



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 152-87

To amend By-law 861 (part of Lot 3, Concession 5, E.H.S., in the geographic Township of Chinguacousy).

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

1. Schedule A of By-law 861, as amended, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to SELECT INDUSTRIAL - SECTION 507 (M1 - SECTION 507).
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. Schedule B to this by-law is hereby attached to By-law 861 as SECTION 507 - SITE PLAN, and forms part of By-law 861.
4. By-law 861, as amended, is hereby further amended by adding thereto the following section:

"507.1 The lands designated M1 - SECTION 507 on Schedule A to this by-law:

507.1.1 shall only be used for:

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse;
- (4) a radio or television broadcasting and transmission establishment;

- (5) a home furnishings and improvement retail warehouse;
- (6) an associated educational use;
- (7) an associated office;
- (8) a retail outlet operated in connection with a particular purpose permitted by sections 507.1.1(1), 507.1.1(2) and 507.1.1(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
- (9) purposes accessory to the other permitted purposes.

507.1.2 shall be subject to the following requirements and restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREAS on SECTION 507 - SITE PLAN.
- (2) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 507 - SITE PLAN.
- (3) the gross industrial floor area of all structures shall not exceed 12,740 square metres.
- (4) the maximum height of all structures shall not exceed 1 storey.
- (5) parking shall be provided in accordance with the following:
 - (a) each parking space shall be an angled parking space and an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and
 - (b) where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (i) the parking spaces shall be provided and maintained on the same lot or parcel as the building or use for which they are required or intended,

- (ii) the width of a driveway leading to any parking area shall be a minimum width of 6 metres,
 - (iii) each parking space, shall have unobstructed access to an aisle leading to a driveway or street, and
 - (c) parking spaces shall be provided and maintained on the basis of 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
- (6) a minimum of 3 loading spaces shall be provided and shall:
- (a) have a minimum vertical clearance of 4.25 metres;
 - (b) not be upon or partly upon any street or lane;
 - (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles;
 - (d) be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length, and
 - (e) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street or lane.
- (7) all garbage and refuse storage containers shall be located within the structures on the site.
- (8) obnoxious industrial uses shall not be permitted;
- (9) no storage shall be permitted outside the buildings.

507.1.3 shall be subject to the requirements and restrictions relating to the M1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 507.1.2.

507.2 For the purposes of section 507,

BUILDING HEIGHT shall mean the vertical distance between the established grade and,

- (a) in the case of a flat roof, the highest point of the roof surface;
- (b) in the case of a mansard roof, the deck line; or
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

GRADE, ESTABLISHED or GRADE, FINISHED shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

HOME FURNISHINGS AND IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 percent are new, are stored or kept for sale.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one motor vehicle while such vehicle is being loaded or unloaded.

MOTOR VEHICLE BODY SHOP shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.

OBNOXIOUS INDUSTRIAL USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

STOREY shall mean that portion of a building which is included between one floor level and the next higher floor level or the roof, and which has its floor level not less than 2 metres below the line where the roof and outer wall meet.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,
this 22nd day of JUNE 1987


KENNETH G. WHILLANS - MAYOR




LEONARD J. MIKULICH - CLERK

21/87/7

CLARK BLVD.

R.P. 817
BLOCK B

R.P. 977
BLOCK S

BLOCK E

BLOCK C

**M1
SEC.507**

PART LOT 3 CON.5
E.H.S. (CHING)

