



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 206-78

A By-law to amend By-law 861, as amended and renumbered by By-law 877, and as further amended, of the former Township of Chinguacousy now in the City of Brampton (parts of Lots 11, 12 and 13, Concession 1, W.H.S.).

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

1. By-law 861 is amended by adding thereto the following title and section 200:

"PROVISIONS RELATING TO SPECIFIC LANDS

200. LANDS - parts of Lots 11, 12, and 13 in Concession 1, W.H.S.

200.1 The following zones are created for the lands shown outlined on Map 500-1 and the corresponding symbols shall be used to designate the zoning of land:

Industrial Select 6 (M6)

Industrial Select 7 (M7)

200.2 Notwithstanding any other provisions contained in By-law 861, the lands shown outlined on Map 500-1 are hereby designated by the zone symbols (M6) and (M7) as shown on maps 500-2 and 500-3.

200.3 USES PERMITTED AND REGULATIONS IN INDUSTRIAL SELECT 6 (M6)

In an Industrial Select 6 (M6) zone, no person shall use any land or erect or use any building or structure except for one or more of the following uses and subject to the regulations set out herein:

(a) Uses Permitted

- (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 of plastics and light metals including aluminium and zinc;
  - (d) light manufacturing activities including the 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) shops for the repair or manufacturing of small goods and wares;
  - (4) business, professional and administrative offices connected with another permitted use of the land;
  - (5) exhibition and conference halls;
  - (6) radio, television broadcasting and transmission facilities;
  - (7) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
  - (8) any public use of the same general character as the other permitted uses; and
  - (9) any use accessory to any of the foregoing uses

(b) Regulations

- (1) the minimum front yard depth shall be 25 metres (82 feet);
- (2) the minimum lot area shall be 2 000 square metres (21 528 square feet);

- (3) the minimum side yard width on each side of the building constructed thereon shall be 8 metres (26 feet). For any lot having a frontage in excess of 50 metres (164 feet), the minimum side yard width on each side of the building constructed thereon shall be 15 percent of the said frontage up to a maximum side yard width requirement of 30 metres (98 feet);
- (4) the maximum land coverage of buildings and structures shall not exceed fifty (50) percent of the lot area;
- (5) the minimum rear yard depth shall be 20 metres (65.6 feet);
- (6) all required front yard and all required side yards from the front line to the depth of the rear building line from the front lot line shall be landscaped, such landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required front yard;
- (7)
  - (a) No outdoor truck loading facilities are permitted in the front yard;
  - (b) If the building depth is less than 60 metres (197 feet), no outdoor truck loading facilities are permitted within the front half of the building depth;
  - (c) If the building depth is greater than 60 metres (197 feet), no outdoor truck loading facilities are permitted within the first 30 metres (98.4 feet) of the building depth;
- (8) at least one parking space for each 55 square metres (592 square feet) 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 incidental to the main use of the lot.
- (9) all operations are to be carried out within buildings and no building shall 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; and

- (10) outside storage of goods shall not be permitted.

200.4 USES PERMITTED AND REGULATIONS IN INDUSTRIAL SELECT 7 (M7)

In an Industrial Select 7 (M7) zone, no person shall use any land or erect or use any building or structure except for one or more of the following uses and subject to the regulations set out herein:

(a) Uses permitted

- (1) the uses permitted in an Industrial Select 6 (M6) Zone
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- (4) dairy products plants and bakeries;
- (5) a builders supply yard or yard including a repair and assembly shop but excluding any scrap metal storage or salvage yards; and
- (6) any use accessory to any of the foregoing uses

(b) Regulations

- (1) minimum front yard depth shall be:

15 metres (49 feet) for building not exceeding 8 metres (26 feet) in height above grade

18 metres (59 feet) for building not exceeding 10 metres (32 feet) in height above grade

21 metres (69 feet) for building not exceeding 12 metres (40 feet) in height above grade

24 metres (79 feet) for building not exceeding 15 metres (49 feet) in height above grade

The above heights do not include mechanical or elevator penthouses.

At least 50 percent of the required front yard shall be landscaped open space free of parking, driveway and paved area.

