



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 163-80

To regulate the use of land and the erection, use, bulk, height and location of buildings on part of Block 1, Registered Plan M-325

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

1.0 DEFINITIONS FOR THE PURPOSES OF THIS BY-LAW.

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

ACCESSORY USE shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent finished grade.

BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

BUILDING AREA shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

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 peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which is carried on the principle purpose for which the 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.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

COMMERCIAL USE shall mean the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

COMMUNITY CENTRE shall mean a building or place used for community activities of a social, cultural or recreational character and operated on a non-profit basis.

DRY CLEANING AND LAUNDRY ESTABLISHMENT shall mean a building or place where dry cleaning, dry-dying, cleaning or pressing of articles or goods or fabrics is carried on.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells or elevators.

GRADE ESTABLISHED or GRADE FINISHED shall mean the average finished surface elevation at the outside walls of any building or structure which is arrived at by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by Section 29 of The Planning Act (R.S.O. 1970, C.349, as amended).

LOT, CORNER shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT, THROUGH shall mean a lot bounded on 2 opposite sides by streets, provided however that if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this By-law.

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel.

(a) Where such lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line.

(b) 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 width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer lot line which abuts the street on a corner lot.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for 1 or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

MOTOR VEHICLE includes an automobile, a truck, a motorcycle, a motor-assisted bicycle, a snowmobile, any other vehicle propelled or driven otherwise than by muscular power, a travel trailer, and a farm implement, whether self-propelled or not.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

NON-CONFORMING shall mean that the lot, building or structure which is described as such is being used for a purpose not permitted in the zone in which it is located.

NON-COMPLYING shall mean the lot, building or structure which is described as such is being used for a purpose permitted in the zone in which it is located, but does not comply with 1 or more of the other requirements and restrictions relating to that zone.

OBNOXIOUS USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials, and, without limiting the generality of the foregoing, shall include any uses which, under The Public Health Act (R.S.O. 1970, Chapter 377, as amended) and regulations made thereunder, are declared by the Peel Regional Health Unit to be an obnoxious or offensive trade, business or manufacture.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a private club.

PARKING LOT shall mean an open area, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.

PERSON shall include any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

PRIVATE CLUB shall mean a building or place operated by a social organization.

PUBLIC AUTHORITY includes The Corporation of the City of Brampton, The Regional Municipality of Peel, the Crown, in Right of Ontario, and the Crown, in Right of Canada, and any board, commission, committee or body established or exercising any power or authority under a statute of Ontario with respect to any of the affairs or purposes, including school purposes, of the City of Brampton or parts thereof.

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.

SETBACK, CENTRE LINE shall mean a minimum distance between the centre line of a street and the nearest main wall of any building or structure.

SETBACK, STREET LINE shall mean the minimum distance between a lot line and the nearest main wall of any building or structure.

SERVICE SHOP shall mean a building or place used primarily for the repair, servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured, or where internal combustion engines or motor vehicles are repaired.

SIGN shall mean a name, identification, description, device, display or illustration which is affixed to, represented upon or placed nearby a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

STOREY shall mean that portion of a building which is included between 1 floor level and the next higher floor level or the roof, and which has its floor level not lower than 2 metres below the line where the roof and outer wall meet.

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by the Crown in Right of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles but shall not include a public lane.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

TRANSPORT TERMINAL shall mean a building or place where trucks are rented, leased, kept for hire or stored or parked for remuneration or from which trucks or transports are dispatched for hire as common carriers.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this By-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot.

YARD, REAR shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

YARD, SIDE shall mean an interior side yard or an exterior side yard.

YARD, INTERIOR SIDE shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

YARD, EXTERIOR SIDE shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

ZONE shall mean an area of land designated for certain uses by this By-law.

2.0 GENERAL PROVISIONS

The following general provisions shall apply to the lands shown outlined on Schedule A attached to this By-law.

2.1 Lot Width or Area Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in Right of Ontario or Canada, a lot is caused to have less lot width or less lot

area than that required by this By-law, a building or structure may be erected or used on such a lot if all other requirements of this By-law are complied with, notwithstanding anything to the contrary in this By-law.

2.2 Yards or Building Setbacks Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in Right of Ontario or Canada, the yards or building setbacks are reduced to less than the requirements of this By-law, an existing building or structure may be repaired, renovated or altered as long as the setbacks or yards are not further reduced by such repair, renovation or alteration, and as long as all other requirements of this By-law are complied with notwithstanding anything to the contrary in this By-law.

2.3 Frontage on Road or Street

No person shall erect any building or structure in any zone unless the lot upon which building or structure is to be erected fronts upon a street.

2.4 Building to be Moved

No building may be moved into any zone where it is not permitted.

2.5 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

2.6 Public Uses Permitted

The provisions of this By-law shall not apply to prevent the use of any land or the erection or use of any building or structure by a public authority or for a utility installation, and such use or erection may be permitted subject to the following requirements and restrictions:

- (a) the size, height, coverage and yard regulations required for the zone in which such land, building or structure is located shall be complied with;
- (b) no goods, material or equipment may be stored in the open in a Residential Zone or in a lot adjacent to a Residential Zone;
- (c) any parking and loading regulations prescribed for these uses shall be complied with;
- (d) areas not used for parking, driveways or storage shall be landscaped.

