



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 240-81

To amend By-law 825, as amended,  
of the former Township of  
Toronto Gore now in the City of  
Brampton (Part of Lots 8 and 9,  
Concession 7, N.D.)

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 61 (M6-SEC. 61), INDUSTRIAL SELECT 7 - SECTION 62 (M7-SEC. 62), SERVICE COMMERCIAL - SECTION 63 (SC-SEC 63), ESTATE RESIDENTIAL (ER) and FLOODPLAIN (F).
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 SECTIONS 61 AND 63 - SITE PLAN, and forms part of By-law 825.
4. By-law 825, is hereby amended by adding thereto the following sections:

"61.1 The lands shown as M6-SEC. 61 on Schedule A hereto attached:

61.1.1 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 or tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

- (3) shops for the repair or manufacturing of small goods and wares;
- (4) business, professional and administrative offices connected with another permitted purpose;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (8) any use by a public body of the same general character as the other permitted purposes;
- (9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, 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.

61.1.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 25 metres;
- (2) the minimum lot area shall be 2,000 square metres;
- (3) (a) the minimum side yard width on each side of the building constructed thereon shall be 8 metres;  
(b) for any lot having a frontage in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or fifteen percent (15%) of the said frontage, whichever is more, up to a maximum side yard width requirement of 30 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 paved driveways and parking areas, lawns and plating strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required side yards;
- (7) (a) no outdoor truck loading facilities are permitted in the front yard;  
(b) if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;  
(c) if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;

- (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, Williams Parkway and the proposed Arterial Road, as shown on SECTIONS 61 AND 63 - SITE PLAN.

61.2 For the purposes of section 61, COVERAGE shall mean that percentage of the lot area covered by the main building and accessory buildings.

62. The lands shown as M7-SEC. 62 on Schedule A hereto attached:

62.1 shall only be used for the following purposes:

- (1) the purposes permitted by Section 61.1.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (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; and
- (6) any purpose accessory to the other permitted purposes.

62.2 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 22 metres in height above grade;

- (2) minimum lot area shall be 2,000 square metres;
- (3) minimum rear yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (4) (a) minimum side yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;  
(b) an area of at least 50 percent of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (5) no truck loading facility or hydro electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;
- (6) 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 is 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 or land zoned for purposes other than industrial, a landscaped strip 2 metres in width,

containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);

- (7) the provisions of clause 62.2(6) 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;
- (8) 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 buildings and structures;
- (9) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (10) for the purposes permitted by clause 62.1.(1), the parking requirements as described under clause 61.1.2(8) shall apply;
- (11) for all other uses, as permitted by clauses 62.1.(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.

63. The lands shown as SC-SEC. 63 on Schedule A, hereto attached:

- 63.1 shall be used only for the following purposes:
- (1) one only of a bank or a trust company savings office or a similar financial institution;
  - (2) offices, other than the offices for medical, dental and similar practitioners;
  - (3) one only of a dining room restaurant, a mixed service restaurant or a tavern;

- (4) a retail store selling new merchandise only, barber shop, beauty parlour, shoe shine parlour, service of repair shop, tailor shop, postal station, self-service laundry, a laundry or dry cleaning receiving and delivery depot, snack bar, ice cream parlour, photographer's or artist's studio, or a bake shop;
- (5) a service station, a gas bar and a car wash.

63.2

shall be subject to the following requirements and restrictions:

- (1) a single particular commercial use shall not have a gross floor area exceeding 200 square metres;
- (2) one loading space shall be provided for each 2,000 square metres of gross commercial floor area;
- (3) parking spaces for commercial uses shall be provided in accordance with the following requirements:

banks, trust companies or financial institu- tions	1 parking space for each 15 square metres of gross floor area or portion thereof.
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personal service shops	1 parking space for each 19 square metres of gross floor area or portion thereof.
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furniture, home furnishings, appliances or floor coverings stores	1 parking space for each 62 square metres of gross floor area or portion thereof.
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offices, other than offices of mental, dental and similar practitioners	1 parking space for each 31 square metres of gross floor area or portion thereof.
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dining room restaurants and taverns	1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
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mixed service restaurants	1 parking space for each 3.7 square metres of gross floor area or portion thereof.
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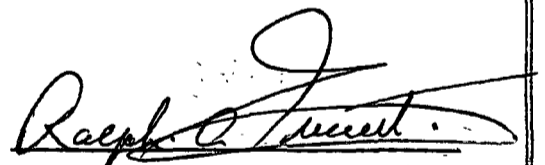
all other commercial 1 parking space for each  
19 square metres of gross  
floor area or portion  
thereof.


(4) Curb service, drive-in service, or any similar  
activity shall not be permitted."