- (2) minimum lot area shall be 2 000 square metres (21 528 square feet);
- (3) minimum rear yard shall be 8 metres (26 feet) except where the rear lot line abuts upon a railway right-of-way in which case no rear yard shall be required;
- (4) minimum side yard shall be 8 metres (26 feet) except where the side lot line abuts upon a railway right-of-way in which case no side yard shall be required;
- (5) no truck loading facility or 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;
- (6) outside storage of material and equipment is permitted subject to the following conditions:
  - (i) the storage area is not 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, or 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 shall not be located closer to any rear lot line than the required setback for a building.
  - (ii) the storage area is enclosed by a fence or wall not less than 2.4 metres (7.0 feet) in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 2 metres (6.5 feet) in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).

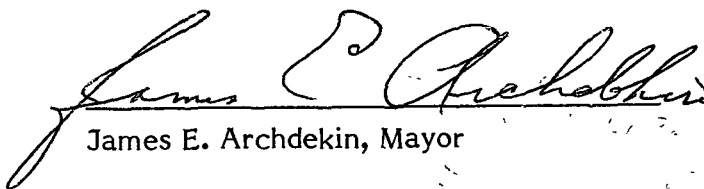
- (7) the provisions of Clause (6) above shall not prevent the display in the open of new products produced in or distributed by any of the foregoing industrial establishments provided that:
  - (i) the total area used does not exceed five percent (5%) of the lot area, and
  - (ii) such area shall not be closer to any street line than the minimum distance required for buildings and structures
- (8) all operations are to be carried out within buildings and no buildings shall exceed the following, exclusive of mechanical or elevator areas.
  - (i) four storeys for the manufacturing use, or
  - (ii) five stores for the office use.
- (9) at least one parking space for each 70 square metres (753 square feet) 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 incidental to the main use of the lot.

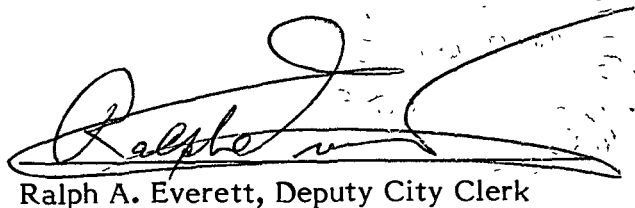
- 200.5
- (1) No signs, billboards or posters shall be erected on the lands shown outlined on Map 500-1 except in conformity with the "Sign By-law" of the City of Brampton.
  - (2) A landscaping strip of a minimum of 15 metres (49.2 feet) in width shall be maintained on the lands shown on Maps 500-2 and 500-3 along Highway Number 7, McLaughlin Road and Sandalwood Parkway, as shown on the said maps.
  - (3) Every building to be constructed on the lands shown outlined on Map 500-1 shall be set back a minimum of 55 metres (180 feet) from the boundary of any lot actually used for residential purposes at the time construction is to commence.
  - (4) A buffer area of a minimum width of 30 metres (98.2 feet) shall be provided and maintained between any building on the lands shown outlined on Map 500-1 and lands being used for residential purposes.

- (5) Such buffer areas shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes."
2. Schedules 'A', 'B', and 'C' attached to this by-law are hereby attached to By-law 861 as Maps 500-1, 500-2 and 500-3, respectively, and form part of By-law 861.
3. This by-law shall not come into force without the approval of the Ontario Municipal Board.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL.

this                    11th                    day of                    September                    1978

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Deputy City Clerk



R 783252

Ontario Municipal Board

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of  
its Restricted Area By-law 206-78

B E F O R E :

W. SHUB, Q.C.  
Chairman

- and -

S.S. SPEIGEL  
Member

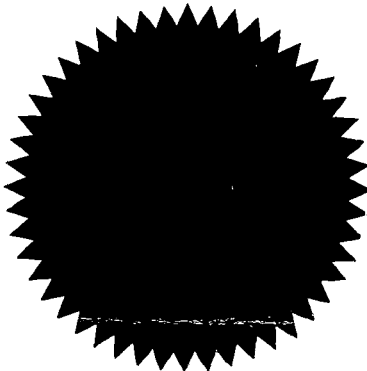
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Monday, the 6th day of

November, 1978

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 206-78 is  
hereby approved.



