



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 163-87

To amend By-law 56-83 (part of Lot 7, 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 13 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL FOUR - SECTION 560 (M4 - SECTION 560) and INDUSTRIAL THREE - SECTION 561 (M3 - SECTION 561) being part of Lot 7, Concession 7, Northern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto, as SCHEDULE C - SECTION 560, Schedule B to this by-law.

(3) by adding to section 3.2.(2) thereof, as a plan included in Schedule C, the following:

"Schedule C - Section 560"

(4) by adding thereto the following sections:

"560 The lands designated M4 - Section 560 on Sheet 13 of Schedule A to this by-law:

560.1 shall only be used for the purposes permitted in a M4 zone by section 34.1.1

560.2 shall be subject to the following requirements and restrictions:

(1) Minimum front yard depth - 20 metres

- (2) Minimum lot area - 2,000 square metres
- (3) Minimum side yard width
  - (a) for a lot width of 50 metres or less - 8 metres
  - (b) for a lot with a width greater than 50 metres but less than 100 metres - 8 metres plus 12 percent of the lot width in excess of 50 metres
  - (c) for a lot width of 100 metres or more - 14 metres
- (4) Maximum coverage of buildings and structures - 50 percent of the lot area
- (5) Minimum rear yard depth - 20 metres
- (6) The required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped as follows:
  - (a) the minimum landscaped open space for a corner or interior lot having an area greater than 1 hectare shall be provided as follows:
    - (i) 50 percent of the required front yard, and
    - (ii) 50 percent of the required side yard from the required front yard to the rear wall of the rearmost building
  - (b) the minimum landscaped open space for a lot having an area of 1 hectare or less shall be provided as follows:
    - (i) for a corner lot:

(A) 50 percent of the required front yard

(B) 50 percent of the required exterior side yard, and

(C) none required for an interior side yard

(ii) for an interior lot:

(A) 50 percent of the required front yard, and

(B) 50 percent of one required side yard and none for the other side yard;

(7) A landscaped buffer area of a minimum of 12 metres in width shall be provided and maintained along the proposed Arterial Road, as shown on Schedule C - SECTION 560.

(8) Truck loading facilities are not permitted

(a) in the front yard,

(b) within the front half of the building depth if the building depth is less than 60 metres, and

(c) within the first 30 metres of the building depth if the building depth is greater than 60 metres

(9) 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;

(10) Outside storage of goods, material and equipment shall not be permitted.

560.3 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 560.2.

561 The lands designated M3 - SECTION 561 on Sheet 13 of Schedule A to this by-law:

561.1 shall be used for the purposes permitted in a M3 zone by section 33.1.1.

561.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth - 12 metres for a building 8 metres or less in height above grade  
15 metres for a building 10 metres or less but greater than 8 metres in height above grade  
18 metres for a building 12 metres or less but greater than 10 metres in height above grade  
21 metres for a building 15 metres or less but greater than 12 metres in height above grade  
24 metres for a building greater than 15 metres in height above grade
- (2) Minimum Lot Area - 2,000 square metres
- (3) Minimum Rear Yard Width - 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required
- (4) Minimum Side Yard Width - 8 metres, except where the side lot line abuts a railway right-of-way or easement, in which case no side yard shall be required
- (5) No hydro-electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building

(6) 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 2.0 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 where the storage area abuts a railway right-of-way or easement, in which case no landscaping shall be required

(7) The provisions of section 561.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:

(a) the total area so used does not exceed 5 percent of the lot area, and

(b) such area is not closer to any street than the minimum distance from the street required for buildings and structures

(8) All manufacturing and processing operations other than:

(a) the moving of goods and materials in and out of buildings and structures

(b) associated minor preparatory and finishing work, and

(c) associated assembly of components too large to be assembled within the buildings and structures

shall be carried out within buildings and structures;

(9) No building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas

(10) Minimum Landscaped Open Space: 50 percent of all of the following:

(a) minimum required front yard area

(b) minimum required exterior side yard area, and


(c) minimum required interior side yard area.

561.3 shall also be subject to the requirements and restrictions relating to the M3 zone and all other general provisions of this by-law which are not in conflict with the ones set out in section 561.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 13th day of July 1987.

