



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 87-85

To amend By-law 56-83, as amended (part of Lots 2 and 3, Concession 7, N.D.)

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 the zoning designation of the land shown outlined on Schedule A to this by-law from AGRICULTURAL to INDUSTRIAL M3 - SECTION 528 and INDUSTRIAL M4 - SECTION 529, such lands being part of Lots 2 and 3, Concession 7, N.D.,
- (2) by deleting Sheet 18 of Schedule A thereto, and substituting therefor Schedule B to this by-law,
- (3) by adding thereto, as Schedule C-Section 528, Schedule C to this by-law,
- (4) by adding to section 3.2(2) thereof, as a plan included in Schedule C, the following:

"Schedule C - Section 528"

(5) by adding thereto the following sections:

"528. The lands designated M4-SEC. 528 on Schedule A to this by-law:

528.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing and finished textile or fabric products;
  - (b) printing and bookbinding and lithographing;
  - (c) die castings involving the use plastics and light metals, including aluminum and zinc;

- (d) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) beverage and food processing plants excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) research establishment;
- (8) business, professional and administrative offices connected with another permitted purpose;
- (9) any use by a public body of the same general character as the other permitted purposes;
- (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use;
- (11) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

528.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) minimum lot area shall be 2,000 square metres;
- (3) minimum side yard width shall be:
  - (a) for a lot with a width of 50 metres or less:
    - 8 metres,

- (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
  - (c) for a lot with a width of 100 metres or more: 14 metres.
- (4) the maximum coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
  - (5) the minimum rear yard depth shall be 20 metres;
  - (6) minimum landscaped open space for a corner or interior 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 rearmost 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 the required exterior 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 and none for the other side yard;
  - (8) truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of sections 528.2(6) and 528.2(7) are fulfilled, and
  - (9) access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;
  - (10) at least one parking space for each 55 square square metres of gross floor area shall be provided on the same lot, and such 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;
  - (11) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

- (a) two storeys in height, for manufacturing uses;
- (b) five storeys in height, for office space;
- (12) outside storage of goods, material and equipment shall not be permitted;
- (13) a landscaped buffer area of a minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on SCHEDULE C-SECTION 528.

529. The lands designated M3-SEC. 529 on Schedule A to this by-law:

529.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 528.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products, plants and bakeries;
- (5) 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;
- (6) any purposes accessory to the other permitted purposes.

529.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:
  - 12 metres for a building 8 metres or less in height above grade,
  - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
  - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
  - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
  - 24 metres for a building greater than 15 metres in height above grade.
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.
- (3) the minimum lot area shall be 2,000 square metres;
- (4) minimum rear yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;

- (5) (a) minimum side yard width shall be 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
- (b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (6) truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of sections 529.2(2) and 529.2(5)(b) are fulfilled;
- (7) no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;
- (8) 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 2.0 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;
  - (c) in addition to requirements of section 529.2(8)(b), where the storage area abuts a street, 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), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;
- (9) the provisions of section 529.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

- (i) the total area so used does not exceed five percent (5%) of the lot area, and
  - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (10) all manufacturing and processing operations other than:
- (i) the moving of goods and materials in and out of buildings and structures;
  - (ii) associated minor preparatory and finishing work, and
  - (iii) associated assembly of components too large to be assembled within the buildings and structures,
- shall be carried out within buildings and structures;
- (11) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (12) for the purposes permitted by section 529.1(1), the the parking requirements set out in section 528.2(10) shall apply;
- (13) for all other uses, as permitted by sections 529.1(2) to 529.1(6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot."

