



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 68-88

To amend By-law 56-83, as amended
(part of Lot 5, Concession 7, N.D.,
geographic Township of Toronto Gore)

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing on Sheet 18 of Schedule A, thereto, the zoning designation of the land shown outlined on Schedule A to this by-law from INDUSTRIAL FOUR - SECTION 523 (M4 - SEC. 523) and INDUSTRIAL THREE - SECTION 524 (M3 - SEC. 524) to INDUSTRIAL THREE - SECTION 567 (M3 - SEC. 567), INDUSTRIAL FOUR - SECTION 568 (M4 - SEC. 568), INDUSTRIAL FOUR - SECTION 569 (M4 - SEC. 569) and INDUSTRIAL THREE - SECTION 570 (M3 - SEC. 570), such lands being part of Lot 5, Concession 7, N.D., in the geographic Township of Toronto Gore.

(2) by adding thereto the following sections:

"567 The lands designated M4 - SEC. 567 on Sheet 18 of Schedule A to this by-law:

567.1 shall only be used for the following;

(1) the permitted purposes of the M4 zone, and

(2) a research establishment;

567.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth - 9.0 metres

(2) minimum lot width - 60.0 metres

(3) minimum exterior side yard:

- 6.0 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 12.0 metres;

(4) minimum interior side yard width:

- 4.0 metres, except that where it abuts:
 - (a) an institutional or residential zone, the minimum requirement is 9.0 metres, and
 - (b) a rail line, there is no minimum requirement;

(5) minimum rear yard depth:

- 7.0 metres, except that where it abuts:
 - (a) a rail line, there is no minimum requirement, and
 - (b) a street, a 0.3 metre reserve, or a lot in a residential zone, the minimum requirement is 12.0 metres;

(6) minimum landscaped open space:

- (a) 30 percent of the minimum required front yard area, and
- (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 lot in a residential or institutional zone.
- (c) 100 percent of a minimum required rear yard or exterior side yard abutting a 0.3 metre reserve;

(7) maximum building height - no height restriction, and

(8) outside storage of goods, material and equipment shall not be permitted.

567.3 shall 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 567.2.

568 The lands designated M3 - SECTION 568 on Sheet 18 of Schedule A to this by-law:

568.1 shall only be used for the following:

(1) the purposes permitted by SECTION 567.1;

(2) industrial uses involving the storage of goods and materials in the open;

(3) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;

(4) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;

(5) dairy products, plants and bakeries;

(6) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards, and

(7) purposes accessory to the other permitted purposes.

568.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth - 9 metres;

(2) minimum lot area - 2,000 square metres;

(3) minimum lot width - 30 metres;

- (4) minimum rear yard depth shall be 7 metres, except where the rear lot line abuts a railway line, there is no minimum rear yard required;
- (5) minimum exterior side yard width shall be 6.0 metres, except where it abuts a 0.3 metre reserve the minimum requirement is 15.0 metres.
- (6) minimum interior side yard:
 - (a) 4.0 metres, except that where it abuts:
 - (i) an institutional or residential zone, the minimum requirement is 9.0 metres; and,
 - (ii) a rail line, there is no minimum requirement.
- (7) minimum landscaped open space:
 - (a) 30 percent of the minimum required front yard area, and
 - (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 lot in a residential or institutional zone;
- (8) Outdoor Storage:
 - (a) no storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for residential and institutional purposes by a solid fence having a minimum height of 1.8 metres, and

(b) no storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space, and

(9) no height restrictions.

568.3 shall be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 568.2.

569 The lands designated M4 - SEC. 569 on Sheet 18 of Schedule A to this by-law:

569.1 shall only be used for the purposes permitted by SECTION 567.1;

569.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth shall be:

- 12 metres for a building less than 8 metres in height above grade;
- 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
- 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
- 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
- 24 metres for a building greater than 15 metres in height above grade.

