



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 234-84

To amend By-law 861 for part of  
Lots 8, 9 and 10, Concession 6,  
E.H.S. (Chinguacousy)

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

1. Schedule A to By-law 861, being the Restricted Area By-law of the former Township of Chinguacousy, as amended, is hereby further amended by changing the zoning designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to INDUSTRIAL SELECT 6 - SECTION 419 (M6 - SECTION 419), INDUSTRIAL SELECT 6 SPECIAL RESERVE - SECTION 420 (M6 SPECIAL RESERVE - SECTION 420), INDUSTRIAL SELECT 7 - SECTION 421 (M7 - SECTION 421), INDUSTRIAL SELECT 7 - SECTION 422 (M7 - SECTION 422), INDUSTRIAL SELECT 7 SPECIAL RESERVE - SECTION 423 (M7 SPECIAL RESERVE - SECTION 423), CONSERVATION AND GREENBELT (G), and GREENBELT HAZARD (GH), such lands being part of Lots 8, 9 and 10, Concession 6, E.H.S., in the geographic Township of Chinguacousy.
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. By-law 861 is further amended by adding the following sections:
  - "419.1 The land designated M6 - SECTION 419 on Schedule A to this by-law:
    - 419.1.1 shall only be used for the following purposes:
      - (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, 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; and
  - (7) purposes accessory to the other permitted purposes.

419.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 2000 square metres
- (2) minimum front yard depth - 25 metres
- (3) minimum side yard width:
  - a) for a lot with a frontage - 8 metres of 50 metres or less
  - b) for a lot with a frontage - 15 percent of the lot frontage up to a maximum side yard width of 30 metres
- (4) minimum rear yard depth - 20 metres
- (5) maximum lot coverage - 50 percent of the lot area
- (6) minimum landscaped open space:
  - a) 50 percent of the required front yard area

- b) 50 percent of the required side yard extending from the front yard to the rear wall of the rearmost building
  
- (7) landscaped buffer space with a minimum width of 15 metres shall be provided and maintained adjacent to Bovaird Drive, Airport Road and Torbram Road
  
- (8) no outside storage of goods, material and equipment shall be permitted
  
- (9) no outdoor truck loading facilities shall be permitted
  - a) in a rear yard or side yard adjacent to Torbram Road
  
  - b) in a front yard
  
  - c) within the front yard or the front half of a side yard where a building that is less than 60 metres in depth
  
  - d) within the front yard or the first 30 metres of a side yard if the building depth is greater than 60 metres
  
- (10) maximum building height, shall not be greater than
  - a) two storeys for a warehousing, storage, manufacturing, assembly or repair purposes
  
  - b) five storeys for office, exhibition and conference halls, and broadcasting and transmission purposes.
  
- (11) parking spaces shall be provided and maintained in accordance with the following provisions:
  - a) Office, excluding real estate, physician, dentist or drugless practitioner's office      1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
  
  - b) Exhibition, conference hall or auditorium      1 parking space for every 6 fixed seats or 3 metres

of open bench space or portion thereof.

c) Radio or television broadcasting and transmission facilities

1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

d) Manufacturing, cleaning packaging, processing, repairing, assembling, or printing operation

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.

e) 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

(12) loading spaces shall be provided and maintained in accordance with the following provisions:

(a) Gross industrial floor area of <u>building in square metres</u>	<u>Number of loading spaces</u>
---	---------------------------------

280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces

over 14000

4 loading spaces,  
plus 1 additional  
loading space for  
each 9300 square  
metres of gross  
industrial floor  
area or part  
thereof in excess  
of 14000 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, no part of which shall be used for the parking or temporary storage of motor vehicles.

(13) accessory buildings or structures used for a purpose, other than an office, are permitted subject to the following provisions:

- a) shall not be used for human habitation
- b) shall not exceed 4.5 metres in height
- c) shall not have a floor area in excess of 100 square metres
- d) shall be at least 3 metres from any lot line
- e) except for a gatehouse, shall not be constructed in a required front yard or required exterior side yard

(14) the gross commercial floor area of an office permitted by section 419.1.1 (4) shall not exceed the gross industrial floor area of the main industrial building on the site

419.1.3 shall also be subject to the restrictions and requirements relating to the M6 zone which are not in conflict with the ones set out in section 419.1.2

419.2 For the purposes of section 419,

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;
- (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.

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.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard or exterior side yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land 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.

