



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 142-94

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
  - (1) by changing, on Sheet 14, of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL ONE - SECTION 615 (M1 - SECTION 615) to INDUSTRIAL ONE - SECTION 790 (M1 - SECTION 790) and INDUSTRIAL FOUR - SECTION 791 (M4 - SECTION 791);
  - (2) by adding thereto, as SCHEDULE C - SECTION 790, Schedule B to this by-law;
  - (3) by adding to section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 790"

- (4) by adding thereto the following sections:

"790            The lands designated M1- SECTION 790 on  
Sheet 14 of Schedule A to this by-law:

790.1        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 distribution station;
- (6) a dining room restaurant, a standard restaurant or a take-out restaurant;
- (7) a convenience store;
- (8) a recreational facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

790.2

shall be subject to the following requirements and restrictions:

- (1) Minimum setback to Steeles Avenue East: 35.0 metres;
- (2) Minimum setback to Finch Avenue: 30.0 metres;
- (3) Minimum Lot Area: 5.0 hectares;
- (4) Minimum Landscaped Open Space:  
  
a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East and Finch Avenue, excluding driveway locations;
- (5) The area shown identified as OFFICE AREA on Schedule C - Section 790 shall only be used for the purposes permitted by section 790.1 (1) and (11);
- (6) The maximum building height shall not exceed 8 storeys;
- (7) The maximum floor space index for an office, excluding a parking structure, shall not exceed 1.0;

- (8) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- (9) Any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard;
- (10) For buildings located within 75.0 metres of Finch Avenue, the distance between each building shall be either less than 3.0 metres or more than 30.0 metres; and,
- (11) Loading and parking shall be provided in accordance with section 20.0.

790.3 shall also be subject to the requirements and restrictions relating to the M1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 790.2.

791.1 The lands designated M4 - SECTION 791 on Sheet 14 of Schedule A to this by-law:

791.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) an office;
- (3) a research and development facility;
- (4) a recreational facility or structure;
- (5) a day nursery;

- (6) a retail outlet operated in conjunction with a particular purpose permitted by section 791.1.1(1) 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,
- (7) purposes accessory to the other permitted purposes.

791.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback to all streets:  
  
15.0 metres, except Finch Avenue here the minimum requirement shall be 30.0 metres;
- (2) Minimum lot width: 60.0 metres;
- (3) Minimum lot area: 1.2 hectares;
- (4) Maximum lot coverage: 45 percent;
- (5) Maximum building height: 13.7 metres;
- (6) Maximum floor space index for an office: 0.5;
- (7) Minimum landscaped open space:
  - (a) 20 percent of the minimum 15.0 metre setback to all streets, other than Finch Avenue, shall be landscaped open space; and
  - (b) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Finch Avenue.
- (8) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,

(9) Loading and parking shall be provided in accordance with sections 20.0 and 30.0.

791.1.3 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 791.1.2.

791.2 For purposes of this section:

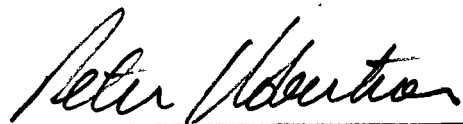
RESEARCH AND DEVELOPMENT FACILITY

shall mean a building or place where investigation of or experimentation with goods and materials take place within an enclosed building or structure.

RECREATIONAL FACILITY OR STRUCTURE

shall mean an area, surface, place, installation or device which is designed and used for active recreational pursuits of persons during their leisure time. A recreational facility or structure may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch and shuffleboard court. A recreational facility or structure shall not include a billiard hall or amusement arcade."


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of July 1994.



