



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 180-91

To amend By-law 139-84, (part of
Lot 15, Concession 7, S.D.,
geographic Township of Toronto Gore)

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 13 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule 'A' to this by-law from AGRICULTURAL PARKWAY BELT (AP); INSTITUTIONAL TWO (I2) and RESIDENTIAL ESTATE ONE (RE1) to INDUSTRIAL BUSINESS - SECTION 696 (MBU-SECTION 696); INDUSTRIAL ONE - HOLDING - SECTION 697 (M1(H) - SECTION 697); INDUSTRIAL ONE - SECTION 698 (M1-SECTION 698), and INDUSTRIAL FOUR - SECTION 699 (M4-SECTION 699), such lands being part of Lot 15, Concession 7, Southern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto the following sections;

"696 The lands designated MBU-SECTION 696 on Sheet 13 of Schedule A to this by-law:

696.1 shall only be used for the purposes permitted in section 35.1.1

696.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth: 15.0 metres, except that where it abuts Airport Road, the minimum requirement shall be 30.0 metres;

- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts Airport Road, the minimum requirement shall be 30.0 metres;
- (3) Minimum Exterior Side Yard Width: 15.0 metres, except where it abuts Airport Road, the minimum requirement shall be 30.0 metres;
- (4) Minimum Landscaped Open Space:
 - (a) 40 percent of the minimum required front yard depth where it does not abut Airport Road;
 - (b) 40 percent of the minimum required exterior side yard width where it does not abut Airport Road;
 - (c) a continuous 12.0 metre wide area abutting Airport Road;

696.3 shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 696.2.

697.1 The lands designated M1(H)-SECTION 697 on Sheet 13 of Schedule A to this by-law:

697.1.1 shall only be used for the following purposes:

- (1) an office;
- (2) a research and development facility;
- (3) a recreational facility or structure;
- (4) a day nursery;

- (5) the following uses operated in conjunction with a purpose permitted by section 697.1.1(1), 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 but shall not include a free-standing retail structure:
- (a) a bank, trust company or financial institution;
 - (b) a retail establishment;
 - (c) a personal service shop;
 - (d) a dry cleaning and laundry distribution station;
 - (e) a dining room restaurant;
 - (f) a convenience store, and
- (6) purposes accessory to the other permitted purposes.

697.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential zone or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) Minimum Exterior Side Yard Width: 15.0 metres;
- (4) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;

- (5) Minimum Lot Width: 60.0 metres;
- (6) Minimum Lot Area: 1.2 hectares;
- (7) Maximum Lot Coverage, excluding a parking lot: 25 percent;
- (8) Minimum Building Height: 6 storeys;
- (9) Maximum Building Height: 8 storeys;
- (10) Maximum Floor Space Index for an Office excluding a parking structure: 1.0;
- (11) Minimum Landscaped Open Space:
 - (a) 20 percent of the minimum required front yard depth;
 - (b) 20 percent of the minimum required exterior side yard width;
- (12) Minimum Setback to a Rail Line: 30.0 metres except for purposes permitted by section 697.1.1(3), (4) and any restaurant use, the minimum requirement shall be 120.0 metres;
- (13) The maximum floor space index for an office shall be 0.5 until the "H" designation has been removed; and
- (14) The Holding "H" symbol shall not be removed until the Council of the Regional Municipality of Peel is satisfied that a comprehensive transportation study has demonstrated that the surrounding road network can accommodate the office development.

697.1.3 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 697.1.2.

697.2 For the purposes of this section:

697.2.1 RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment.

697.2.2 an accessory building or structure shall:

- (1) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (2) have a minimum setback of 15.0 metres from any street right-of-way, and 0 metres from an interior side yard, and
- (3) an underground building or structure shall have a minimum 3 metre setback from any street right-of-way and 0 metres from an interior side yard.

698.1 The lands designated M1-SECTION 698 on Sheet 13 of Schedule A to this by-law:

698.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- (3) a home furnishings and improvement retail outlet;

- (4) a recreational facility or structure;
- (5) a community club;
- (6) a garden centre sales establishment;
- (7) a service shop;
- (8) a banquet hall, and
- (9) purposes accessory to the other permitted purposes.

698.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Exterior Side Yard Width: 15.0 metres;
- (3) Minimum Lot Width: 50.0 metres;
- (4) Minimum Lot Area: 0.8 hectares;
- (5) Maximum Lot Coverage: 35 percent;
- (6) Maximum Building Height: 13.7 metres;
- (7) Minimum Landscaped Open Space: 20 percent of the following:
 - (a) the minimum required front yard depth, and
 - (b) the minimum required exterior side yard width.
- (8) A retail warehouse shall primarily permit retail and wholesaling of goods and materials to the general public, but shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

698.1.3 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 698.1.2.

698.2 For the purposes of this section,

RETAIL WAREHOUSE shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 465 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public.

699.1 The lands designated M4-SECTION 699 on Sheet 13 of Schedule A to this by-law:

699.1.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods 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 699.1.1(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.