2.7 Special Uses Permitted

Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure including a sales or rental office incidental to construction in progress, until such time as the work has been discontinued for a period of one year or finished.

2.8 Permitted Yard Encroachments

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except by:

- (a) an accessory building or structure permitted by the provisions of this By-law;
- (b) the structures listed in Table 2.8 (b) which may project into the minimum yards indicated for the distances specified;
- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 2.8 (b)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Sills, belt courses cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any Yard	0.5 metre
Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres
Balconies	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one (1) storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

2.9 Height regulations in this By-law do not apply to:

- (a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities; or

- (b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.

2.10 Parking Spaces

Each parking space shall be an angled parking space or a parallel parking space.

- (a) An angled outdoor parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
- (b) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

2.11 Where parking spaces are provided or required the following requirements and restrictions shall apply:

- (a) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- (b) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street;
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(1) up to 50 degrees	4 metres
(2) 50 degrees up to 70 degrees	5.75 metres
(3) 80 degrees up to and including 90 degrees	6 metres

2.12 (a) Trailers, travel trailers and mobile homes may not be located in any zone if used or intended to be used for the accommodation of and occupation by persons.

- (b) Trailers and travel trailers may be stored in a zone in accordance with the other provisions of this By-law.

2.13 Loading Space

2.13.1 Each loading space shall

- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane; and
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

2.13.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length.

2.14 No sign, billboard or poster shall be erected in any zone except in compliance with the 'Sign By-law' of the City of Brampton.

2.15 No building or structure shall be erected or used except in accordance with the following setback requirements for Steeles Avenue East:

- (a) Minimum centre line setback 25.9 metres
- (b) Minimum street line setback 7.6 metres

2.16 Environmental Concerns

- (a) Obnoxious industrial uses shall not be permitted;
- (b) All emissions to the atmosphere must comply with the requirements of the Ministry of the Environment; and
- (c) No liquid or semi-solid industrial waste or effluent is to be discharged onto the surface of or into the ground, and no waterborne industrial waste or effluent is to be discharged into the surface drainage ditches or sanitary sewers unless the chemical or biological content of the said waste or effluent is approved for discharge by the Regional Municipality of Peel Public Works Department, the Ministry of the Environment or the Peel Regional Health Unit, as required.

2.17 Accessory Buildings

Accessory buildings or structures are permitted subject to the requirements and restrictions of this By-law and shall:

- (a) not be used for human habitation,
- (b) not exceed 4.5 metres in height,

- (c) not have a floor area in excess of 100 square metres,
- (d) be at least 3 metres from any lot line, and
- (e) except for a gatehouse, not be constructed in a minimum required front yard or exterior side yard.

2.18 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

- (a) Gross industrial floor area of
building in square metres

Number of loading spaces

280 or less	1 loading space
over 280 up to 7 450	2 loading spaces
over 7 450 up to 14 000	3 loading spaces
over 14 000	4 loading spaces, plus 1 additional loading space for each 9 300 square metres of gross industrial floor area or part thereof in excess of 14 000 square metres;

- (b) Each loading space shall:
 - (1) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length,
 - (2) have a minimum vertical clearance of 4.25 metres, and
 - (3) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, not part of which shall be used for the parking or temporary storage of motor vehicles.

2.19 Parking Spaces

- (a) Parking spaces are required to be provided and maintained on a lot in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
(1) Building supplies sales establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing plus 1 parking space for each

- 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.
- (2) Commercial or Technical School 4 parking spaces for each teaching classroom or equivalent facility.
- (3) Laundromat or dry cleaning establishment 1 parking space for each 19 square metres of gross commercial floor area or portion thereof.
- (4) Manufacturing, cleaning, packaging, processing, 1 parking space for each 45 square metres of gross industrial floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.
- (5) Mixed use industrial building 1 parking space for each 45 square metres of gross industrial floor area or portion thereof, except where floor area is used for the purpose of a motor vehicle repair shop or motor vehicle body shop, in which case the parking requirement as set out in paragraph (6) below shall be complied with for the appropriate amount of gross floor area.
- (6) Motor vehicle repair shop or motor vehicle body shop 1 parking space for each 18 square metres of gross floor area or portion thereof (50 per cent of the required parking spaces may be tandem parking spaces).
- (7) Offices 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

- | | |
|---|---|
| (8) Place of assembly, private club, dance hall, banquet hall, or roller skating rink | 1 parking space for each 9 square metres of gross commercial floor area or portion thereof. |
| (9) Radio or television broadcasting establishment | 1 parking space for each 31 square metres of gross commercial floor area or portion thereof. |
| (10) Recreational Uses: | |
| (i) Arena | 1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof. |
| (ii) Curling Rink | 8 parking spaces for each sheet of ice. |
| (iii) Tennis, Squash, Handball Court | 4 parking spaces for each court. |
| (iv) Swimming Pool | 10 parking spaces for every pool. |
| (11) Retail outlet | 1 parking space for each 19 square metres of gross commercial floor area or portion thereof. |
| (12) Warehouse | 1 parking space for each 91 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office use. |

3.0 INDUSTRIAL TWO-ZONE - M2

The lands designated as INDUSTRIAL TWO ZONE - M2 in Schedule A hereto attached:

3.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing

or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;

- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, retail and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot; and
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or structure operated by a public authority; and
- (4) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted in Sections 3.1 (a) (1) and 3.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.

- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
- (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts
- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: (1) 35 per cent of the minimum required front yard; and

- (2) 50 per cent of all of the following:
 - (A) minimum required exterior side yard area,
 - (B) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and
 - (C) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.

(h) Outside Storage:

- (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and
- (2) No storage shall be permitted on any portion of a lot required for parking, loading, drive-ways or landscaped open space.

4.0 ADMINISTRATION

4.1 This by-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons as may from time to time be appointed by resolution or by-law of Council.

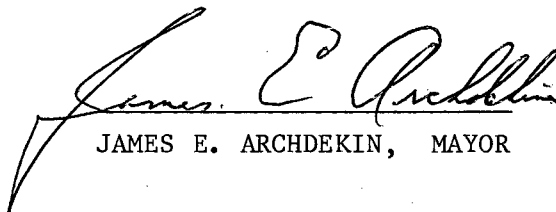
4.2 Every person who contravenes any of the provisions of this by-law is guilty of an offence and liable, upon conviction, to a penalty not exceeding \$1,000.00, exclusive of costs, for each and every such offence.

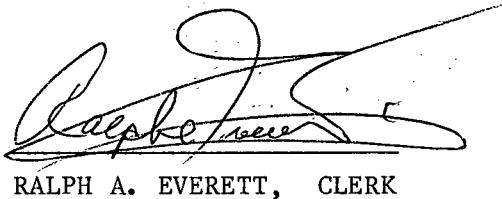
5.0 PREVIOUS BY-LAWS

5.1 By-law 2688 as amended of the former Town of Brampton is repealed and By-law 25-79 of the City of Brampton no longer apply to the lands to which the by-law applies.

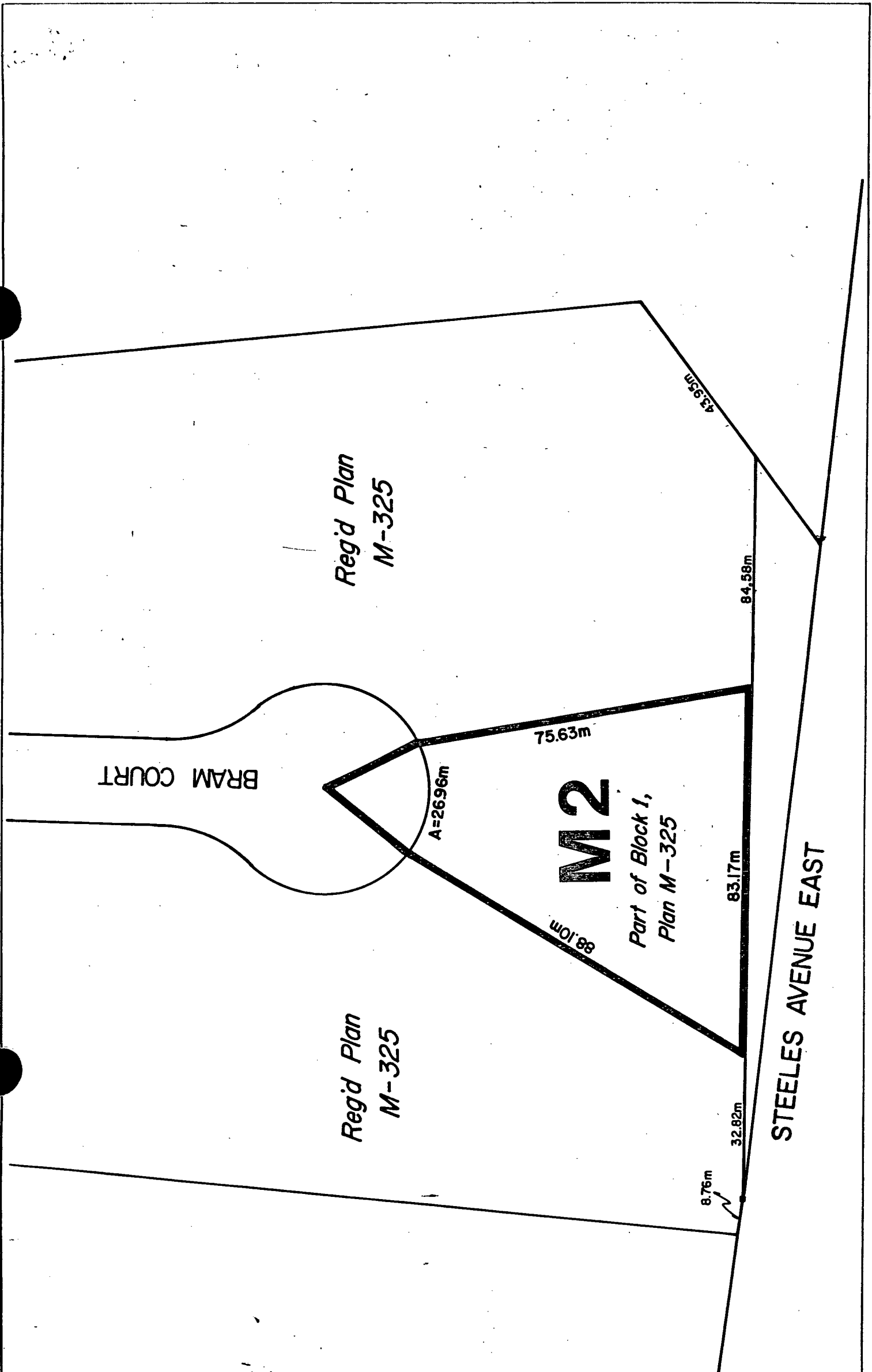
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

This 9th day of June, 1980.