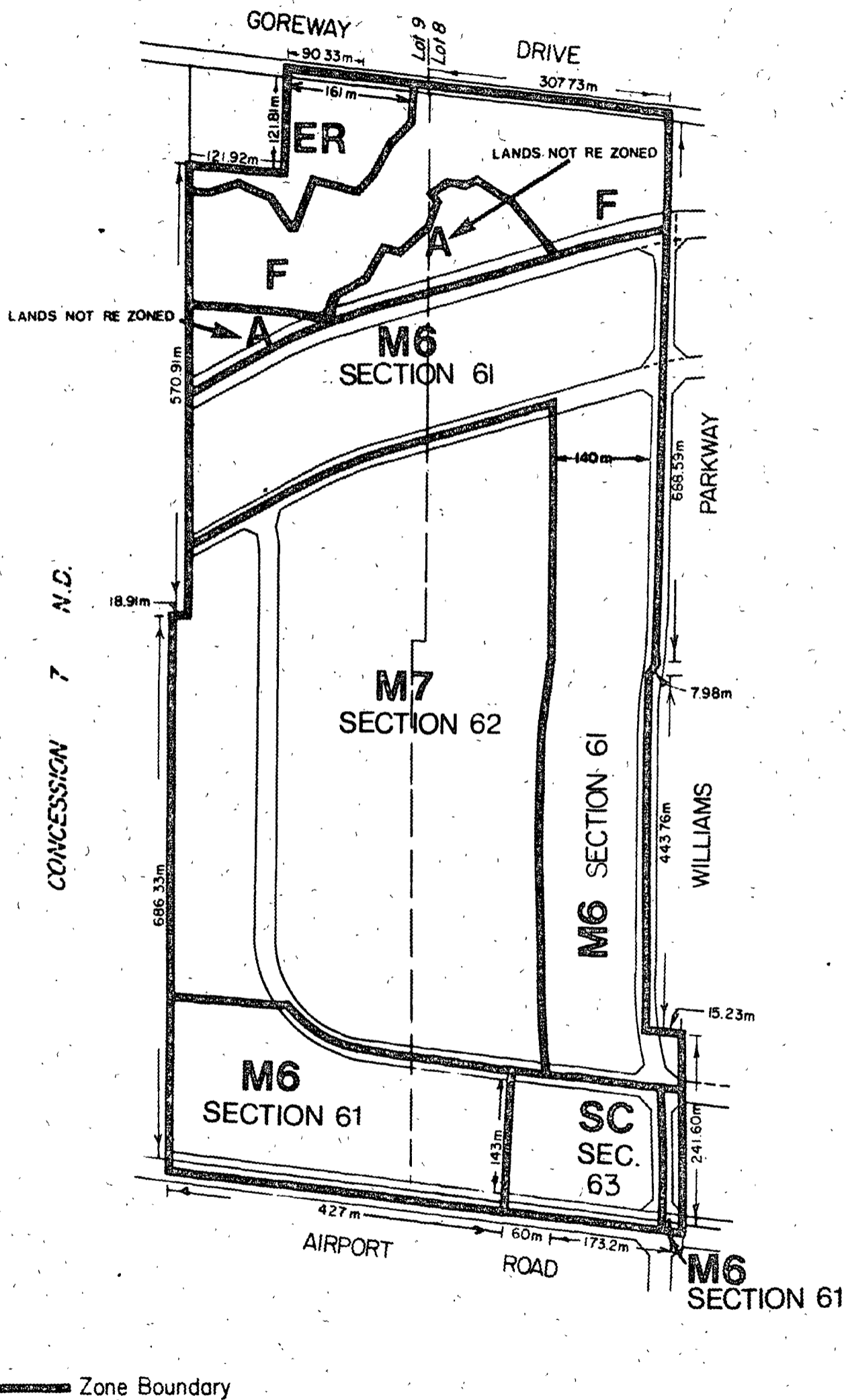
READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

this 28th day of September, 1981.