PETER ROBERTSON - MAYOR



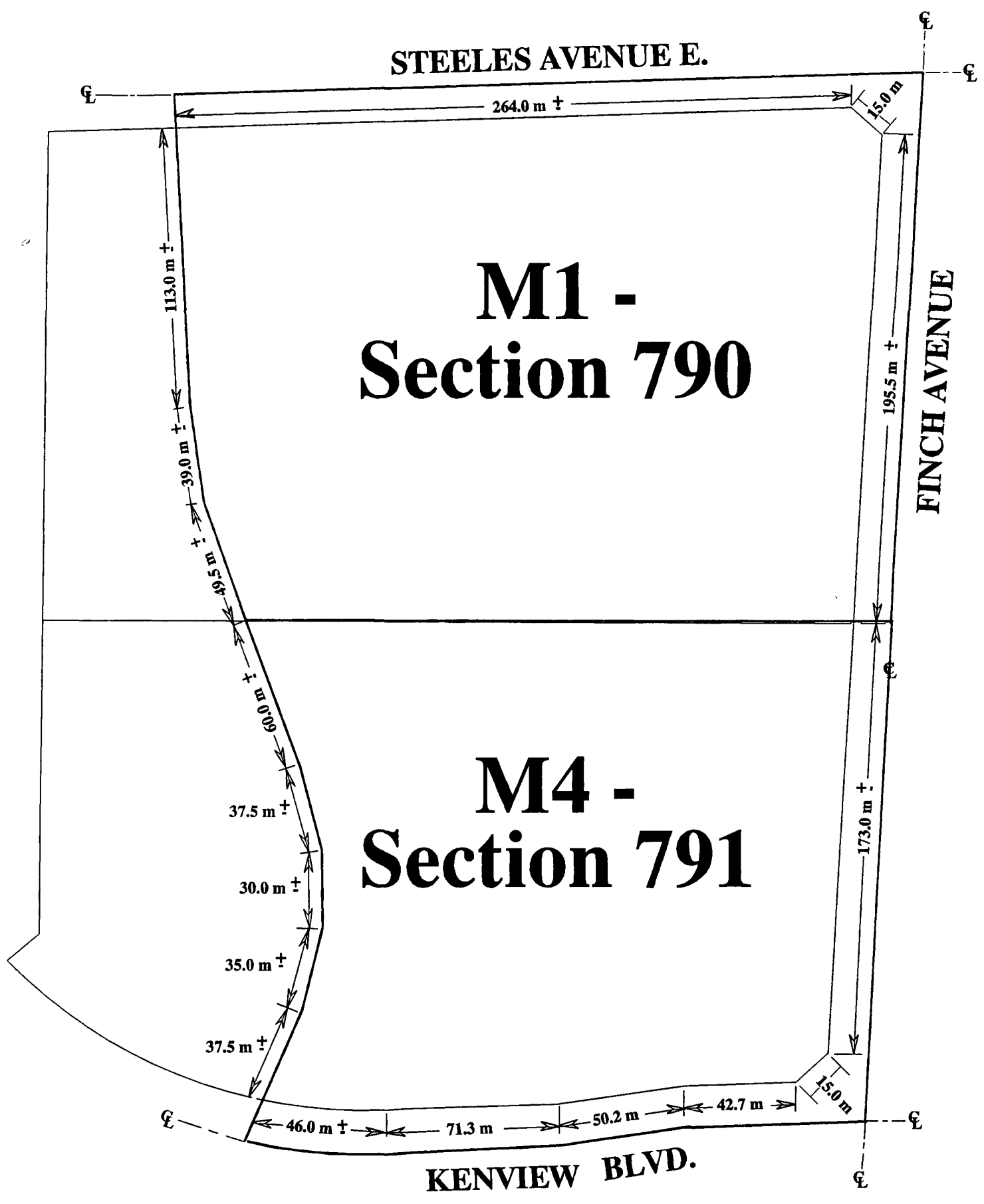
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON  
  
DATE 7/13/94

STEELES AVENUE E.

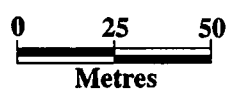
**M1 -  
Section 790**

**M4 -  
Section 791**



LEGEND

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



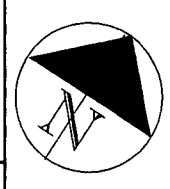
PART LOT 15, CONCESSION 8, S.D.