(2) minimum lot area - 2,000 square metres;

(3) minimum lot width - 30 metres;

- (4) minimum side yard width:
 - (a) 8 metres for a lot with a frontage of 50 metres or less, and
 - (b) 8 metres plus 12 percent of the lot width in excess of 50 metres;
- (5) minimum rear yard depth - 20 metres;
- (6) minimum landscaped open space for a lot having an area greater than 1 hectare shall be provided as follows:
 - (a) 50 percent of the required front yard, and
 - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building;
- (7) minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
 - (a) for a corner lot:
 - i) 50 percent of the required front yard,
 - ii) 50 percent of one required side yard none for the other side yard, and
 - iii) none required for an interior side yard.
 - (b) for an interior lot:
 - i) 50 percent of the required front yard, and
 - ii) 50 percent of one required side yard, none for the other side yard.
- (8) all operations are to be carried out within buildings;

- (9) maximum height of a building shall not exceed two storeys in height, for industrial uses exclusive, of mechanical or elevator areas;
- (10) outside storage of goods, materials and equipment shall not be permitted, and
- (11) a landscaped open space of a minimum of 12 metres in width shall be provided and maintained along Airport Road, and wherever the lot line abuts a 0.3 metre reserve block.

569.3 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 569.2.

570 The lands designated M3 - SEC. 570 on Sheet 18 of Schedule A to this by-law:

570.1 shall only be used for the purposes permitted by SECTION 568.1;

570.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth shall be:

- 12 metres for a building less than 8 metres in height above grade;
- 15 metres for a building less than 10 metres but greater than 8 metres in height above grade;
- 18 metres for a building less than 12 metres but greater than 10 metres in height above grade;
- 21 metres for a building less than 15 metres but greater than 12 metres in height above grade, and
- 24 metres for a building greater than 15 metres in height above grade.

- (2) minimum lot area - 2,000 square metres;
- (3) minimum lot width - 30 metres;
- (4) minimum side yard width shall be:
 - (a) 8 metres for a lot with a width of 50 metres or less, and
 - (b) 8 metres plus 12 percent of the lot width in excess of 50 metres.
- (5) minimum rear yard depth - 20 metres;
- (6) minimum landscaped open space for lot having an area greater than 1 hectare shall be provided as follows:
 - (a) 50 percent of the required front yard, and
 - (b) 50 percent of the required side yard from the required front yard to the rear wall of the rear most building.
- (7) minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
 - (a) for a corner lot:
 - i) 50 percent of the required front yard,
 - ii) 50 percent of one required side yard none for the other side yard, and
 - iii) none required for an interior side yard, and
 - (b) for an interior lot:
 - i) 50 percent of the required front yard, and
 - ii) 50 percent of one required side yard, none for the other side yard.

(8) all operations are to be carried out within buildings;

(9) maximum height of a building shall not exceed two storeys in height, for industrial uses, exclusive of mechanical or elevator areas;

(10) outside storage of goods, material and equipment is permitted subject to the following conditions:

