



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

53-82

Number \_\_\_\_\_

To amend By-law 861, as amended,  
and as specifically amended by  
By-laws 55-80 and 271-80 (part  
of Lot 11, Concession 1, W.H.S.)

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

1. By-law 861, as amended, and as specifically amended by By-laws 55-80 and 271-80, is hereby further amended:

(1) by deleting therefrom the part of Schedule A added thereto by By-law 55-80, and substituting therefor Schedule A to this by-law;

(2) by deleting therefrom SECTION 264 - SITE PLAN added thereto by By-law 55-80, and substituting therefor Schedule B to this by-law;

(3) by deleting therefrom section 264 and substituting therefor the following:

"264. The lands designated M1 - SECTION 264 on Schedule A:

264.1.1 shall be used only 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 not including a motor vehicle body shop as a principal or accessory use,

(2) a printing establishment

(3) a warehouse, or

(4) a parking lot.

(b) Non-Industrial

(1) not more than one bank

(2) not more than one financial institution other than a bank

(3) any of the following types of restaurants:

(i) a dining room restaurant, with or without a banquet hall,

(ii) a take-out restaurant,

(iii) a mixed service restaurant,

(4) a motor vehicle repair shop

(5) an office, other than an office for a doctor, dentist or drugless practitioner

(6) a radio or television broadcasting and transmission establishment

(7) a recreational facility or structure

(8) a home furnishings and home improvement retail warehouse

(9) a community club

(10) an office associated with a permitted industrial use

(11) a retail outlet accessory to and operated in connection with a particular use permitted by sections 264.1.1.(a) and 264.1.1.(b) (6)

(c) Accessory

(1) purposes accessory to the other permitted uses

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

- (a) minimum lot area - 8.9 hectares
- (b) minimum lot frontage - 298 metres
- (c) minimum lot depth - 298 metres
- (d) minimum front yard depth - 22 metres
- (e) minimum exterior side -  
yard width 13.7 metres
- (f) minimum interior side -  
yard width 6.1 metres, except  
where it abuts a  
railway line, in which  
case there is no  
minimum requirement
- (g) minimum rear yard depth - 13.7 metres, except  
where it abuts a  
railway line, in which  
case there is no  
minimum requirement
- (h) minimum distance between  
main buildings
- (i) where no parking is provided between 2 buildings 8 metres
- (ii) where parking is provided abutting one building: 14.5 metres
- (iii) where parking is provided abutting two build-  
ings: 20 metres
- (i) maximum building height - 2 storeys
- (j) there may be no more than three restaurants of the type  
permitted by section 264.1.1.(b)(3), but in no case  
shall there be more than two mixed service restaurants
- (k) the total gross commercial floor area of all offices  
permitted by section 264.1.1.(b)(5) shall not exceed  
1775.0 metres
- (l) the total gross commercial floor area of all warehouses  
permitted by section 264.1.1(b)(8) shall not exceed  
6970 square metres

(m) the total gross commercial floor area of an accessory retail outlet permitted by section 264.1.1.(b)(11) shall not be more than 25 per cent of the total gross floor area of the particular main use

(n) Parking Spaces

Parking spaces are required to be provided and maintained in accordance with the following provisions:

- |     |   |   |
|-----|---|---|
| (1) | Bank or Financial<br>Institution  | 1 parking space for<br>each 15 square metres<br>of gross commercial<br>floor area of portion<br>thereof.  |
| (2) | Community club or<br>Banquet hall   | 1 parking space for<br>each 9 square metres of<br>gross commercial floor<br>area or portion<br>thereof.   |
| (3) | Home furnishing and<br>home improvement<br>warehouse  | 1 parking space for<br>each 62 square metres<br>of gross commercial<br>floor area or portion<br>thereof.  |
| (4) | Manufacturing,<br>cleaning, packaging,<br>processing, repairing,<br>assembling or printing<br>operation | 1 parking space for<br>each 45 square metres<br>of gross industrial<br>floor area or portion<br>thereof, plus 1 parking<br>space for each 31<br>square metres of gross<br>floor area or portion<br>thereof devoted to<br>accessory office, or<br>retail uses. |
| (5) | Mixed use industrial<br>building  | 1 parking space for<br>each 45 square metres<br>of gross industrial<br>floor area or portion<br>thereof.  |
| (6) | Office  | 1 parking space for<br>each 31 square metres  |

floor area or portion thereof.

- (7) Radio or television broadcasting establishment 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
- (8) Recreation Facilities
- (i) Bowling Alley 4 parking spaces for each lane
- (ii) Curling Rink 8 parking spaces for each sheet of ice
- (iii) Tennis, Squash, or Handball Court 4 parking spaces for each court
- (9) Restaurant, diningroom 1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof
- (10) Restaurant, take-out or mixed service 1 parking space for each 3.7 square metres of gross commercial floor area or portion thereof
- (11) Retail 1 parking space for each 19 square metres of gross commercial floor area or portion thereof
- (12) 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.

- (13) Each parking space shall be angled parking space or a parallel parking space.

(i) An angled parking space shall be a rectangular area measuring not less than 2.75 metres in length.

