



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 19-90

To amend By-law 139-84 (part of
Lots 14 and 15, Concession 8, S.D.
geographic Township of Toronto)

The council of The Corporation of the City of Brampton
ENACTS as follows:

1. By-law 139-84, as amended, is hereby further amended:

(1) by adding to section 3.1.3 thereof, the following
zone and symbol:

"Industrial Business MBU"

(2) by adding thereto the following section:

"SECTION 35.1 INDUSTRIAL BUSINESS - MBU

35.1 The lands designated MBU on Schedule A to this
by-law:

Permitted Purposes

35.1.1 shall only be used for the following
purposes:

- (1) an office;
- (2) a bank, trust company or financial
institution;
- (3) a retail establishment;
- (4) a personal service shop;
- (5) a dry cleaning and laundry
establishment;

- (6) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (7) a convenience store;
- (8) a community club;
- (9) a recreational facility or structure;
- (10) a hotel or motel;
- (11) a banquet hall, and
- (12) purposes accessory to the other permitted purposes.

Requirements and Restrictions

35.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15 metres.
- (2) Minimum Rear Yard Depth:

7 metres, except that where it abuts:

- (a) a rail line, utility corridor, a street, a 0.3 metre reserve, or a lot in a residential zone, the minimum requirement is 15 metres.

- (3) Minimum Exterior Side Yard:

6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.

(4) Minimum Interior Side Yard:

4 metres except that where it abuts:

(a) an institutional or residential zone, the minimum requirement is 9 metres, and

(b) a rail line or utility corridor, the minimum requirement is 15 metres.

(5) Minimum Lot Width: 45 metres

(6) Maximum Building Height: 13.7 metres

(7) Minimum Lot Area: 0.4 hectares

(8) Maximum Lot Coverage: 30 percent

(9) Maximum Floor Space Index
for an office: 0.5

(10) Minimum Landscaped Open Space:

(a) 30 percent of the minimum required front yard area

(b) 50 percent of all of the following:

(i) minimum required exterior side yard area

(ii) minimum required interior side yard area abutting a lot in a residential or institutional zone, and

- (iii) minimum required rear yard area abutting a street, a 0.3 metre reserve or a lot in a residential or institutional zone

(11) Outdoor Storage:

No storage shall be permitted outside a building."

- (3) by changing the designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL ONE - SECTION 615 (M1-SECTION 615) to INDUSTRIAL FOUR - SECTION 683 (M4-SECTION 683); INDUSTRIAL BUSINESS - SECTION 684 (MBU-SECTION 684) INDUSTRIAL FOUR - SECTION 687 (M4-SECTION 687), and INDUSTRIAL FOUR - SECTION 688 (M4-SECTION 688), such lands being part of Lots 14 and 15, Concession 8, East of Hurontario Street, in the geographic Township of Toronto.

- (4) by adding thereto the following section:

"683.1 The lands designated M4-Section 683 on Schedule A to this by-law:

683.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;

- (8) a retail outlet operated in connection with a particular purpose permitted by section 683.1.1(1) 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, and
- (9) purposes accessory to the other permitted purposes.

683.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth:

15 metres

- (2) minimum lot area:

1.2 hectares

- (3) maximum lot coverage:

45 percent of the lot area

- (4) minimum lot width:

60 metres

- (5) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

- (6) the maximum floor space index for office use shall not exceed 1.0

- (7) the minimum exterior side yard width shall be 15 metres

- (8) the minimum landscaped open space shall be 20 percent of the minimum required exterior side yard

(9) the minimum landscaped open space shall be 20 percent of the minimum required front yard depth, except that where it abuts Kenview Boulevard, a minimum landscaped open space strip of 6 metres is required.

683.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 683.1.2.

683.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure."

