



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 373-2002

To amend By-law 139-84 as amended.

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

1. By-law 139-84, as amended, is hereby further amended:

(1) by adding thereto after Section 801.1(g), the following:

(h) Industrial

- (1) a motor vehicle sales establishment; and,
- (2) a warehouse;
- (3) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
  - i. a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - ii. a transport terminal;
  - iii. a taxi or bus station;
  - iv. a motor vehicle parts or boat parts sales establishment;
  - v. a salvage, junk, scrap, or bulk storage yard;
  - vi. outdoor storage of intermodal containers on chassis;
  - vii. outdoor storage as a primary use; and,
  - viii. a parking lot.

(i) Accessory

- i. an associated educational use;
- ii. an associated office;

- iii. a retail outlet operated in connection with a particular purpose permitted by sections 801.1.(h) (2) and (3), 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,
  - iv. purposes accessory to the other permitted purposes.
- (2) deleting therefrom Section 801.1 (a) in its entirety, and substituting therefore, the following:
- (a) Minimum Lot Area: 0.8 hectares;
- (3) deleting therefrom Section 801.1 (h) in its entirety, and substituting therefore, the following:
- (h) Minimum building setback to Highway 407 and transitway right-of-way shall be 14.0 metres;
- (4) deleting therefrom Section 801.1 (k) in its entirety, and substituting therefore, the following:
- (k) Minimum Landscaped Open Space, except at approved driveway locations:
    - (1) a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3.0 metres when separated by a public street;
    - (2) a width of 3.0 metres along a lot line abutting a public street; and,
    - (3) no landscaped open space is required along a lot line that abuts an OC zone boundary or an M4 zone boundary.
- (5) deleting therefrom Section 801.1 (o) in its entirety, and substituting therefore, the following:
- (o) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (6) by deleting therefrom Section 801.1 (n) in its entirety, and substituting therefore, the following:
- (n) Outdoor storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:

- (1) Outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
  - (2) Outdoor storage of goods and materials shall not exceed the lesser of 5 % of the lot or 10 % of the building area,
  - (3) Outdoor storage of truck and trailer parking may exceed the lesser of 5 % of the lot or 10 % of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;
  - (4) Outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
  - (5) Outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;
- (7) by deleting therefrom Section 801.4 in its entirety, and substituting therefore, the following:

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

OUTDOOR STORAGE shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

- (2) by changing on Sheet 2 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A), FLOODPLAIN (F), and AGRICULTURAL PARKWAY BELT (AP) to INDUSTRIAL FOUR – SECTION 802 (M4 – SECTION 802), OPEN SPACE – SECTION 804 (OS-SECTION 804) FLOODPLAIN (F) AGRICULTURAL (A), and AGRICULTURAL PARKWAY BELT (AP).
- (3) by adding thereto the following section:

802 The lands designated M4-SECTION 802 on Sheet 2 of Schedule A to this by-law:

802.1 shall only be used for the following purposes:

(a) Industrial

- (1) a motor vehicle sales establishment; and,
- (2) a warehouse;
- (3) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
  - ix. a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
  - x. a transport terminal;
  - xi. a taxi or bus station;
  - xii. a motor vehicle parts or boat parts sales establishment;
  - xiii. a salvage, junk, scrap, or bulk storage yard;
  - xiv. outdoor storage of intermodal containers on chassis;
  - xv. outdoor storage as a primary use; and,
  - xvi. a parking lot.

(b) Non-Industrial

- (1) an office;
- (2) a hotel;
- (3) a conference centre;
- (4) only in conjunction with the uses permitted in sections 802.1(b)(1), (2) and (3), the following purposes:
  - i. a bank, trust company or financial institution;
  - ii. a retail establishment;
  - iii. a convenience store;
  - iv. a banquet hall;
  - v. a dry cleaning and laundry establishment;
  - vi. a dining room restaurant, a take-out restaurant, a convenience restaurant;
  - vii. a service shop;
  - viii. a personal service shop, but excluding a massage or body rub parlour;
  - ix. a printing or copying establishment;
  - x. a commercial school;
  - xi. a community club;
  - xii. a fitness club;
  - xiii. a health centre; and,
  - xiv. a day nursery;

- (5) a park, playground, recreational facility;
- (6) the purposes permitted by the F zone;
- (7) purposes accessory to the other permitted purposes.
- (8) a radio or television broadcasting and transmission establishment;
- (9) the following uses as freestanding commercial development, provided that the following uses are located within 170 metres from Steeles Avenue West and a public street intersection:
  - i. an office;
  - ii. a service shop;
  - iii. a personal service shop, but excluding a massage or body rub parlour;
  - iv. a retail establishment, having no outside storage (excluding food/grocery stores in excess of 557 square metres);
  - v. a retail warehouse;
  - vi. a bank, trust company and finance company;
  - vii. a laundromat;
  - viii. a dining room restaurant, a take-out restaurant, and a convenience restaurant;
  - ix. a printing or copying establishment;
  - x. a commercial school;
  - xi. a garden centre sales establishment;
  - xii. a place of commercial recreation;
  - xiii. community club;
  - xiv. a health centre;

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by sections 802.1.(a) (2) and (3), 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,
- (4) purposes accessory to the other permitted purposes.

