



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 256-80

To amend By-law 861, as amended,  
of the former Township of Chinguacousy  
now in the City of Brampton  
(Part of Lot 15, Concession 1, W.H.S.)

The Council of The Corporation of the City of Brampton ENACTS as follows:-

1. Schedule A to By-law 861, being the restricted area by-law for the former Township of Chinguacousy, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS ONE (A1) to INDUSTRIAL SELECT 6 - SECTION- 280 (M6 - SEC. 280) and INDUSTRIAL SELECT 7 - SECTION 281 (M7 - SEC. 281).
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. By-law 861 is hereby amended by adding thereto the following sections:

" 280 The lands designated as M6 - SECTION 280 on Schedule A hereto attached:

280.1 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 and bookbinding and lithographing;
  - (c) die castings involving the use of plastics and light metals including aluminium zinc;
  - (d) light manufacturing or tubing, pipes, tools and instruments, electrical components,

building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;

- (3) shops for the repair or manufacturing of small goods and wares;
- (4) business, professional and administrative offices connected with another permitted use of the land;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) one dwelling unit as part of an industrial building for the use only of a caretaker or night watchman employed in connection therewith;
- (8) any public use of the same general character as the other permitted uses; and
- 9) any use accessory to above.

280.2

shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 25 metres.
- (2) the minimum lot area shall be 2 000 square metres.
- (3) the minimum side yard ~~width on each~~ side of the building constructed thereon shall be 8 metres. For any lot having a frontage in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or 15 percent of the said frontage, whichever is more, up to a maximum side yard width requirement of 30 metres.
- (4) the maximum land coverage of buildings and structures shall not exceed fifty (50) percent of the lot area;

- (5) the minimum rear yard depth shall be 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, such landscaping being paving of driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required front yard or the area of the required side yards.
- (7)
  - (a) No outdoor truck loading facilities are permitted in the front yard;
  - (b) If the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
  - (c) If the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;
- (8) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot.
- (9) all operations are to be carried out within buildings and no building shall 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;
- (11) (a) a landscaping strip of a minimum of 15 metres in width shall be provided and maintained along First Line West (McLaughlin Road) and Sandalwood Parkway as shown on Schedule A.

(12) (a) Every building to be constructed shall be set back a minimum of 55 metres from the boundary of any lot actually used for residential purposes at the time the construction of that building is to commence.

(b) A buffer area of a minimum width of 30 metres shall be provided and maintained between any building and the lands used for residential purposes.

(c) Such buffer area shall be landscaped and bermed so as to screen the buildings from the lands used for residential purposes.

281 The lands designated as M7 - SEC. 281 on Schedule A hereto attached:

281.1 shall only be used for the following purposes:

(1) the ~~uses permitted on lands designated as M6 - SEC. 280.~~

(2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;

(3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use;

(4) dairy products plants and bakeries;

(5) a builder's supply yard or yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards; and

(6) any use accessory to the above.

281.2 shall be subject to the following requirements and restrictions:

(1) minimum front yard depth shall be:

15 metres for a building not exceeding 8 metres in height above grade

18 metres for a building not exceeding 10 metres in height above grade

21 metres for a building not exceeding 12 metres in height above grade

24 metres for a building not exceeding 15 metres in height above grade

The above heights do not include mechanical or elevator penthouses.

At least 50 percent of the required front yard shall be landscaped open space free of parking, driveway and paved area.

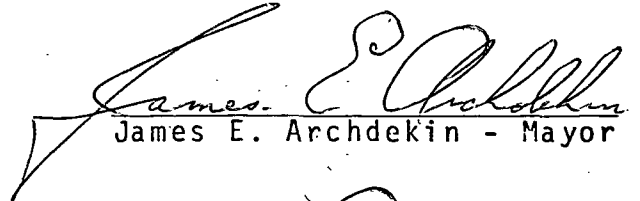
- (2) minimum lot area shall be 2 000 square metres;
- (3) minimum rear yard shall be 8 metres, except where the rear lot line abuts upon a railway right-of-way or easement, in which case no rear yard shall be required;
- (4) minimum side yard shall be 8 metres, except where the rear lot line abuts upon a railway right-of-way or easement, in which case no side yard shall be required; an area of at least 50 percent of the required side yard shall be landscaped open space, free of parking, driveway and paved area;
- (5) no truck loading facility or 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:
  - (i) the storage area is not 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, or 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 set-back for a building.
  - (ii) the storage area is 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. Where the storage area abuts a street or a zone, other than any industrial zone, a landscaped strip 2 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).

- (7) the provisions of Clause (6) above 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 shall not be closer to any street line than the minimum distance required for buildings and structures.
- (8) 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 buildings and structures.
- (9) no building shall have, exclusive of mechanical or elevator areas, more than four storeys, for a manufacturing use, or five storeys, for an office use.
- (10) at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot."

