



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 46-79

A By-law to amend By-law 825 of the old Township of Toronto Gore as it pertains to part of Lot 12, Concession 11, Northern Division in the former Township of Toronto Gore now in the City of Brampton.

The Council of the Corporation of the City of Brampton hereby ENACTS as follows:

1. Schedule A of By-law 825, as amended, being the Restricted Area By-law of the former Township of Toronto Gore, is hereby further amended by changing from AGRICULTURAL (A) and INDUSTRIAL (I) to INDUSTRIAL-SECTION 51 (I - SECTION 51) the zoning designations of the lands shown outlined on Schedule A attached to this by-law, such lands being part of Lot 12, Concession 11, Northern Division, former Township of Toronto Gore, now in the City of Brampton.
2. Schedule A of this By-law is hereby attached to By-law 825 as part of Schedule A and forms part of By-law 825.
3. Schedule B of this By-law is hereby attached to By-law 825 as SECTION 51 - SITE PLAN and forms part of By-law 825.
4. By-law 825 is further amended by adding thereto the following section:

"Part Lot 12, Concession 11, Northern Division.

51.1 The lands designated as I-SECTION 51 on Schedule A hereto attached:

51.1.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

51.1.2 shall be subject to the following requirements and restrictions:

(a) Within Area A as shown on SECTION 51 - SITE PLAN,

(1) dry industrial operations shall only be permitted within an enclosed building, and

(2) outdoor storage of goods, materials or machinery shall not be permitted;

(b) Within Area B as shown on SECTION 51 - SITE PLAN,

(1) dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage, and

(2) any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.

(c) Landscaped Open Space with a minimum width of 4.6 metres (15 feet) shall be provided and shall occupy an area indicated as Landscaped Open Space on SECTION 51 - SITE PLAN.

(d) Development shall only be permitted in conformity with the following site development standards:

(1) Minimum Lot Area 0.8 hectares (1.98 acres)

(2) Minimum Lot Frontage 40 metres (131.2 feet), measured in a straight line from points on the side lot lines which are 18 metres (59.1 feet) from the front lot line

(3) Minimum Front Yard 18 metres (59.1 feet)

(4) Minimum Side Yard 8 metres (26.3 feet)

(5) Maximum Lot Coverage 50% of the lot area
age of all
Buildings and
Structures

(6) Maximum Building Height 10 metres (32.8 feet)

(7) Off-street Parking (i) at least one parking space on the same lot for each 55 square metres (592.0 square feet) of gross floor area. (This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot),

(ii) every parking space shall be either a parallel parking space measuring 2.7 metres (8.9 feet) by 7.0 metres (23.0 feet), or an angled parking space measuring 2.9 metres (9.5 feet) by 5.8 metres (19.0 feet).

(8) Front Yard Use Where the floor area of the main building on the premises is greater than 200 square metres (2148 square feet), no open storage shall be permitted between the main building and the street line, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

(9) Off-street Loading

(i) Floor Area of Building	Number of Loading Spaces
280 square metres (3013 square feet)	none
280 square metres (3013 square feet) to 1860 square metres (20,021 square feet)	1
each additional 1860 square metres (20,021 square feet)	1

(ii) no loading space within the front yard;

(iii) each loading space shall have an unobstructed ingress and egress of not less than 6 metres (19.7 feet) in width to and from a public street.

51.1.3 shall also be subject to the requirements and restrictions relating to the INDUSTRIAL zone which are not in conflict with the ones set out in Section 51.1.2

51.2 For the purposes of Section 51:

Building shall mean any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, material or equipment.

Building Height shall mean the vertical distance between the established grade and:

- a) in the case of a flat roof, the highest point of the roof surface; or
- b) in the case of a mansard roof, the deck line; or
- c) in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge

(A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building).

Building, Main shall mean the building in which is carried on the principal purpose for which the building lot is used.

Bulk Storage Yard shall mean a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and the like but does not include salvage, junk or scrap yards.

Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- (a) is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;
- (b) consists of a space measuring a minimum of 7.5 metres long (24.6 feet) and 3.6 metres wide (11.8 feet) and having a minimum vertical clearance of 4.3 metres (14.1 feet);
- (c) is not upon or partly upon any street or lane;
- (d) is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicles.


Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

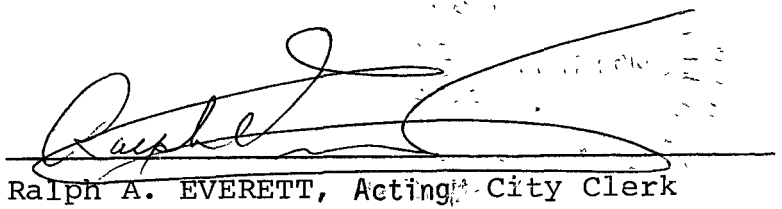
Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle."

5. This by-law shall not come into force without the approval of the Ontario Municipal Board.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL

this 12th day of March 1979.


James E. ARCHDEKIN, Mayor


Ralph A. EVERETT, Acting City Clerk

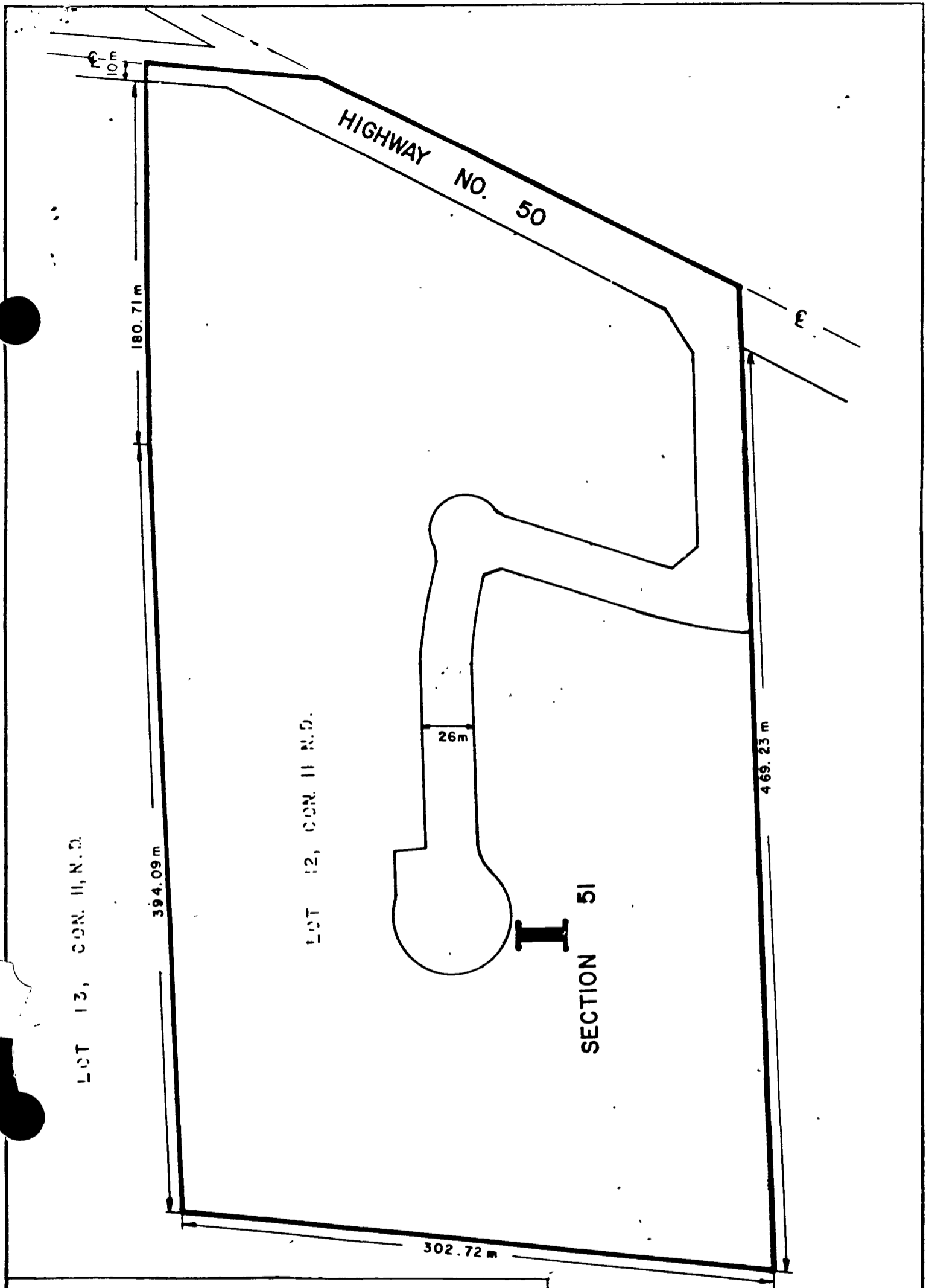
PASSED March 12th 19 79



BY-LAW

No. 46-79

A By-law to amend By-law 825 of the old Township of Toronto Gore as it pertains to part of Lot 12, Concession 11, Northern Division in the former Township of Toronto Gore now in the City of Brampton.