(ii) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

- (14) The parking spaces shall be provided and maintained on the same lot or parcel as the building or use for which they are required or intended.

- (15) The width of a driveway leading to any parking space shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic.

- (16) Each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street.

- (17) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

Angles of Parking      Minimum Aisle Width

(i) up to 50                  4 metres  
degrees

(ii) between 50                5.75 metres  
and 70  
degrees

(iii) between 70               6 metres  
and 90  
degrees

(o) Loading Spaces

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

(1) Gross industrial floor area of building in square metres	Number of Loading spaces
280 or less	1 loading space
over 280 and up to 7450	2 loading spaces
over 7450 and up to 14000	3 loading spaces
over 14000	4 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;

(2) Gross leasable commercial floor area of commercial uses in square metres	Number of loading spaces
2350 or less	1 loading space
over 2350 and up to 7450	2 loading spaces
over 7450 and up to 14000	3 loading spaces
over 14000	3 loading spaces plus 1 additional loading space for each 8300 square metres or portion thereof in excess of 14000 square metres;

(3) Each loading space shall:

- (a) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length,
- (b) have a minimum vertical clearance of 4.25 metres, and
- (c) 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.

(p) Landscaped Open Space

Landscaped open space of not less than 5 per cent of the lot area shall be provided and maintained, and a landscaped open space strip abutting the lot lines shall be provided and maintained, as shown on SECTION 264 - SITE PLAN.

(q) Outside Storage

No storage shall be permitted outside a building.

(r) Associated Use

A permitted associated use shall not occupy a floor area greater than that of the permitted use with which it is associated.

(s) Access Driveway

Access driveways shall be permitted at locations as shown on SECTION 264 - SITE PLAN.

264.1.3. For the purposes of section 264,

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

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 use for mechanical equipment related to the operation or maintenance of the building, stairwells or elevators.

HOME FURNISHINGS AND HOME IMPROVEMENT RETAIL WAREHOUSE 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 and other similar products, of which at least 80% are new, are stored or kept for sale.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

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 place 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.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of any agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, or a social organization.

PARKING LOT shall mean an area at, above or below established grade, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation, or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE shall mean an area accessible from a street or a land for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic

only over another parking space.

RESTAURANT, DRIVE-IN shall mean a building where food and drink are prepared, offered for sale and served to the public primarily for consumption in motor vehicles.

RESTAURANT, DINING ROOM 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 where the food and drink are to be consumed, and where drive-in take-out or packaged fast food services are not available.

RESTAURANT, MIXED SERVICE shall mean a building or place where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place.

RESTAURANT, TAKE-OUT shall mean a building or place where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

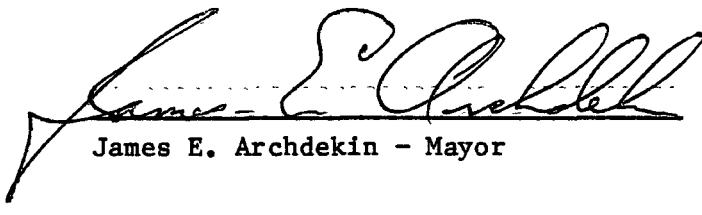
SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.

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

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council.

This 8th day of March , 1982.

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAUNTON  
5/3/81



James E. Archdekin - Mayor

Ralph A. Everett - Clerk

M1-Section 264

C.P.R.