READ a FIRST, SECOND and THIRD Time and Passed in Open Council

This 18th day of March, 1985



KENNETH G. WHILLANS - MAYOR



L. J. MIRULICH - CLERK

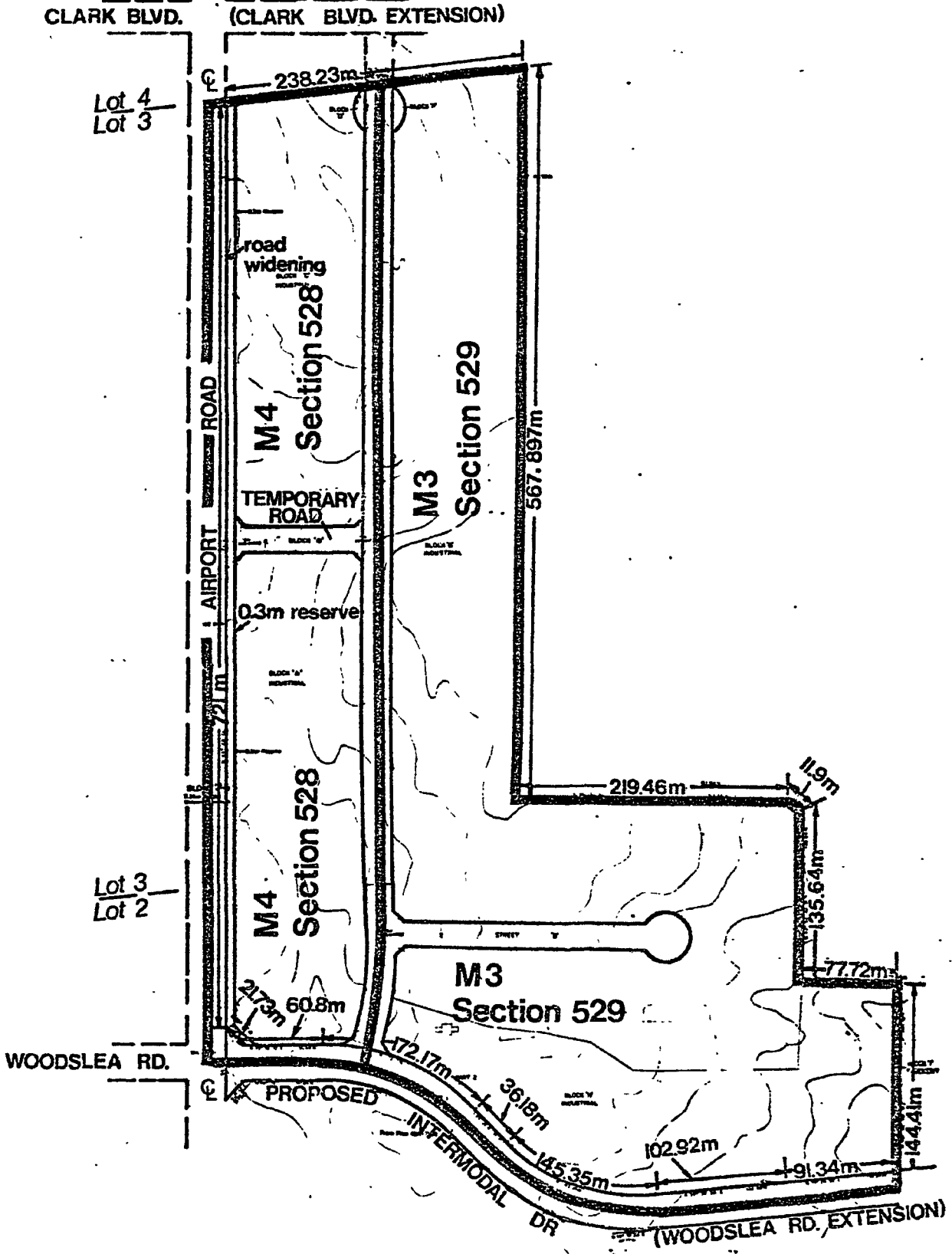
APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATED

85/1/15

CON. 6 E.H.S.

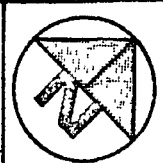
CONCESSION 7 N. D.



