



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34-87

To amend By-law 56-83 (part
of Lot 4, Concession 7,
Northern Division in the
geographic Township of
Toronto Gore)

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 18 of Schedule A thereto, the zoning classification of the land shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL FOUR - SECTION 538 (M4-SECTION 538) and INDUSTRIAL THREE - SECTION 539 (M3-SECTION 539), such lands being part of Lot 4, Concession 7, Northern Division of the geographic Township of Toronto Gore more in the City of Brampton.

(2) by adding thereto the following sections:

"538 The lands designated M4-SECTION 538 on Schedule A to this by-law:

538.1 shall only be used for the purposes permitted by section 34.1.1 of this by-law.

538.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth shall be:

12 metres for a building 8 metres or less in height above grade,

15 metres for a building 10 metres or less but greater than 8 metres in height above grade,

18 metres for a building 12 metres or less but greater than 10 metres in height above grade,

21 metres for a building 15 metres or less but greater than 12 metres in height above grade,

24 metres for a building greater than 15 metres in height above grade.

- (2) minimum lot area shall be 2,000 square metres;
- (3) minimum side yard width shall be:
 - (a) for a lot with a width of 50 metres or less:
8 metres,
 - (b) for a lot with a width greater than 50 metres but less than 100 metres: 8 metres plus 12 percent of the lot width in excess of 50 metres,
 - (c) for a lot with a width of 100 metres or more:
14 metres.
- (4) the maximum coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the minimum rear yard depth shall be 20 metres;
- (6) minimum landscaped open space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
 - a) 50 percent of the required front yard, and
 - b) 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building;
- (7) minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
 - a) for a corner lot:
 - i) 50 percent of the required front yard;
 - ii) 50 percent of the required exterior side yard, and
 - iii) none required for an interior side yard;
 - b) for an interior lot:
 - i) 50 percent of the required front yard, and
 - ii) 50 percent of the required side yard and none for the other side yards;
- (8) truck loading facilities are permitted in the front and side yard provided that the landscaping requirements of sections 538.2(6) and 538.2(7) are fulfilled, and
- (9) access to a truck loading facility may be from the rear yard, provided that the truck loading facility is located entirely within the building and that loading and unloading occur only within the building;
- (10) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
 - (a) two storeys in height, for manufacturing uses;

- (b) five storeys in height, for office space;
- (11) outside storage of goods, material and equipment shall not be permitted;
- (12) a landscaped buffer area, a minimum of 12 metres in width, shall be provided and maintained along the rear lot line where it abuts Airport Road or a 0.3 metre reserve abutting Airport Road.

538.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 538.2.

539 The lands designated M3-Section 539 on Schedule A to this by-law:

539.1 shall only be used for the purposes permitted by section 33.1.1 of this by-law, but excluding any scrap metal storage or salvage yards.

539.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:
 - 12 metres for a building 8 metres or less in height above grade,
 - 15 metres for a building 10 metres or less but greater than 8 metres in height above grade,
 - 18 metres for a building 12 metres or less but greater than 10 metres in height above grade,
 - 21 metres for a building 15 metres or less but greater than 12 metres in height above grade,
 - 24 metres for a building greater than 15 metres in height above grade.
- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area;
- (3) the minimum lot area shall be 2,000 square metres;
- (4) minimum rear yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (5) (a) minimum side yard width shall be 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;
(b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

- (6) truck loading facilities may be located in the front, side or rear yard, provided the landscape requirements of sections 539.2(2) and 539.2(5)(b) are fulfilled;
- (7) no hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;
- (8) outside storage of goods, material and equipment is permitted subject to the following conditions:
 - (a) the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
 - (b) the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
 - (c) in addition to requirements of section 539.2(8)(b), where the storage area abuts a street, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required;
- (9) the provisions of section 539.2(8) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
 - (i) the total area so used does not exceed five percent (5%) of the lot area, and
 - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;

- (10) all manufacturing and processing operations other than:
- (i) the moving of goods and materials in and out of buildings and structures;
 - (ii) associated minor preparatory and finishing work, and
 - (iii) associated assembly of components too large to be assembled within the buildings and structures,
- shall be carried out within buildings and structures;
- (11) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;

539.3 shall also be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 539.2.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 9th day of February, 1987.


