



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 266-2003

To amend By-law 200-82 as amended, By-law 56-83 as amended,  
By-law 139-84 as amended, and By-law 151-88 as amended

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

1. By-law 200-82 as amended, By-law 56-83 as amended, By-law 139-84 as amended, and By-law 151-88 as amended are hereby further amended:  
  
by deleting SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES in its entirety from By-laws 200-82, 56-83, and 139-84 as well as SECTION 40.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES in its entirety from By-law 151-88 and replacing each with the content of Appendix A attached hereto.
2. By-law 200-82, as amended, is hereby further amended:
  - (1) by deleting therefrom Sections 30 to 39, all inclusive and replacing thereto with the content of Appendix B attached hereto.
  - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 30.0" to "Section 34.0 Industrial Four Zone – M4" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
  - (3) by deleting therefrom Section 3.1.3 and replacing thereto with the content of Appendix D attached hereto.
  - (4) by deleting the numbers "30.4", "30.5", and "30.6" from Sections 273, 379, and 407.
  - (5) by deleting the words "other than the provisions set out in section 30.2", from Section 158.
  - (6) by deleting the phrase "by section 31.1.1" or "listed in Section 31.1.1" from Sections 92, 102, 124, 158, and 329.
  - (7) by replacing the phrase "section 31.1.1" in Section 344 with the phrase "M1 Zone".
  - (8) by deleting the words " , other than the one set out in section 31.2(a)," from Section 124.

- (9) by deleting the phrase "by section 32.1.1" or "by Section 32.1.1" from Sections 131, 175, 237, 260, and 363.
- (10) by replacing the phrase "section 32.1" or "section 32.1.1" in Sections 188 and 273 with the phrase "M2 Zone".
- (11) by replacing the entire Section 270.1 with "270.1 shall only be used for the purposes permitted by M2 Zone".

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

- (1) by deleting therefrom Sections 30 to 39 all inclusive and replacing thereto with the content of Appendix B attached hereto.
- (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 30" to "Section 34.2 Industrial 4 – M4" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
- (3) by deleting therefrom Section 3.1 all words from the word "Industrial" and prior to the word "Institutional" and replacing thereto with the content of Appendix D attached hereto.
- (4) by replacing words "purposes permitted by section 33.1.1(b) and section 33.1.1(c)" in Sections 632 and 633 with the words "non-industrial purposes permitted in M3 Zone".
- (5) by replacing the phrase "section 33.1.1" in Sections 539 and 550 with the phrase "M3 Zone".
- (6) by deleting the phrase "by section 33.1.1" from Sections 561 and 565.
- (7) by deleting the phrase "by section 34.1.1" or "by Section 34.1.1" from Sections 560, 566, 574, 580, and 606.
- (8) by replacing the phrase "section 34.1.1" in Sections 538, 549 and 751 with the phrase "M4 Zone".
- (9) by deleting therefrom everything after Section 510.1.2(3)(h) and before Section 510.1.3 and replacing with the following:

"(i) Minimum rear yard depth: 7 metres, but none if abutting a rail line and 15 metres if abutting a street, a 0.3 metre reserve or a Residential or Institutional Zone

(j) Off Street Loading

(a) Floor Area of Building	Number of <u>Loading Spaces</u>
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280 square metres	none
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280 square metres to 1860 square metres	1
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each additional 1860 square metres	1
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(b) no loading space within the front yard;

(c) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street."

- (10) by adding thereto Section 677.2 the following: "(7) Minimum Front Yard Depth: 9 metres. (8) Minimum Interior Side Yard Width: 4 metres except where it abuts an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and where it abuts a rail line, in which case there is no minimum requirement".
- (11) by replacing the term "M2A" in Sections 511 and 533 with the term "M2".
- (12) by replacing therefrom Schedule A thereto all symbols of "M2A" and replacing them with "M2".
- (13) by deleting therefrom Schedule A thereto all symbols of "M4A" and replacing them with "M4A-Section 800".
- (14) by adding thereto, the following section:

"800 The lands designed M4A-Section 800 on Schedule A to this by-law:

800.1 shall be used for the purposes permitted by M4A Zone

800.2. shall be subject to the following requirements and restrictions:

- 1. Minimum Front Yard Depth: 9 metres
- 2. Minimum Rear Yard Depth: 7 metres except  
(a) where it abuts a rail line, in which case, there is no requirement; and (b) where it abuts a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 15 metres
- 3. Minimum Exterior Side Yard Width: 6 metres except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres
- 4. Minimum Interior Side Yard Width: 4 metres except  
(a) where it abuts a rail line, in which case, there is no requirement; and (b) where it abuts a lot in a Residential or Institutional Zone, in which case, the minimum requirement is 9 metres."

