



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 229-2000

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
  - (1) by changing on Sheet 13 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL BUSINESS – SECTION 696, (MBU – SECTION 696) INDUSTRIAL ONE – SECTION 697 (M1 – SECTION 697), INDUSTRIAL ONE – SECTION 698 (M1 – SECTION 698), INDUSTRIAL FOUR – SECTION 699 (M4 – SECTION 699) to INDUSTRIAL ONE – SECTION 724 (M1 – SECTION 724), INDUSTRIAL BUSINESS – SECTION 725 (MBU – SECTION 725), and FLOODPLAIN (F).
  - (2) by adding thereto, the following sections:

"724.1 The lands designated M1– SECTION 724 on Sheet 13 of Schedule A to this by-law:

724.1.1 shall only be used for the following purposes:

    - (1) the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
    - (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
    - (3) an office;
    - (4) a home furnishings and improvement retail outlet;
    - (5) a recreational facility or structure;
    - (6) a community club;

- (7) a garden centre sales establishment;
- (8) a service shop;
- (9) a banquet hall; and,
- (10) purposes accessory to the other permitted purposes.

724.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres;
- (2) Minimum Rear Yard Depth:  
7 metres except where it abuts
  - a) a rail line the minimum requirement for uses 724.1.1(2) to (9) shall be 30.0 metres;
  - b) a rail line the minimum requirement for uses 724.1.1 (1) shall be 15.0 metres; and,
  - c) a spur line, there is no requirement
- (3) Minimum Exterior Side Yard Width: 9 metres;
- (4) Minimum Interior Side Yard Width:  
4 metres except where it abuts
  - a) a rail line the minimum requirement for uses 724.1.1(2) to (9) shall be 30.0 metres;
  - b) a rail line the minimum requirement for uses 724.1.1(1) shall be 15.0 metres; and,
  - c) a spur line, there is no requirement
- (5) Minimum Lot Width: 30 metres;
- (6) Minimum Lot Area: 0.8 hectares;
- (7) Maximum Lot Coverage: 50 percent;
- (8) Maximum Building Height: 17.5 metres;
- (9) Minimum Landscaped Open Space:
  - a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
  - b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (10) Maximum Floor Space Index for an office: 0.5

724.1.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 724.1.2.

724.2. For the purposes of this section:

RETAIL WAREHOUSE shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

725 The lands designated MBU – Section 725 on Sheet 13 of Schedule A to this by-law:


725.1 shall only be used for the purposes permitted by the MBU zone


725.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9.0 metres
- (2) Minimum Exterior Side Yard: 9.0 metres
- (3) Minimum Lot Width: 30 metres
- (4) Maximum Building Height: 17.5 metres
- (5) Maximum Lot Coverage: 40 percent
- (6) Minimum Landscaped Open Space:
  - a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
  - b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.

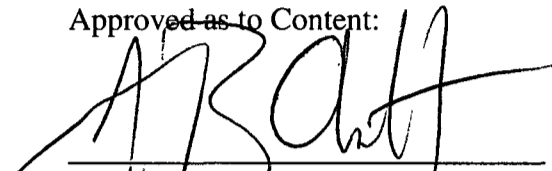
725.3 shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 725.2”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
this 30th day of October, 2000.

