



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 292-87

To amend By-law 861 (part of Lot 15, Concession 1, W.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 INDUSTRIAL SELECT 6 - SECTION 280 (M6 - SECTION 280), INDUSTRIAL SELECT 6 SPECIAL RESERVE - SECTION 280A (M6 - SECTION 280A), INDUSTRIAL SELECT 7 - SECTION 281 (M7 - SECTION 281), INDUSTRIAL SELECT 6 - SECTION 282 (M6 - SECTION 282) and INDUSTRIAL SELECT 7 - SECTION 283 (M7 - SECTION 283) to INDUSTRIAL SELECT 6 - SECTION 280 (M6 - SECTION 280), INDUSTRIAL SELECT 6 SPECIAL RESERVE - SECTION 280A (M6 - SECTION 280A), INDUSTRIAL SELECT 7 - SECTION 281 (M7 - SECTION 281), INDUSTRIAL SELECT 6 - SECTION 282 (M6 - SECTION 282), INDUSTRIAL SELECT 7 - SECTION 283 (M7 - SECTION 283), such lands being Part of Lot 15, Concession 1, W.H.S., in the geographic Township of Chinguacousy.
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, as amended, is hereby further amended:

(1) by deleting section 280.1(9) thereof and substituting therefor the following:

"280.1(9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, 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."

- (2) by deleting section 280.2(1) thereof, and substituting therefor the following:

"280.2(1) the minimum front yard depth shall be 20 metres."

- (3) by deleting section 280.2(3) thereof, and substituting therefor the following:

"280.2(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 shall be 8 metres or 12 percent of the said frontage, whichever is greater, to a maximum side yard width requirement of 14 metres."

- (4) by deleting section 280.2(6) thereof, and substituting therefor the following:

"280.2(6) (a) 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) 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.

(c) for the purpose of section 280.2(6)

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."

(5) by deleting section 280.2(11)(a) thereof and substituting therefor the following:

"280.2(11)(a) a landscaping strip of a minimum of 12 metres in width shall be provided and maintained along McLaughlin Road (First Line West) and Wanless Drive (Number Fifteen Sideroad) as shown on Schedule A."

(6) by deleting section 281.1(6) thereof and substituting the following:

"281.1(6) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, 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 uses."

(7) by deleting section 281.2(1) thereof and substituting therefor the following:

"281.2(1) minimum front yard depth shall be:
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.

The above heights do not include mechanical or elevator penthouses. At least 50 percent of the required front yard shall be landscaped, free of parking, driveways and paved areas."

- (8) by deleting section 281.2(6(ii)) thereof, and substituting therefor the following:

"281.2(6)(ii) the storage area is 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. Where the storage area abuts a street or a zone, other than any industrial zone, a landscape strip 2 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s)."

- (9) by deleting section 282.1(9) thereof and substituting therefor the following:

"282.1(9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, 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."

- (10) by deleting section 282.2(1) thereof, and substituting therefor the following:

"282.2(1) the minimum front yard depth shall be 20 metres."

- (11) by deleting section 282.2(3) thereof, and substituting therefor the following:

"282.2(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 shall be 8 metres or 12 percent of the said frontage, whichever is greater, to a maximum side yard width requirement of 14 metres."

(12) by deleting section 282.2(6) thereof, and substituting therefor the following:

"282.2(6) (a) 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) 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.

(c) for the purpose of section 282.2(6)

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."

(13) by deleting section 282.2(11)(a) thereof and substituting therefor the following:

"282.2(11)(a) a landscaping strip of a minimum of 12 metres in width shall be provided and maintained along Wanless Drive (Number Fifteen Sideroad) as shown on Schedule A."

(14) by deleting section 283.1(6) thereof and substituting the following:

"283.1(6) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, 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 uses."

(15) by deleting section 283.2(1) thereof and substituting therefor the following:

"283.2(1) minimum front yard depth shall be:
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.

The above heights do not include mechanical or elevator penthouses. At least 50 percent of the required front yard shall be landscaped, free of parking, driveways and paved areas."

(16) by deleting section 283.2(6)(ii) thereof, and substituting therefor the following:

"283.2(6)(ii) the storage area is 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. Where the storage area abuts a street or a zone, other than any

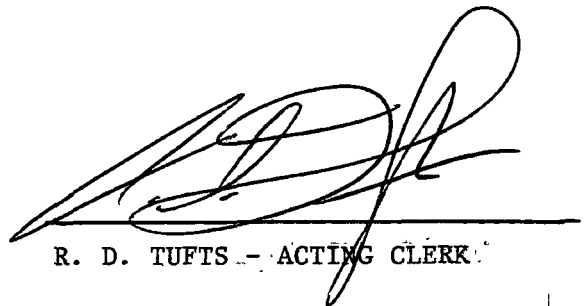
industrial zone, a landscape strip 2 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s)."

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

this 14th day of December 1987.



