



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 108-97

To amend By-law 139-84 as amended.

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 changing on Sheet 13 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from AGRICULTURAL PARKWAY BELT (AP) to INDUSTRIAL ONE – SECTION 712 (M1 – SECTION 712) and INDUSTRIAL FOUR – SECTION 713 (M4 – SECTION 713).

(2) by adding thereto the following sections:

"712.1 The lands designated M1 - Section 712 on Sheet 13 of Schedule A to this by-law:

712.1.1 Shall only be used for:

- (1) The purposes permitted in an M1 zone;
- (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
- (3) a garden centre sales establishment;
- (4) a service shop;
- (5) a banquet hall, and

- (6) purposes accessory to other permitted purposes.

712.1.2 The lands shall be subject to the following restrictions and requirements:

- (1) Minimum Front Yard Depth - 15.0 metres;
- (2) Minimum Exterior Side Yard Width - 15.0 metres;
- (3) Minimum Lot Width - 50.0 metres;
- (4) Minimum Lot Area - 0.8 hectares;
- (5) Maximum Lot Coverage - 35 percent;
- (6) Maximum Building Height - 13.7 metres;
- (7) Minimum Landscaped Open Space shall be:
 - (a) 12 metres abutting Airport Road, except at approved access locations; and
 - (b) 3 metres abutting all other roads, except at approved access locations.
- (8) Minimum setback from a railway right-of-way shall be 15 metres for uses permitted in 712.1.1 (1) and 30 metres for uses permitted in 712.1.1 (2) to (5).

712.1.3 The lands shall also be subject to the requirements and restrictions of the M1 zone and all the general provisions of this by-law which are not in conflict with those in 712.1.2.

712.2 For the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.

713.1 The lands designated M4 - Section 713 on Sheet 13 of Schedule A to this by-law:

713.1.1 Shall only be used for:

- (1) the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;

- (3) a research and development facility;
- (4) a recreational facility or structure;
- (5) a day nursery;
- (6) a retail outlet operated in conjunction with a permitted use in 713.1.1(1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
- (7) purposes accessory to other permitted purposes.

713.1.2 Shall be subject to the following restrictions and requirements:

- (1) Minimum Front Yard Depth - 15.0 metres;
- (2) Minimum Exterior Side Yard Width - 15.0 metres;
- (3) Minimum Lot Width - 60.0 metres;
- (4) Minimum Lot Area - 1.2 hectares;
- (5) Maximum Lot Coverage - 45 percent;
- (6) Maximum Building Height - 13.7 metres;
- (7) Minimum Landscaped Open Space shall be:
 - (a) 3 metres abutting local roads, except at approved access locations;
- (8) Minimum setback from a railway right-of-way shall be 15 metres for uses permitted in 713.1.1 (1) and 30 metres for uses permitted in 713.1.1 (2) to (6);
- (9) The maximum gross floor area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.

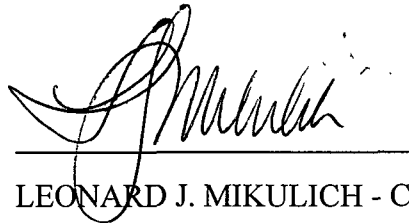
713.1.3 The lands shall also be subject to the requirements and restrictions of the M4 zone and all the general provisions of this by-law which are not in conflict with those in 713.1.2.

713.2 For the purpose of this section, a Research and Development Facility shall mean a building or place where investigation or experimentation of goods and materials takes place within an enclosed building or structure in an office like setting.”

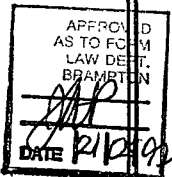
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this **26th** day of **May**, 1997.

