



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 106-87

To amend By-law 56-83, as amended by By-law 174-84 (part of Lot 4, Concession 7, N.D., 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 the zoning designation of the land shown outlined on Schedule A to this by-law from INDUSTRIAL M4 - SECTION 530 (M4 - SEC.530) and INDUSTRIAL M3 - SECTION 531 (M3 - SECTION 551) to INDUSTRIAL M4 - SECTION 557 (M4 - SEC.557) to INDUSTRIAL M3 - SECTION 558 (M3 - SECTION 558), such lands being part of Lot 4, Concession 7, N.D., in the geographic Township of Toronto Gore.
- (2) by adding thereto, as Schedule C-557, Schedule C to this by-law,
- (3) by adding to section 3.2(2) thereof, as a plan comprising Schedule C, the following:
"Schedule C - Section 557".
- (4) by adding thereto the following sections:
"557 The lands designated M4-SEC. 557 on Schedule A to this by-law:

557.1 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, bookbinding and lithographing;
 - (c) die castings involving the use of plastics and light metals including aluminum and zinc;

- (d) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) beverage and food processing plants, excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) research establishment;
- (8) business, professional and administrative offices connected with another permitted purpose;
- (9) any use by a public body of the same general character as the other permitted purposes;
- (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use, 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, and
- (11) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith.

557.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:
 - 12 metres for a building less than 8 metres in height above grade,
 - 15 metres for a building less than 10 metres but greater than 8 metres in height above grade,
 - 18 metres for a building less than 12 metres but greater than 10 metres in height above grade,

21 metres for a building less than 15 metres but greater than 12 metres in height above grade.

24 metres for a building greater than 15 metres in height above grade.

- (2) the minimum lot area shall be 2,000 square metres;
- (3) the minimum side yard width on each side of a building shall be:
 - (a) 8 metres for a lot with frontage of 50 metres or less;
 - (b) 8 metres plus 12% of the lot width in excess of 50 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 minimum landscaped open space for a corner lot or interior lot having an area greater than 1 hectare shall be provided as follows:
 - (a) 50% of the required front yard,
 - (b) 50% of the required side yard from the required front yard to the rear wall of the rear most building.
- (7) the minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
 - (a) for a corner lot:
 - i) 50% of the required front yard,
 - ii) 50% of one required side yard none for the other side yard.
 - iii) none required for an interior side yard.
 - (b) for an interior lot:

- i) 50% of the required front yard,
 - ii) 50% of one required side yard, none for the other side yard.
- (8) truck loading facilities are permitted in the front and side yards if the landscaping requirements for those yards are complied with;
- (9) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (10) 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;
- (11) outside storage of goods, material and equipment shall not be permitted;
- (12) a landscaping strip of a minimum of 12 metres in width shall be provided and maintained along Airport Road, as shown on SCHEDULE C - SECTION 557.

557.3 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 557.2.

558 The lands designated M3-SEC. 558 on Schedule A to this by-law:

558.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 558.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;

- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy product, 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;
- (6) any purposes accessory to the other permitted purposes.

558.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:

12 metres for a building less than 8 metres in height above grade,

15 metres for a building less than 10 metres but greater than 8 metres in height above grade,

18 metres for a building less than 12 metres but greater than 10 metres in height above grade,

21 metres for a building less than 15 metres but greater than 12 metres in height above grade.

24 metres for a building greater than 15 metres in height above grade.

- (2) an area of at least 50 percent (50%) of the required front yard shall be landscaped open space free of parking, driveway and paved area.
- (3) the minimum lot area shall be 2,000 square metres;
- (4) the minimum rear yard width shall be 8 metres, except that where the rear lot line abuts a railway right-of-way or easement, no rear yard shall be required;
- (5) (a) the minimum side yard width shall be 8 metres, except that where the side lot line abuts a railway right-of-way or easement, no side yard shall be required;

(b) an area of at least 50 percent (50%) of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

- (6) truck loading facilities may be located in the side or rear yards;
- (7) a hydro electric transformer shall not be located within the front yard or closer to the street than any part of the front wall of the building;
- (8) the 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 shall be 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, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s), except that where the storage area abuts a railway right-of-way or easement, no landscaping shall be required;
- (9) the provisions of clause 558.2(8) 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;
- (10) 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 the buildings and structures.
- (11) the height of a building shall not exceed four storeys for a manufacturing use, or five storeys for an office use, exclusive of mechanical or elevator areas;
- (12) for the purposes permitted by clause 558.1(1), the parking requirements set out in clause 557.2(9) shall apply;
- (13) for all other purposes, as permitted by clauses 558.1.(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."

