



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 171-2002

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) by changing on Sheet 65G of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL ONE - SECTION 1155 (M1 - SECTION 1155).
 - (2) by adding thereto, the following section:

"1155 The lands designated M1 - SECTION 1155 on Sheet 65G of Schedule A to this by-law:

1155.1 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, 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; and,
 - (4) a research and development facility; and,
 - (5) a parking lot.
 - (b) Non-Industrial
 - (1) a radio or television broadcasting and transmission establishment;
 - (2) a community club;
 - (3) a day nursery;
 - (4) an office;
 - (5) a hotel or motel;
 - (6) the following uses in conjunction with and within the same office building or hotel/motel, provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building or hotel/motel:

- (a) a bank, trust company or financial institution;
 - (b) a retail establishment;
 - (c) a personal service shop;
 - (d) a dry cleaning and laundry distribution establishment;
 - (e) a dining room restaurant;
 - (f) a convenience store; and,
 - (g) a recreational facility or structure;
- (7) the following uses as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres:
- (a) a bank, trust company or financial institution;
 - (b) a personal service shop;
 - (c) a convenience restaurant or a take-out restaurant
 - (d) a dry cleaning and laundry distribution establishment; and,
 - (e) a convenience store;
- (8) a banquet hall having a gross floor area of up to 6968 square metres, which may thereafter be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the gross floor area of the banquet hall;

(c) Accessory

- (1) an associated educational purpose;
- (2) a retail outlet operated in connection with a particular purpose permitted by section 1155.1(a)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;
- (3) purposes accessory to the other permitted purposes.

1155.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: - 1.2 hectares;
- (2) Minimum Setback to Highway 407:- 14.0 metres;
- (3) Minimum Setback to Steeles Avenue East: - 24.0 metres;
- (4) except at approved access locations, a minimum 9.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East and the Highway 407 right-of-way corridor;
- (5) Maximum Building Height: - 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted having a maximum building height of 8 storeys;
- (6) Maximum Lot Coverage:
 - (a) for the purposes listed under sections 1155.1(a) and 1155.1(b)(1 to 3, inclusive), and purposes accessory thereto: 45 percent;
 - (b) for the purposes listed under section 1155.1(b)(4 to 8, inclusive), and purposes accessory thereto: 25 percent;

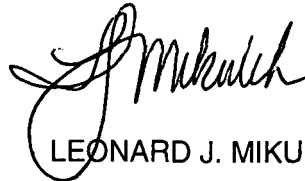
- (7) the purposes permitted under section 1155.1(a) shall not be permitted within a multi-unit industrial mall;
- (8) the opening for waste disposal and loading facilities of any building shall face away from Steeles Avenue East, Highway No. 407, and any abutting lands proposed to be developed for a transitway station;
- (9) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
- (10) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
- (11) an adult video store, a massage parlour, an adult entertainment parlour or an amusement arcade shall not be permitted; and,
- (12) no outdoor display and/or sales or storage shall be permitted.

1155.3 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 1155.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this
 24th day of June 2002.