4. By-law 139-84, as amended, is hereby further amended:

- (1) by deleting therefrom Sections 30 to 39 all inclusive and replacing thereto with the content of Appendix B attached hereto.
- (2) by deleting in the TABLE OF CONTENTS, from "Section 30" to "Section 35.1 Industrial Business - MBU" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
- (3) by deleting therefrom Section 3.1.3 and replacing thereto with the content of Appendix D attached hereto.
- (4) by replacing the number "30.5" in Section 559 with the number "30".
- (5) by deleting the words "section 30.7 and" from Section 691.
- (6) by deleting the phrase "by Section 31.1.1" from Section 749.
- (7) by replacing the phrase "section 31.1.1" in Sections 604, 649, 678, 679, 681, and 691 with the phrase "M1 Zone".
- (8) by replacing the phrase "section 33.1.1" in Section 677 with the phrase "M3 Zone".

- (9) by replacing the phrase "section 34.1.1" in Sections 676 and 684 with the phrase "M4 Zone".
- (10) by replacing the phrase "section 35.1.1" in Sections 684 and 696 with the phrase "MBU Zone".

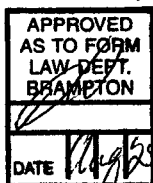
5. By-law 151-88, as amended, is hereby further amended:


- (1) by deleting in PART II of the TABLE OF CONTENTS, from "Section 40.0" to "Section 41.1-44.2 Industrial Zones" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
- (2) by deleting therefrom Sections 40.0 to 49 all inclusive and replacing thereto with the content of Appendix B attached hereto.
- (3) by deleting therefrom Section 3.1.3 and replacing thereto with the content of Appendix D attached hereto.
- (4) by replacing the words "Section 41.1.1(a), (b), and (c)" in Section 422 with the phrase "M1 Zone".
- (5) by replacing the words "Section 41.1.1" in Section 481 with the phrase "M1 Zone".
- (6) by deleting the phrase "by Section 41.1.1" from Section 497.
- (7) by deleting the phrase "by section 44.2.1" from Section 563.
- (8) by adding thereto, the following section:  
  

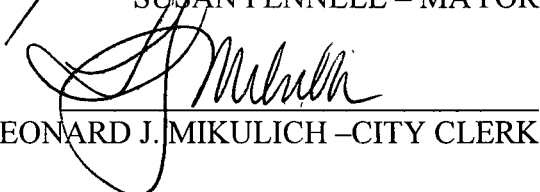
"450 The lands designed M1-Section 450 on Schedule A to this by-law shall be used for purposes permitted by M4A Zone and a takeout and drive-in restaurant."
- (9) by changing on Sheet 24 of Schedule A thereto, the zoning designation on the lands shown as "hatched" (the lands subject to the O.M.B. Decision R880480) from Industrial M1 (M1) to Industrial M1-Section 450 (M1-Section 450).
- (10) by replacing wherever the symbol of "M2A" with "M2".
- (11) by replacing therefrom Schedule A thereto all symbols of "M2A" and replacing them with "M2".

6. Appendices A, B, C, and D attached to this By-law are parts of this By-law.


READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this  
15<sup>th</sup> day of September 2003.



  
SUSAN FENNEL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content



Bill Lee, MCIP, RPP  
Associate Director, Special Projects

## Appendix A General Provisions for Industrial Zones

### SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones included in this by-law.

30.2 Environmental Concerns  
Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall

- (1) not be used for human habitation;
- (2) not exceed 4.5 metres in height;
- (3) not have a gross floor area in excess of 100 square metres;
- (4) be at least 3 metres from any lot line; and
- (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Minimum number of loading spaces:

<u>Gross industrial floor area of building in square metres</u>	<u>Number of loading spaces</u>
280 or less	1 loading space
over 280 up to 7,450	2 loading spaces
over 7,450 up to 14,000	3 loading spaces

over 14,000 square metres: 3 loading spaces, plus 1 additional loading space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres.

