



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 27-87

To amend By-law 56-83 (part of Lot 1, Concession 7, N.D., in the geographic Township of Toronto Gore)

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 18 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from Agricultural (A) to Office Commercial - Section 552 (OC - Section 552), Service Commercial One - Section 553 (SC1 - Section 553), Industrial One - Section 554 (M1 - Section 554), Industrial One - Section 555 (M1 - Section 555), and Industrial One Holding - Section 555 (M1(H) - Section 555), being part of Lot 1, Concession 7, Northern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto, in section 3.1, the following zone name and zone symbol:

"Office Commercial        OC"

(3) by adding thereto after section 24.2 the following section heading and section:

"SECTION 24.3 OFFICE COMMERCIAL ZONE - OC

24.3        The lands designated OC on Schedule A to this by-law:

Permitted Purposes

24.3.1     shall only be used for the following purposes:

(a)        offices;

(b)        bank, trust company or finance company, and

(c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

- 24.3.2 (a) Minimum lot width: - 45 metres
- (b) Minimum front yard depth: - 15 metres
- (c) Minimum interior side yard width: - 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (d) Minimum exterior side yard width: - 5 metres.
- (e) Minimum rear yard depth: - 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (f) Minimum lot depth: - 45 metres.
- (g) Maximum building height: - 3 storeys.
- (h) Minimum landscaped open space: - (1) 60 percent of the required front yard area, and  
(2) 60 percent of the required exterior side yard area."

(4) by adding thereto the following sections:

"552 The lands designated OC - Section 552 on Sheet 18 of Schedule A to this by-law:

552.1 shall only be used for the following purposes:

- (1) offices;

- (2) bank, trust company or finance company, and
- (3) purposes accessory to the other permitted purposes.

552.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth: - 15 metres
- (2) Minimum lot width: - 60 metres
- (3) Minimum lot area: - 2 hectares
- (4) Minimum street line setback:
  - from Airport Road - 46 metres
  - from Highway No. 407 right-of-way - 46 metres
  - from any other street - 15 metres
- (5) Maximum lot coverage by all buildings and structures: - 25 percent of the lot area
- (6) Maximum building height: - 7 storeys
- (7) Minimum landscaped open space width, except where a driveway is permitted:
  - abutting Airport Road - 15 metres
  - abutting Highway No. 407 right-of-way - 15 metres
  - abutting any other road - 3 metres
- (8) No outside storage of goods, materials or machinery shall be permitted.

552.3 shall also be subject to the requirements and restrictions relating to the OC zone and all other general provisions of this by-law which are not in conflict with the ones set out in section 552.2.

553 The lands designated SC1 - Section 553 on Sheet 18 of Schedule A to this By-law:

553.1 shall only be used for the following purposes:

- (1) offices;
- (2) bank, trust company or finance company;

- (3) retail establishment;
- (4) personal service shop;
- (5) dry cleaning and laundry establishment;
- (6) dining room restaurant;
- (7) standard restaurant;
- (8) drive-in restaurant;
- (9) take-out restaurant;
- (10) grocery store;
- (11) community club;
- (12) health and fitness club, and
- (13) purposes accessory to the other permitted purposes.

553.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth: - 15 metres
- (2) Minimum lot width: - 60 metres
- (3) Minimum lot area: - 1.6 hectares
- (4) Minimum street line setback:
  - from Steeles Avenue - 46 metres
  - from any other road - 15 metres
- (5) Maximum lot coverage by all buildings and structures: - 25 percent of the lot area
- (6) Maximum building height: - 2 storeys
- (7) Minimum landscaped open space width, except where a driveway is permitted:
  - abutting Steeles Avenue - 15 metres
  - abutting any other road - 3 metres
- (8) No outside storage of goods, materials or machinery shall be permitted.

553.3 shall also be subject to the requirements and restrictions relating to the SCl zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 553.2.

554. The lands designated M1 - Section 554 on Sheet 18 of Schedule A to this by-law:

554.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- (2) warehouse, and
- (3) purposes accessory to the other permitted purposes.

554.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth: - 15 metres
- (2) Minimum lot width: - 60 metres
- (3) Minimum lot area: - 3.0 hectares
- (4) Minimum street line setback:
  - from the Highway No. 407 right-of-way - 46 metres
  - abutting any other road - 15 metres
- (5) Maximum lot coverage by all buildings and structures: - 35 percent of the lot area
- (6) Maximum building height: - 2 storeys
- (7) Minimum landscaped open space width, except where a driveway is permitted:

- abutting the Highway No. 407 right-of-way - 15 metres
- abutting any other road - 3 metres

(8) No outside storage of goods, materials or machinery shall be permitted.

554.3 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 554.2.

555. The lands designated M1-Section 555 on Sheet 18 of Schedule A to this by-law:

555.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but not any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases;
- (2) warehouse;
- (3) home furnishings and home improvement retail outlet;
- (4) retail establishment;
- (5) health and fitness club;
- (6) community club;
- (7) garden centre sales establishment, and
- (8) purposes accessory to the other permitted purposes.

555.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth: - 15 metres
- (2) Minimum lot width: - 60 metres
- (3) Minimum lot area: - 2.0 hectares
- (4) Minimum street line setback:

- from Steeles Avenue - 46 metres
- from Highway No. 407 right-of-way - 46 metres
- from any other road - 15 metres

(5) Maximum lot coverage by all buildings and structures: - 35 percent of the lot area

(6) Maximum building height: - 13.7 metres

(7) Minimum landscaped open space width, except where a driveway is permitted:

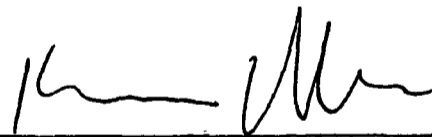
- abutting Steeles Avenue - 15 metres
- abutting Highway No. 407 right-of-way - 15 metres
- abutting any other road - 3 metres


(8) No outside storage of goods, materials or machinery shall be permitted.