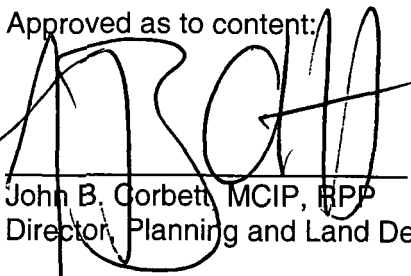


SUSAN FENNELL - MAYOR



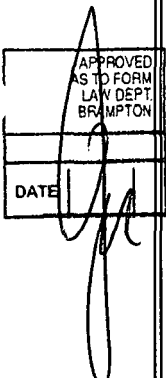
LEONARD J. MIKULICH - CITY CLERK

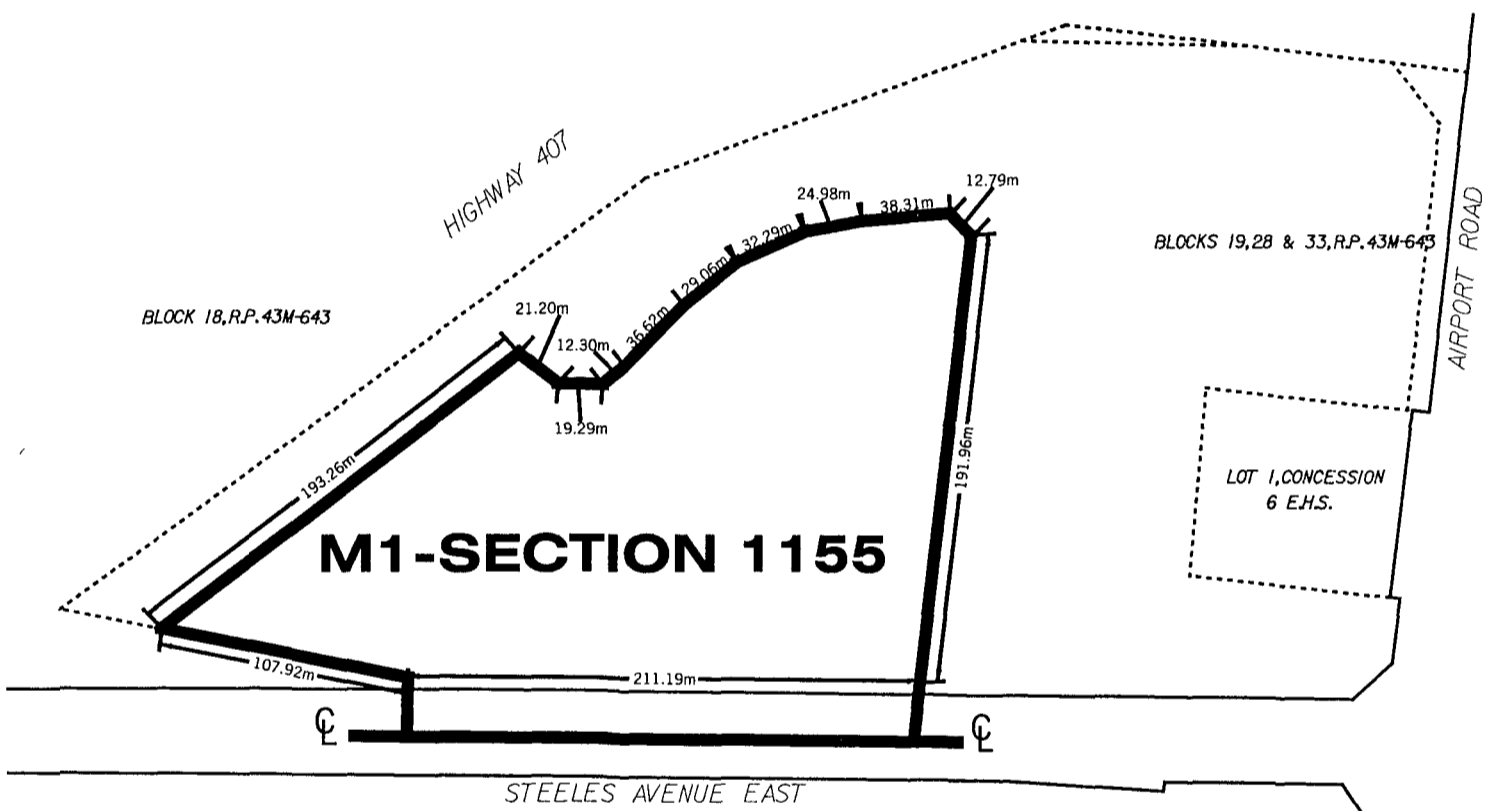
Approved as to content:





John B. Corbett, MCIP, FPP
 Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE





LEGEND

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



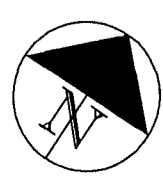
PART LOT 1, CONCESSION 6 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 171-2002

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2002 06 18

Drawn by: CJK

File no. C6E1.7

Map no. 65-22J