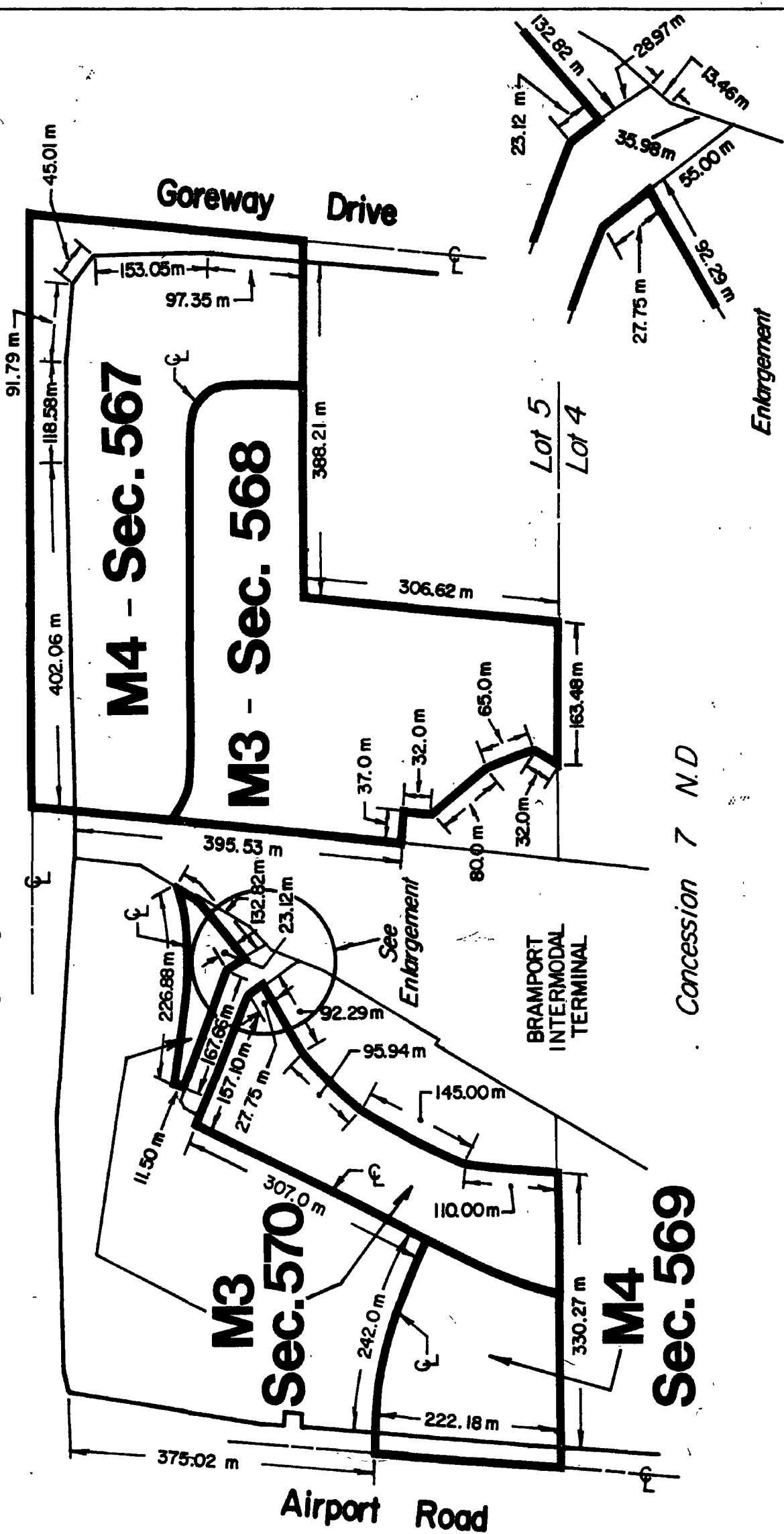
(a) the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;

(b) the storage area shall be enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement, and

(c) in addition to requirements of (b) above, where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);

(11) the provisions of section 570.2 9(b) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

Highway No. 7



PART LOT 5, CON. 7, N.D. (TOR. GORE)