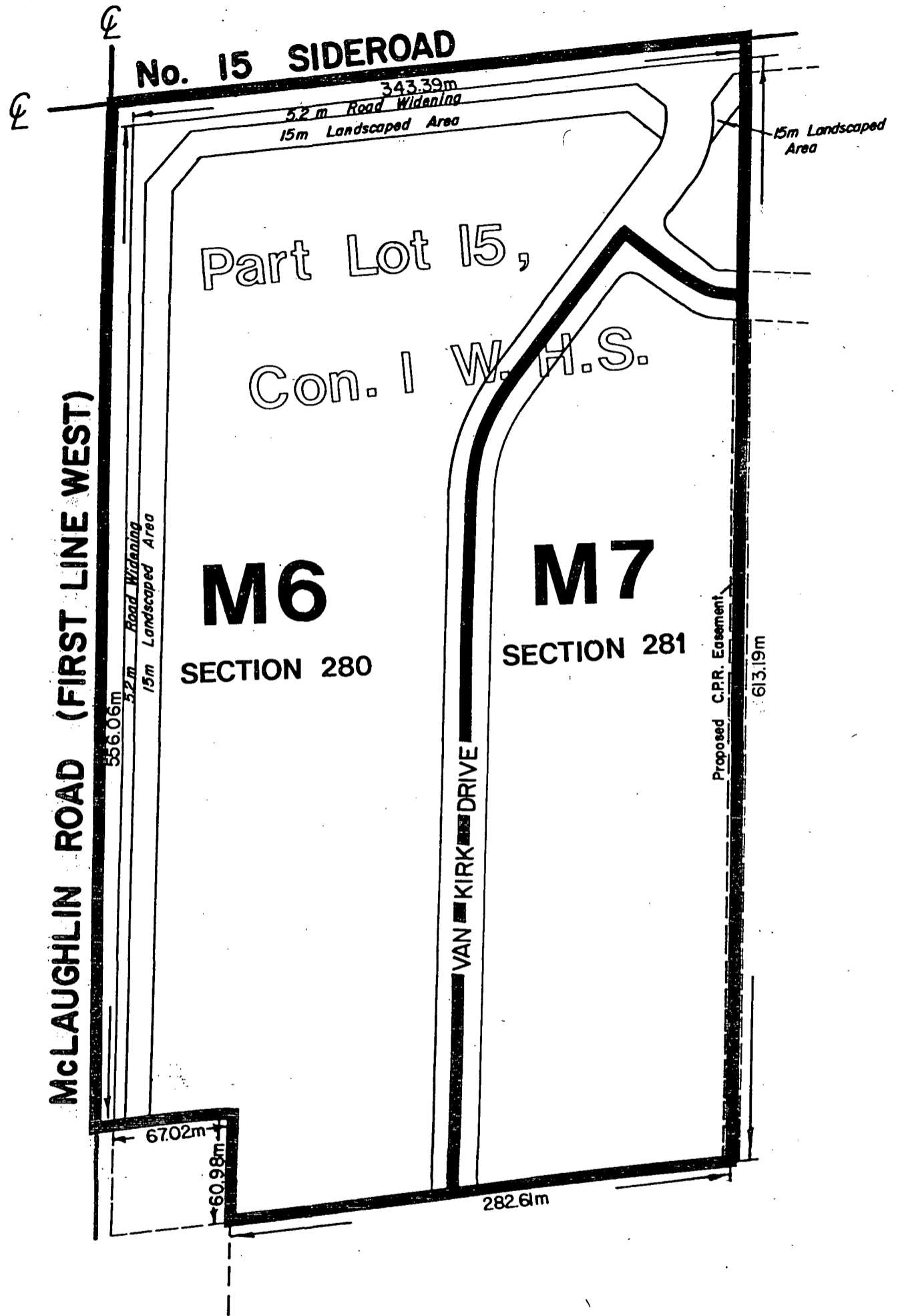
READ a FIRST, SECOND AND THIRD time and PASSED in OPEN COUNCIL.

This 22nd day of September 1980.

  
James E. Archdekin - Mayor

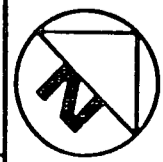
  
Ralph A. Everett - Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
GRAM 01  
DATE 25/6/80



Part of Lot 15, Concession 1 W.H.S.  
 By-law No. 861, Schedule 'A'

BY-LAW No. 256-80, SCHEDULE 'A'



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1980 06 19 Drawn by: J.M.A.  
 File no. CIW5.3 Map no. 24-14D

1:2850



PASSED September 22, 1980

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No. 256-80

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