SECRETARY

ENTERED	
O. B. No.	R. 78-6
Folio No.	22
NOV 7 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	



LOT 14  
LOT 15

LOT 13  
LOT 12

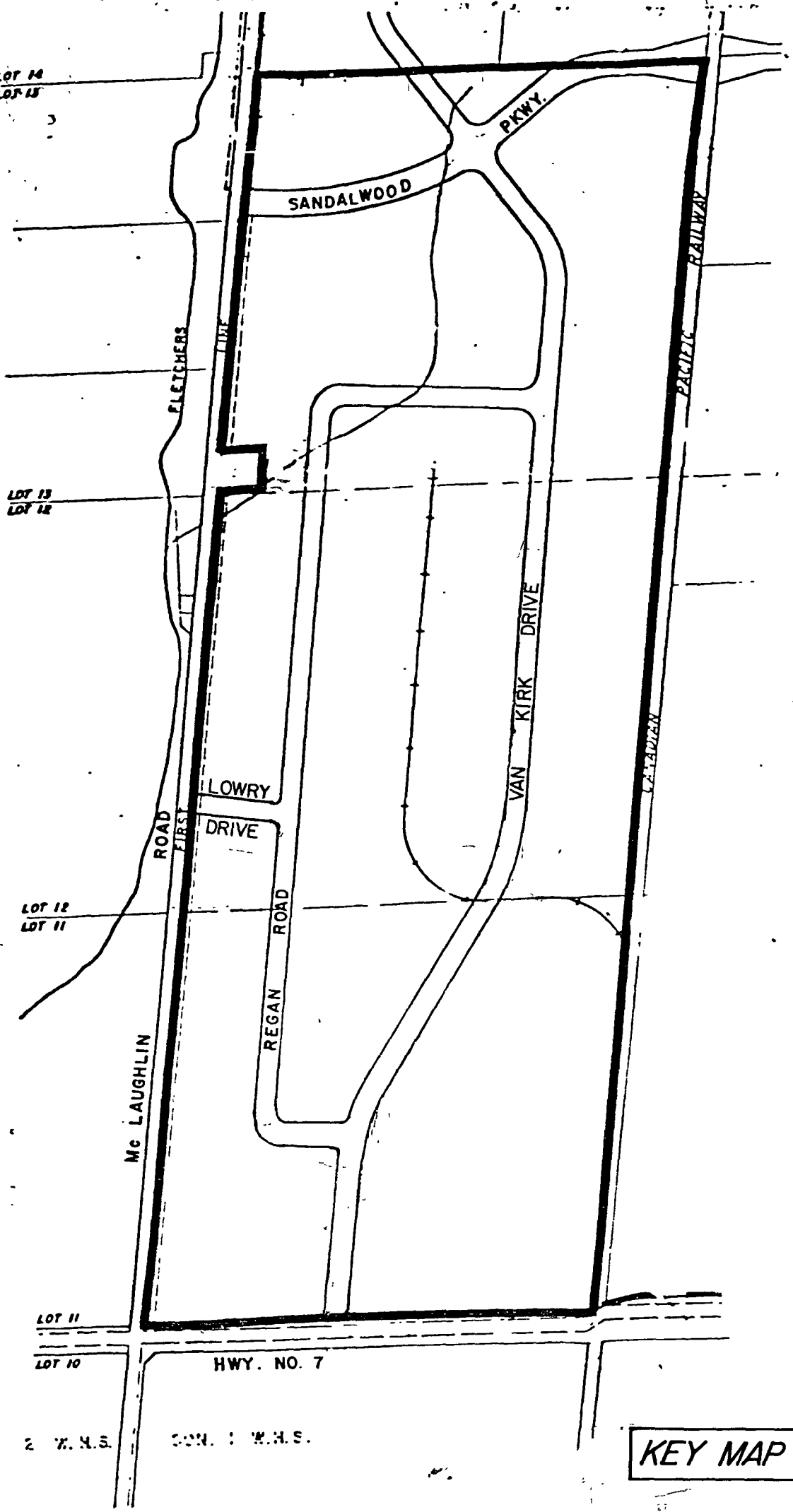
LOT 12  
LOT 11

LOT 11

LOT 10

CON. 2 W.H.S.

CON. 1 W.H.S.