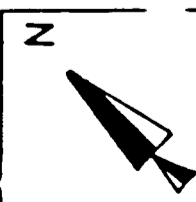


SECTION 51 - ZONING MAP
By-Law 825 Schedule A

BY-LAW 46-79 SCHEDULE A

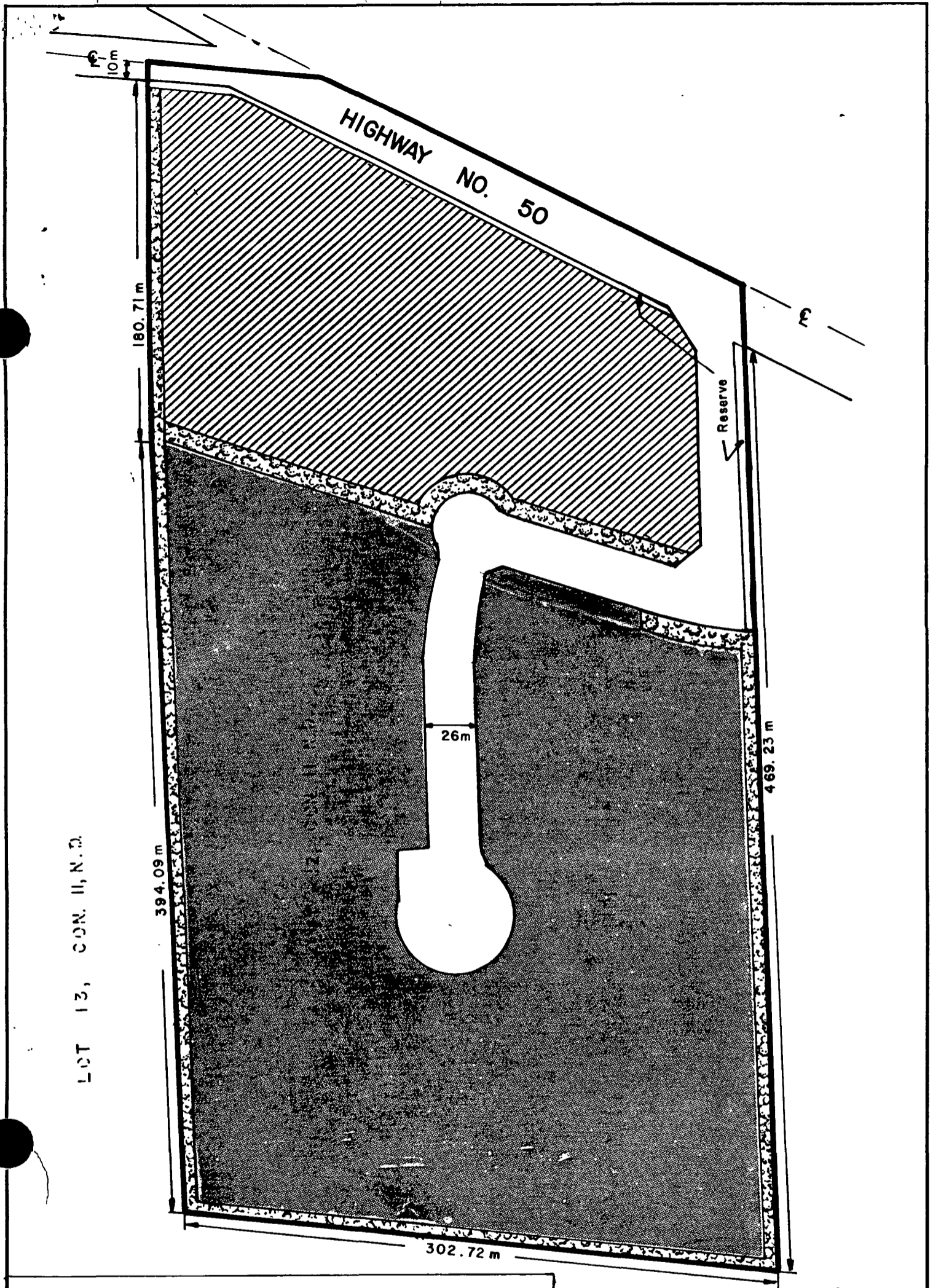
Legend

Scale
 1:2400



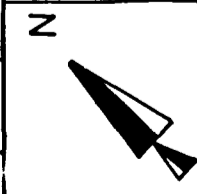
Drawn	b.k.
Date	1978-09-07
File No.	C11E12.1A
Dwg. No.	A 35-2

CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT



SECTION 51 - SITE PLAN
By-Law 825

BY-LAW ~~46-19~~ SCHEDULE B



Drawn	b.k.
Date	1978-09-07
File No.	C11E12.1A
Dwg. No.	A 35-2

Scale
 1:2400

Legend	
	Area 'A'
	Area 'B'
	Landscaped Open Space

CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT



791623

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of its
Restricted Area By-law 46-79**

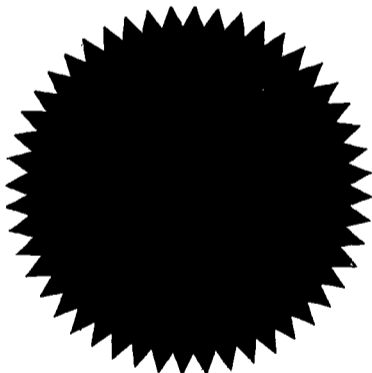
BEFORE:

**C. G. HEERS, Q.C.,
Member**

} **Wednesday, the 31st day
of October, 1979**

