



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 236-2004

To amend By-law 139-84 as amended.

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 land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL – PARKWAY BELT (A(P)) and FLOODPLAIN (F) to INDUSTRIAL ONE – SECTION 2825 (M1-SECTION 2825), and FLOODPLAIN (F).

(2) by adding thereto the following section:

“2825 The lands designated M1-SECTION 2825 on Schedule A to this by-law:

2825.1 shall only be used for the following purposes:

- a) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop as a principle or accessory use,
- b) a printing establishment,
- c) a warehouse,
- d) a research and development facility,
- e) an office,
- f) a day nursery,
- g) a retail outlet operated in connection with a particular purpose permitted, 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

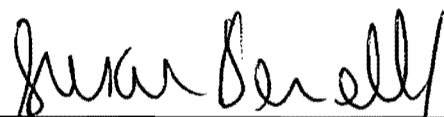
- h) purposes accessory to other permitted uses.

2825.2 subject to the following requirements and restrictions:

- a) Minimum front yard depth - 9 metres.
- b) Minimum rear yard depth - 6 metres.
- c) Minimum setback to "Floodplain (F)" zone - 10 metres.
- d) Minimum landscaped open space in the front yard: 50 percent of the required front yard depth.
- e) Minimum lot area: 4.5 ha.
- f) Maximum floor area of an office not associated with another permitted use: 25,359 sq.m.
- g) Loading facilities shall be setback a minimum of 35 metres from the front lot line.
- h) Overhead drive-in doors shall be located a minimum of 20 meters from the front lot line.

2825.3 shall also be subject to the requirements and restrictions of the M1 zone and the general provisions of this by-law not in conflict with those set out in section 2825.2."

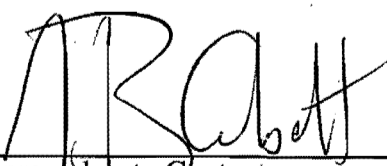
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th day of August 2004.



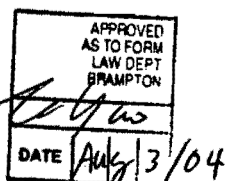
 SUSAN FENNEL - MAYOR



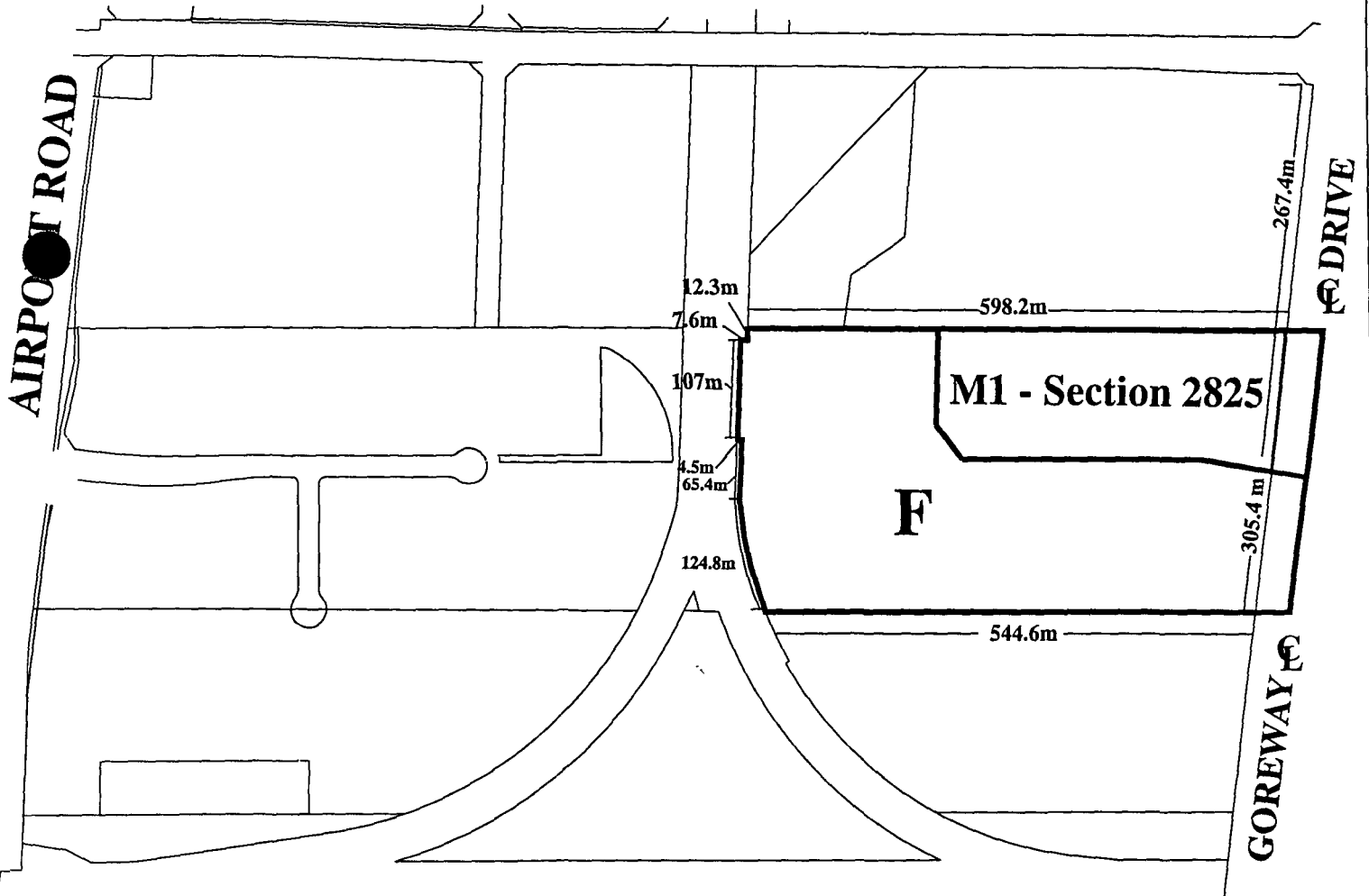
 LEONARD J. MIKULICH - CITY CLERK



 Approved as to Content
 John B. Corbett, M.C.I.P., R.P.P.
 Director of Planning and Land Development Services



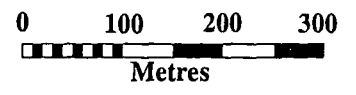
STEELES AVENUE EAST



— ZONE BOUNDARY

⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m METRES



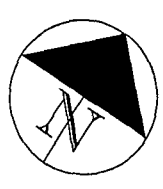
PART LOT 15, CONCESSION 7 N.D.

BY-LAW 139-84

SCHEDULE A

By-Law 236-2004

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: July 13, 2004

Drawn by: J. Kennedy

File no. T7E15.18_zone.dgn

Map no. 82-10f