R.P. NO. 810
BLOCK E

LINE BETWEEN REGISTERED PLAN

809, 810
& 817

R.P. NO.
809

BLOCK A

ZONE BOUNDARY

PART LOT 3 CON.5 E.H.S.(CHING)
BY-LAW 861 SCHEDULE A

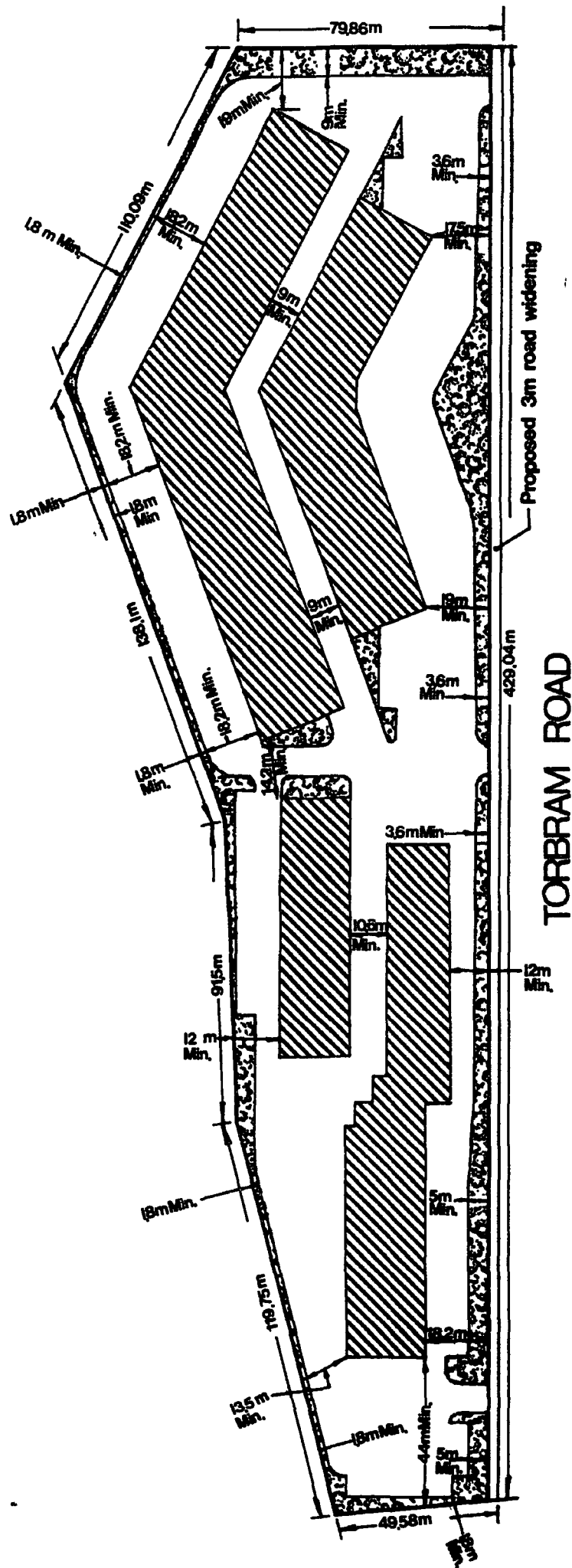


CITY OF BRAMPTON
Planning and Development

By-Law 152-87 Schedule A





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Date: 87.02.17 Drawn by: J.K.
File no. C5E3.4 Map no. 64-15D



TORBRAM ROAD

Proposed 3m road widening

- LEGEND**
-  LANDSCAPED OPEN SPACE
 -  BUILDING AREA
 -  METRES
 -  MINIMUM

SECTION 507 – SITE PLAN
 BY-LAW 861

By-law 152-87 Schedule B



1:1730

CITY OF BRAMPTON
 Planning and Development

Date: 87.02.23 Drawn by: J.K.
 File no. C5E3.4 Map no. 64-15E

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

AND IN THE MATTER OF the City of
Brampton By-law 152-87.

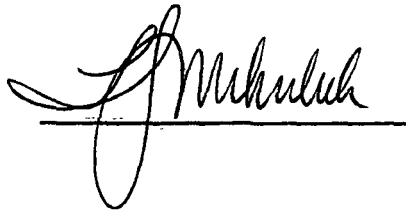
DECLARATION

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 152-87 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on June 22nd, 1987.
3. Written notice of By-law 152-87 as required
by section 34 (17) of the Planning Act, 1983
was given on July 6th, 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 28th day of July, 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.