420.1 The land designated as M6 SPECIAL RESERVE - SECTION 420 on Schedule A to this by-law

420.1.1 shall only be used for the following purposes:

- (1) landscaped buffer area
- (2) purposes permitted by section 419.1.1, but only after the abutting lands which are used for residential or institutional purposes have been

rezoned for industrial purposes consistent with those permitted by section 419.1.1

420.1.2 shall be subject to the following requirements and restrictions:

(1) a landscaped buffer area shall be provided and maintained and shall:

(a) be located adjacent to the lands used for residential and institutional purposes;

(b) have a minimum width of 30 metres, and

(c) be landscaped and bermed to screen the lands used for residential and institutional purposes from the industrial uses.

(2) the berm shall:

(a) be continuous and of a uniform height of not less than 3 metres;

(b) be sodded and planted with vegetation to maintain stability, and

(c) be planted with coniferous plantings to provide a visual screen.

420.1.3 shall also, once the lands have been rezoned to permit the purposes set out in section 419.1.1, be subject to the requirements and restrictions relating to the M6 - SECTION 419 zone.

421.1 The land designated as M7 - SECTION 421 on Schedule A to this by-law:

421.1.1 shall only be used for the following purposes:

(1) the manufacturing, assembly, storage and distribution of semi-finished and finished products, including the assembly of motor vehicles;

(2) business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution;

(3) exhibition and conference halls, and

(4) purposes accessory to the other permitted purposes.

421.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum street line set back shall be as follows:
  - (a) North Park Drive 25 metres
  - (b) Airport Road 50 metres
  - (c) Williams Parkway 30 metres
  - (d) Torbram Road 400 metres
- (2) minimum side yard width 30 metres
- (3) a landscaped buffer area shall be provided and maintained along the adjacent streets as follows:
  - (a) a minimum width of 30 metres along Williams Parkway;
  - (b) a minimum width of 75 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall;
    - (i) be continuous and of a uniform height of not less than 3 metres;
    - (ii) be sodded and planted with vegetation to maintain stability;
    - (iii) be planted with coniferous plantings to provide a visual screen, and
    - (iv) provide screened site lines from the west side of Torbram Road.
  - (c) a minimum width of 60 metres along North Park Drive for a minimum distance of not less than 150 metres and not more than 240 metres east of Torbram Road, and 15 metres for the remaining distance;
  - (d) a minimum width of 15 metres along Airport Road;
- (4) outside storage of goods and materials likely to be disturbed by wind, shall not be permitted.

- (5) outside storage of goods, materials and equipment is permitted and subject to the following:
- (a) located no closer than:
- (i) 150 metres to Williams Parkway;
  - (ii) 90 metres to Torbram Road;
  - (iii) 25 metres to North Park Drive, and
  - (iv) 180 metres to Airport Road.
- (b) shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive outside storage shall be screened by a fence 2.4 metres in height.
- (6) business, professional and administration office, bank trust company and financial institution shall be located adjacent to Williams Parkway and not less than 300 metres east of Torbram Road nor more than 800 metres east of Torbram Road.
- (7) no building, exclusive of mechanical and elevator penthouses and conveyor housings and no structure exclusive of ventilators, chimneys, stacks, vents, electrical supply facilities, television or radio antenna shall exceed a height of 10.8 metres.
- (8) parking spaces shall be provided and maintained in accordance with the following provisions:
- a) Office, excluding real estate, physician, dentist or drugless practitioner's office 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
  - b) Bank, trust company or financial institution 1 parking space for each 15 square metres of gross commercial

- |  |   |
|--|---|
|  | floor area or portion thereof.  |
| c) Exhibition, conference hall or auditorium   | 1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.   |
| d) Radio or television broadcasting and transmission   | 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.  |
| e) Manufacturing, cleaning packaging, processing, repairing, assembling, or printing operation | 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. |
| f) 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.             |
| g) motor vehicle assembly plant  | 1 parking space for each 93 square metres of gross floor area   |

plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.

(9) loading spaces shall be provided and maintained in accordance with the following provisions:

(a) Gross industrial floor area of <u>building in square metres</u>	Number of <u>loading spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	4 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14000 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, no part of which shall be used for the parking or temporary storage of motor vehicles.

(10) accessory buildings or structures used for a purpose, other than an office, are permitted subject to the following provisions:

- a) shall not be used for human habitation

- b) shall not exceed the height of the main building
- c) shall not have a floor area in excess of 100 square metres
- d) shall be at least 3 metres from any lot line
- e) except for a gatehouse, shall not be constructed in a required front yard or required exterior side yard

(11) the gross commercial floor area of the purposes permitted by section 421.1.1 (2) shall not exceed the gross industrial floor area of the main industrial building on the site

421.1.3 shall also be subject to the restrictions and requirements relating to the M7 zone which are not in conflict with the ones set out in section 421.1.2

421.2 for the purposes of section 421,

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;
- (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.

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.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard or exterior side yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land 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.