(b) Each loading space shall:

- (i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
- (ii) have a minimum vertical clearance of 4.25 metres; and
- (iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, maneuvering or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

Minimum parking spaces are required in accordance with the following requirements:

Use	Minimum Parking Spaces Required
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof;</li> <li>5, 000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres;</li> <li>over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:</p> <p>In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Warehouse	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>Up to 7,000 square metres: 1 parking space per 90 square metres gross floor areas or portion thereof;</li> <li>7, 000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor areas or portion thereof that is over 7,000 square metres;</li> <li>over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor areas or portion thereof that is over 20,000 square metres.</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:</p> <p>In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>

Industrial Mall	The same requirement as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

### 30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

### 30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in this by-law:

- (a) A bank, trust company or financial institution;
- (b) A dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.
- (c) A commercial, technical, or recreational school;
- (d) A banquet hall; and,
- (e) An office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners

Parking requirements for commercial uses in industrial zones shall be in accordance General Provisions for Commercial Zones

### 30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

### 30.9 Waste Transfer or Processing Station

A waste transfer station or a waste processing station shall be permitted only in Industrial zones and their Special Sections where outside storage is permitted and shall be subject to the following regulations and restrictions:

- a. no outdoor storage associated with a waste transfer station or waste processing station shall be permitted unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outdoor storage, and

- b. no waste processing station or waste transfer station shall be located within 120 metres from a property in a of non-industrial zone.

30.10 Outdoor Storage

Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.

30.11, 30.12, and 30.13 are reserved

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) The site is zoned of a zoning category of Industrial M2 or its subsection;
- (b) There is a permanent building on the site;
- (c) The site has a minimum lot area of 1800 square metres;
- (d) A minimum of 5 public parking spaces is provided on the site;
- (e) The pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) A minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.



## Appendix B

Sections 31.1 to 35.1

**Appendix B: Industrial Zones****SECTION 31.1 INDUSTRIAL ONE – M1**

**The lands zoned M1 on Schedule A to this by-law:**

31.1.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 12 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted

**SECTION 31.2 INDUSTRIAL ONE A – M1A****The lands zoned M1A on Schedule A to this by-law:**

31.2.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(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 printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	24 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres
<b>(e) Minimum Rear Yard Depth</b>	12 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted

**SECTION 32.1 INDUSTRIAL TWO – M2****The lands zoned M2 on Schedule A to this by-law:**

32.1.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
(1)	the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop
(2)	non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
(3)	a printing establishment
(4)	a warehouse
(5)	a parking lot
(6)	a freight classification yard
<b>(b) <u>Non-Industrial</u></b>	
(1)	a radio or television broadcasting and transmission establishment
(2)	a building supplies sales establishment
(3)	a recreational facility or structure
(4)	a community club
(5)	an animal hospital
<b>(c) <u>Accessory</u></b>	
(1)	an associated educational use
(2)	an associated office
(3)	a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
(4)	purposes accessory to the other permitted purposes

32.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.

**SECTION 33.1 INDUSTRIAL THREE- M3**

The lands zoned M3 on Schedule A to this by-law:

33.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
(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)	industrial uses involving the storage of goods and materials in the open
(3)	a printing establishment
(4)	a warehouse
(5)	a parking lot
<b>(b) Non-Industrial</b>	
(1)	a radio or television broadcasting and transmission establishment
(2)	a recreational facility or structure
(3)	a community club
(4)	an animal hospital
<b>(c) Accessory</b>	
(1)	an associated educational use
(2)	an associated office
(3)	a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
(4)	purposes accessory to the other permitted purposes

33.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence not less than 1.8 metres in height from a street, open space, and properties zoned in a Residential or Institutional category. No storage shall exceed the top of the solid fence.

**SECTION 33.2 INDUSTRIAL THREE A – M3A****The lands zoned M3A on Schedule A to this by-law:**

33.2.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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) industrial uses involving the storage of goods and materials in the open
	(3) a printing establishment
	(4) a warehouse
	(5) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

33.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	7.6 metres
<b>(e) Minimum Rear Yard Depth</b>	7.6 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear yard and 1.2 metres from a lot line. Such storage shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3 metres and from a street, open space, and properties zoned in a Residential or Institutional category as well as an Industrial zone where outside storage is not permitted. No storage shall exceed the top of the fence.