  
JAMES E. ARCHDEKIN - MAYOR

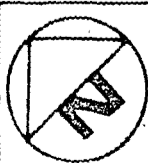
  
RALPH A. EVERETT - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 25/9/81



Part Lots 8 & 9, Concession 7 N.D.  
 By-law No. 825, Schedule A

BY-LAW No. 240-81, SCHEDULE A



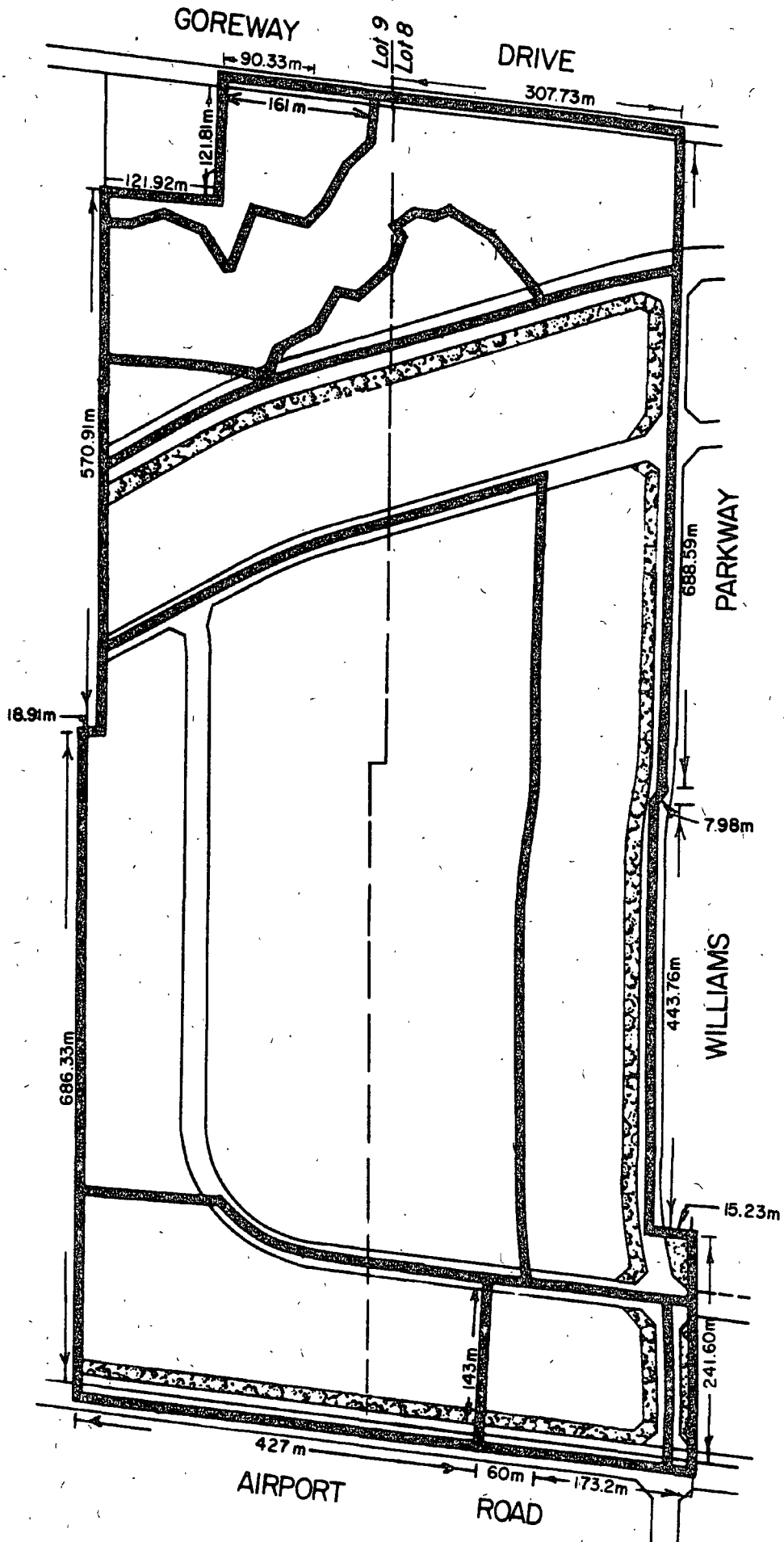
CITY OF BRAMPTON  
 Planning and Development

Date: 1981 04 10 Drawn by: J.M.  
 File no. C7E81 Map no. 49-6

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CONCESSION 7 N.D.



— Zone Boundary

▨ 15m wide Landscaped Area

SECTIONS 61 & 63 SITE PLAN  
BY-LAW 825

BY LAW NO. 240-81, SCHEDULE B



**CITY OF BRAMPTON**  
Planning and Development

Date: 1981 04 10 Drawn by: J.M.d.  
File no. C7E8.1 Map no. 49-6E

1:6476

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 240-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 28th day of September, 1981 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on November 13th, 1981 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

Dated at the City of Brampton this 18th day of November, 1981.

A handwritten signature in black ink, appearing to read 'R. A. Everett', written over a horizontal line.

R. A. EVERETT  
CITY CLERK

NOTE: Subsection 35(27) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.



# BY-LAW

No. 240-81

To amend By-law 825, as amended of  
the former Township of Toronto Gore  
now in the City of Brampton, (Part  
of Lots 8 & 9, Concession 7, N.D.)  
(RICE CONSTRUCTION)