Schedule A By-Law 68-88

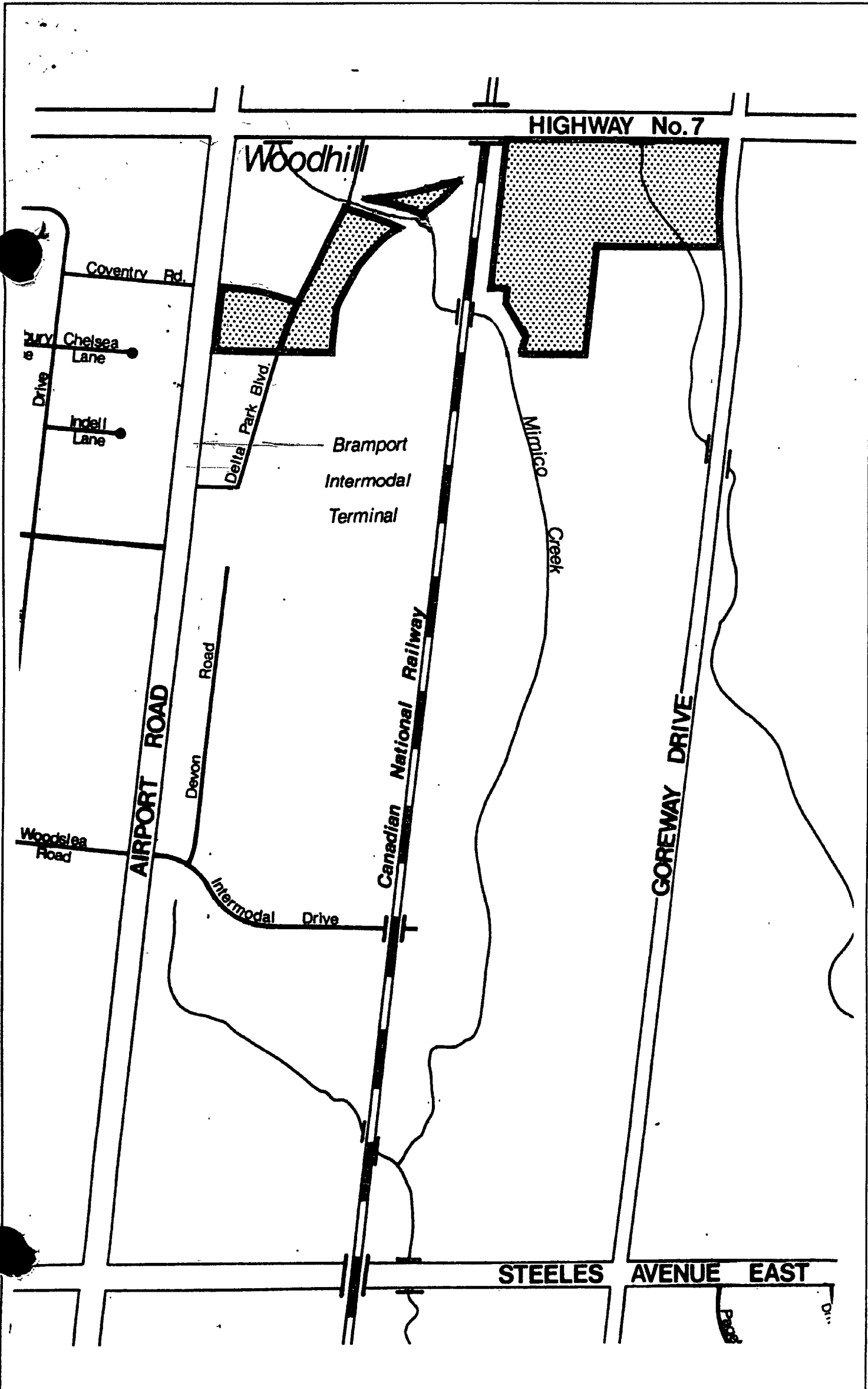


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CITY OF BRAMPTON
Planning and Development

Date: 1988 02 15
File no. C7E5.5

Drawn by: *PS*
Map no. 66-24D



Delta Equities & Development Corp.

KEY MAP BY-LAW 68-88



1:12000

CITY OF BRAMPTON
Planning and Development

Date: 1988 01 28
File no. C7E5.5

Drawn by: *PS*
Map no. 66-24 B

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

AND IN THE MATTER OF the City of
Brampton By-law 68-88.

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 68-88 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on March 21st, 1988.
3. Written notice of By-law 68-88 as required
by section 34 (17) of the Planning Act, 1983
was given on March 30th, 1988, 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 27th day of April, 1988.)


A commissioner, etc.)

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 22th, 1988.