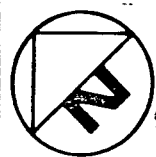

JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 9/6/80



BY LAW No. 163-80
 Schedule A



CITY OF BRAMPTON
 Planning and Development

Date: 1980 06 Drawn by: dlc.
 File no. C2E1.5 Map no. 61-17C

NOTICE OF THE PASSING of a By-law by The Corporation of the City of Brampton to regulate land use pursuant to Section 35 of The Planning Act.

TAKE NOTICE that the Council of The Corporation of the City of Brampton has passed By-law 163-80 on the 9th day of June, 1980, pursuant to the provisions of Section 35 of The Planning Act.

The following Schedules are attached hereto:

1. Schedule 1, being a copy of By-law 163-80
2. Schedule 2, consisting of the following:
 - i) An explanation of the purpose and effect of the by-law.
 - ii) A key map which shows the location of the lands to which the by-law applies.
3. Schedule 3, being a statement from the Commissioner of Planning and Development of the City of Brampton indicating that by-law 163-80 is in conformity with the Official Plan for the City of Brampton Planning Area.

ANY PERSON INTERESTED MAY, within twenty-one days after the date of the mailing, personal service or publication of this Notice, file with the Clerk of The Corporation of the City of Brampton Notice of an Objection to the approval of the said By-law or part thereof together with details of all or that portion of the By-law to which there is objection and detailed reasons thereof.

ANY PERSON wishing to support the application for approval of the By-law may, within twenty-one days after the date of the mailing, personal service or publication of this Notice, file with the Clerk of The Corporation of the City of Brampton Notice of Support of the application for approval of the said By-law.

If no Notice of Objection has been filed with the Clerk of the municipality within the time provided, the By-law thereupon comes into effect and does not require the approval of the Ontario Municipal Board.

If a Notice of Objection has been filed with the Clerk of the municipality within the time provided, the By-law shall be submitted to the Ontario Municipal Board and the By-law does not come into effect until approved by the Ontario Municipal Board.

THE LAST DAY FOR FILING OBJECTIONS IS JULY 11TH, 1980.

THE OBJECTION MUST BE RECEIVED BY THIS DATE IN ORDER TO BE VALID.

DATED at the City of Brampton this 20th day of June, 1980

R. A. Everett
City Clerk
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 163-80

To regulate the use of land and the erection, use, bulk, height and location of buildings on part of Block 1, Registered Plan M-325

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

1.0 DEFINITIONS FOR THE PURPOSES OF THIS BY-LAW.

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

ACCESSORY USE shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent finished grade.

BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

BUILDING AREA shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

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 peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which is carried on the principle purpose for which the 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.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

COMMERCIAL USE shall mean the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

COMMUNITY CENTRE shall mean a building or place used for community activities of a social, cultural or recreational character and operated on a non-profit basis.

DRY CLEANING AND LAUNDRY ESTABLISHMENT shall mean a building or place where dry cleaning, dry-dying, cleaning or pressing of articles or goods or fabrics is carried on.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells or elevators.

GRADE ESTABLISHED or GRADE FINISHED shall mean the average finished surface elevation at the outside walls of any building or structure which is arrived at by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by Section 29 of The Planning Act (R.S.O. 1970, C.349, as amended).

LOT, CORNER shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT, THROUGH shall mean a lot bounded on 2 opposite sides by streets, provided however that if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this By-law.

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel.

(a) Where such lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line.

(b) 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 width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer lot line which abuts the street on a corner lot.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for 1 or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

MOTOR VEHICLE includes an automobile, a truck, a motorcycle, a motor-assisted bicycle, a snowmobile, any other vehicle propelled or driven otherwise than by muscular power, a travel trailer, and a farm implement, whether self-propelled or not.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

NON-CONFORMING shall mean that the lot, building or structure which is described as such is being used for a purpose not permitted in the zone in which it is located.

NON-COMPLYING shall mean the lot, building or structure which is described as such is being used for a purpose permitted in the zone in which it is located, but does not comply with 1 or more of the other requirements and restrictions relating to that zone.

OBNOXIOUS USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials, and, without limiting the generality of the foregoing, shall include any uses which, under The Public Health Act (R.S.O. 1970, Chapter 377, as amended) and regulations made thereunder, are declared by the Peel Regional Health Unit to be an obnoxious or offensive trade, business or manufacture.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a private club.

PARKING LOT shall mean an open area, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.

PERSON shall include any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

PRIVATE CLUB shall mean a building or place operated by a social organization.

