



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 302-85

To amend By-law 187-82
(part of Block E, Registered
Plan M-216)

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

1. By-law 187-82, as amended, is hereby further amended:

(1) by adding to section 5 the following definitions:

ADULT ENTERTAINMENT PARLOUR shall mean any premises or part thereof in which is provided in pursuance of a trade, calling, business or occupation, acts or service appealing to or designed to appeal to erotic or sexual appetites or inclinations.

COMMUNITY CLUB shall mean a building or place operated by a social organization.

DINING ROOM RESTAURANT shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee at the same table or counter where the food and drink were ordered and are to be consumed, and where take-out fast food services are not available.

FLOOR AREA, GROSS 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 relating to the operation or maintenance of the building stairwells or elevators.

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 relating to the operation or maintenance of the building, stairwells or elevators.

HOME FURNISHINGS AND IMPROVEMENT RETAIL OUTLET shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 per cent are new, are stored or kept for sale.

MOTOR VEHICLE includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile, farm implement, and any other vehicle propelled or driven other than by muscular power.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

OBNOXIOUS INDUSTRIAL USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials, and, without limiting the generality of the foregoing, shall include any uses which, under the Public Health Act and regulations made thereunder, are declared by the Peel Regional Department of Health to be an obnoxious or offensive trade, business or manufacture.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

- (2) by adding thereto, as part of Schedule A, Schedule A to this by-law.
- (3) by adding to subsection 1 of section 4 (Zones and Schedules) the following zone classification and zone symbol:

"Industrial One M1"

- (4) by adding thereto, after section 20 (Open Space Zone) thereof, the following, as sections 21 and 22:

"SECTION 21.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

21.1 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 section 6.0 of this by-law.

21.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

21.3 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 floor area used for industrial purposes.

21.4 Loading Spaces

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

(a) <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 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	3 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.

21.5 Parking Spaces

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

- | | |
|--|---|
| (1) 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. |
| (2) Motor vehicle repair shop or motor vehicle body shop | 1 parking space for each 18 square metres of gross industrial floor area or portion thereof (50 percent of the required parking spaces may be tandem parking spaces). |
| (3) 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. |
| (4) Mixed use industrial building | 1 parking space for each 45 square metres of gross industrial floor area or portion thereof, except where floor area is used for the purpose of a motor vehicle repair shop or motor vehicle body |

shop, in which case the parking requirements as set out in paragraph (2) above shall be complied with for the appropriate amount of gross industrial floor area.

- (5) Home furnishings and home improvement retail warehouse 1 parking space for each 62 square metres of gross commercial floor area or portion thereof
- (6) Offices 1 parking space for each 31 square metres of gross commercial floor area or portion thereof
- (7) Place of assembly, community club, dance hall, banquet hall, or roller skating rink 1 parking space for each 9 square metres of gross commercial floor area or portion thereof
- (8) Radio or television broadcasting establishment 1 parking space for each 31 square metres of gross commercial floor area or portion thereof
- (9) Recreational Uses:
 - (a) Billiard Parlour or Pool Hall 1 parking space for each 37 square metres of gross commercial floor area or portion thereof
 - (b) Bowling alley 4 parking spaces for each lane
 - (c) Curling rink 8 parking spaces for each sheet of ice
 - (d) Golf driving range 1 parking space for each tee
 - (e) Golf course 50 parking spaces for each 9 holes

(f) Tennis, squash, handball court 4 parking spaces for each court

(g) Swimming pool 10 parking spaces for every pool

(h) Accessory uses: For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided with the requirements set out in this by-law.

(10) Retail establishment 1 parking space for each 19 square metres of gross commercial floor area or portion thereof.

21.6 Fences

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

SECTION 22.1 INDUSTRIAL ONE ZONE - M1

22.1 The lands designated M1 on Schedule A to this by-law:

Permitted Purposes

22.1.1 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, 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; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure; and
- (4) a community club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 22.1.1(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

22.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 9 metres.
- (b) Minimum Rear Yard Depth: - 7 metres, except that where it abuts:
 - (1) a rail line, in which case there is no minimum requirement, and
 - (2) 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.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
 - (1) an institutional or residential zone, the minimum requirement is 9 metres; and
 - (2) a rail line, there is no minimum requirement.

- (e) Minimum Lot Width: - 30 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: (1) 30 percent of the minimum required front yard area; and
- (2) (a) 50% of the required exterior side yard area;
- (b) 50% of a required interior side yard area which abuts a lot in a residential or institutional zone; and
- (c) 50% of a required rear yard area which abuts a street or lot in a residential or institutional zone.
- (h) Outdoor Storage: No storage or display of goods shall be permitted outside a building."

(5) by adding thereto the following section:

"116 The lands designated M1-SECTION 116 on Schedule A to this by-law

116.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) one dining room restaurant;
- (3) one community club, and

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

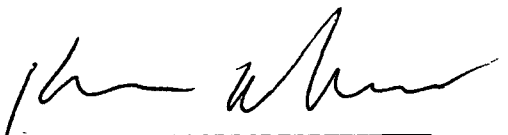
116.2 shall be subject to the following requirements and restrictions:

- (1) the gross commercial floor area used for a dining room restaurant shall not exceed 364 square metres;
- (2) the gross commercial floor area used for a community club shall not exceed 360 square metres;
- (3) minimum parking facilities shall be provided as follows:
 - (a) for the purposes permitted by section 116.1(1), one space for every 45 square metres of gross commercial floor area or portion thereof;
 - (b) for a dining room restaurant, one space for every 9.6 square metres of gross commercial floor area of portion thereof;
 - (c) for a community club, one space for every 9 square metres of gross commercial floor area or portion thereof;
- (4) an adult entertainment parlour shall not be permitted in connection with or accessory to a dining room restaurant or a community club.