(5) by adding thereto the following section:

"684 The lands designated MBU-Section 684 on Schedule A to this by-law:

684.1 shall be used for the purposes permitted in section 35.1.1

684.2 shall be subject to the following requirements and restrictions:

(1) the minimum lot area shall be 1.5 hectares

(2) the minimum rear yard depth shall be 30.0 metres

(3) the minimum exterior side yard depth shall be 24.0 metres

(4) a minimum 5 metre wide landscaped open space strip shall be provided where it abuts a utility corridor or rail line

(5) a minimum 6 metre wide landscaped open space strip shall be provided abutting the exterior side yard lot line

(6) a minimum 12 metre wide landscaped open space strip shall be provided abutting the rear lot line

684.3 shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 684.2."

(6) by adding thereto the following section:

"687.1 The lands designated M4-Section 687 on Schedule A to this by-law:

687.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;
- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 687.1.1(1) 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, and

- (9) purposes accessory to the other permitted purposes.

687.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth:

15 metres

- (2) minimum lot area:

2.0 hectares

- (3) maximum lot coverage:

45 percent of the lot area

- (4) minimum lot width:

50 metres

- (5) minimum rear yard depth:

15 metres

- (6) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

- (7) the maximum floor space index for office use shall not exceed 0.9

- (8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

(9) the minimum landscaped open space shall be 20 percent of the minimum required front yard depth

687.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 687.1.2.

687.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure."

(7) by adding thereto the following section:

"688.1 The lands designated M4-Section 688 on Schedule A to this by-law:

688.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building;
- (2) an office;
- (3) a utility installation;
- (4) a research and development facility;
- (5) a recreational facility or structure;
- (6) a day nursery;

- (7) a banquet hall;
- (8) a retail outlet operated in connection with a particular purpose permitted by section 688.1.1(1) 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, and
- (9) purposes accessory to the other permitted purposes.

688.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth:

15 metres

- (2) minimum lot area:

1.2 hectares

- (3) maximum lot coverage:

45 percent of the lot area

- (4) minimum lot width:

60 metres

- (5) minimum rear yard depth:

15 metres

- (6) the maximum building height shall not exceed 13.7 metres except for office uses where the maximum building height shall not exceed 7 storeys

(7) the maximum floor space index for office use shall not exceed 0.9

(8) a minimum 5 metre wide landscaped open space strip shall be provided abutting the rear lot line

688.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 688.1.2.

