



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 109-86

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

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 the designation of the lands shown outlined on Schedule A to this by-law from Agricultural (A), as set out in By-law 5500, as amended, of the former Town of Mississauga, to Industrial One - Section 614 (M1-Section 614), Industrial One - Section 615 (M1-Section 615), Service Commercial One - Section 616 (SC1-Section 616), and Open Space - Section 626 (OS-Section 626), such lands being part of Lots 14 and 15, Concession 8, Southern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto, as SCHEDULE C - SECTION 615, Schedule B to this by-law.

(3) by adding to section 3.2(2) thereof, as a plan included in Schedule C, the following:

"Schedule C - Section 615"

(4) by adding thereto the following sections:

"614.1 The lands designated M1-SECTION 614 on Schedule A to this by-law:

614.1.1 shall only be used for the following purposes:

(1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;

(2) warehouse, and

(3) purposes accessory to the other permitted purposes.

614.1.2 shall be subject to the following requirements and restrictions:

(1) Maximum gross floor area - 50% of the total lot area

(2) Minimum front yard depth - 15 metres

(3) Minimum lot area - 7.5 hectares

(4) Minimum exterior side yard width
- abutting Steeles Avenue - 46 metres
- abutting any other road - 15 metres

(5) Maximum lot coverage by all buildings and structures - 25% of the lot area

(6) Maximum building height - 7.6 metres

(7) Minimum landscaped open space - 60 percent of the minimum required front yard area
- 60 percent of the minimum required exterior side yard

(8) No outside storage of goods, materials or machinery shall be permitted.

614.2 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 614.1.2.

615.1 The lands designated M1-Section 615 on Schedule A to this by-law:

(1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;

- (2) offices;
- (3) warehouse;
- (4) health and fitness club;
- (5) golf course;
- (6) community club, and
- (7) purposes accessory to the other permitted purposes.

615.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum gross floor area - 50% of the total lot area
- (2) Minimum front yard depth - 15 metres
- (3) Minimum lot area - 5.0 hectares
- (4) Minimum exterior side yard width
 - abutting Steeles Avenue - 46 metres
 - abutting any other road - 15 metres
- (5) Maximum lot coverage by all buildings and structures - 25% of the lot area
- (6) Maximum building height - 13.7 metres
- (7) Minimum landscaped open space - 60 percent of the minimum required front yard area

- 60 percent of the minimum required exterior side yard
- (8) All buildings and structures shall be set back a minimum of 55 metres from the boundary of any lot zoned or used for residential purposes;
- (9) No buildings or structures shall be located on

the lands shown as Landscaped Open Space on SCHEDULE C - SECTION 615, and

(10) No outside storage of goods, materials or machinery shall be permitted.

615.2 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 615.1.2.

615.3 For the purposes of section 615, HEALTH AND FITNESS CLUB shall mean a building or place used for sport, recreational and social purposes.

616.1 The lands designated SCl-Section 616 on Schedule A to this by-law:

616.1.1 shall only be used for the following purposes:

- (1) hotel;
- (2) motel;
- (3) only in conjunction with a hotel or a motel,
 - (a) personal service shop;
 - (b) bank, trust company or finance company;
 - (c) offices, but not including the offices of a health care practitioner;
 - (d) dining room restaurant;
 - (e) standard restaurant;
 - (f) tavern;
 - (g) retail establishment;
 - (h) art gallery;
 - (i) theatre;
 - (j) automobile service station, and
 - (k) community club.
- (4) health and fitness club;
- (5) golf course;
- (6) purposes accessory to the other permitted purposes.

616.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum gross commercial floor area - 81,000 square metres
- (2) Minimum front yard depth - 15 metres

- (3) Minimum lot area - 8.0 hectares
- (4) Minimum exterior side yard width
 - abutting Steeles Avenue - 46 metres
 - abutting any other road - 15 metres
- (5) Maximum lot coverage by all buildings and structures - 25% of the lot area
- (6) Maximum building height - 13.7 metres
- (7) Minimum landscaped open space - 60 percent of the minimum required front yard area
- 60 percent of the minimum required exterior side yard
- (8) No buildings or structures shall be located on the lands shown as Landscaped Open Space on SCHEDULE C-SECTION 615.
- (9) No outside storage of goods, materials or machinery shall be permitted.

616.2 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 616.1.2.

616.3 For the purposes of section 616,

HEALTH AND FITNESS CLUB shall mean a building or place used for sport, recreational and social purposes.

626 The lands designated OS - Section 626 to this by-law:

626.1 shall only be used as a buffer area.