KENNETH G. WHILLANS - MAYOR

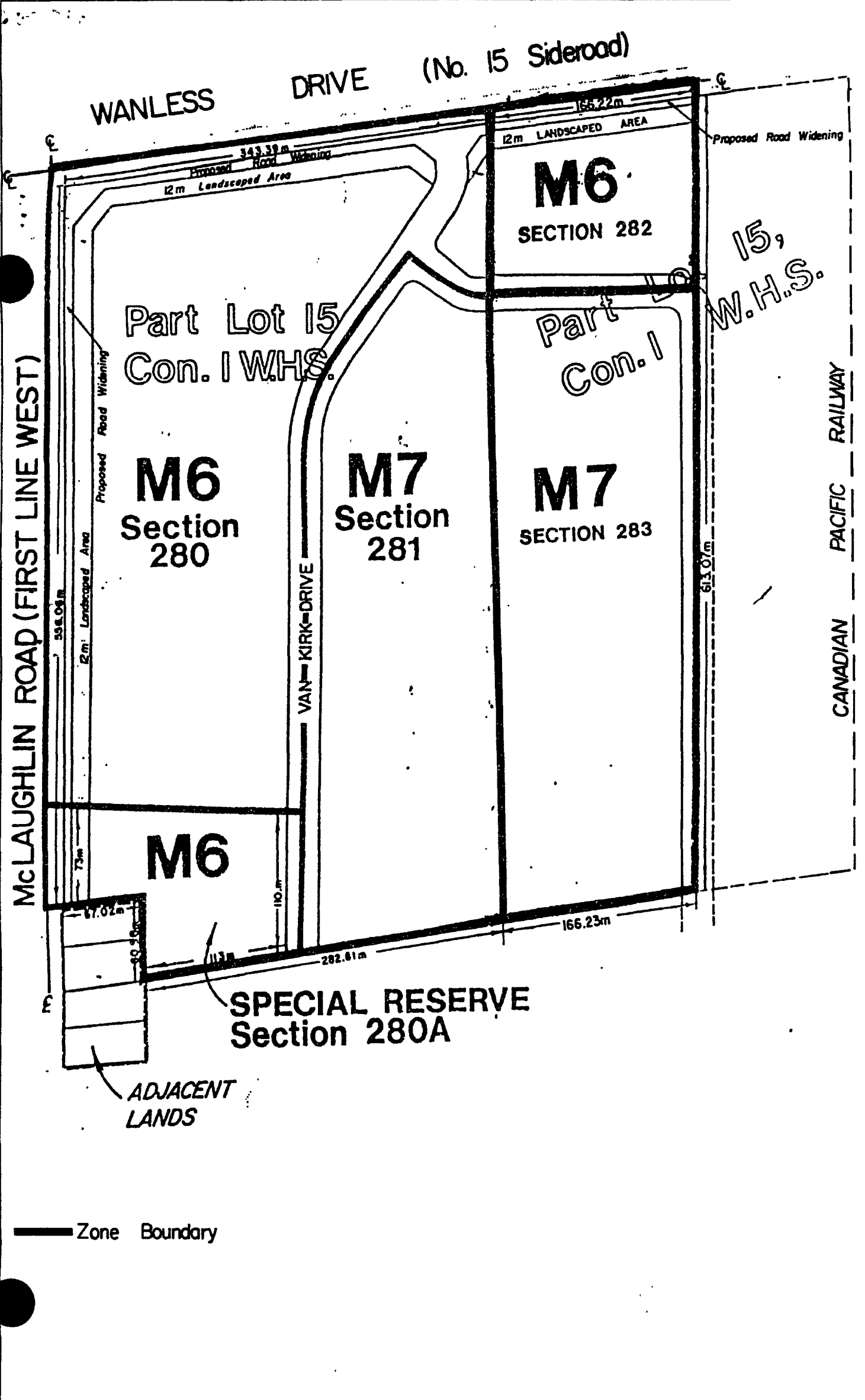


R. D. TUFTS - ACTING CLERK

89/87/10

APPROVED
AS TO FORM
LAW DEPT.
BOSTON

DATE



PART LOT 15 CONCESSION 1 W.H.S.
 By-law No. 861, Schedule A



CITY OF BRAMPTON
 Planning and Development

By-law 292-87 Schedule A

1:3500

Date: 87 09 23 Drawn by: RB
 File no. CIW15.7 Map no. 24-37D

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

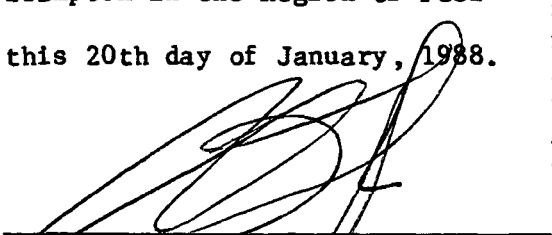
AND IN THE MATTER OF the City of Brampton By-law 292-87.

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 292-87 was passed by the Council of the Corporation of the City of Brampton at its meeting held on December 14th, 1987.
3. Written notice of By-law 292-87 as required by section 34 (17) of the Planning Act, 1983 was given on December 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 20th day of January, 1988.)


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.

