



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 235-98

To amend By-Law 151-88 as amended,
(Part of Lot 9, Concession 6, E.H.S.), in the former Township of
Chinquacousy.

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) by changing on Sheet 48A of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL TWO – SECTION 306 (M2 – SECTION 306) and INDUSTRIAL FOUR – SECTION 303 (M4 – SECTION 303) to INDUSTRIAL TWO HOLDING – SECTION 896 (M2(H) – SECTION 896), INDUSTRIAL TWO – SECTION 897 (M2 – SECTION 897), and INDUSTRIAL FOUR – SECTION 898 (M4 – SECTION 898).
 - (2) by adding thereto, as Schedule C – Section 896, Schedule "B" to this by-law.
 - (3) by adding thereto the following sections:

"896 The lands designated M2(H) - Section 896 on Sheet 48A of Schedule "A" to this by-law:

896.1 Shall only be used for the following purposes while the holding symbol (H) remains in effect:

 - (i) Industrial within an enclosed building:
 - (a) The warehouse and storage of goods and products and materials;

- (b) The manufacturing and assembly of the following products:
 - (i) clothing and finished textile or fabric products;
 - (ii) printing and bookbinding and lithographing;
 - (iii) die castings involving the use of plastics and light metals including aluminum and zinc; and,
 - (iv) 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.
- (c) Shops for the repair or manufacturing of small goods and wares;
- (d) The manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (e) Dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
- (f) Dairy products, plants and bakeries.
- (ii) A transport terminal
- (iii) Non-Industrial
 - (a) Exhibition and conference halls; and,
 - (b) Radio, television, broadcasting and transmission facilities.
- (iv) Accessory
 - (a) Business, professional and administrative offices connected with another permitted use of the land; and,
 - (b) Purposes accessory to the other permitted purposes.

896.2 shall also be used for the following purpose, once the holding symbol (H) is removed:

- (i) A builders supply yard.

896.3 Shall be subject to the removal of the holding symbol (H) for the use set out in Section 896.2 by means of an amendment to this by-law when all of the following conditions have been fulfilled to the satisfaction of City Council:

- (i) Environmental studies that assess the potential impact of such use on the adjacent residential uses have been submitted;

- (ii) The potential impact of such use identified by the environmental studies has been mitigated in accordance with the MOEE criteria set out in Publications NPC-105, NPC-106-2 and NPC-133 and the guidelines of the MOEE in the "Manual of Guidelines and Procedures, Part D-Land Use" or in any equivalent replacement or amending publications and guidelines; and,
- (iii) The MOEE or any replacement agency having equivalent responsibility has issued a Certificate of Approval if necessary for the process associated with such use.

896.4 The lands shall be subject to the following restrictions and requirements:

- (i) Minimum Rear Yard Depth - 7.0 metres; except that where it abuts:
 - (a) a residential zone, the minimum requirement is 20 metres.
- (ii) Minimum Landscaped Open Space shall be:
 - (a) 15 metres wide abutting a residential zone;
 - (b) 10 metres wide abutting an open space zone; and,
 - (c) 3 metres wide abutting a public street.
- (iii) Refrigerated motor vehicles and refrigerated trailers shall not be loaded, unloaded, stored or parked within the area outlined on Schedule C - Section 896.
- (iv) No outside storage shall be permitted in the yard within 30 metres of a residentially zoned property.
- (v) No outside storage shall exceed the height of the fencing screening located at the west and north property lines.

896.5 The lands shall also be subject to the requirements and restrictions of the M2 zone and all the general provisions of this by-law which are not in conflict with those set out in 896.4.

897 The lands designated M2 - Section 897 on Sheet 48A of Schedule "A" to this by-law:

897.1 Shall only be used for:

- (i) The warehousing, storage and distribution of finished goods; and,
- (ii) Purposes accessory to other permitted purposes.

897.2 Shall be subject to the following restrictions and requirements:

- (i) The following purposes shall not be permitted:
 - (a) a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.

- (ii) Minimum Rear Yard Depth - 7.0 metres; except that where it abuts:
 - (a) a residential zone, the minimum requirement is 20 metres.
- (iii) Minimum Landscaped Open Space shall be:
 - (a) 6 metres wide abutting a residential zone;
 - (b) 3 metres wide abutting an open space zone; and,
 - (c) 3 metres wide abutting a public street.
- (iv) No outside storage shall be permitted other than outside storage of stock and custom mobile offices and buildings.
- (v) Refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.

897.3 The lands shall also be subject to the requirements and restrictions of the M2 zone and all the general provisions of this by-law which are not in conflict with those in 897.2.

898 The lands designated M4 - Section 898 on Sheet 48A of Schedule "A" to this by-law:

898.1 Shall only be used for:

- (i) The purposes permitted in an M4 zone, I1 zone, I2 zone and OS zone; and,
- (ii) Purposes accessory to other permitted purposes.