  
\_\_\_\_\_  
Peter Robertson – Mayor

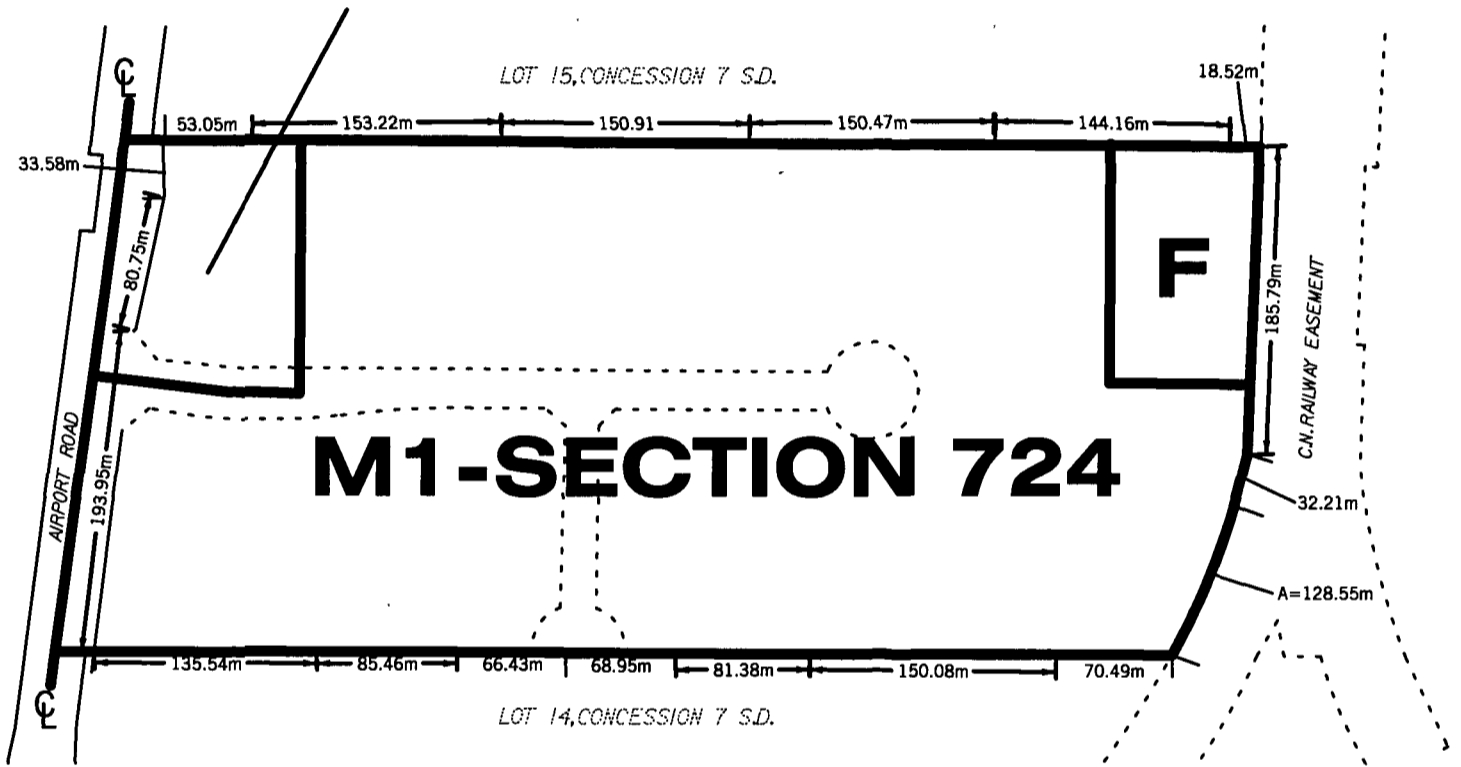
  
\_\_\_\_\_  
Leonard J. Mikulich – City Clerk

Approved as to Content:



  
\_\_\_\_\_  
John B. Corbett, MCIP, RPP  
Director of Development Services



# MBU-SECTION 725



## LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



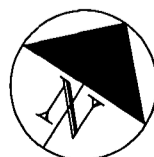
**PART LOT 15, CONCESSION 7 S.D.**

**BY-LAW 139-84**

**SCHEDULE A**

**By-Law 229-2000**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 07 10

Drawn by: CJK

File no. T7E15.16

Map no. 82-8J

(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 17 and 34:

