and its consultant, to the satisfaction of the Commissioner of Planning, Building, and Growth Management, for a satisfactory private or municipal servicing solution;

    c. That written confirmation is provided by the Region of Peel Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management that a satisfactory and acceptable Storm Water Management Report, adequately addresses the relevant sections outlined in the Region's and City's Storm Water Management report criteria;

    d. That an Environmental Implementation Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton and Credit Valley Conservation; and

    e. That a Noise Impact Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton.

2. While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the Agricultural zone, subject to the requirements and restrictions of the Agricultural Zone."

ENACTED and PASSED this 23rd day of September, 2026.

Approved as to form.

2026/Sept/21

AJC

Approved as

to content.

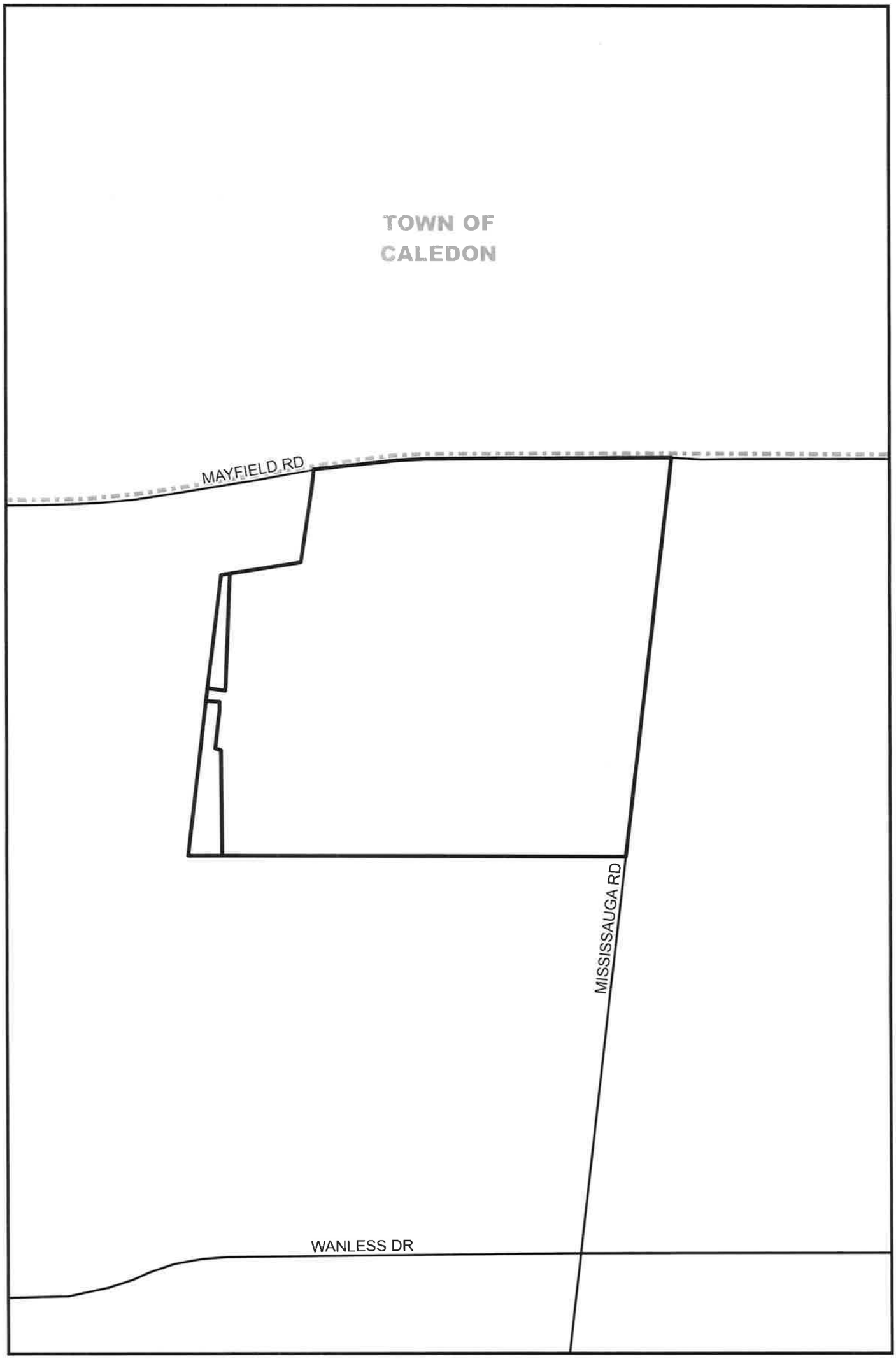
2026/Sept./18

Allan A. Parsons

(OZS-2024-0063)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk



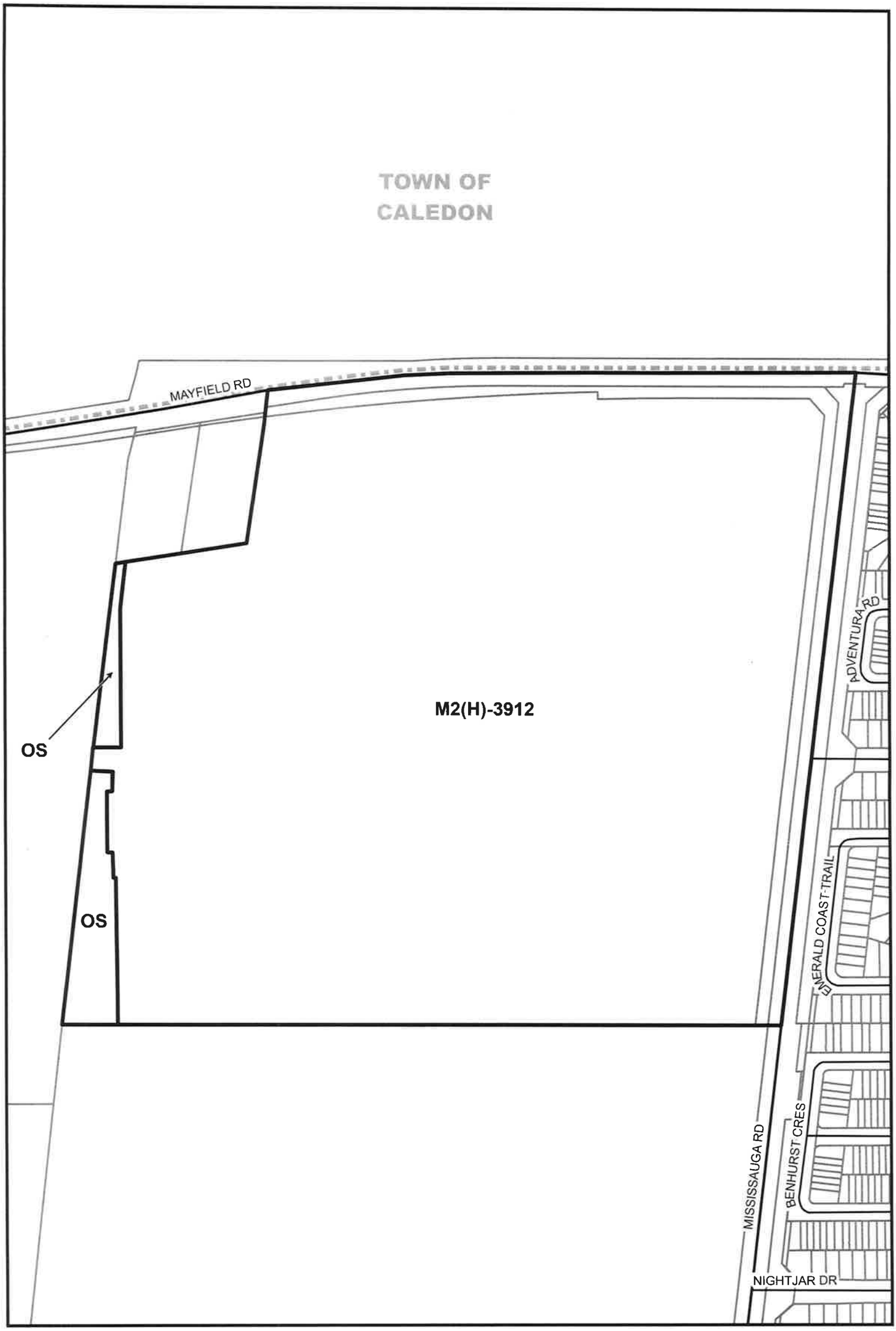
City Limit — Major Street

BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: _KM
Date: 2026/09/17
Drawn by: CAntoine

KEY MAP

BY-LAW 184-2026



Parcel Fabric
Subject Lands
Major Street
Minor Street
Railway
Adjacent Municipality Labels

BRAMPTON
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

0 50 100 150
Metres

File: OZS-2024-0063_ZBL
Date: 2026/09/21 Drawn by: CAntoine

Zoning Amendment to By-law 270-2004
LOT 17, CONCESSION 4 W.H.S.

BY-LAW 184-2026

SCHEDULE A