802.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area shall be 0.4 hectares, except for those uses permitted in Section 802.1(a) and 802.1(b)(1),(2), and (3) located within 100 metres of Steeles Avenue West, and within 150 metres of the Highway 407 right-of-way / Transitway right-of-way and/or from an OC-Section 803 zone category, in which case the minimum lot area shall be 0.8 hectares;
- (b) Minimum Lot Width shall be 40 metres, except for those uses permitted in Section 802.1(a) and 802.1(b)(1),(2), and (3) located within 100 metres of Steeles Avenue West, and within 150 metres of the Highway 407 right-of-way / Transitway right-of-way, and/or from an OC-Section 803 zone category, in which case the minimum lot width shall be 60.0 metres;
- (c) Minimum Front Yard Depth: 6.0 metres
- (d) Minimum Interior Side Yard: 3.0 metres
- (e) Minimum Exterior Side Yard: 6.0 metres
- (f) Minimum Rear Yard Depth: 6.0 metres
- (g) Minimum Lot Depth: 45 metres
- (h) Minimum building setback to Highway 407 / Transitway right-of-way = 14.0 metres;
- (i) Minimum Building Setback to a TransCanada PipeLine easement or right-of-way shall be 10.0 metres;
- (j) Maximum Building Height: none;
- (k) Minimum Landscaped Open Space, except at approved driveway locations:
  - (1) a width of 6.0 metres along Mississauga Road and Steeles Avenue West;

- (2) a width of 6.0 metres abutting the Highway 407 and/or Transitway right-of-way, which may be reduced to 3 metres when separated by a public street;
  - (3) a width of 3.0 metres along a lot line abutting any other public street; and,
  - (4) no landscaped open space is required along a lot line that abuts an industrial zone or an OC zone boundary, or an OS-Section 804 zone boundary;
- (l) Uses permitted in Section 802.1(b)(4) shall be limited to a maximum of 20 per cent of the main building's gross floor area;
- (m) Uses permitted in Section 802.1(b)(6) shall be subject to the requirements and restrictions contained within the F zone category;
- (n) the openings for waste disposal and loading facilities of any buildings shall face away from a public street and Highway 407 / Transitway right-of-way, or shall be screened;
- (o) Outdoor storage shall only be permitted as an accessory use in the rear and interior side yards, subject to the following criteria:
- (1) Outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping.
  - (2) Outdoor storage of goods and materials shall not exceed the lesser of 5 % of the lot or 10 % of the building area,
  - (3) Outdoor storage of truck and trailer parking may exceed the lesser of 5 % of the lot or 10 % of the building area, when located, or will be located between buildings in accordance with the Master Site Plan Agreement, and/or is screened from a public street;
  - (4) Outdoor storage shall be screened from public view by architectural screening, landscaped buffer, building placement, berms, or a combination of such treatments;
  - (5) Outdoor Storage, shall not be located within 100 metres from Steeles Avenue, and/or Highway 407/Transitway right-of-way;

- (p) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building
- (q) an adult entertainment parlour or an adult videotape store shall not be permitted;

802.3 shall also be subject to the requirements and restrictions of the M4 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 802.2.

802.4 For the purpose of this section,

**RETAIL WAREHOUSE** shall mean a building or structure, or part of a building or structure, occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

**OUTDOOR STORAGE** shall mean areas permitted for the purpose of storing goods and materials within a limited area and location, and which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

**CONFERENCE CENTRE** shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

(4) by adding thereto the following section:

804 The lands designated OS-SECTION 804 on Sheet 2 of Schedule A to this by-law:



804.1 shall only be used for the following purposes:

- (a) public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- (b) flood and erosion control;
- (c) conservation area or purpose;
- (d) purposes accessory to other permitted purposes.

804.2 shall be subject to the following requirements and restrictions:

- (a) no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path."