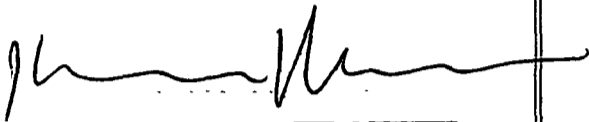
626.2 shall be subject to the following requirements and restrictions:

- (a) the buffer area shall have a minimum width of 25 metres, and
- (b) the buffer area shall be landscaped and bermed to screen the adjacent lands used for

residential purposes from the lands used for industrial purposes.

626.3 shall also be subject to the requirements and restrictions relating to the OS zone which are not in conflict with the ones set out in section 626.2."

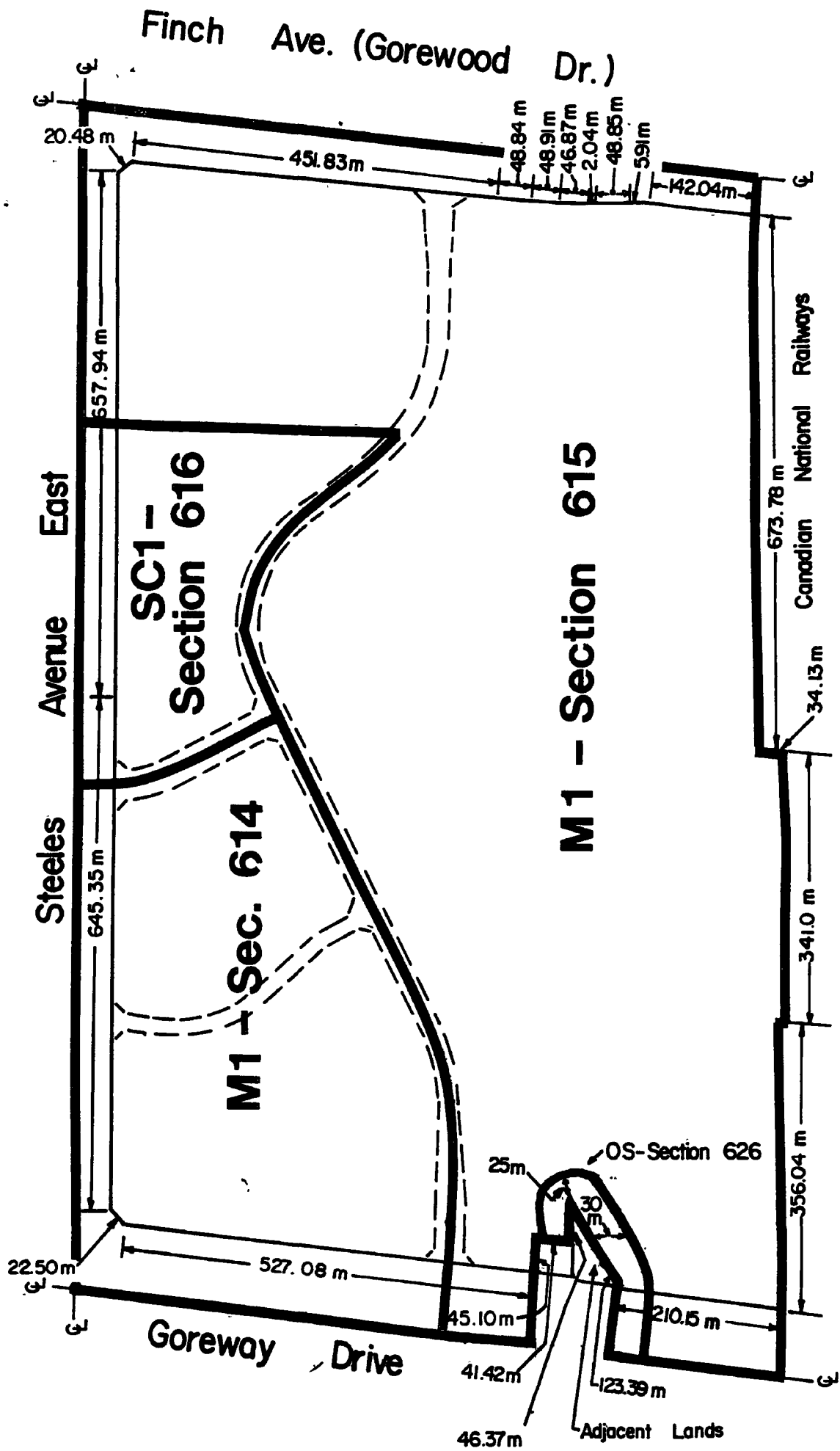
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 26th day of May 1986.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 5/26/86