KENNETH G. WHILLANS - MAYOR

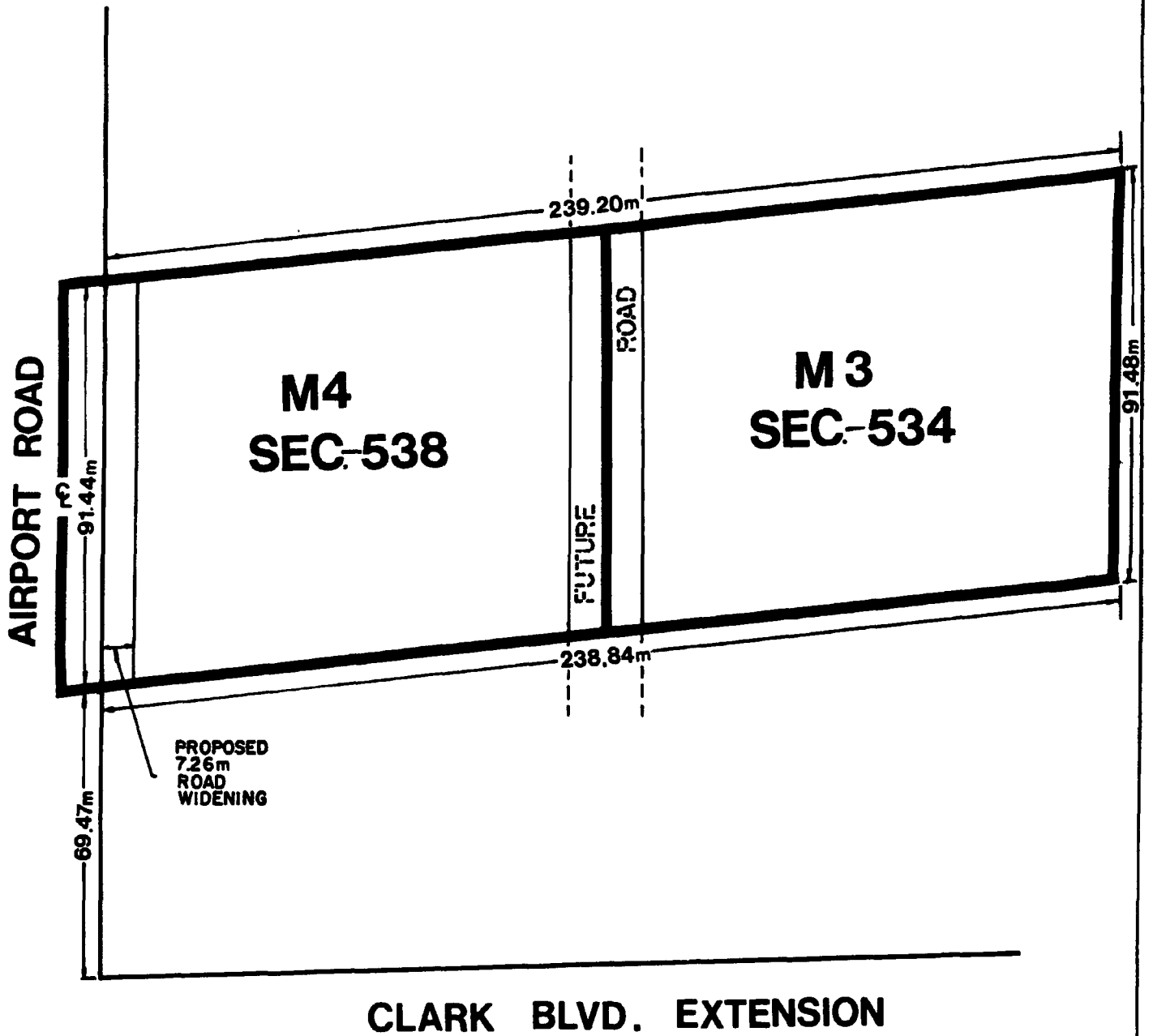

LEONARD J. MIKULICH - CLERK

APPROVED
As to Form
- A - DEPT.
BRAMPTON

WCC

DATE 5/7/87

5/87/6



PART LOT 4, CON. 7, N.D. (TOR. GORE)
 BY-LAW 56-83, SCHEDULE A

By-law 34-87 Schedule A



1:4500

CITY OF BRAMPTON
 Planning and Development

Date: 87 01 08 Drawn by: K.L.
 File no. C7E4.3 Map no. 66-18C

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

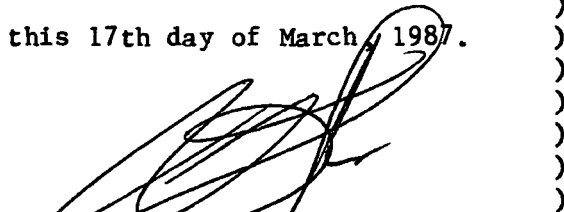
AND IN THE MATTER OF the City of Brampton By-law 34-87.

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 34-87 was passed by the Council of the Corporation of the City of Brampton at its meeting held on February 9th, 1987.
3. Written notice of By-law 34-87 as required by section 34 (17) of the Planning Act, 1983 was given on February 23rd, 1987, 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 17th day of March, 1987.)



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.