



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 173-84

To amend By-law 825, (part of  
Lot 4, Concession 7, N.D.,  
geographic Township of  
Toronto Gore)

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

1. The zoning map attached to By-law 825, being the restricted area by-law for the former Township of Toronto Gore, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL SELECT 6 - SECTION 80 (M6-SEC. 80) and INDUSTRIAL SELECT 7 - SECTION 81 (M7-SEC. 81).
2. Schedule A to this by-law is hereby attached to By-law 825 as part of Schedule A and forms part of By-law 825.
3. Schedule B to this by-law is hereby attached to By-law 825 as SECTION 80 - SITE PLAN, and forms part of By-law 825.
4. By-law 825, as amended, is hereby further amended by adding thereto the following sections:

"80.1 The lands designated M6-SEC. 80 on Schedule A to this by-law:

80.1.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
  - (a) clothing and finished textile or fabric products;
  - (b) printing and bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminum zinc;
  - (d) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) beverage and food processing plants, excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling,

- animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
  - (5) exhibition and conference halls;
  - (6) radio, television broadcasting and transmission facilities;
  - (7) research establishment;
  - (8) business, professional and administrative offices connected with another permitted purpose;
  - (9) any use by a public body of the same general character as the other permitted purposes;
  - (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use;
  - (11) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

80.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:  
15 metres for a building less than 8 metres in height above grade,  
18 metres for a building less than 10 metres but greater than 8 metres in height above grade,  
21 metres for a building less than 12 metres but greater than 10 metres in height above grade,  
24 metres for a building less than 15 metres but greater than 12 metres in height above grade.  
30 metres for a building greater than 15 metres in height above grade.
- (2) the minimum lot area shall be 2,000 square metres;
- (3) the minimum side yard width on each side of a building shall be:  
8 metres for a lot with frontage of 50 metres or less;  
10 metres for a lot with frontage greater than 50 metres but less than 75 metres;  
12 metres for a lot with frontage greater than 75 metres but less than 100 metres, and  
15 metres for a lot with frontage greater than 100 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) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of lawns and planting strips, including paved driveways and parking areas, provided, however, that paved areas shall not exceed fifty percent (50%) of the area of the required front yard or of the area of the required side yards;
- (7) truck loading facilities are permitted in the front and side yards if the landscaping requirements for those yards are complied with;
- (8) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (9) 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;
- (10) outside storage of goods, material and equipment shall not be permitted;
- (11) a landscaping strip of a minimum of 15 metres in width shall be provided and maintained along Airport Road, as shown on SECTION 80 - SITE PLAN.

80.2 For the purposes of section 80,

- (a) COVERAGE shall mean that percentage of the lot area covered by the main building and accessory buildings.
- (b) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street, except where the context of a specific section requires otherwise.
- (c) Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

81. The lands designated M7-SEC. 81 on Schedule A to this by-law:

81.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 80.1.1;

- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products, plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purposes accessory to the other permitted purposes.

81.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:  
15 metres for a building less than 8 metres in height above grade,  
18 metres for a building less than 10 metres but greater than 8 metres in height above grade,  
21 metres for a building less than 12 metres but greater than 10 metres in height above grade,  
24 metres for a building less than 15 metres but greater than 12 metres in height above grade.  
30 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) the minimum rear yard width shall be 8 metres, except that where the rear lot line abuts a railway right-of-way or easement, no rear yard shall be required;
- (5) (a) the minimum side yard width shall be 8 metres, except that where the side lot line abuts a railway right-of-way or easement, 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 yards if the landscaping requirements for those yards are complied with;
- (7) a hydro electric transformer shall not be located within the front yard or closer to the street than any part of the front wall of the building;
- (8) the 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 2.4 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) 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 that where the storage area abuts a railway right-of-way or easement, no landscaping shall be required;
- (9) the provisions of clause 81.2(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 the buildings and structures
- (11) the height of a building shall not exceed four storeys for a manufacturing use, or five storeys for an office use, exclusive of mechanical or elevator areas;
- (12) for the purposes permitted by clause 81.1(1), the parking requirements set out in clause 80.1.2(8)

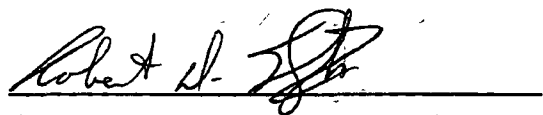
shall apply;  
(13) for all other purposes, as permitted by clauses 81.1(2) to (6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot."

READ a FIRST, SECOND and THIRD Time and Passed in Open Council

This 9th day of July, 1984.

