



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 237-2000

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 21 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL FOUR (M4) - SECTION 669 (M4-SECTION 669), INDUSTRIAL FOUR (M4) - SECTION 670 (M4-SECTION 670), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) by adding thereto, the following section:

"669.1 The lands designated M4-SECTION 669 on Sheet 21 of Schedule A to this by-law:

669.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a warehouse;
- (3) a utility installation; and
- (4) a printing establishment.

(b) Non-Industrial

- (1) only in conjunction with an industrial use permitted in section 669.1.1(a):
 - (i) a retail outlet, 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;
 - (ii) a day care centre;
 - (iii) a recreation facility or structure; and,
 - (iv) an associated office.
- (2) A retail warehouse;
- (3) A retail establishment
- (4) A restaurant;
- (5) A hotel or motel;
- (6) A motor vehicle sales establishment;
- (7) A service shop;
- (8) A banquet hall;
- (9) A community club;
- (10) An office;
- (11) purposes permitted by an Institutional Two (I2) zone; and,
- (12) purposes permitted by an Open Space (OS) zone;

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

669.1.2 shall be subject to the following requirements and restrictions:

(a) Setback of Buildings(s):

- (1) Industrial Uses: A Minimum of 12 metres and a Maximum of 33 metres to either the Ebenezer Road or The Gore Road;

- (2) Non-Industrial Uses: A Minimum of 6 metres or half the building height, whichever is the greater to Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain (F)" zone, an "Agricultural (A)" zone, and residentially zoned properties;
- (3) Notwithstanding the above, a distribution centre or an operation involving cold storage as a principle or accessory use, other than a restaurant or banquet hall, shall not be located within 200 metres from either The Gore Road or Ebenezer Road;
- (4) Notwithstanding the above, a motor vehicle sales establishment shall not be located within 90 metres from either The Gore Road or Ebenezer Road;
- (5) Notwithstanding the above, those purposes permitted in Section 669.1.1(b)(10) shall only be permitted within 120 metres from the intersection of The Gore Road and Ebenezer Road;
- (6) Notwithstanding the above, no building or structure shall be located within 10.0 metres from a "Floodplain (F)" zone;
- (b) Maximum Floor Space Index shall be 0.5;
- (c) Minimum Landscaped Open Space, (except at approved driveway locations):
 - (1) for Industrial Uses: 12 metres along Ebenezer Road and The Gore Road;
 - (2) for Non-Industrial Uses: 6 metres; and,
 - (3) Along all other public roads, and lands zoned "Open Space (OS)", "Floodplain (F)", "Agricultural (A)", and a residential zone category: 3 metres;
- (d) Outside Storage: No outside storage shall be permitted, except for:
 - (1) motor vehicles for sale in association with the purposes permitted within Section 669.1.1(b)(6); and,

- (2) seasonal goods associated with a Non-Industrial Use permitted by Section 669.1.1(b), but such storage shall not be located within a yard abutting Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain (F)" zone, and residentially zoned properties; and
 - (3) Notwithstanding the above, such storage shall not occupy any required parking space or landscaped area;
- (e) Minimum Lot Area: 1.0 hectares, except where lands abut a residential zone, in which case a minimum lot size of 0.65 hectares may be permitted;
- (f) Maximum Building Height:
- (1) Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height limit shall be 3 storeys;
 - (2) Non-Industrial Uses: 2 storeys, except for an office use located within 120 metres from the Ebenezer Road and The Gore Road intersection, in which case the maximum height limit shall be 3 storeys;
- (g) Loading Doors:
- (1) For all uses, there shall be no overhead doors on a building wall that faces Ebenezer Road, The Gore Road, a "Floodplain (F)" zone or residentially zoned properties, unless screened from a public road;
 - (2) For Industrial Uses, there shall be no overhead doors within 60 metres of Ebenezer Road and The Gore Road, unless screened from a public road;

(h) Screening:

- (1) All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, an "Open Space (OS)" zone, a "Floodplain (F)" zone", and residentially zoned properties;
- (2) All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety;

(i) Parking:

- (1) Truck parking and loading/unloading areas shall not be located within 60 metres of Ebenezer Road and The Gore Road, unless screened from public roads; and,

- (j) Architecture The Non- Industrial uses permitted by Sections 669.1.1(b)(3), through (10), shall contain a sloped roof treatment;

- (k) Accessory Building(s): no accessory building(s) shall be located within 60 metres of Ebenezer Road or The Gore Road;

- (l) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;

- (m) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

- (n) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted; and,

669.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 669.1.1(a) or the SC zone for those uses permitted by Section 669.1.1(b), and all the general provisions of this by-law which are not in conflict with those set out in Section 669.1.2.