688.2 For the purposes of this section,

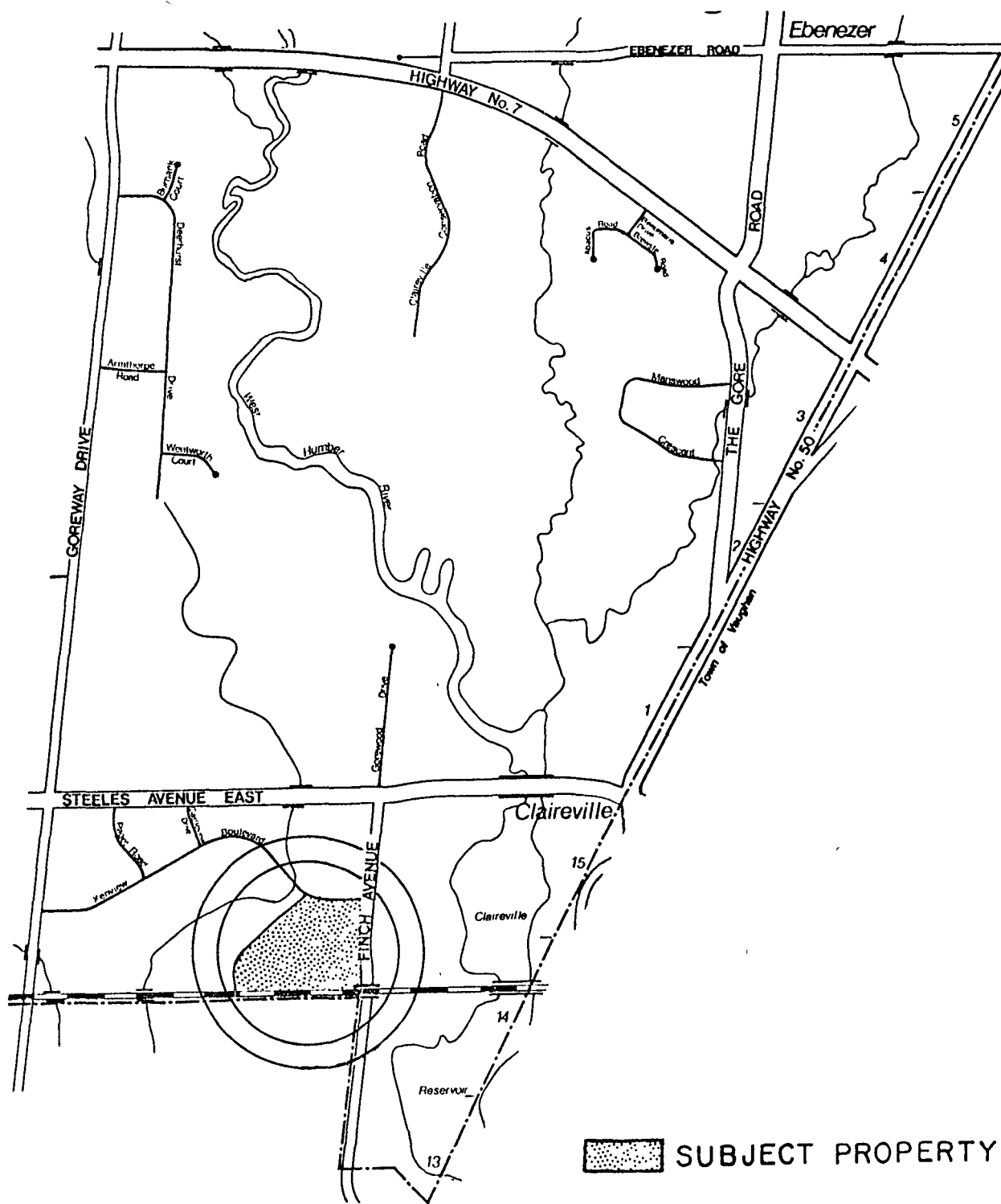
RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN
COUNCIL, this 12th day of February 1989.
1990


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

87/89/KA/icl/jo



KENFASK DEVELOPMENT LTD.