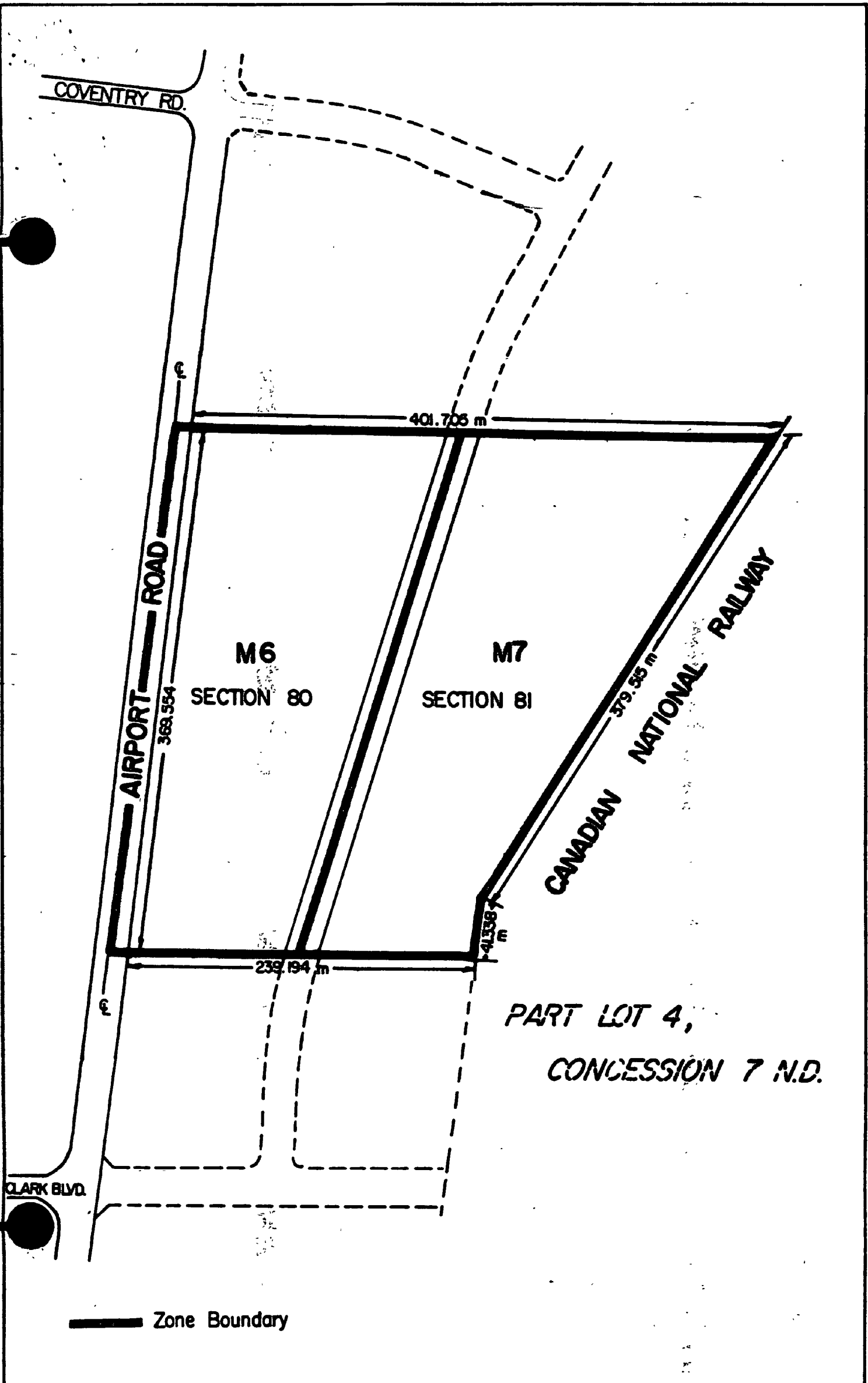


Kenneth G. Whillans - MAYOR



Robert D. Tufts - Acting Clerk

APPROVED  
S TO FORM  
LAW DEPT.  
BRAMPTON  
DATE 8/7/84



PART LOT 4, CON. 7 N.D.  
BY-LAW 825 SCHEDULE A

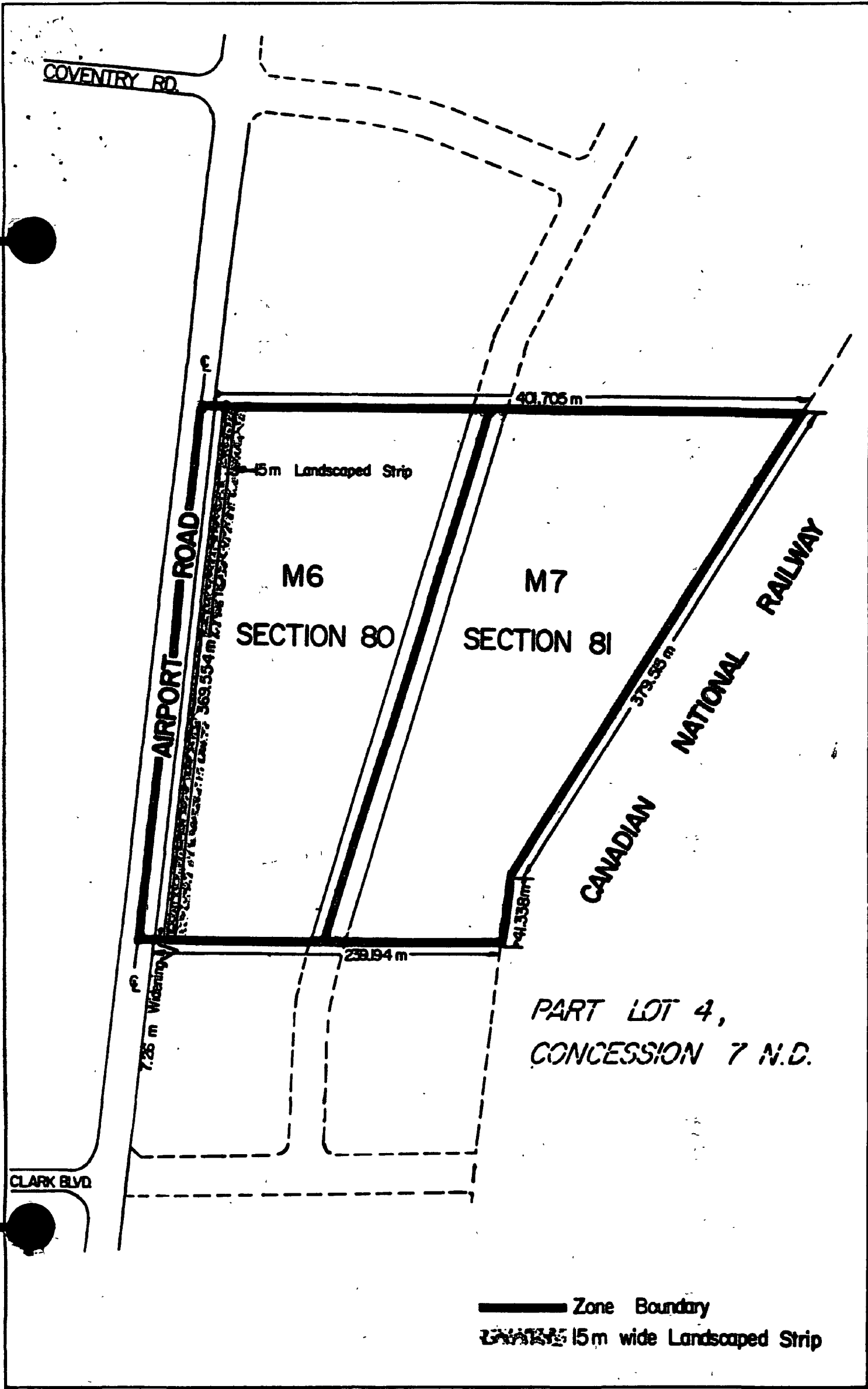
By-Law 173-84 Schedule A



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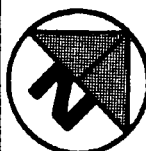
**CITY OF BRAMPTON**  
Planning and Development

Date: 1984 07 04 Drawn by: J.M.B.  
File no. C7E4.2 Map no. 66-430



SECTION 80 - SITE PLAN  
BY-LAW 825

By-Law 173-84 Schedule B



1:3000

CITY OF BRAMPTON  
Planning and Development

Date: 1984 07 04 Drawn by: J.M.C.  
File no. C7E42 Map no. 66-13C



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

AND IN THE MATTER OF the City of  
Brampton By-law 173-84.

DECLARATION

I, RALPH A. EVERETT, 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 173-84 was passed by the Council for the  
Corporation of the City of Brampton at its meeting  
held on July 9th, 1984.
3. Written notice of this by-law as required by  
section 34 (17) of the Planning Act, 1983 was  
given on July 20th, 1984 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 filed with me to the date  
of this declaration.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 15th day of August, 1984. )

  
A commissioner, etc.