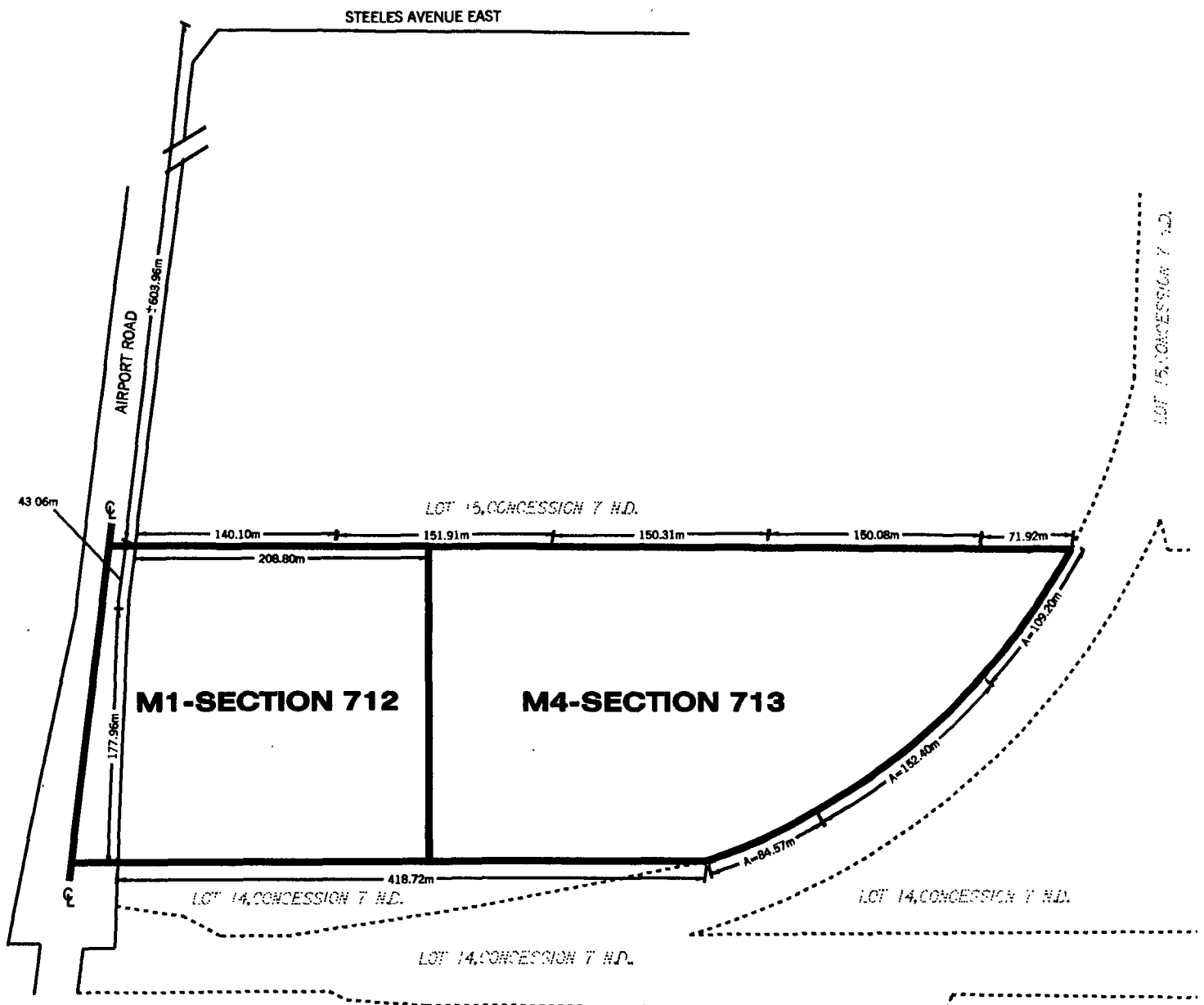


PETER ROBERTSON - MAYOR






LEONARD J. MIKULICH - CITY CLERK





LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

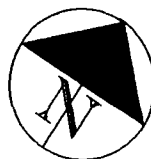
PART LOT 14, CONCESSION 7 N.D.

BY-LAW 108-97

SCHEDULE A

By-Law 108-97

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1997 05 06

Drawn by: CJK

File no. T7E15.11

Map no. 82-4G