555.3 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 555.2."

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

this 26th day of January, 1987.

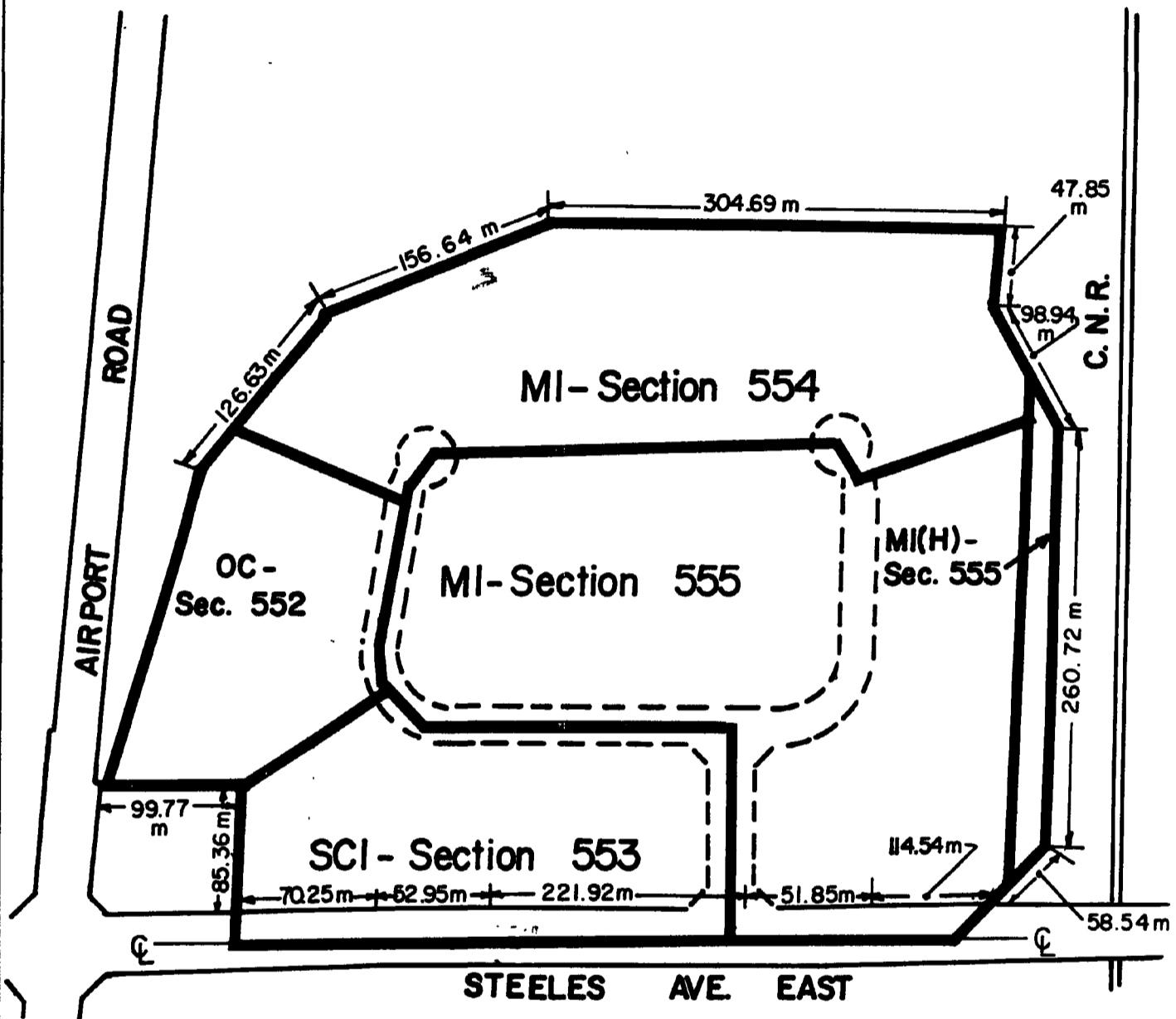
  
 KENNETH G. WHILLANS - MAYOR

  
 LEONARD J. MIKULICH - CLERK

APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON

DATE 

80/86/5



**Zone Boundary**

PART LOT 1 CON. 7, ND. TOR. GORE  
 BY-LAW 56-83 SCHEDULE A



**CITY OF BRAMPTON**  
 Planning and Development

By-law 27-87 Schedule A

1:4100

Date: 86 11 10 Drawn by: RB  
 File no. C7E1.7 Map no. 66-22D



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

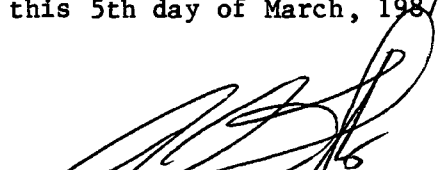
AND IN THE MATTER OF the City of  
Brampton By-law 27-87.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the  
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the  
City of Brampton and as such have knowledge  
of the matters herein declared.
2. By-law 27-87 was passed by the Council of  
the Corporation of the City of Brampton at  
its meeting held on January 26th, 1987.
3. Written notice of By-law 27-87 as required  
by section 34 (17) of the Planning Act, 1983  
was given on February 5th, 1987, 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 with  
me to the date of this declaration.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 5th day of March, 1987. )

  
A commissioner, etc.

**ROBERT D. TUFTS, a Commissioner,**  
etc., Judicial District of Peel, for The  
Corporation of the City of Brampton.  
Expires May 25th, 1988.

