



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 265-91

To amend By-law 139-84, (Part of Lot 15, Concession 8, S.D., in the geographic Township of Toronto)

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 14 of Schedule 'A' thereto, the zoning designation of the land shown outlined on Schedule 'A' to this by-law from INDUSTRIAL ONE-SECTION 614 (M1-SECTION 614) to INDUSTRIAL ONE - HOLDING - SECTION 695 (M1(H) - SECTION 695) and INDUSTRIAL FOUR - SECTION 614 (M4 - SECTION 614), such lands being part of Lot 15, Concession 8, East of Hurontario Street, in the geographic Township of Toronto.

(2) by deleting therefrom, section 614 in its entirety and substituting therefor the following:

"614.1 The lands designated M4 - Section 614 on Sheet 14 of Schedule A to this by-law:

614.1.1 shall only be used for the following purposes:

(1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials 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 614.1.1(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.

614.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 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 or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) 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;
- (4) Minimum Lot Width: 60.0 metres;
- (5) Minimum Lot Area: 7.6 hectares;
- (6) Maximum Lot Coverage: 45 percent;
- (7) Maximum Building Height: 13.7 metres;

(8) Maximum Floor Space Index for an office: 0.5;

(9) Minimum Landscaped Open Space:

(a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and

(b) a 3.0 metre wide landscaped area shall be provide and maintained where it abuts any other street, excluding driveway locations.

(10) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building.

614.1.3 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 614.1.2.

614.2 For 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."

(3) by adding thereto, the following section:

"695.1 The lands designated M1(H) - SECTION 695 on Sheet 14 of Schedule A to this by-law:

695.1.1 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 and within the same building as the purpose permitted by section 695.1.1(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:
 - (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;
- (6) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods or materials within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop, and
- (7) purposes accessory to the other permitted purposes.

695.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback to all Streets: 15.0 metres, except Steeles Avenue East where the minimum requirement shall be 35.0 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 or institutional zone, the minimum requirement shall be 15.0 metres;
- (3) 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;
- (4) Minimum Lot Width: 100.0 metres;
- (5) Minimum Lot Area: 4.7 hectares;
- (6) Maximum Lot Coverage, excluding a parking lot: 25 percent;
- (7) Maximum Building Height: 8 storeys;
- (8) Minimum Landscaped Open Space:
 - (a) a continuous 12.0 metre wide landscaped area shall be provided and maintained abutting Steeles Avenue East, and
 - (b) a 3.0 metre wide landscaped area shall be provided and maintained where it abuts any other street, excluding driveway locations.
- (9) All garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building;
- (10) Maximum Floor Space Index for an office excluding a parking structure: 1.0;
- (11) The maximum floor space index for an office shall be 0.5 until the "H" designation has been removed;

- (12) 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 at a floor space index of 1.0;
- (13) Any underground parking area shall have a minimum 3.0 metre setback from any street right-of-way and 0 metres from an interior side yard; and
- (14) An accessory building or structure shall:
- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
 - (b) have a minimum setback of 15.0 metres from any street right-of-way, except Steeles Avenue East where the minimum requirement shall be 150.0 metres, and 0 metres from an interior side yard;
 - (c) not exceed 2 storeys in height; and
 - (d) if used for the purposes of parking motor vehicles, shall not have a gross floor area of less than 500 square metres.

695.1.3 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 695.1.2.

695.2 for the purposes of this section:

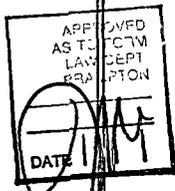
RESEARCH AND DEVELOPMENT FACILITY shall mean a building or place where investigation or experimentation of goods and materials take place within an enclosed building or structure in an office-like environment."