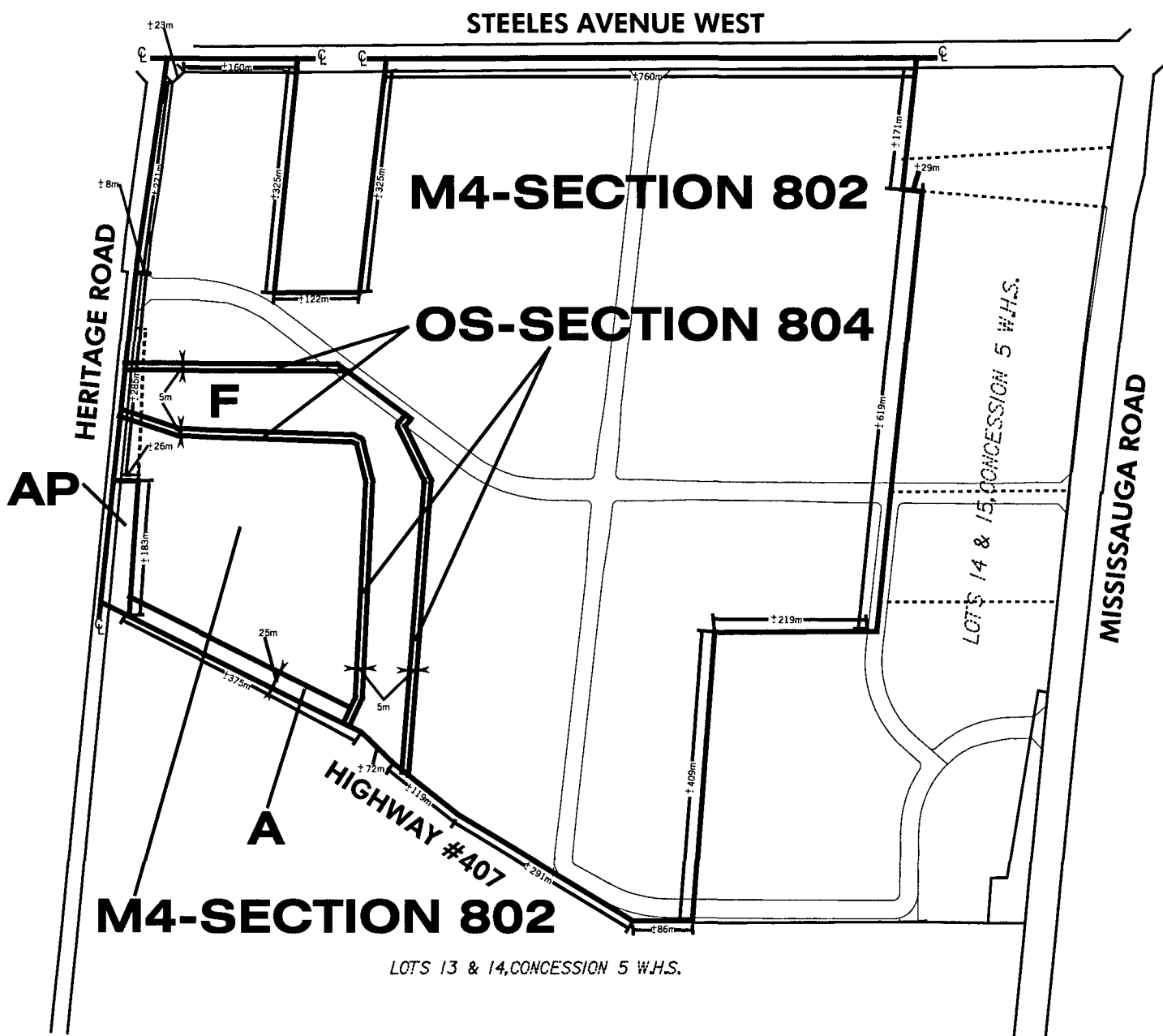
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 18<sup>th</sup> day of December 2002

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
*[Signature]*  
DATE 12/20/02




*[Signature: Susan Fennell]*  
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SUSAN FENNELL - MAYOR

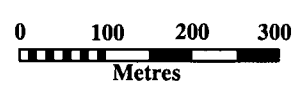
*[Signature: Leonard J. Mikulich]*  
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LEONARD J. MIKULICH - CITY CLERK  
KATHRYN ZAMMIT, ACTING CITY CLERK

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

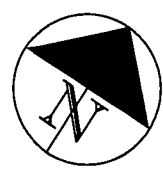


**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOTS 14 & 15 CONCESSION 5 W.H.S.**  
**BY-LAW 139-84**                      **SCHEDULE A**  
**By-Law 373-2002**                      **Schedule A**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2002 12 10                      Drawn by: CJK  
 File no. T5W15.2/T6W15.2                      Map no. 71-2Y

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

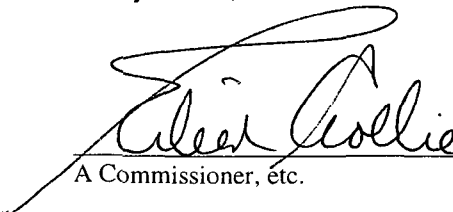
AND IN THE MATTER OF the City of Brampton By-law 373-2002  
being a by-law to amend Comprehensive Zoning By-law 139-84 as amended  
(ORLANDO CORPORATION) File T5W15.2

DECLARATION

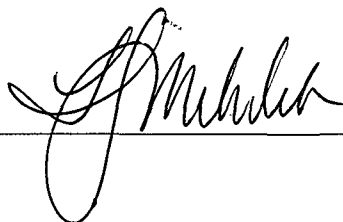
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 373-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 18<sup>th</sup> day of December, 2002.
3. Written notice of By-law 373-2002 as required by section 34(18) of the *Planning Act* was given on the 2<sup>nd</sup> day of January, 2003, 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. One notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections. The appeal was subsequently withdrawn.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
5<sup>th</sup> day of June, 2003. )

  
A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**

  
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