BY-LAW 139 - 84

SCHEDULE A

By-Law 142-94

Schedule A



**CITY OF BRAMPTON**  
Planning and Development

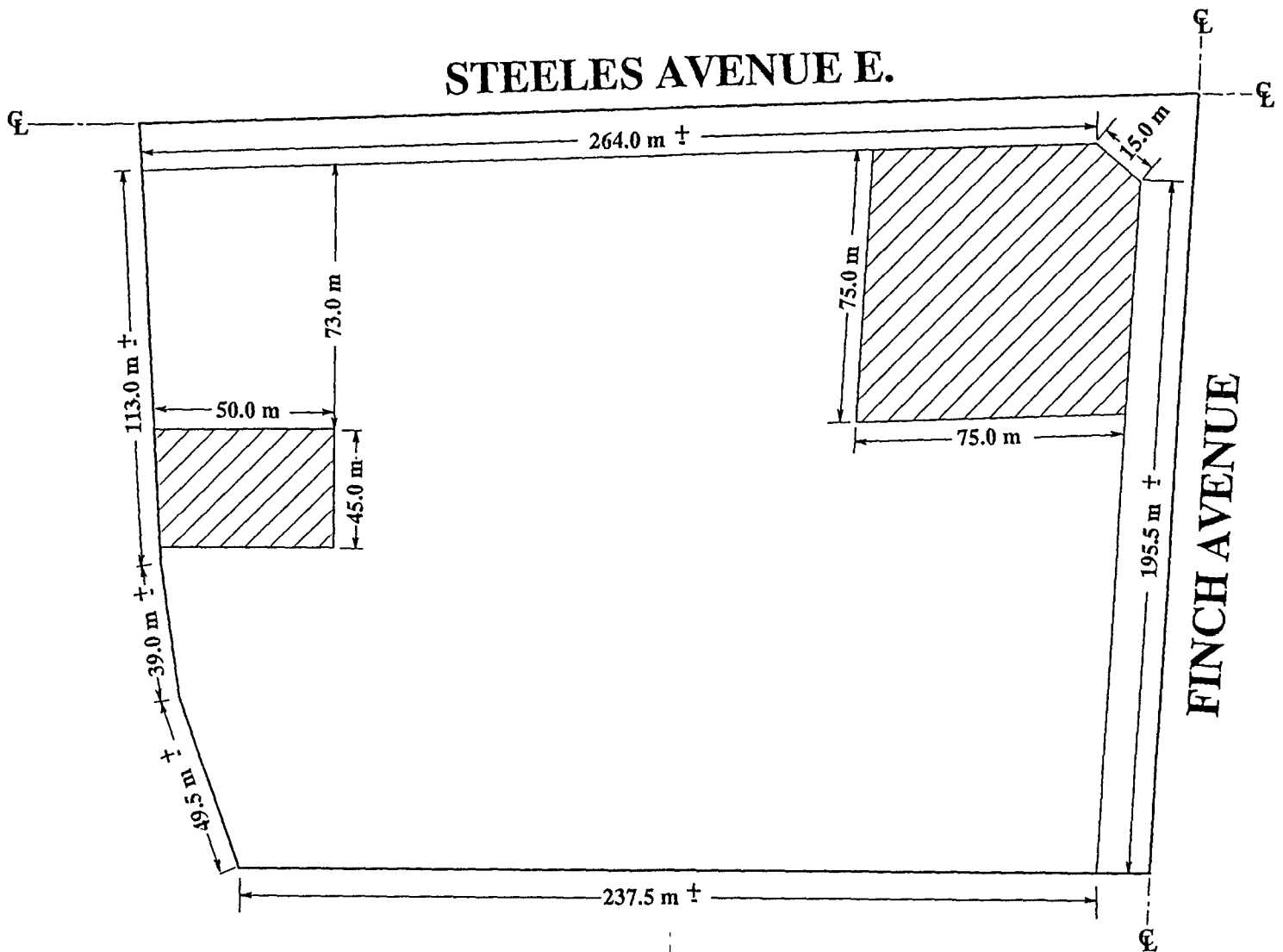
Date: 1993 09 28

Drawn by: C.R.E.

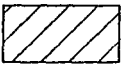
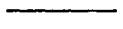


File no. T8E15.6

Map no. 83-9G

# STEELES AVENUE E.



## LEGEND

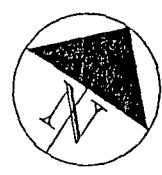
-  OFFICE AREA
-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

**SCHEDULE C - SECTION 790**

**BY-LAW 139 - 84**

By-Law 142-94

**Schedule B**



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 09 27      Drawn by: C.R.E.  
File no. T8E15.6      Map no. 83-9F