PUBLIC AUTHORITY includes The Corporation of the City of Brampton, The Regional Municipality of Peel, the Crown, in Right of Ontario, and the Crown, in Right of Canada, and any board, commission, committee or body established or exercising any power or authority under a statute of Ontario with respect to any of the affairs or purposes, including school purposes, of the City of Brampton or parts thereof.

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.

SETBACK, CENTRE LINE shall mean a minimum distance between the centre line of a street and the nearest main wall of any building or structure.

SETBACK, STREET LINE shall mean the minimum distance between a lot line and the nearest main wall of any building or structure.

SERVICE SHOP shall mean a building or place used primarily for the repair, servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured, or where internal combustion engines or motor vehicles are repaired.

SIGN shall mean a name, identification, description, device, display or illustration which is affixed to, represented upon or placed nearby a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

STOREY shall mean that portion of a building which is included between 1 floor level and the next higher floor level or the roof, and which has its floor level not lower than 2 metres below the line where the roof and outer wall meet.

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by the Crown in Right of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles but shall not include a public lane.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

TRANSPORT TERMINAL shall mean a building or place where trucks are rented, leased, kept for hire or stored or parked for remuneration or from which trucks or transports are dispatched for hire as common carriers.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this By-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot.

YARD, REAR shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

YARD, SIDE shall mean an interior side yard or an exterior side yard.

YARD, INTERIOR SIDE shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

YARD, EXTERIOR SIDE shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

ZONE shall mean an area of land designated for certain uses by this By-law.

2.0 GENERAL PROVISIONS

The following general provisions shall apply to the lands shown outlined on Schedule A attached to this By-law.

2.1 Lot Width or Area Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in Right of Ontario or Canada, a lot is caused to have less lot width or less lot

area than that required by this By-law, a building or structure may be erected or used on such a lot if all other requirements of this By-law are complied with, notwithstanding anything to the contrary in this By-law.

2.2 Yards or Building Setbacks Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in Right of Ontario or Canada, the yards or building setbacks are reduced to less than the requirements of this By-law, an existing building or structure may be repaired, renovated or altered as long as the setbacks or yards are not further reduced by such repair, renovation or alteration, and as long as all other requirements of this By-law are complied with notwithstanding anything to the contrary in this By-law.

2.3 Frontage on Road or Street

No person shall erect any building or structure in any zone unless the lot upon which building or structure is to be erected fronts upon a street.

2.4 Building to be Moved

No building may be moved into any zone where it is not permitted.

2.5 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

2.6 Public Uses Permitted

The provisions of this By-law shall not apply to prevent the use of any land or the erection or use of any building or structure by a public authority or for a utility installation, and such use or erection may be permitted subject to the following requirements and restrictions:

- (a) the size, height, coverage and yard regulations required for the zone in which such land, building or structure is located shall be complied with;
- (b) no goods, material or equipment may be stored in the open in a Residential Zone or in a lot adjacent to a Residential Zone;
- (c) any parking and loading regulations prescribed for these uses shall be complied with;
- (d) areas not used for parking, driveways or storage shall be landscaped.

2.7 Special Uses Permitted

Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure including a sales or rental office incidental to construction in progress, until such time as the work has been discontinued for a period of one year or finished.

2.8 Permitted Yard Encroachments

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except by:

- (a) an accessory building or structure permitted by the provisions of this By-law;
- (b) the structures listed in Table 2.8 (b) which may project into the minimum yards indicated for the distances specified;
- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 2.8 (b)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Sills, belt courses cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any Yard	0.5 metre
Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres
Balconies	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one (1) storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

2.9 Height regulations in this By-law do not apply to:

- (a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities; or

- (b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.

2.10 Parking Spaces

Each parking space shall be an angled parking space or a parallel parking space.

- (a) An angled outdoor parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
- (b) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

2.11 Where parking spaces are provided or required the following requirements and restrictions shall apply:

- (a) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- (b) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street;
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(1) up to 50 degrees	4 metres
(2) 50 degrees up to 70 degrees	5.75 metres
(3) 80 degrees up to and including 90 degrees	6 metres

2.12 (a) Trailers, travel trailers and mobile homes may not be located in any zone if used or intended to be used for the accommodation of and occupation by persons.

(b) Trailers and travel trailers may be stored in a zone in accordance with the other provisions of this By-law.

2.13 Loading Space

2.13.1 Each loading space shall

- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane; and
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

2.13.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length.

2.14 No sign, billboard or poster shall be erected in any zone except in compliance with the 'Sign By-law' of the City of Brampton.

2.15 No building or structure shall be erected or used except in accordance with the following setback requirements for Steeles Avenue East:

(a) Minimum centre line setback 25.9 metres

(b) Minimum street line setback 7.6 metres

2.16 Environmental Concerns

- (a) Obnoxious industrial uses shall not be permitted;
- (b) All emissions to the atmosphere must comply with the requirements of the Ministry of the Environment; and
- (c) No liquid or semi-solid industrial waste or effluent is to be discharged onto the surface of or into the ground, and no waterborne industrial waste or effluent is to be discharged into the surface drainage ditches or sanitary sewers unless the chemical or biological content of the said waste or effluent is approved for discharge by the Regional Municipality of Peel Public Works Department, the Ministry of the Environment or the Peel Regional Health Unit, as required.