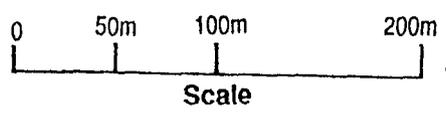
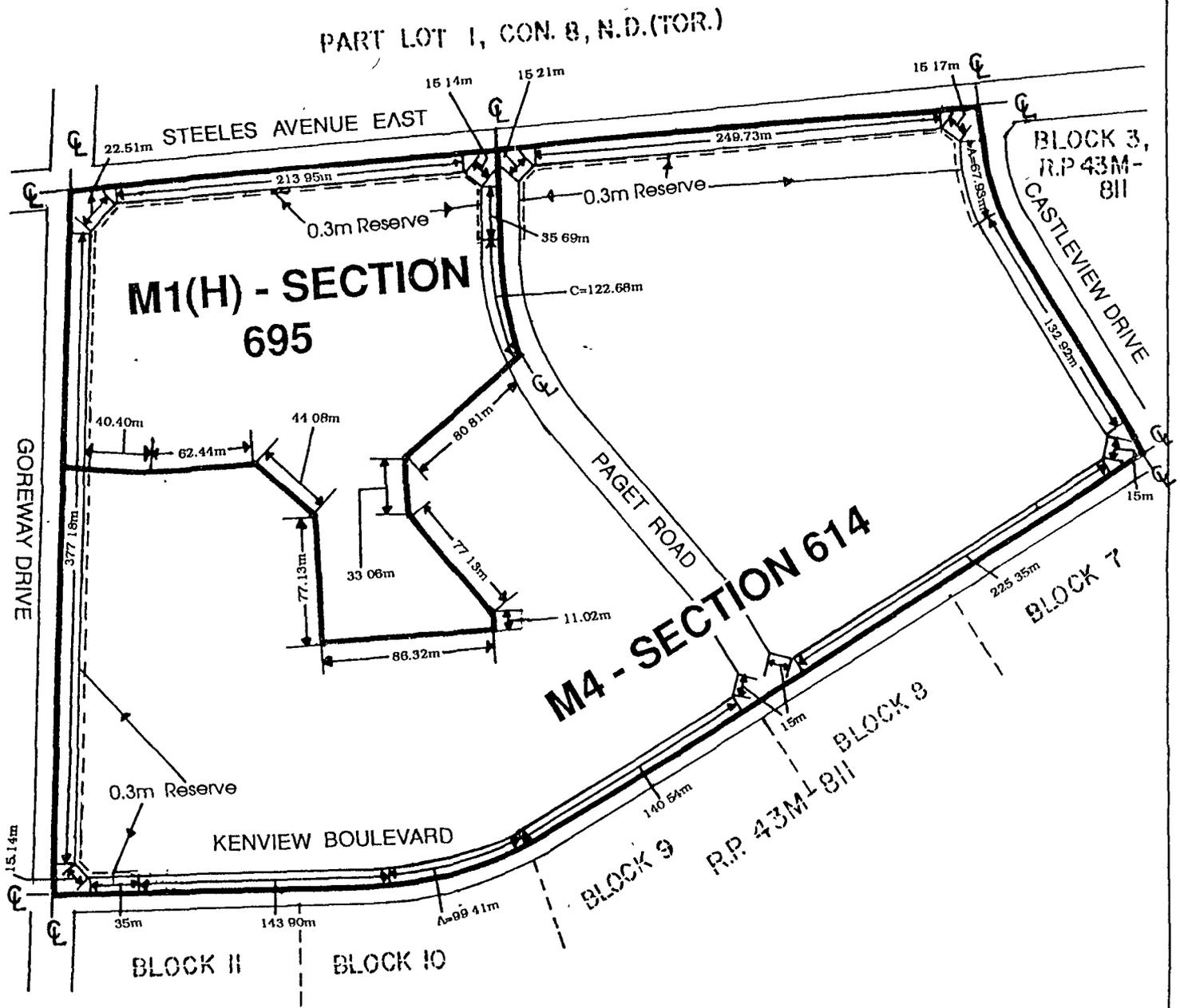
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of December 1991


PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH -
CITY CLERK

33/91



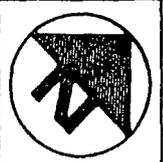


LEGEND

- Zone Boundary
- Centreline of Original Road Allowance
- m Metres

PART LOT 15, CON. 8, S.D. (TOR.)
 BY-LAW 139-84 SCHEDULE A

By-Law 265-91 Schedule A



CITY OF BRAMPTON
 Planning and Development

Date: 1991 03 19 Drawn by: CJK
 File no. T8E15.4 Map no. 83-6F

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

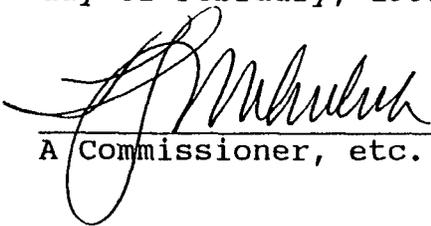
AND IN THE MATTER OF the City of
Brampton By-law 265-91 being a by-law
to amend comprehensive zoning by-law
139-84, as amended, pursuant to
application T8E15.4 - Slough Estates

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 265-91 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on the 16th day of December, 1991
3. Written notice of By-law 265-91 as required by
section 34 (17) of the Planning Act, 1983 was
given on the 10th day of January, 1992, 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 been filed on or
before the last day for appeal.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 20th)
day of February, 1992.)


A Commissioner, etc.