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

Plan 43M-561

Ward Road

Sun Pac Boulevard

169.40 m

362.41 m

11.87 m

76.19 m

**M3  
SECTION 561**

**M4  
SECTION 560**

Drive

C.N.R. INTERMODAL TERMINAL  
442.22 m

224.28 m

Goreway

280.36 m

71.87 m

191.99 m

152.27 m

CONCESSION 7 N.D. LOT 6

Zone Boundary

PART LOT 7 CON. 7 N.D. (TOR. GORE)  
BY-LAW 56-83 SCHEDULE A



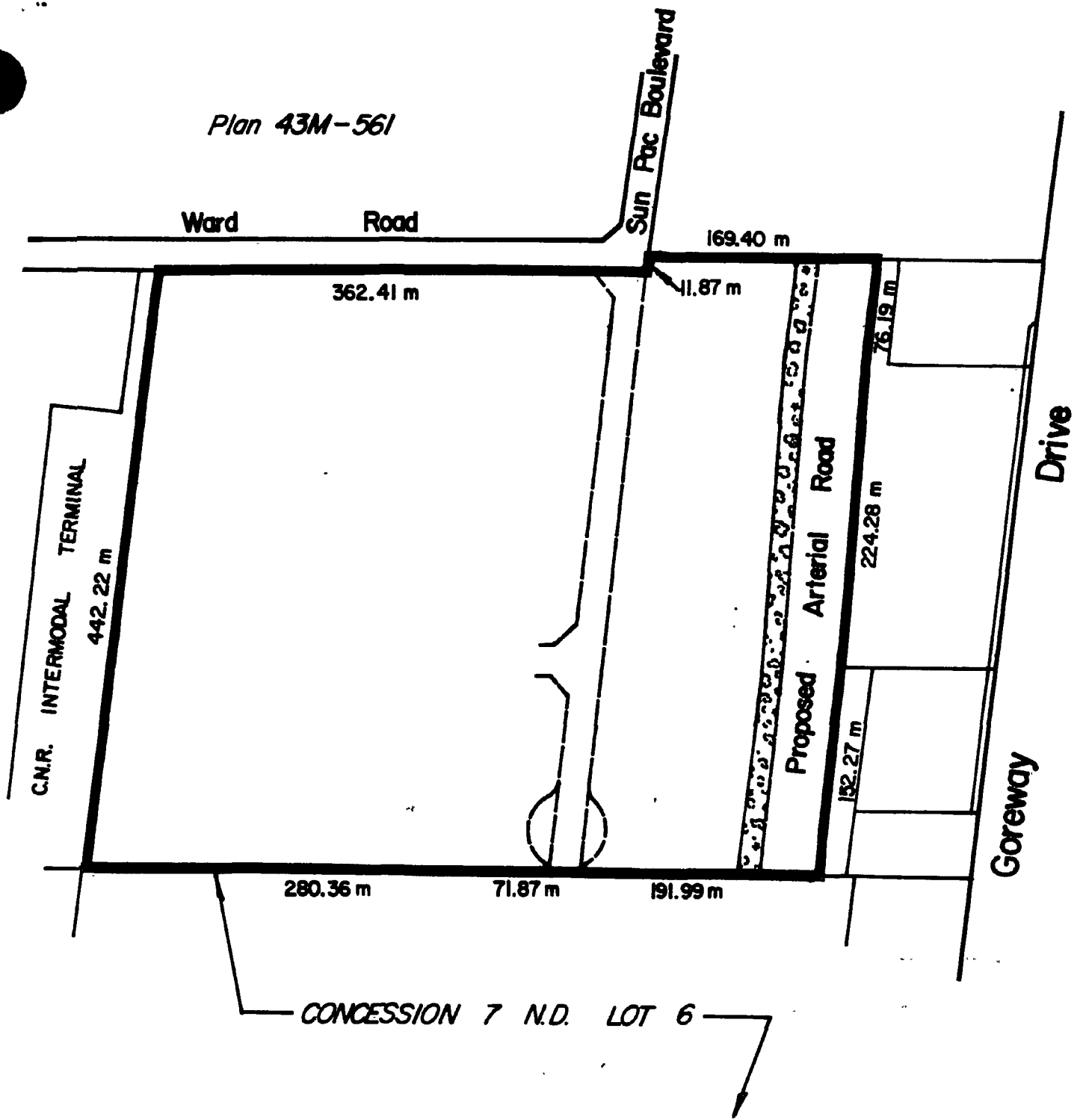
**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 06 23 Drawn by: P.S.  
File no. C7E7.2 Map no. 49-8C

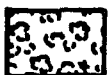
By-Law 163-87 Schedule A

1:4200

Plan 43M-561



CONCESSION 7 N.D. LOT 6



Landscaped Buffer Area (12 m)

SCHEDULE C - SECTION 560  
BY-LAW No. 56-83

By-Law No. 163-87 Schedule B



1:4200

CITY OF BRAMPTON  
Planning and Development

Date: 1987 06 23 Drawn by: P.S.  
File no. C7E7.2 Map no. 49-8D



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

AND IN THE MATTER OF the City of  
Brampton By-law 163-87.

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 163-87 was passed by the Council of  
the Corporation of the City of Brampton at  
its meeting held on July 13th, 1987.
3. Written notice of By-law 163-87 as required  
by section 34 (17) of the Planning Act, 1983  
was given on July 23rd, 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 11th day of August, 1987. )

W. Connor  
A commissioner, etc.

Leonard J. Mikulich