2.17 Accessory Buildings

Accessory buildings or structures are permitted subject to the requirements and restrictions of this By-law and shall:

- (a) not be used for human habitation,
- (b) not exceed 4.5 metres in height,

- (c) not have a floor area in excess of 100 square metres,
- (d) be at least 3 metres from any lot line, and
- (e) except for a gatehouse, not be constructed in a minimum required front yard or exterior side yard.

2.18 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Gross industrial floor area of	<u>Number of loading spaces</u>
<u>building in square metres</u>	
280 or less	1 loading space
over 280 up to 7 450	2 loading spaces
over 7 450 up to 14 000	3 loading spaces
over 14 000	4 loading spaces, plus 1 additional loading space for each 9 300 square metres of gross industrial floor area or part thereof in excess of 14 000 square metres;

- (b) Each loading space shall:
 - (1) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length,
 - (2) have a minimum vertical clearance of 4.25 metres, and
 - (3) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, not part of which shall be used for the parking or temporary storage of motor vehicles.

2.19 Parking Spaces

(a) Parking spaces are required to be provided and maintained on a lot in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
(1) Building supplies sales establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing plus 1 parking space for each

- 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.
- (2) Commercial or Technical School 4 parking spaces for each teaching classroom or equivalent facility.
- (3) Laundromat or dry cleaning establishment 1 parking space for each 19 square metres of gross commercial floor area or portion thereof.
- (4) Manufacturing, cleaning, packaging, processing, 1 parking space for each 45 square metres of gross industrial floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.
- (5) Mixed use industrial building 1 parking space for each 45 square metres of gross industrial floor area or portion thereof, except where floor area is used for the purpose of a motor vehicle repair shop or motor vehicle body shop, in which case the parking requirement as set out in paragraph (6) below shall be complied with for the appropriate amount of gross floor area.
- (6) Motor vehicle repair shop or motor vehicle body shop 1 parking space for each 18 square metres of gross floor area or portion thereof (50 per cent of the required parking spaces may be tandem parking spaces).
- (7) Offices 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

- | | |
|---|---|
| (8) Place of assembly, private club, dance hall, banquet hall, or roller skating rink | 1 parking space for each 9 square metres of gross commercial floor area or portion thereof. |
| (9) Radio or television broadcasting establishment | 1 parking space for each 31 square metres of gross commercial floor area or portion thereof. |
| (10) Recreational Uses: | |
| (i) Arena | 1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof. |
| (ii) Curling Rink | 8 parking spaces for each sheet of ice. |
| (iii) Tennis, Squash, Handball Court | 4 parking spaces for each court. |
| (iv) Swimming Pool | 10 parking spaces for every pool. |
| (11) Retail outlet | 1 parking space for each 19 square metres of gross commercial floor area or portion thereof. |
| (12) Warehouse | 1 parking space for each 91 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office use. |

3.0 INDUSTRIAL TWO-ZONE - M2

The lands designated as INDUSTRIAL TWO ZONE - M2 in Schedule A hereto attached:

3.1 shall only be used for the following purposes:

(a) Industrial

(1) the manufacturing, cleaning, packaging, processing, repairing

or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;

- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, retail and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot; and
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or structure operated by a public authority; and
- (4) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted in Sections 3.1 (a) (1) and 3.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.

- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
- (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts
- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: (1) 35 per cent of the minimum required front yard; and

(2) 50 per cent of all of the following:

(A) minimum required exterior side yard area,

(B) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and

(C) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.

(h) Outside Storage:

(1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and

(2) No storage shall be permitted on any portion of a lot required for parking, loading, drive-ways or landscaped open space.

4.0 ADMINISTRATION

4.1 This by-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons as may from time to time be appointed by resolution or by-law of Council.

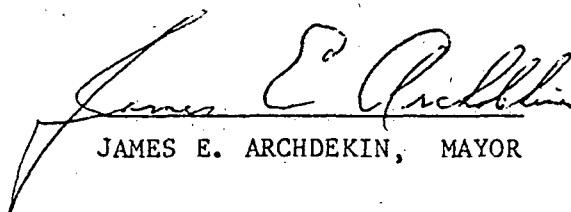
4.2 Every person who contravenes any of the provisions of this by-law is guilty of an offence and liable, upon conviction, to a penalty not exceeding \$1,000.00, exclusive of costs, for each and every such offence.


5.0 PREVIOUS BY-LAWS

5.1 By-law 2688 as amended of the former Town of Brampton is repealed and By-law 25-79 of the City of Brampton no longer apply to the lands to which the by-law applies.

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

This 9th day of June, 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 9/6/80

Reg'd Plan
M-325

Reg'd Plan
M-325

BRAM COURT

A=2696m

M2

Part of Block 1,
Plan M-325

43.95m

84.58m

75.63m

83.17m

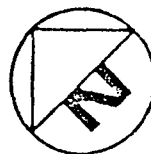
88.10m

32.82m

8.76m

STEELES AVENUE EAST

BY LAW No. 163-80
Schedule A



CITY OF BRAMPTON
Planning and Development

Date: 1980 06
File no. C2E1.5

Drawn by: D.C.
Map no. 61-17C

PURPOSE AND EFFECT OF BY-LAW 163-80

The purpose of By-law 163-80 is to rezone the lands shown outlined on Schedule "A" to the by-law to permit the operation of a radio station facility in accordance with the requirements set out in the by-law.