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

422.1 The land designated as M7 - SECTION 422 on Schedule A to this by-law

422.1.1 shall only be used for the following purposes:

- (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, 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) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (8) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;
- (9) dairy products plants and bakeries;
- (10) a builders supply yard or yard including a repair and assembly shop but excluding any scrap metal storage or salvage yards, and
- (11) purposes accessory to the other permitted purposes.

422.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 2000 square metres
- (2) minimum front yard depth - 15 metres
- (3) minimum side yard width: - 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required.
- (4) minimum rear yard depth - 8 metres, except where the rear lot line abuts a railway right-of-way, or easement, in which case no side yard is required.
- (5) maximum lot coverage - 50 percent of the lot area
- (6) minimum landscaped open space:
  - a) 50 percent of the required front yard area
  - b) 50 percent of the required side yard extending from the front yard to the rear wall of the rearmost building
- (7) no outdoor truck loading facilities shall be permitted in a front yard or exterior side yard.
- (8) outside storage of goods, materials and equipment is permitted subject to the following if:
  - a) the storage area is not located in the front yard or required exterior side yard;

b) the storage area is enclosed by a fence or wall not less than 2.4 metres in height which is effective in screening the storage area from the street, and

c) the storage area abuts a zone other than an industrial zone, is provided with a landscaped open space 3 metres in width, planted with suitable plant material that is effective in screening the storage area.

(9) parking spaces shall be provided and maintained in accordance with the requirements of section 421.1.7

(10) loading spaces shall be provided and maintained in accordance with the requirements of section 421.1.8

(11) accessory buildings and structures shall be subject to the requirements of sections 421.1.9 and 421.1.10

422.1.3 shall also be subject to the restrictions and requirements relating to the M7 zone which are not in conflict with the uses set out in section 422.1.2

423.1 The land designated as M7 SPECIAL RESERVE - SECTION 423 on Schedule A to this by-law

423.1.1 shall only be used for the following purposes:

- (1) landscaped buffer area
- (2) purposes permitted by section 421.1.1, but only after the abutting lands which are used for residential or institutional purposes have been rezoned for industrial purposes consistent with those permitted by section 421.1.1

423.1.2 shall be subject to the following requirements and restrictions:

- (1) a landscaped buffer area shall be provided and maintained and shall
  - (a) be located adjacent to the lands used for residential and institutional purposes;
  - (b) have a minimum width of 30 metres, and
  - (c) be landscaped and bermed to screen the lands used for residential and institutional purposes from the industrial uses.

- (2) the berm shall
  - (a) be continuous and of a uniform height of not less than 3 metres;
  - (b) be sodded and planted with vegetation to maintain stability, and
  - (c) be planted with coniferous plantings to provide a visual screen.

423.1.3 shall also, once the lands have been rezoned to permit the purposes set out in section 421.1.1, be subject to the requirements and restrictions related to the M7 - Section 421 zone.

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

This 24th day of SEPTEMBER 1984.