898.2 Shall be subject to the following restrictions and requirements:

- (i) The following purposes shall not be permitted:
 - (a) a cold storage operation as a principal or accessory use except as a cold storage associated with a restaurant use.
- (ii) Minimum Rear Yard Depth - 7.0 metres; except that where it abuts:
 - (a) a residential zone, the minimum requirement is 20 metres.
- (iii) Minimum Landscaped Open Space shall be:
 - (a) 6 metres wide abutting a residential zone;
 - (b) 3 metres wide abutting an open space zone; and,
 - (c) 3 metres wide abutting a public street.
- (iv) Refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone.
- (v) One parking space shall be provided for every 66 square metres of gross floor area.

- (vi) Limited open storage shall be permitted subject to the following:
 - (a) the outdoor storage area shall not exceed an area of more than 10% of the gross area of the building;
 - (b) the outdoor storage area shall be screened with opaque fencing that is not less than two metres in height nor more than 3 metres in height; and,
 - (c) no outdoor storage shall exceed the height of the screening fencing.

898.3 The lands shall also be subject to the requirements and restrictions of the M4 zone, I1 zone, I2 zone and OS zone and all the general provisions of this by-law which are not in conflict with those in 898.2.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 14th day of Oct., 1998.



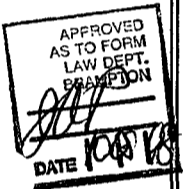
PETER ROBERTSON - MAYOR

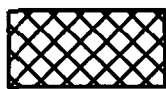
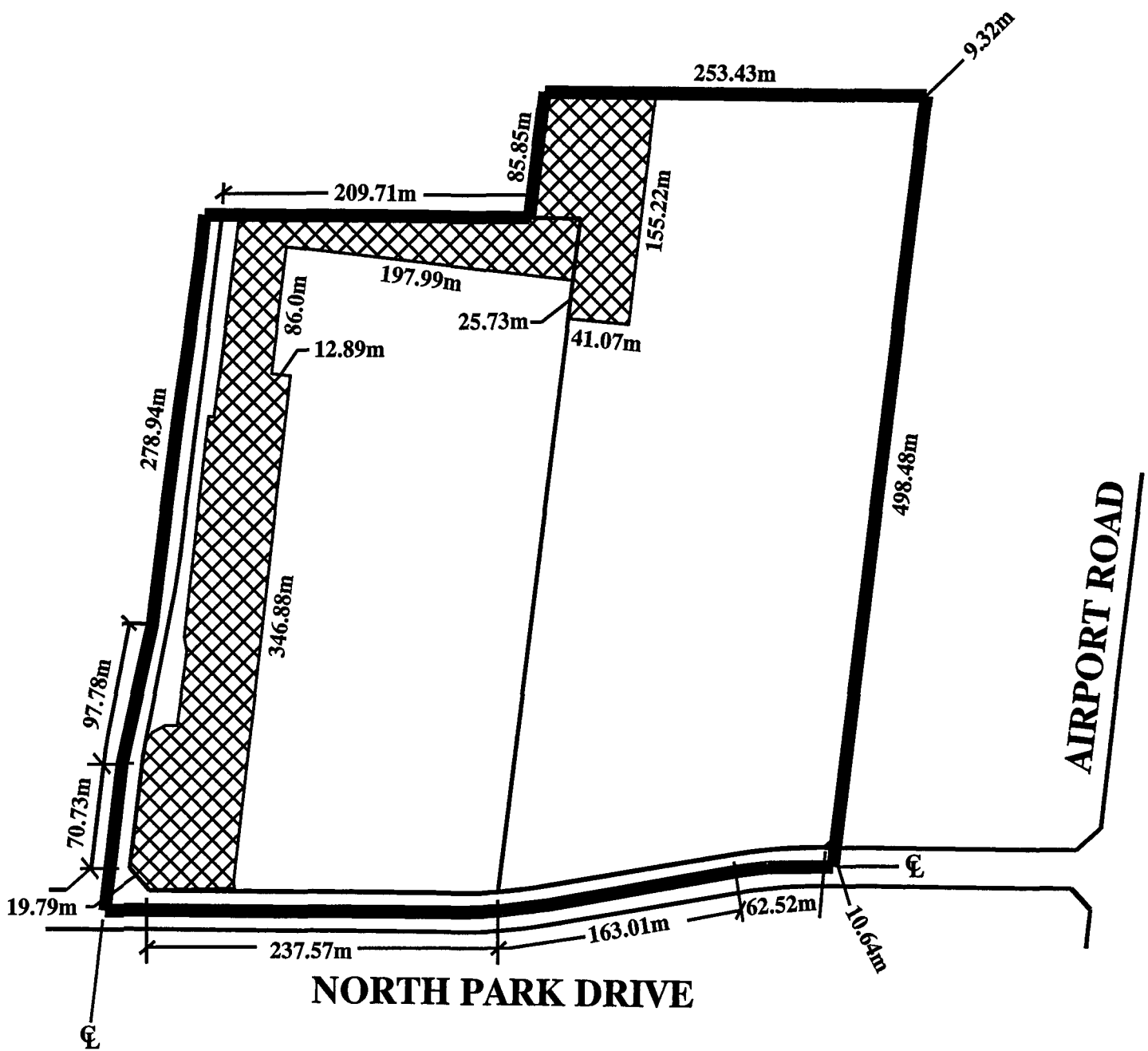


LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:


for: William Winterhalt, MCIP, RPP
Director, Planning Policy & Research Division

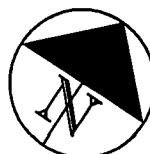




Refrigerated Motor Vehicles And Trailers Prohibited From Loading, Unloading, Or Parking In This Area.