558.3 shall also be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of this by-law which are in conflict with the ones set out in section 558.2.

READ a FIRST, SECOND and THIRD Time and Passed in Open Council

This 11th day of May, 19 87.




KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

35/87/8

APPROVED
AS TO FORM
LAW
BY

DATE

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

AND IN THE MATTER OF the City of Brampton By-law 106-87.

DECLARATION


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

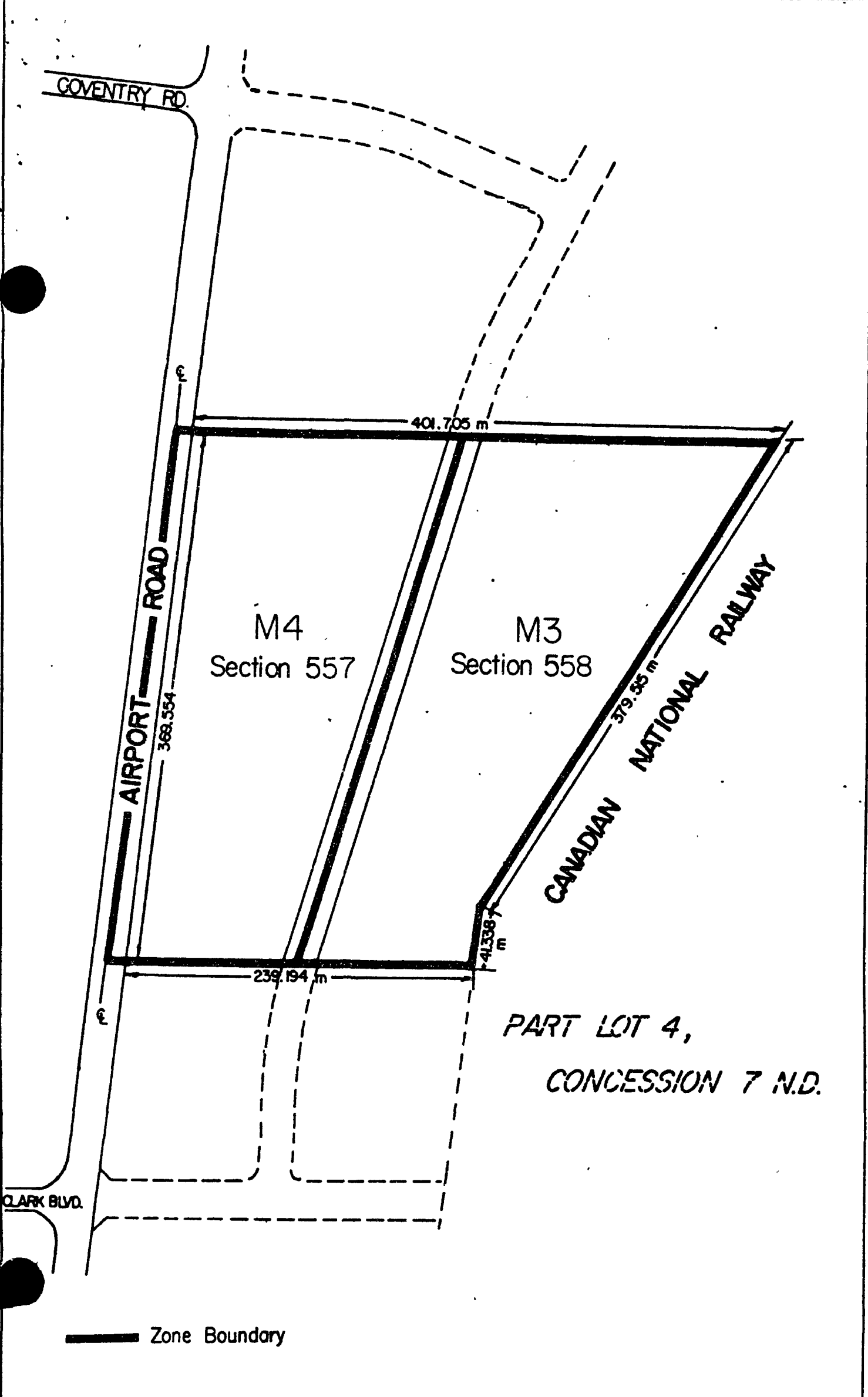
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 106-87 was passed by the Council of the Corporation of the City of Brampton at its meeting held on May 11th, 1987.
3. Written notice of By-law 106-87 as required by section 34 (17) of the Planning Act, 1983 was given on May 26th, 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 19th day of June, 1987.)

A Commissioner, etc.