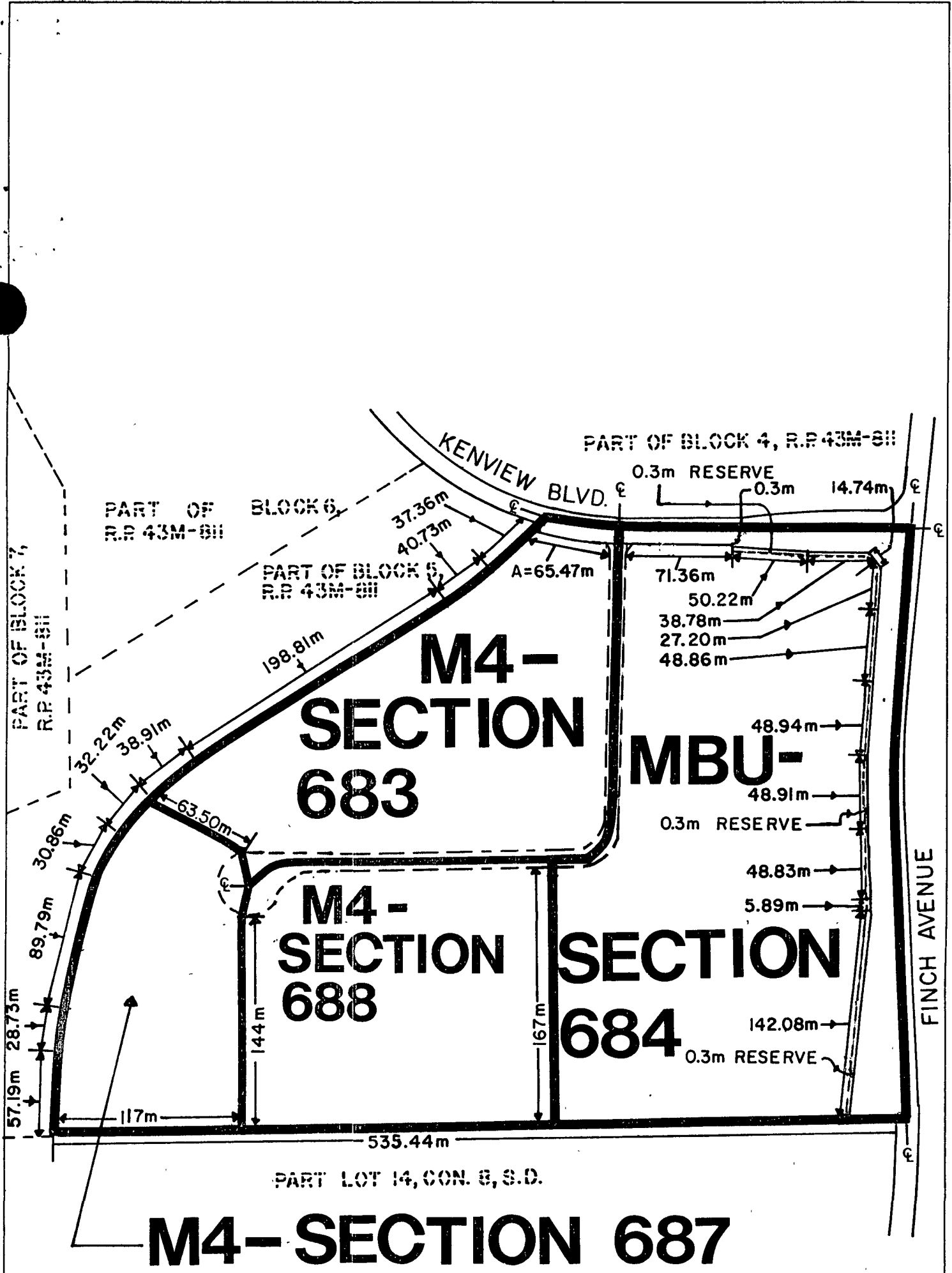
Key Map By-Law 19-90



1:25000

CITY OF BRAMPTON
 Planning and Development

Date: 1990 01 12 Drawn by: CJK
 File no. T8E14.3 Map no. 83-4G



— ZONE BOUNDARIES
 £ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
 m METRES

PART OF LOT 14 AND LOT 15,
 CON. 8, S.D. (TOR.)
 BY-LAW 139-84 SCHEDULE A
 By-Law 19-90 Schedule A



CITY OF BRAMPTON
 Planning and Development
 Date: 1989 10 04 Drawn by: CJK
 File no. T8E14.3 Map no. 83-4F

IN THE MATTER OF the Planning Act,
1983, section 34;

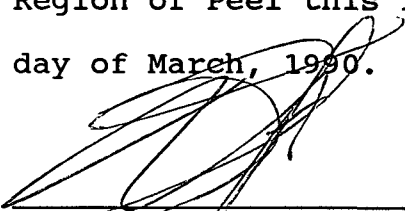
AND IN THE MATTER OF the City of
Brampton By-law 19-90.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in
the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City
of Brampton and as such have knowledge of the
matters herein declared.
2. By-law 19-90 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on February 12th, 1990.
3. Written notice of By-law 19-90 as required by
section 34 (17) of the Planning Act, 1983 was
given on February 20th, 1990, in the manner
and in the form and to the persons and
agencies prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34 (18) of
the Planning Act, 1983 has been filed with me
to the date of this declaration.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 14th)
day of March, 1990.)


A Commissioner, etc.)

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton
Expires May 25th, 1991.