308.10m

298.31m

298.50m

336.60m

CENTRE-LINE OF ORIGINAL 66'  
ROAD ALLOWANCE

Zone Boundary

Part Lot II, Concession I W.H.S.  
By-Law 861, Schedule A

BY-LAW 53-82, SCHEDULE A



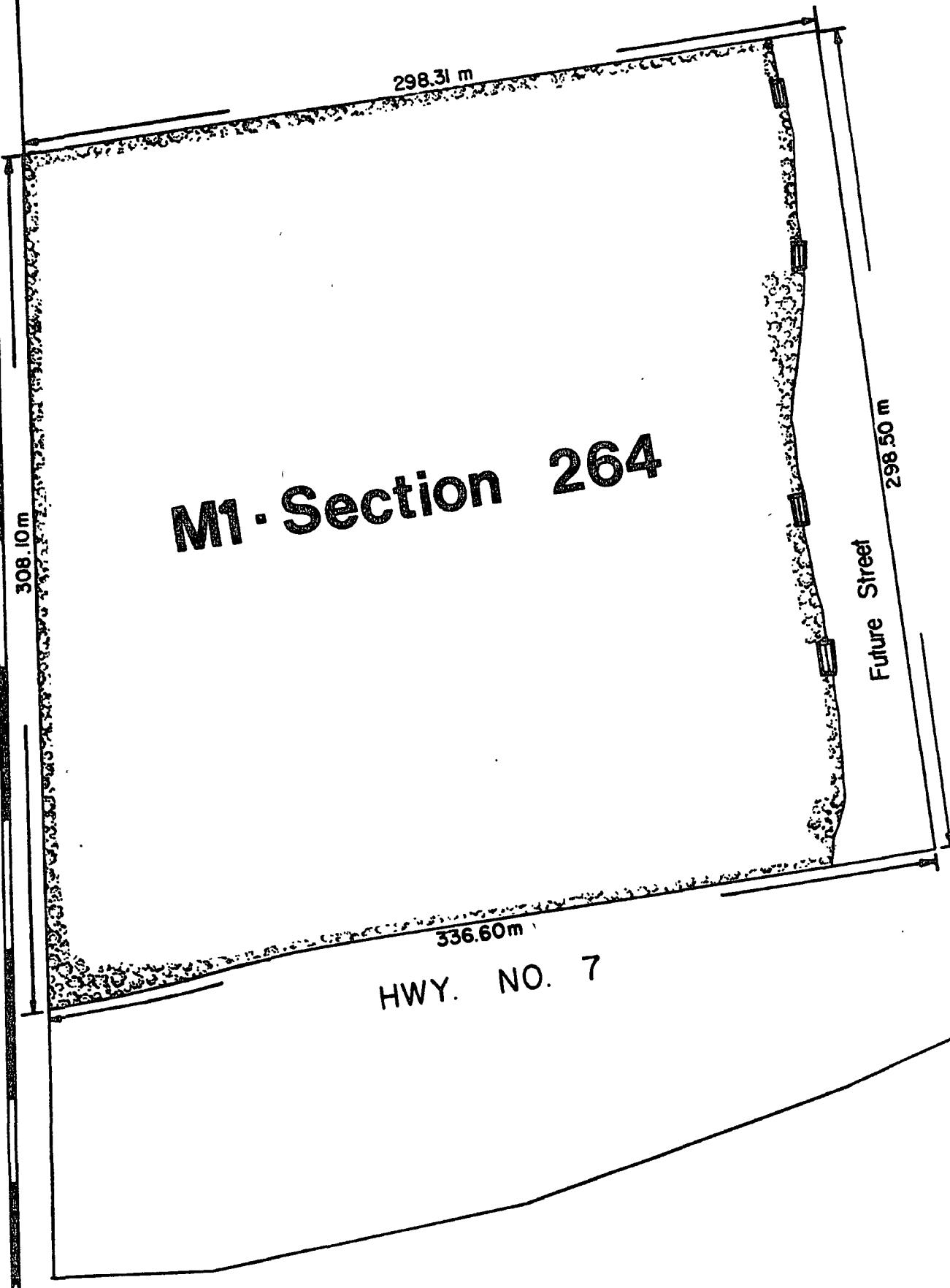
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CITY OF BRAMPTON  
Planning and Development

Date: 82 02 18  
File no.CIWIL2A

Drawn by: RB  
Map no. 245H

Concession 1 W.H.S.



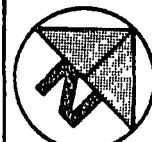
ACCESS DRIVEWAY

LANDSCAPED OPEN SPACE

Section 264 — Site Plan

By-Law 861

BY-LAW 53-82 SCHEDULE B



CITY OF BRAMPTON  
Planning and Development

1:2000

Date: 82 02 19 Drawn by: RB  
File no. C/WIL2A Map no. 24-151



R 820762

Ontario Municipal Board

IN THE MATTER OF Section 39 of  
The Planning Act (R.S.O. 1980,  
c. 379),

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of its  
Restricted Area By-law 53-82

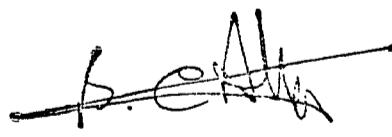
B E F O R E :

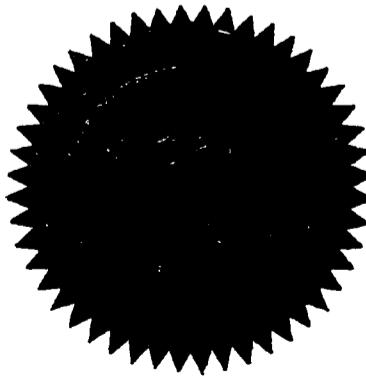
E.A. SEABORN  
Member

] Tuesday, the 30th day  
of November, 1982

THIS APPLICATION having come on for public hearing and  
after the hearing of the application council of the  
applicant corporation having an opportunity to consider  
certain amendments to the said by-law and the said council  
having on the 22nd day of November, 1982, passed By-law  
242-82 amending By-law 53-82 and incorporating certain  
recommendations of the Board and having caused a certified  
copy thereof to be filed and the Board having dispensed  
with notice and hearing in respect of By-law 242-82;

THE BOARD ORDERS that By-law 53-82 as amended by By-law  
242-82 is hereby approved.

  
A SECRETARY



ENTERED  
O. B. No. R82-4.....  
Folio No. 74.....  
DEC 13 1982

  
ACTING SECRETARY, O.M.B. MUNICIPAL

PASS

March 8th

19 82

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# BY-LAW

No. 53-82

To amend By-law 861, as amended and as specifically  
amended by By-law 55-80 and 271-80 (Part of Lot 11  
Concession 1, W.H.S.)

(RICE CONSTRUCTION CO. LTD.)