AND IN THE MATTER OF the City of Brampton  
By-law 229-2000 being a by-law to amend  
Comprehensive Zoning By-law 139-84, as amended  
(WESTPEN PROPERTIES LTD. – File T7E15.16)

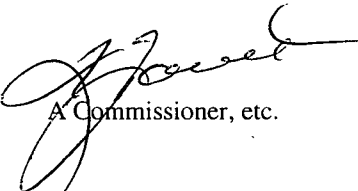
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY  
DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 228-2000 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 30<sup>th</sup> day of October, 2000, to adopt Amendment Number OP93-147 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 30<sup>th</sup> day of October, 2000.
4. By-law 229-2000 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 30<sup>th</sup> day of October, 2000.
5. Written notice of By-law 228-2000 as required by section 17(23) and By-law 229-2000 as required by section 34(18) of the *Planning Act* was given on the 2<sup>nd</sup> day of November, 2000, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-147 is deemed to have come into effect on the 23<sup>rd</sup> day of November, 2000, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the  
City of Brampton in the  
Region of Peel this 27<sup>th</sup> day  
of November, 2000.

  
A Commissioner, etc.

  
\_\_\_\_\_

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 139-84, and amending by-laws, attached hereto and listed below, are true copies:

246-84, 281-84, 309-84,

11-85, 82-85, 126-85, 131-85, 172-85, 191-85, 235-85, 237-85, 250-85, 265-85, 295-85, 303-85, 328-85,

53-86, 58-86, 60-86, 68-86, 72-86, 75-86, 109-86, 141-86, 160-86, 184-86, 190-86, 203-86, 220-86, 224-86, 230-86, 234-86, 240-86, 244-86, 248-86, 255-86, 259-86, 265-86, 280-86, 287-86, 297-86, 318-86, 321-86, 324-86, 325-86,

12-87, 19-87, 28-87, 30-87, 33-87, 59-87, 137-87, 185-87, 244-87, 250-87, 252-87, 262-87, 267-87, 287-87, 293-87, 296-87, 309-87,

31-88, 39-88, 65-88, 93-88, 105-88, 109-88, 121-88, 161-88, 174-88, 212-88, 215-88, 229-88, 235-88, 236-88, 244-88, 248-88, 250-88, 251-88, 257-88, 272-88, 273-88, 275-88, 287-88,

5-89, 12-89, 32-89, 150-89, 182-89, 188-89, 209-89, 237-89, 243-89, 247-89, 280-89, 300-89,

15-90, 19-90, 63-90, 69-90, 95-90, 181-90, 194-90, 204-90, 222-90,

43-91, 47-91, 90-91, 105-91, 150-91, 174-91, 178-91, 180-91, 186-91, 211-91, 223-91, 265-91,

9-92, 24-92, 154-92, 220-92, 239-92,

39-93, 48-93, 50-93, 97-93, 206-93, 226-93, 294-93,

20-94, 62-94, 74-94, 134-94, 142-94, 144-94, 171-94

5-95, 9-95, 80-95, 129-95, 132-95, 133-95, 176-95, 234-95, 235-95, 258-95, 259-95,

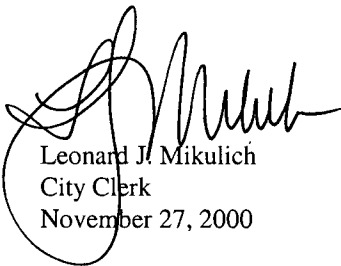
50-96, 175-96, 208-96, 229-96, 240-96, 255-96

2-97, 58-97, 108-97, 110-97, 121-97, 177-97, 204-97, 248-97, 251-97, 297-97

83-98, 130-98, 168-98, 231-98, 273-98

1-99, 29-99, 63-99, 90-99, 134-99, 165-99, 176-99, 182-99

51-2000, 115-2000, 116-2000, 170-2000, 176-2000, 229-2000



Leonard J. Mikulich  
City Clerk  
November 27, 2000