**SECTION 34.1 INDUSTRIAL FOUR – M4**

The lands zoned M4 on Schedule A to this by-law:

34.1.1 shall only be used for the following purposes:

(a) <b><u>Industrial</u></b>	
	(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 printing establishment
	(3) a warehouse
	(4) a parking lot
(b) <b><u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
(c) <b><u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.1.2 shall be subject to the following requirements and restrictions:

(a) <b>Minimum Lot Width</b>	30 metres
(b) <b>Minimum Front Yard Depth</b>	9 metres
(c) <b>Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a Residential or Institutional Zone, the minimum requirement is 9 metres
(d) <b>Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 12 metres
(e) <b>Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a property zoned Residential or Institutional, the minimum requirement is 12 metres
(f) <b>Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
(g) <b>Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
(h) <b>Outside Storage</b>	Not permitted

**SECTION 34.2 INDUSTRIAL FOUR A – M4A**

**The lands zoned M4A on Schedule A to this by-law:**

34.2.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(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 printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	25 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	8 metres
<b>(e) Minimum Rear Yard Depth</b>	20 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted



**SECTION 35.1 INDUSTRIAL BUSINESS – MBU**

**The lands zoned MBU on Schedule A to this by-law:**

35.1.1 shall only be used for the following purposes:

(1)	an office
(2)	a bank, trust company or financial institution
(3)	a retail establishment
(4)	a personal service shop
(5)	a dry cleaning and laundry establishment
(6)	a dinning room restaurant, a convenience restaurant, a take-out restaurant
(7)	a convenience store
(8)	a community club
(9)	a recreational facility or structure
(10)	a hotel or motel
(11)	a banquet hall
(12)	an animal hospital
(13)	purposes accessory to the other permitted purposes

35.1.2 shall be subject to the following requirements and restrictions:

(a)	<b>Minimum Lot Width</b>	45 metres
(b)	<b>Minimum Front Yard Depth</b>	15 metres
(c)	<b>Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d)	<b>Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 15 metres
(e)	<b>Minimum Rear Yard Depth</b>	7 metres except that where it abuts a rail line, utility corridor, a street, or a lot in a Residential Zone, the minimum requirement is 15 metres
(f)	<b>Maximum Building Height</b>	13.7 metres
(g)	<b>Minimum Landscaped Open Space</b>	Front Yard: Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along the front lot line Other Yards: Except at approved driveway locations, a minimum 6 metre wide strip shall be provided abutting a Residential or Institutional Zone, a street, or a 0.3 metre reserve
(h)	<b>Outside Storage</b>	Not permitted
(i)	<b>Minimum Lot Area</b>	0.4 hectares
(j)	<b>Maximum Lot Coverage</b>	30%
(k)	<b>Maximum Floor Space Index for an Office</b>	0.5

Appendix C

Section 31.1	Industrial One	M1
Section 31.2	Industrial One A	M1A
Section 32.1	Industrial Two	M2
Section 33.1	Industrial Three	M3
Section 33.2	Industrial Three A	M3A
Section 34.1	Industrial Four	M4
Section 34.2	Industrial Four A	M4A
Section 35.1	Industrial Business	MBU

Appendix D

3. Industrial	Industrial One	M1
	Industrial One A	M1A
	Industrial Two	M2
	Industrial Three	M3
	Industrial Three A	M3A
	Industrial Four	M4
	Industrial Four A	M4A
	Industrial Business	MBU

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

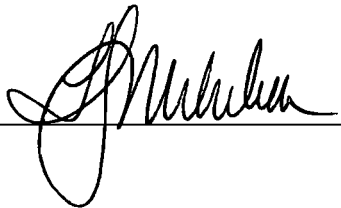
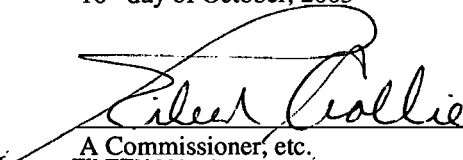
AND IN THE MATTER OF the City of Brampton By-law 266-2003  
being a by-law to amend Comprehensive Zoning By-laws 200-82, 56-83, 139-84 and 151-88 as amended  
(THE CORPORATION OF THE CITY OF BRAMPTON) File P42

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 266-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of September, 2003.
3. Written notice of By-law 266-2003 as required by section 34(18) of the *Planning Act* was given on the 19<sup>th</sup> day of September, 2003, 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 )  
10<sup>th</sup> day of October, 2003 )

  
\_\_\_\_\_  
A Commissioner, etc.  
**EILEEN MARGARET COLLIE, A Commissioner**  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.