



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 210-2004

To amend By-law 151-88, as amended

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

By-law 151-88, as amended, is hereby further amended:

- (1) by changing on Sheet 62 of Schedule "A" thereto, the land use designation of the lands outlined on Schedule "A" to this by-law from INDUSTRIAL ONE A (M1A) TO INDUSTRIAL ONE A SECTION 1274 (M1A Section 1274), TO INDUSTRIAL ONE A SECTION 1276 (M1A Section 1276) and TO INDUSTRIAL ONE A SECTION 1277 (M1A Section 1277).

- (2) by adding thereto the following section:

1274 The lands designated Industrial One A Section 1274 (M1A - SECTION 1274) on Sheet 62 of Schedule A to this by-law:

1274.1 shall only be used for the following Primary Permitted Uses:

- (a) Office uses;
- (b) Research and development facilities;
- (c) The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, or materials within an enclosed building, but excluding a motor vehicle repair and motor vehicle body shop as a principle or accessory use;
- (d) a radio or television broadcasting and transmission establishment;

- (e) only in conjunction with the uses permitted in Sections 1274.1(a) through (d) the following Accessory Uses:

- (1) a conference centre;
- (2) a bank, trust company or financial institution;
- (3) a dry cleaning and laundry depot;
- (4) a dining room restaurant, a cafeteria, a take-out restaurant;
- (5) a personal service shop;
- (6) a printing or copying establishment;
- (7) a health centre;
- (8) a day nursery.

- (f) purposes accessory to the other permitted purposes.

1274.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 60 metres
- (b) Minimum Front Yard Depth: 15.0 metres
- (c) Minimum Interior Side Yard Width: 6.0 metres
- (d) Minimum Exterior Side Yard Width: 6.0 metres
- (e) Minimum Rear Yard Depth: 12.0 metres
- (f) Minimum Lot Depth: 45 metres
- (g) Maximum Building Height: 3 storeys;
- (h) Minimum Landscaped Open Space  
50 percent of the following:
  - (1) minimum required front yard area; and,
  - (2) minimum required side yard.
- (i) Uses permitted in Section 1274.1(e) shall be limited to a maximum of 4 percent of the gross floor area of all buildings within the Industrial One A Section 1274 (M1A – Section 1274), Industrial One A Section 1276 (M1A – Section 1276), and Industrial One A Section

1277 (M1A – Section 1277) zones up to a maximum gross floor area of 3716 m<sup>2</sup>;

- (j) No outdoor storage, or display and/or sales of goods and materials shall be permitted;
- (k) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (l) An adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
- (m) An administrative office of a municipal or regional government or school board shall not be permitted;
- (n) The gross floor area of all buildings and structures, located on lands zoned Industrial One A Section 1274 (M1A – Section 1274), Industrial One A Section 1276 (M1A – Section 1276), and Industrial One A Section 1277 (M1A – Section 1277), shall not exceed 96,100 m<sup>2</sup>;
- (o) The minimum gross floor area for any office use permitted in Section 1274.1 (a) through (d) shall be 9290 m<sup>2</sup> and no tenancy shall be created or demised with respect to an area less than 9290 m<sup>2</sup>;
- (p) For the purposes of calculating the parking supply in this zone, the total number of parking spaces located on lands zoned Industrial One A Section 1274 (M1A – Section 1274), Industrial One A Section 1276 (M1A – Section 1276), and Industrial One A Section 1277 (M1A – Section 1277), shall be used.

1274.3 Shall also be subject to the requirements and restrictions relating to the Industrial One A (M1A) zones and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1274.2.

1274.4 For the purposes of this Section:

CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”;

1276 The lands designated Industrial One A Section 1276 (M1A - SECTION 1276) zone on Sheet 62 of Schedule A to this by-law:

1276.1 Shall only be used for the purposes allowed in the Industrial One A Section 1274 (M1A - SECTION 1274) zone.

1276.2 Shall be subject to the following requirements and restriction:

(a) The minimum gross floor area for any use permitted in an Industrial One A Section 1276 (M1A - SECTION 1276) zone shall be 8361 m<sup>2</sup> and no tenancy shall be created or demised with respect to an area less than 8361 m<sup>2</sup>;

1276.3 Shall also be subject to the requirements and restrictions relating to the Industrial One A Section 1274 (M1A - SECTION 1274) and the Industrial One A (M1A) zones and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1276.2.

1276.4 For the purposes of this Section:

CONFERENCE CENTRE shall mean “a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function”;

1277 The lands designated Industrial One A Section 1277 (M1A - SECTION 1277) zone on Sheet 62 of Schedule A to this by-law:

1277.1 Shall only be used for the purposes allowed in the Industrial One A Section 1274 (M1A - SECTION 1274) zone and the following uses:

- (a) a training facility;

1277.2 Shall be subject to the following requirements and restriction:

- (a) The minimum gross floor area for any use permitted in an Industrial One A Section 1277 (M1A - SECTION 1277) zone shall be 1672 m<sup>2</sup> and no tenancy shall be created or demised with respect to an area less than 1672 m<sup>2</sup>;

1277.3 Shall also be subject to the requirements and restrictions relating to the Industrial One A Section 1274 (M1A - SECTION 1274) and the Industrial One A (M1A) zones and all the general provisions of this by-law, which are not in conflict with the ones set out in section 1277.2.

1277.4 For the purposes of this Section:

CONFERENCE CENTRE shall mean "a building or place which is used for the assembly of persons for private conference or meeting activities of a political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function";

1277.5 For the purposes of this Section:

TRAINING FACILITY shall mean "a building or place where training in language skills, secretarial skills or other trade skills, is provided with or without compensation. Training facilities as described above shall not include the outdoor storage of goods or materials or the operation of any training program outside of the building.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

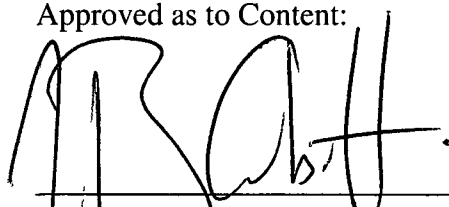
this, 14<sup>th</sup> day of July, 2004

  
SUSAN FENNELL MAYOR



  
~~LEONARD MIKULICH - CITY CLERK~~  
KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to Content:





John B. Corbett, MCIP, RPP  
Director of Development Services

M1A-SECTION 1277

M1A-SECTION 1274

M1A-SECTION 1276

LEGEND

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



PART LOT 2, CONCESSION 3 E.H.S.

BY-LAW 210-2004

SCHEDULE A

By-Law 151-88

Schedule A



CITY OF BRAMPTON  
Planning, Design and Development

Date: 2004 05 26

Drawn by: CJK

File no. C3E2.10

Map no 62-54K