699.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 15.0 metres;
- (2) Minimum Setback to a Rail Line: 30.0 metres, except for purposes permitted by section 699.1.1(4), (5) and any restaurant or banquet hall use, the minimum requirement shall be 120.0 metres;
- (3) Minimum Rear Yard Depth: 7.0 metres, except that where it abuts a street, a 0.3 metre reserve or a lot in a residential zone, the minimum requirement shall be 15.0 metres;
- (4) Minimum Exterior Side Yard Width: 15.0 metres;
- (5) Minimum Interior Side Yard Width: 4.0 metres, except that where it abuts a residential or institutional zone, the minimum requirement shall be 9.0 metres;
- (6) Minimum Lot Width: 60.0 metres;
- (7) Minimum Lot Area: 1.2 hectares;
- (8) Maximum Lot Coverage: 45 percent;
- (9) Maximum Building Height: 13.7 metres;
- (10) Maximum Floor Space Index for an Office: 0.5;
- (11) Minimum Landscaped Open Space: 20 percent of the following:
 - (a) the minimum required front yard depth, and

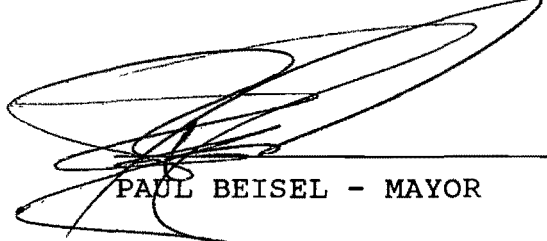
(b) the minimum required exterior side yard width.

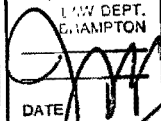
699.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 699.1.2.


699.2 For the purposes of this section,

RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 19th day of August 19 91.