KEY MAP

BY LAW. 861, MAP 500-1  
By-Law 206-78 Schedule A



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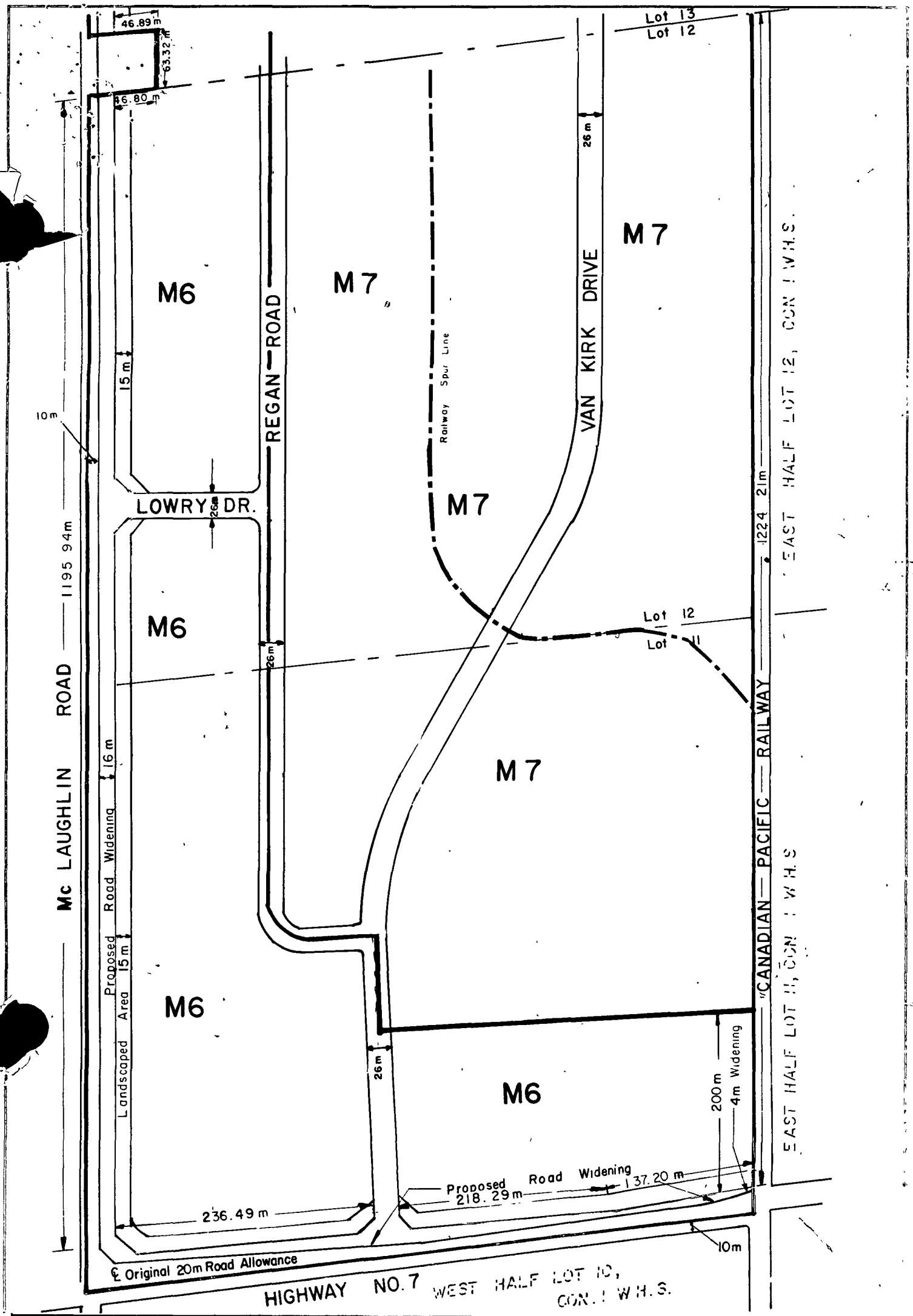
CITY OF BRAMPTON  
Planning and Development

Date: 1978 08 18

Drawn by: B.K.