116.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 116.2"

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,

this 16th day of October 1985.

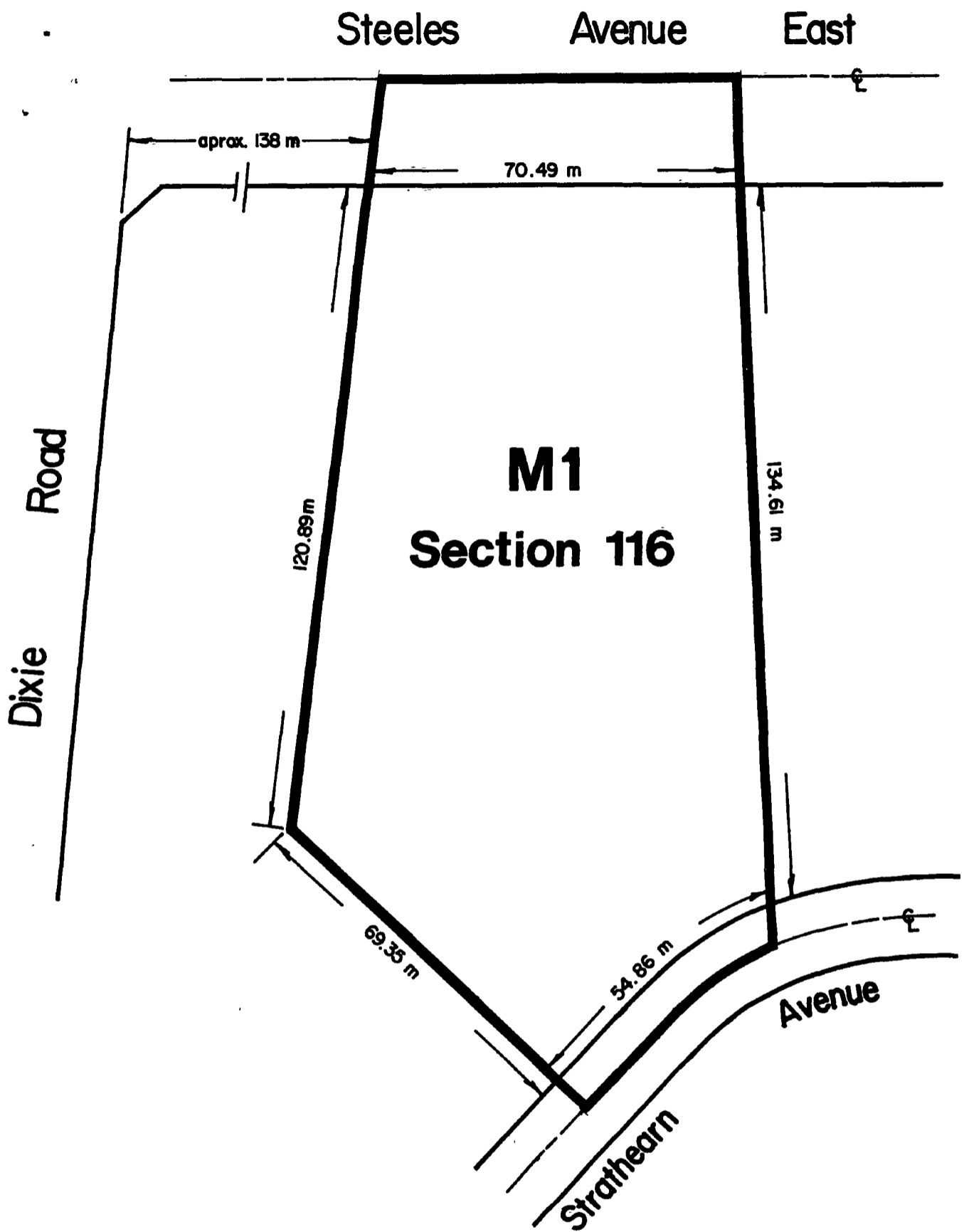

KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE

8/16/85



SCHEDULE A SHEET II
 BY-LAW 187-82

Schedule A By-Law 302-85



1:1000

CITY OF BRAMPTON
 Planning and Development

Date: 1985 10 10
 File no. T4E15.14

Drawn by: P.S.
 Map no. 79-13J

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

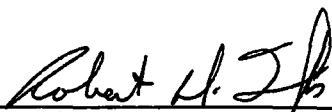
AND IN THE MATTER OF the City of Brampton By-law 302-85.

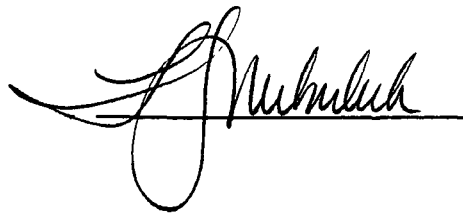
DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the 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 302-85 was passed by the Council of the Corporation of the City of Brampton at its meeting held on October 16th, 1985.
3. Written notice of this by-law as required by section 34 (17) of the Planning Act, 1983 was given on October 30th, 1985 in the manner and in the form and to the persons and agencies prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the Planning Act, 1983 has been filed with me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 21st day of November, 1985.)


A commissioner, etc.)



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.