PAUL BEISEL - MAYOR

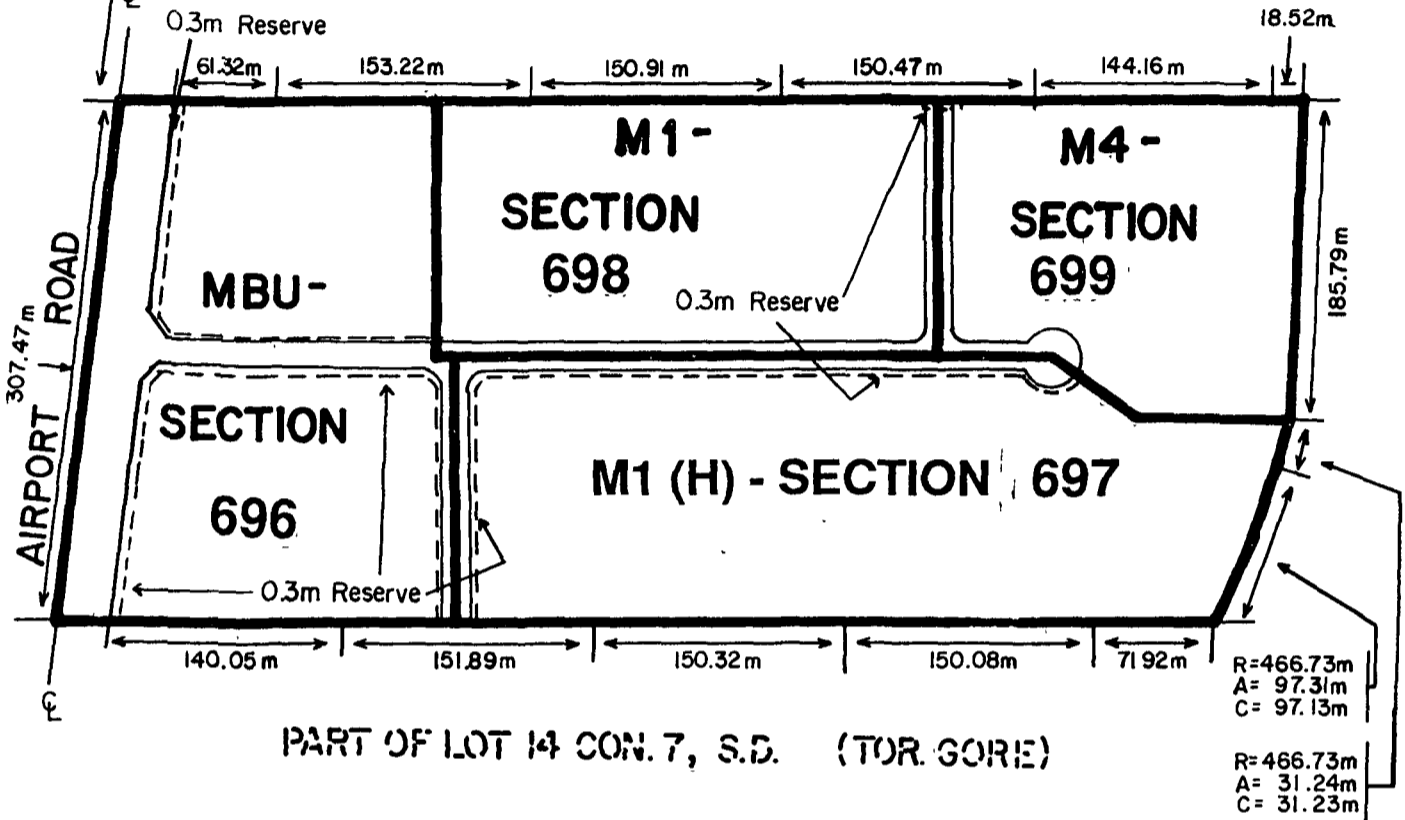
APPROVED
AS TO FORM
LAW DEPT.
CHAMPTON

DATE


LEONARD J. MIKULICH-
CITY CLERK

37/91

STEELES AVENUE EAST

PART OF LOT 15 CON. 7, S.D. (TOR. GORE)



C CENTRELINE OF ORIGINAL ROAD ALLOWANCE

— ZONE BOUNDARY

m METRES

PART LOT 15, CON. 7, S.D., (TOR. GORE)
BY-LAW 139-84 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By - Law 180-91 Schedule A

1:4530

Date: 90 07 19 Drawn by: JRB
File no. T7E15.9 Map no. 82-2D

IN THE MATTER OF the Planning Act,
R.S.O. 1990, as amended, section 34;

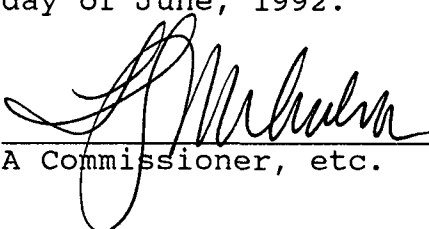
AND IN THE MATTER OF the City of
Brampton By-law 180-91 being a by-law
to amend comprehensive zoning
By-law 139-84, as amended, pursuant
to an application by Lexlaw Inv. Limited
(File: T7E15.9)

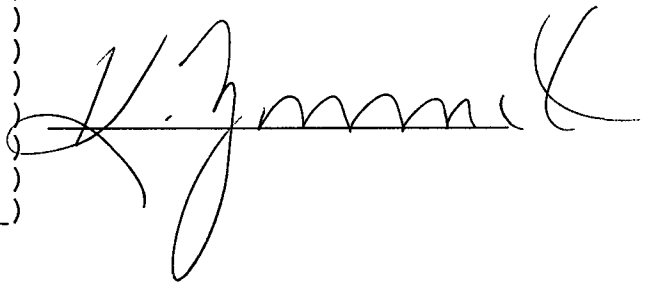
DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the
County of Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of
the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 180-91 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on the 19th day of August, 1991.
3. Notice of By-law 180-91 as required by section
34(18) of the Planning Act, R.S.O. 1990 c.P.13
as amended, was given on the 28th day of
August, 1991, and subsequently on the 13th day
of May, 1992, in the manner and in the form
and to the persons and agencies prescribed by
the Planning Act, R.S.O. 1990 as amended.
4. No notice of appeal were filed under section
34(19) of the Planning Act, on or before the
final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 12th)
day of June, 1992.)


A Commissioner, etc.



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

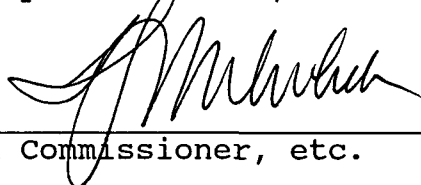
AND IN THE MATTER OF the City of
Brampton By-law 180-91 being a by-law
to amend comprehensive zoning by-law
139-84, as amended, pursuant to
application T7E15.9
(LEXLAW INVESTMENT LTD.)

DECLARATION

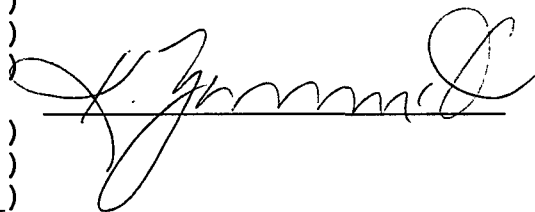
I, KATHRYN ZAMMIT, of the Village of Erin, in the
County of Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of
the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 180-91 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on the 19th day of August, 1991.
3. Written notice of By-law 180-91 as required by
section 34 (17) of the Planning Act, 1983 was
given on the 4th day of September, 1991, in
the manner and in the form and to the persons
and agencies prescribed by the Planning Act,
1983.
4. A notice of appeal under section 34 (18) of
the Planning Act, 1983 was filed on 20th day
of September, 1991 by CN with regard to Zoning
By-law 180-91.
5. On the 18th day of October, 1991 we received
notification that CN was withdrawing their
appeal to the Ontario Municipal Board.
6. Ontario Municipal Board Order No. R910555
dated the 13th day of November, 1991 states
that the appeal against Zoning By-law 180-91
is hereby dismissed.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 13th)
day of December, 1991.)



A Commissioner, etc.)



Kathryn Zammit