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





PART LOT 4, CON. 7 N.D.

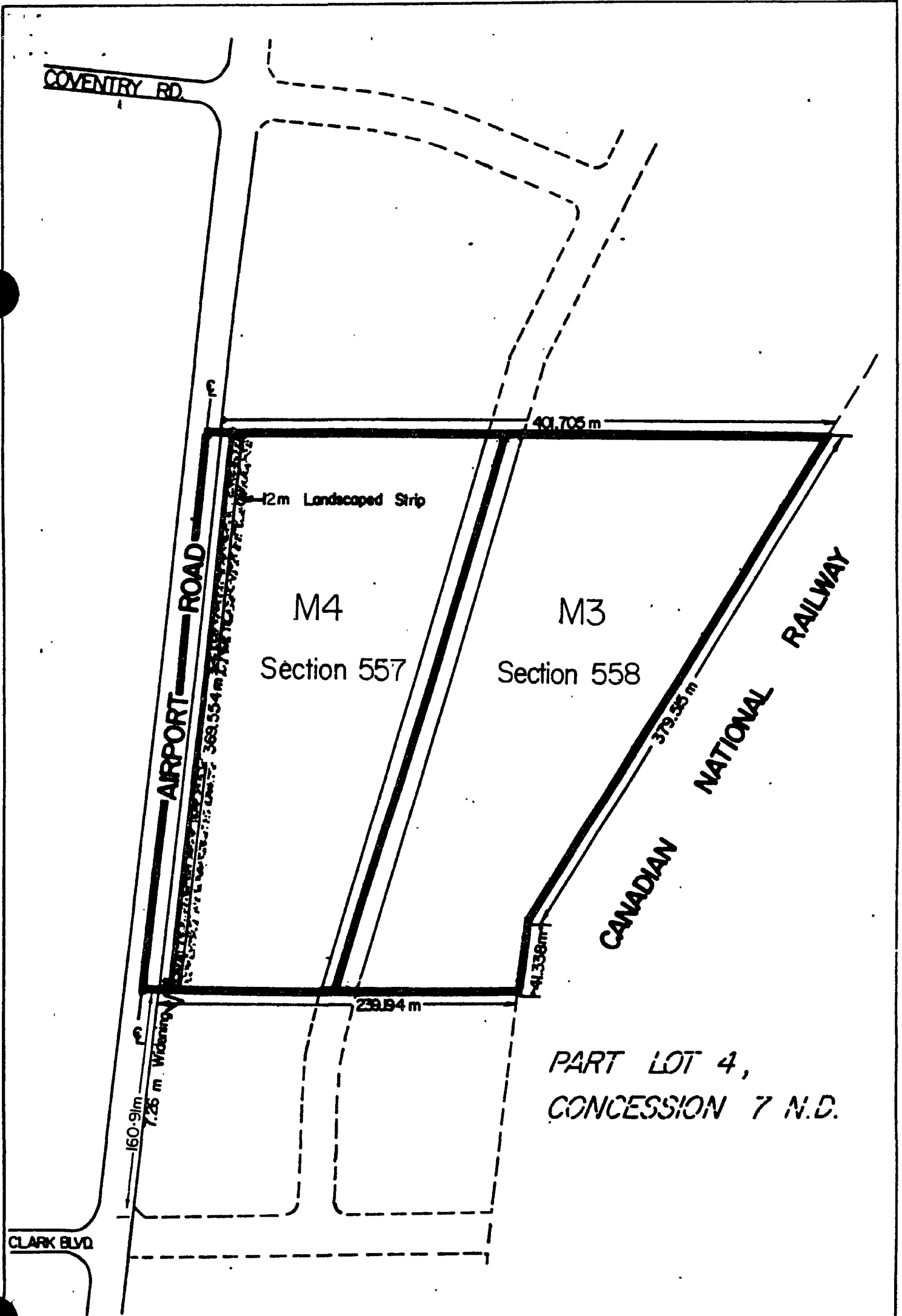
By-Law 106-87 Schedule A






1:3000

CITY OF BRAMPTON
 Planning and Development

Date 1987 04 28 Drawn by: *J.M.C.*
 File no. C7E4.5 Map no. 66-13F



PART LOT 4,
CONCESSION 7 N.D.

-  Zone Boundary
-  12m wide Landscaped Strip
-  m Metre

SCHEDULE C - SECTION 557
BY-LAW 56-83



CITY OF BRAMPTON
Planning and Development

By-Law 106-87 Schedule C

1:3000

Date: 1987 04 28 Drawn by: J.M.C.
File no. C7E4.5 Map no. 66-1311