— Zone Boundary

PART LOTS 14 & 15, CON. 8 S.D. TOR. GORE
 BY-LAW 139-84 SCHEDULE A



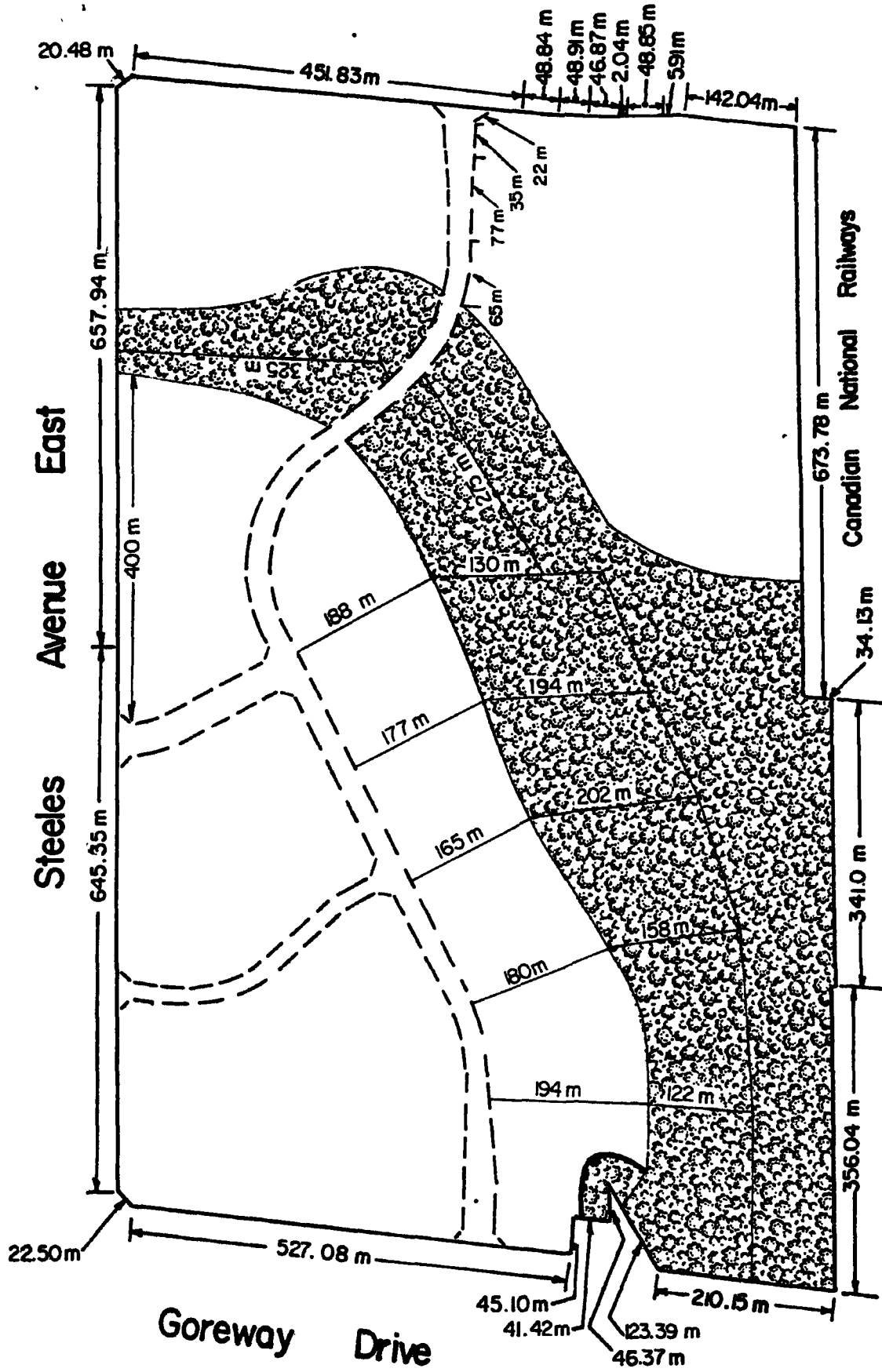
CITY OF BRAMPTON
 Planning and Development

By-law 109-86 Schedule A

1:7000

Date: 85 09 30 Drawn by: RB
 File no. TBE14.1 Map no. 83-IG

Finch Ave. (Gorewood Dr.)



 Landscaped Open Space

Schedule C — Section 615
BY-LAW 139-84

By-law 109-86 Schedule B



1:7000

CITY OF BRAMPTON
Planning and Development

Date: 85 09 30 Drawn by: R B
File no. T8E14.1 Map no. 83-1H

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

AND IN THE MATTER OF the City of
Brampton By-law 109-86.

DECLARATION

I, ROBERT D. TUFTS, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of
the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 109-86 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on May 26th, 1986.
3. Written notice of By-law 110-86 as required
by section 34 (17) of the Planning Act, 1983
was given on June 6th, 1986 in the manner
and in the form and to the persons and agen-
cies 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 4th day of July, 1986.)

A commissioner, etc.)