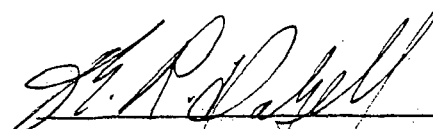
Any questions or inquires should be directed to MR. L. W. H. LAINE,
City of Brampton Planning Department, 793-4110, Ext. 250.

SCHEDULE 3

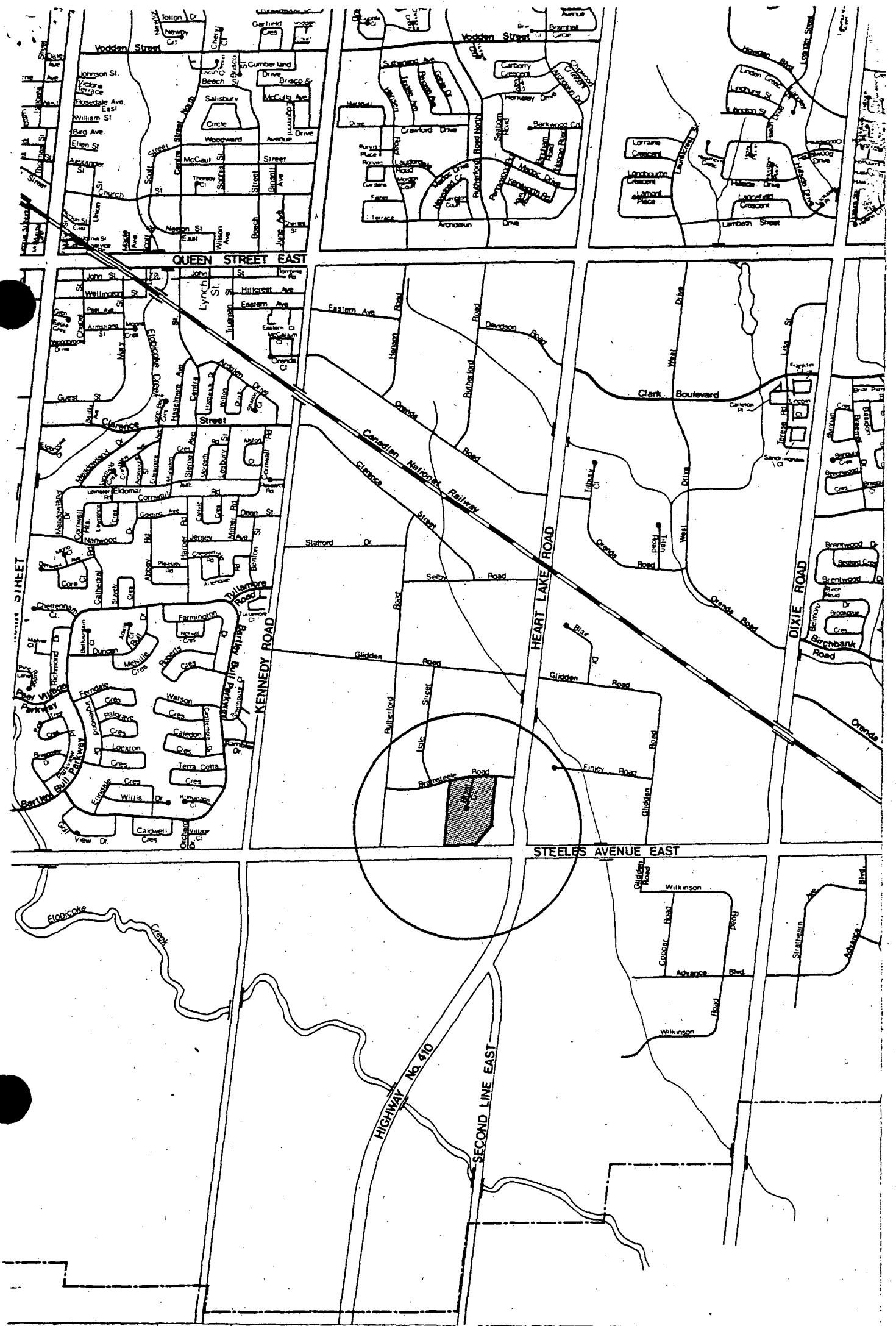
STATEMENT OF CONFORMITY TO THE OFFICIAL PLAN FOR
THE CITY OF BRAMPTON PLANNING AREA

I, Frederick R. Dalzell, Commissioner of Planning and Development for the City of Brampton have reviewed By-law 163-80 of the City of Brampton and am of the opinion that By-law 163-80 is in conformity with the Official Plan in effect for the City of Brampton Planning Area.

Dated at the City of Brampton this 20th day of June , 1980.

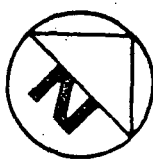


F. R. DALZELL, COMMISSIONER
PLANNING AND DEVELOPMENT



BRAM DEVELOPMENTS
392285 ONTARIO LTD.