**Schedule C-Section 896
BY-LAW 151-88**

By-Law 235-98 Schedule B



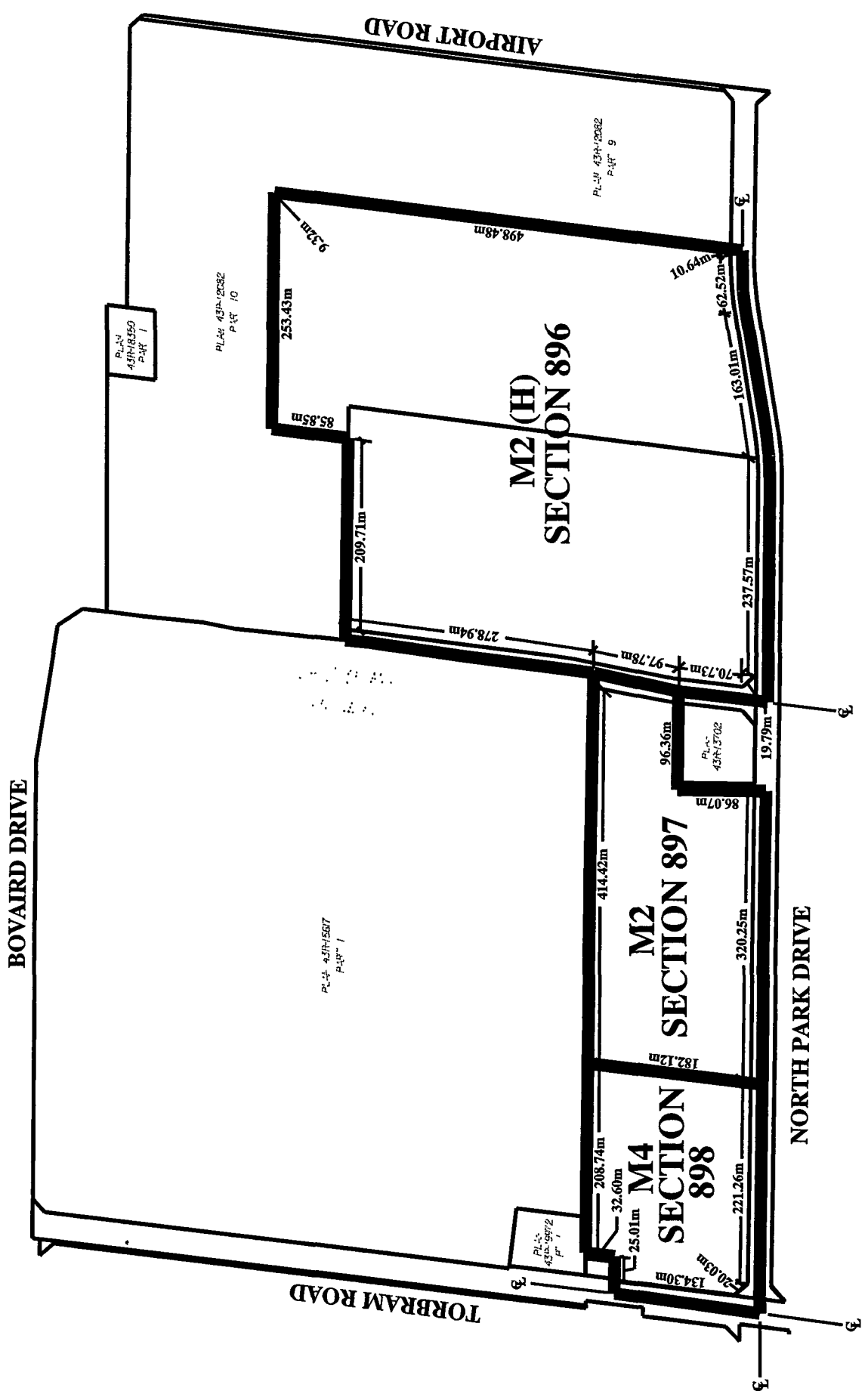
CITY OF BRAMPTON
Planning and Building

Date: 1998 08 24

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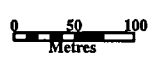
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File no. SP98-37

Map no. both.dgn



LEGEND

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



PART LOT 10 CONCESSION 6 E.H.S.

BY-LAW 151 - 88 **SCHEDULE A**

By-Law 235-98 **Schedule A**



CITY OF BRAMPTON
 Planning and Building

Date: 1998 08 24 Drawn by: C.R.E.

File no. P25 13.1 Map no. 1