File no. CIW11.3

Map no. 24-2D



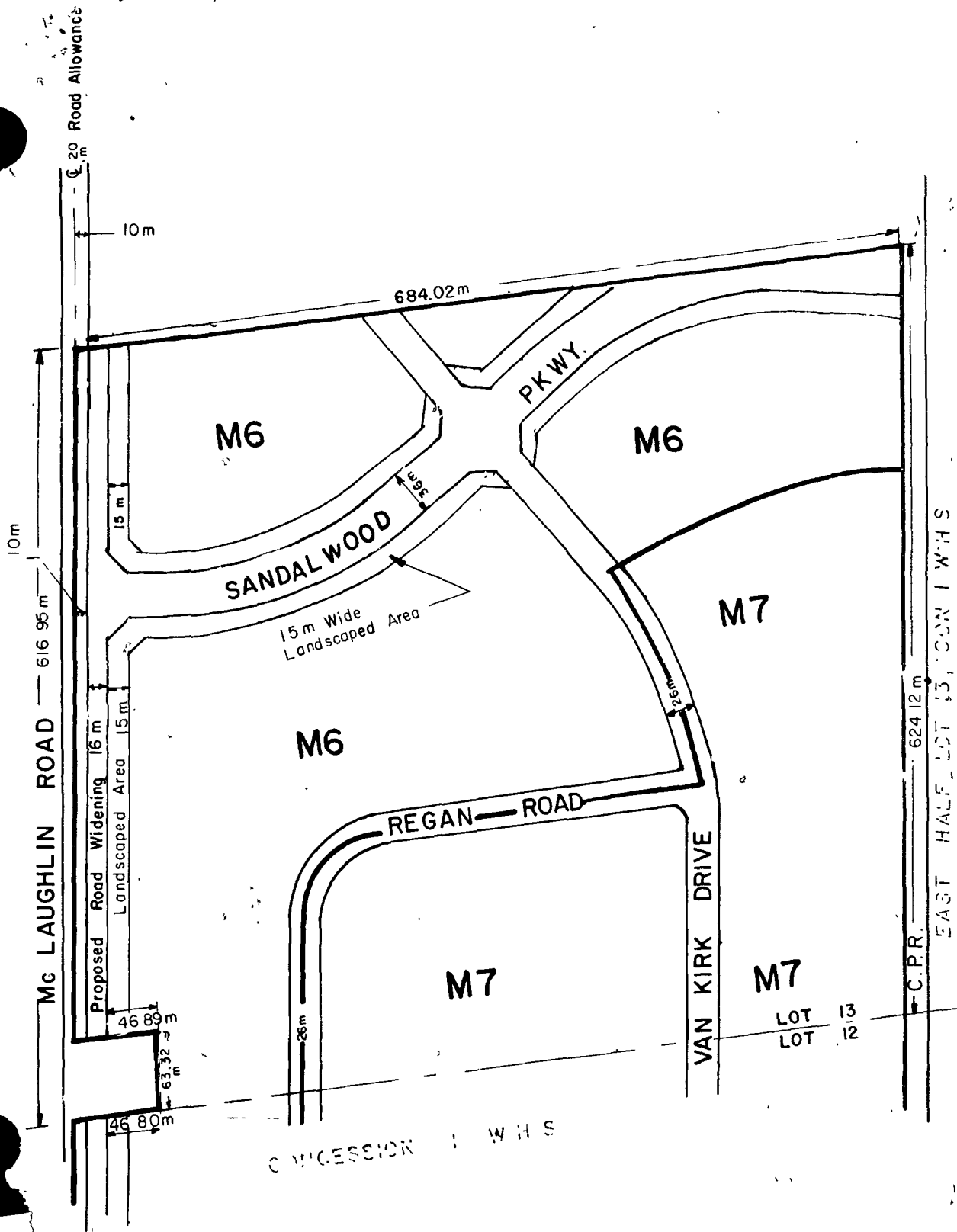
BY LAW 861, MAP 500-2  
 By-Law 206-78 Schedule B



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**CITY OF BRAMPTON**  
 Planning and Development

Date: 1978 08 18      Drawn by: B.K.  
 File no. CIW11.3      Map no. 24-2E



BY LAW 861, MAP 500-3  
 By-Law 206-78 Schedule C



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1978 08 18      Drawn by: B.K.  
 File no. CIW113      Map no. 24-2F

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