KEY MAP - Schedule '2' (ii) By-Law 163-80



1:2000

CITY OF BRAMPTON
Planning and Development

Date: 80 06 16

Drawn by: Ck

File no. C2E1.5

Map no. 61-17D

Tip Top Construction Ltd.
Flowertown Shopping Centre
3645 Keele Street, Unit 101
DOWNSVIEW, Ontario M3J 1M6

F. W. Cayley Limited
22 Bramsteele Road
BRAMPTON, Ontario
L6W 1B3

C and C Investments Inc.
c/o Carlo Degirolamo
36002 Dunrankin Ave.
MISSISSAUGA, Ontario L4T 1V9

Rickcom Construction Ltd.
685 Petrolia Road
DOWNSVIEW, Ontario
M3J 2N6

Peter Lunardo
Amedeo Campierchio
16 Hale Road
BRAMPTON, Ontario L6W 3J9

350051 Ontario Limited
Festive Food Catering
13 Hale Road
BRAMPTON, Ontario
L6W 3J9

B. A. Combs Development Ltd.
c/o Richard M. Combs
7 Teddington Park Ave.
TORONTO, Ontario
M4N 2K4

Haldi Investments Ltd.
c/o American Construction
1940 Ellesmere Road, Unit 12
SCARBOROUGH, Ontario
M1H 2V7

Orr Metal and Alloys Ltd.
20 Bramsteele Road
BRAMPTON, Ontario
L6W 1B3

Wageners Meat & Delicatessen
Ltd., Banbury Property
Management Services
Box 190, Station A
SCARBOROUGH, Ontario M1K 5C1

Anglo York Industries Ltd.
95 Barber Green Road, Ste. 300
DON MILLS, Ontario
M3C 3E9

Felicite D. Tennyson
35 Fairway Heights Drive
THORNHILL, Ontario
L3T 3A7

Trandon Trunk Transmission Ltd.
18 Hale Road
BRAMPTON, Ontario
L6W 3M1

Ger-Vic Leaseholds Limited
26 Bramsteele Road
BRAMPTON, Ontario
L6W 1B3

Clerk, Regional Municipality
of Peel
10 Peel Centre Drive
BRAMPTON, Ontario
L6T 4B9

S. Kamo & Co. Ltd.
5 Peen Drive
WESTON, Ontario
M9L 2A6

Rudolf & Katalin Koncz
18 Bramsteele Road
BRAMPTON, Ontario
L6W 1B3

Taber Road Realty Ltd.
P.O. Box 2002, Station C
DOWNSVIEW, Ontario
M5S 1X1

392285 Ontario Limited
Bram Developments
170 Steeles Ave. E., Unit 8
BRAMPTON, Ontario L6T 1A4

Paul Tennyson, Victoria Lunardo
Antoinette Campierchio
c/o Kadi Auto Repairs Ltd.
16 Hale Road
BRAMPTON, Ontario L6W 3J9

Terrier Investments Ltd.
45 Prue Avenue
TORONTO, Ontario
M6B 1R3

Longmoor Building Co.
1071 Speers Road
OAKVILLE, Ontario
L6L 5B9

P. E. Allen
Commissioner of Planning
Regional Municipality of Peel
10 Peel Centre Drive
BRAMPTON, Ontario
L6T 4B9

Secretary
Metropolitan Toronto and
Region Conservation Authority
5 Shoreham Drive
DOWNSVIEW, Ontario

Secretary
Peel Board of Education
73 King Street West
MISSISSAUGA, Ontario

Secretary
Credit Valley Conservation
Authority
MEADOWVALE, Ontario

Secretary
Consumers' Gas Company
Box 90, Suite 4200
First Canadian Place
TORONTO, Ontario
M5X 1C5

Secretary, Dufferin-Peel Roman
Catholic Separate School Board
100 Dundas Street West
MISSISSAUGA, Ontario

Executive Director
Plans Administration Division
Ministry of Housing
55 Wellesley Street West
TORONTO, Ontario
M7A 2K4

Technical Support Manager
Central Region, Ministry of
the Environment
Suite 700, 150 Ferrand Drive
DON MILLS, Ontario
M3C 3C1

Route & Site Selection Division
Ontario Hydro
700 University Avenue
TORONTO, Ontario
M5G 1X6

Secretary, Brampton Hydro-Electric
Commission
50 Main Street South
BRAMPTON, Ontario

Mr. L. T. Koehle, Commissioner
Buildings & By-law Enforcement
City of Brampton
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

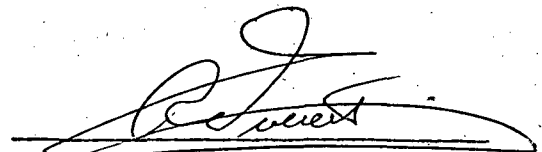
Mr. F. R. Dalzell, Commissioner
Planning and Development
City of Brampton
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

District Manager
Ministry of Natural Resources
MAPLE, Ontario
LOJ 1E0

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 163-80 of the Corporation of the City of Brampton, passed by the Council of the Corporation on the 9th day of June, 1980 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on July 11th, 1980 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

Dated at the City of Brampton this 4th day of September, 1980.


R.A. Everett
City Clerk

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.