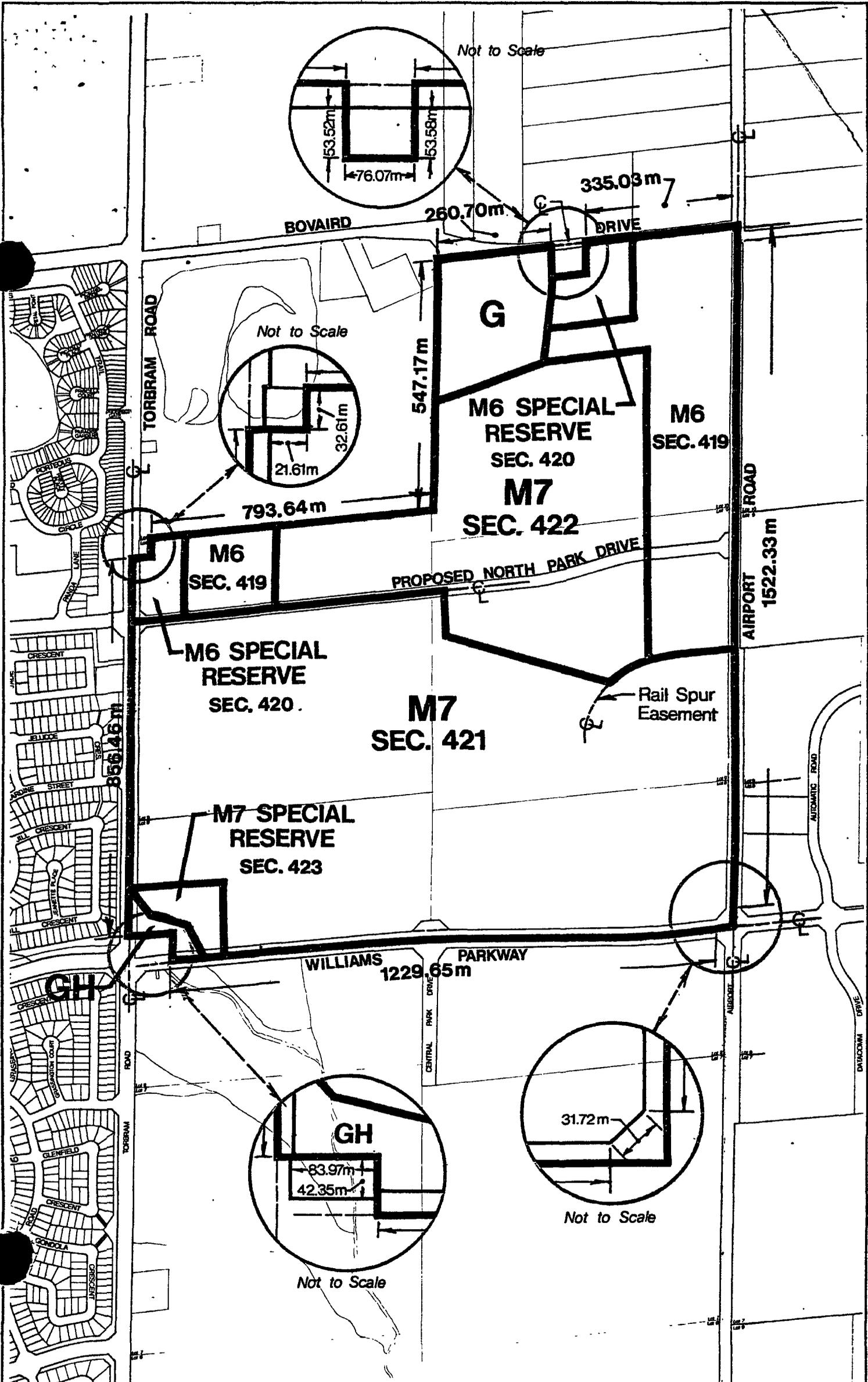
APPROVED  
AS TO FORM  
LAW DEPT.  
DRAFTING  
*[Signature]*  
DATE

*[Signature of Kenneth G. Whillans]*

KENNETH G. WHILLANS - MAYOR

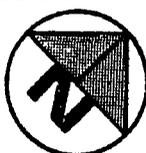
*[Signature of Ralph A. Everett]*

RALPH A. EVERETT - CLERK



PT. LOTS 8,9,10, CON. 6 E.H.S.

By-Law 234-84 Schedule A



1:10000

CITY OF BRAMPTON  
Planning and Development

Date: 1984 08 30 Drawn by: P.S.  
File no. C6E8.2 Map no. 48-98

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

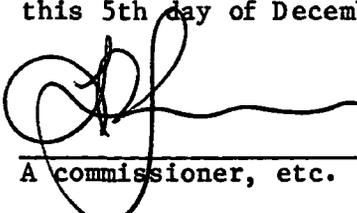
AND IN THE MATTER OF the City of  
Brampton By-law 234-84.

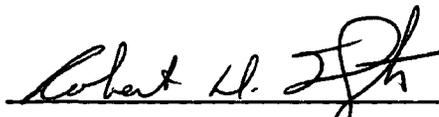
DECLARATION

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

1. I am the Acting Clerk of The Corporation of the  
City of Brampton and as such have knowledge of the  
matters herein declared.
2. By-law 234-84 was passed by the Council of the  
Corporation of the City of Brampton at its meeting  
held on September 24th, 1984.
3. Written notice of this by-law as required by  
section 34 (17) of the Planning Act, 1983 was  
given on September 26th, 1984, in the manner and  
in the form, and to the persons and agencies,  
prescribed by the Planning Act, 1983.
4. A notice of appeal under section 34(18) of the  
Planning Act, 1983 was filed with me on October  
29th, 1984, and forwarded to the Ontario Municipal  
Board on October 30th, 1984.
5. Pursuant to a consent, dated 8 November 1984,  
executed by the persons filing the notice of  
appeal mentioned in paragraph 4 of this affidavit,  
the Ontario Municipal Board, by its order number  
R 840589 dated November 14th, 1984, dismissed the  
appeal.

DECLARED before me at the City of )  
  )  
Brampton in the Region of Peel    )  
  )  
this 5th day of December, 1984.    )  
  )  
  )  
  )  
  )  
  )

  
\_\_\_\_\_  
A commissioner, etc.

  
\_\_\_\_\_