**THIS APPLICATION coming on for public hearing this day
at the City of Brampton and after the hearing of the
application;**

THE BOARD ORDERS that By-law 46-79 is hereby approved.



[Handwritten signature]
SECRETARY

ENTERED	
O. B. No.....	<i>R79-7</i>
Folio No.....	<i>196</i>
NOV 15 1979	
<i>[Handwritten signature]</i>	
SECRETARY, ONTARIO MUNICIPAL BOARD	



R 791623

Ontario Municipal Board

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of its
Restricted Area By-law 46-79

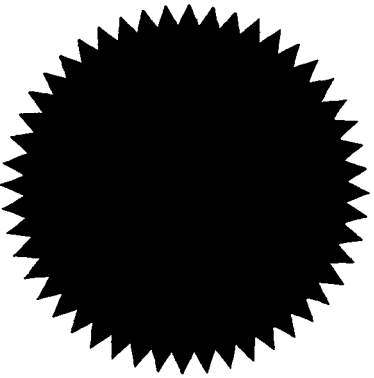
B E F O R E :

C. G. EBERS, Q.C.,
Member

} Wednesday, the 31st day
} of October, 1979

THIS APPLICATION coming on for public hearing this day
at the City of Brampton and after the hearing of the
application;

THE BOARD ORDERS that By-law 46-79 is hereby approved.



SECRETARY

ENTERED	
O. B. No...	R79-7
Folio No...	196
NOV 15 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	