— ZONE BOUNDARY

PART LOT 2&3, CONCESSION 7 N.D.  
BY-LAW NO. 56-83, SCHEDULE A

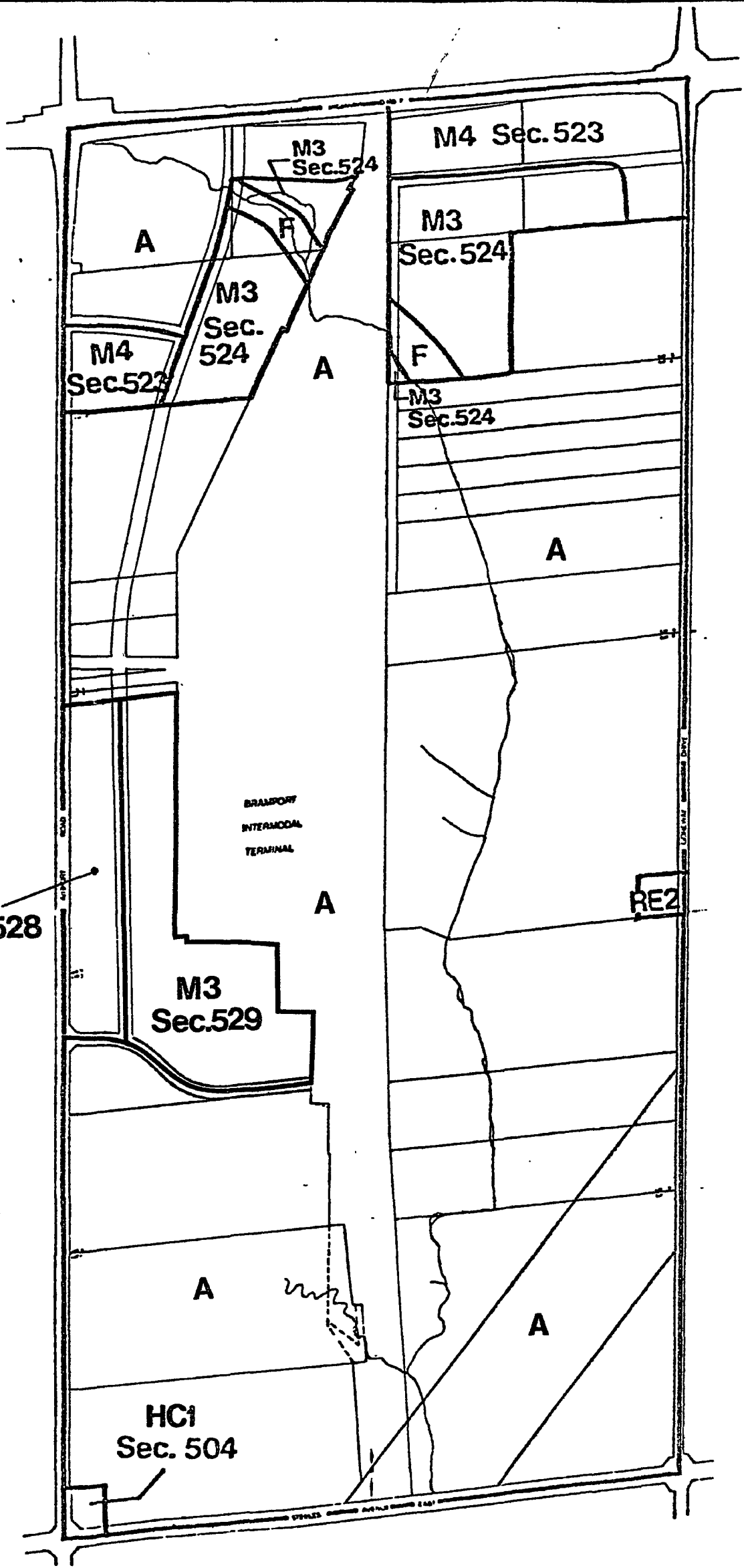
By-law No. 87-85 Schedule A



1:4689

**CITY OF BRAMPTON**  
Planning and Development

Date: 83.10.31 Drawn by: J.K.  
File no. C7E2.3 Map no. 66-12G



Schedule A Sheet 18  
**LAW 56-83**

By-Law 87-85 Schedule B



**CITY OF BRAMPTON**  
 Planning and Development

Date: 83. 11. 01 Drawn by: J.K.  
 File no. C7E2.3 Map no. 66-12H

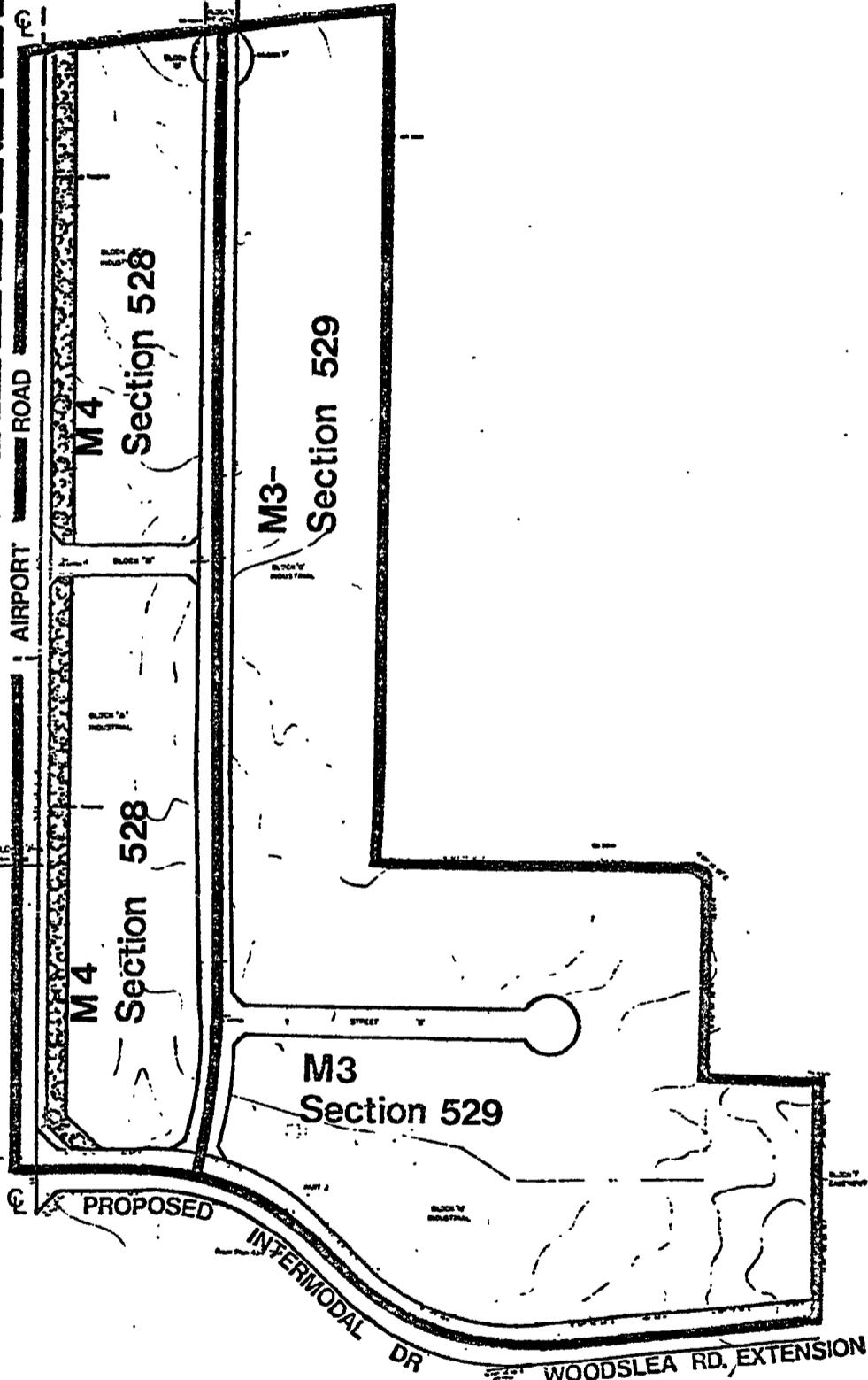


CON. 6 E.H.S.

CONCESSION 7 N. D.

CLARK BLVD. (CLARK BLVD. EXTENSION)

Lot 4  
Lot 3



WOODSLEA RD.

PROPOSED

INTERMODAL DR

WOODSLEA RD. EXTENSION

— ZONE BOUNDARY    [hatched box] 12m wide Landscaped Buffer Area

SCHEDULE C - SECTION 528

BY-LAW NO. 56-83

By-Law No. 87-85 Schedule C



**CITY OF BRAMPTON**  
Planning and Development

1:4689

Date: 83.10.31    Drawn by: J.K.  
File no. C7E2.3    Map no. 66-12F

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

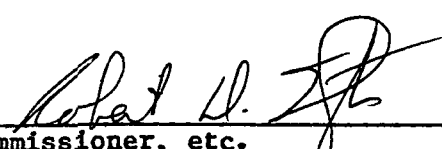
AND IN THE MATTER OF the City of  
Brampton By-law 87-85.

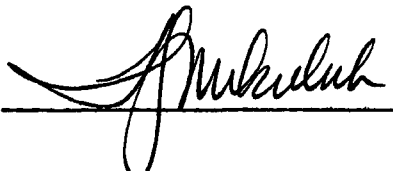
DECLARATION

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 87-85 was passed by the Council of the  
Corporation of the City of Brampton at its meeting  
held on March 18th, 1985.
3. Written notice of this by-law as required by  
section 34 (17) of the Planning Act, 1983 was  
given on March 28th, 1985, 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 filed with me to the date  
of this declaration.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 23rd day of April, 1985. )

  
A commissioner, etc.

  
ROBERT D. TUFTS, a Commissioner,  
etc., Judicial District of Peel, for The  
Corporation of the City of Brampton.  
Expires May 25th, 1988.