669.2 For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format."

670 The lands designated M4-Section 670 on Sheet 21 of Schedule A to this by-law:

670.1 shall only be used for the purposes permitted by section 670.1(1), or the purposes permitted by section 670.1 (2), but not both sections or not any combination of both sections:

either:

- (1) (a) a religious institution;
- (b) a day nursery; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an M4-Section 669 zone.

670.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a M4-Section 669 zone, the requirements and restrictions as set out in a M4-Section 669 zone;

670.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 670.2

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this ~~4th~~ day of **October**, 2000.
30th

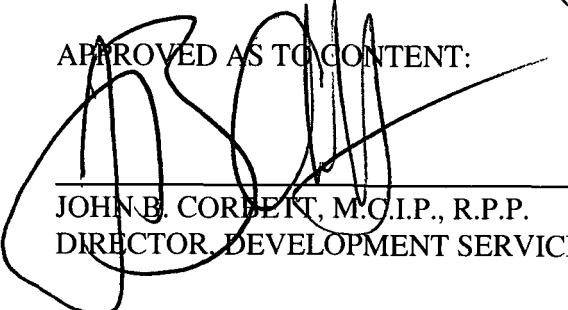


PETER ROBERTSON - MAYOR

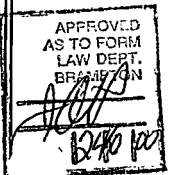


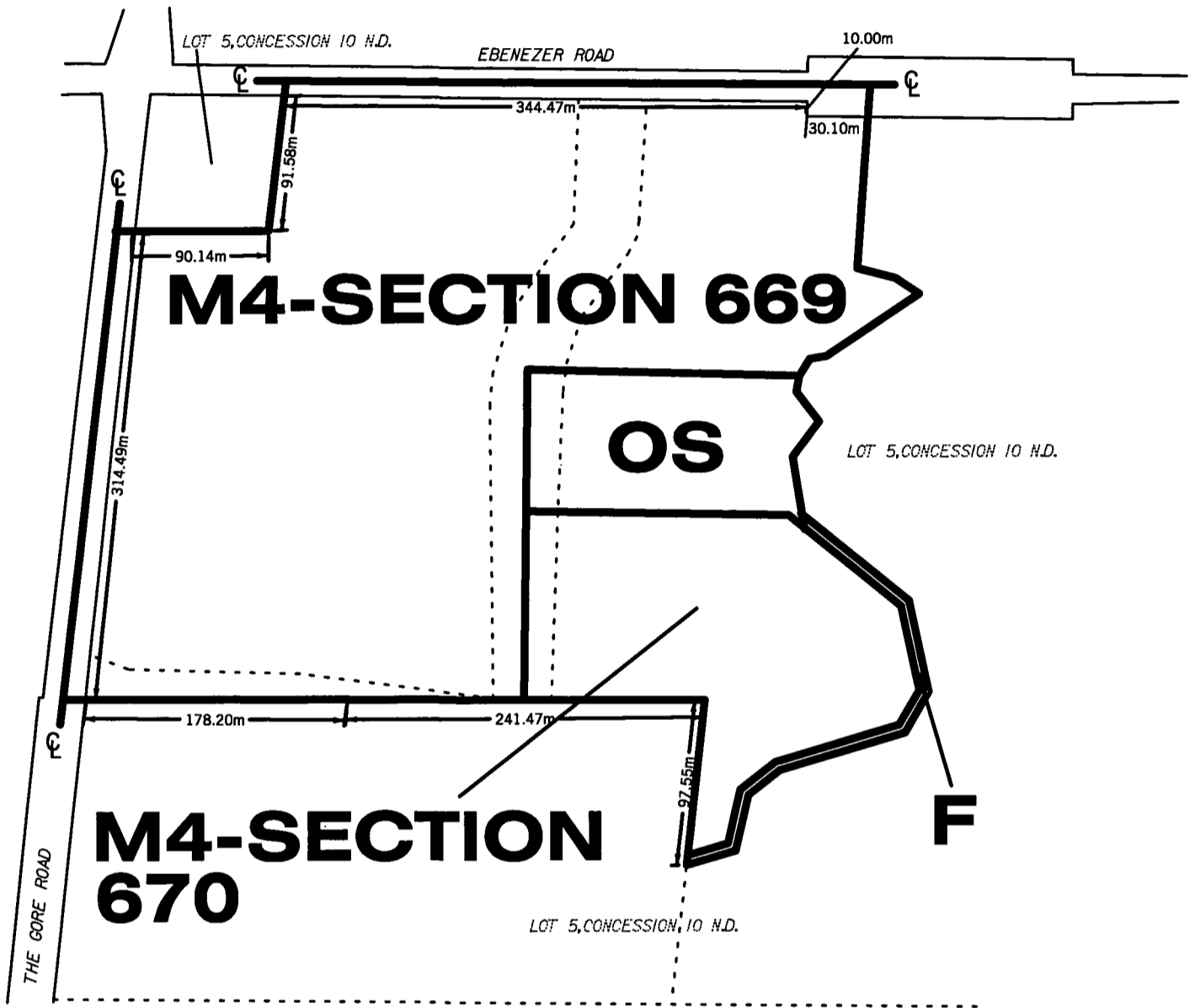
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO CONTENT:





JOHN B. CORBETT, M.C.I.P., R.P.P.
DIRECTOR, DEVELOPMENT SERVICES

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON




LEGEND

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



PART LOT 5, CONCESSION 10 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 237-2000

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 10 23

Drawn by: CJK

File no. C10E5.3

Map no. 69-9H

(no appeal)

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

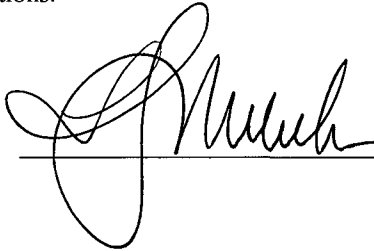
AND IN THE MATTER OF the City of Brampton
By-law 237-2000 being a by-law to amend
comprehensive zoning By-law 56-83 as amended
(PATRICK SWEET & ASSOCIATES LTD. – File:
C10E5.3)

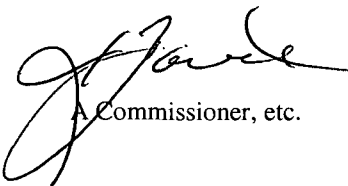
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 237-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 30th day of October, 2000.
3. Written notice of By-law 237-2000 as required by section 34(18) of the *Planning Act* was given on the 3rd 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.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 5th)
day of December, 2000)

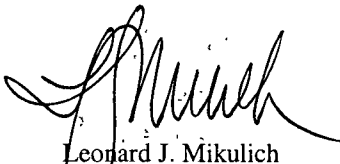




A Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,
87-85, 125-85, 127-85, 264-85, 330-85,
35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,
22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,
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7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,
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227-93, 290-93,
61-94, 65-94, 73-94, 120-94, 165-94, 170-94, 251-94
33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95
51-96, 74-96, 176-96
6-97, 7-97, 59-97, 113-97, 120-97, 165-97 176-97, 248-97
81-98, 147-98, 183-98, 204-98, 232-98, 240-98, 244-98, 248-98, 264-98
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227-99
43-2000, 51-2000, 115-2000, 116-2000, 128-2000, 130-2000, 168-2000, 176-2000, 177-2000, 181-
2000, 182-2000, 184-2000, 202-2000, 203-2000, 234-2000, 237-2000


Leonard J. Mikulich
City Clerk
December 5, 2000