



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 7 - 76

A By-law to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings located on Part of Lot 1, Concession 1, E.H.S., Lot 42, Railway Block, Plan BR-5, City of Brampton, Region of Peel.

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

SECTION 1.0 - DEFINITIONS

- 1.1 For the purposes of this By-law, definitions and interpretation given in this section shall govern. Words used in the present tense include future; words in the singular include the plural; the word 'shall' is mandatory and not directory.
- 1.2 Accessory Use or Accessory Building shall mean a use, building or structure that is naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.3 Angle of Parking shall mean the number of degrees turned by a vehicle from an aisle into a parking space.
- 1.4 Building Area shall mean the maximum projected horizontal area of a building at grade measured to the centre of party walls and to the outside of other walls including airwells and all other spaces within the building, but excluding porches, verandahs, steps, cornices, chimney breasts, fire-escapes, exterior stairways, breezeways, detached accessory buildings, ramps and open loading platforms.
- 1.5 Front Lot Line shall mean the lot line that divides the lot from the street, provided that, in the case of a

corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line.

- 1.6 Front Yard shall mean a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- 1.7 Gross Floor Area shall mean the aggregate of the area of all floors above grade excluding any floor area above grade used only for the parking of motor vehicles.
- 1.8 Height shall mean the vertical height of a building from grade to the highest point of the roof surface in the case of a flat roof, to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or to the deck line of a mansard roof.
- 1.9 Lot shall mean a parcel of land, that is not less than:
 - (a) a whole lot on a registered plan of subdivision or,
 - (b) a parcel of land which complies with the provisions of Section 29 (2) or Section 29 (4) of The Planning Act R.S.O., 1970, Chapter 349 as amended.
- 1.10 Lot Area shall mean the total horizontal area within the lot lines of a lot excluding the horizontal area of such lot usually covered by water or marsh, or beyond the rim of a river bank or watercourse, or between the top and toe of the cliff or embankment having a slope of thirty (30) degrees or more from the horizontal.
- 1.11 Landscaped Open Space shall mean an open space at ground level on a lot which is used for the growth, maintenance, preservation of grass, flowers, trees, shrubs and other forms of decorative landscaping, including surfaced walkways, patios, recreational facilities or similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.

- 1.12 Parking Area shall mean an open area or a structure, other than a street, used for the temporary parking of two or more automobiles and available for use whether free or for compensation as an accommodation for employees, residents or visitors.
- 1.13 Parking Space shall mean part of a parking area exclusive of driveway, aisles or landscaped open space used for the temporary parking of one automobile.
- 1.14 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.15 Side Yard shall mean a yard between the main wall of the main building or structure and the side lot line extending from the front yard to rear yard.
- 1.16 Yard shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as otherwise provided or required by the By-law, and located between the main building and one of the lot lines of the said lot.

SECTION 2.0 - PERMITTED USES

- 2.1 No land shall be used and no building or structure shall be erected or used within the zone boundary as shown on Schedule 'A' hereto attached except in conformity with the provisions of this section.
- 2.2 Permitted Uses:
- (a) A medical office building.

SECTION 3.0 - REGULATIONS

- 3.1 No land shall be used and no building or structure shall be erected or used within the zone boundary as shown on Schedule 'A' hereto attached except in conformity with the provisions of this section.

3.2 Yard Requirements

The minimum front yard depth, rear yard depth and side yard width shall be determined as shown on Schedule "A" hereto attached.

3.3 Building Requirements

- (a) Only one (1) building may be built within Building Area 'A' as shown on Schedule 'A' of this By-law.
- (b) The permitted building may contain not more than three (3) medical offices.
- (c) The permitted building is not to exceed a gross floor area of two thousand eight hundred and eighty-six (2,886) square feet occupying part of lot described as Building Area 'A' as shown on Schedule 'A' hereto attached.
- (d) The maximum height of the building shall not exceed twenty-five (25) feet.
- (e) The height limitations of this By-law shall not apply to an elevator enclosure, flag pole, television or radio antenna, ventilator, skylight or chimney.

3.4 Landscaped Open Space

Landscaped open space shall be provided and maintained as shown on Schedule 'A' hereto attached.

3.5 Parking

- (a) For the medical office building, at least four (4) parking spaces for each physician or dentist.
- (b) All parking areas shall be located as shown on Schedule 'A' of this By-law and shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule 'A' of this By-law.
- (c) Each parking space shall have unobstructed access to an aisle leading to a driveway or ramp and all parking spaces shall be rectangular and shall be exclusive of any other ancillary space and shall be calculated on the basis of the following:

<u>Arrangement of Parking Spaces to Aisle</u>	<u>Minimum Width of Parking Spaces</u>	<u>Minimum Length of Parking Spaces</u>
Parallel	9 feet	19.0 feet

(d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the basis of the following:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
75 to 90	19.0 feet

(e) All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials.

SECTION 4.0 - ADMINISTRATION

Administration and Enforcement

4.1 This By-law shall be administered by the Co-ordinator of Building and Zoning and such other persons as may from time to time be appointed by resolution of the Council.

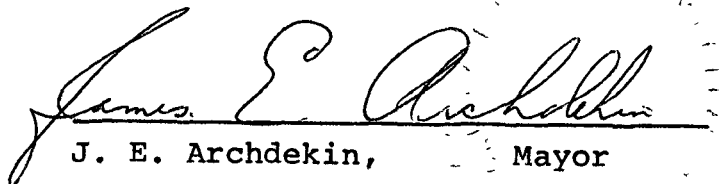
Violation and Penalty

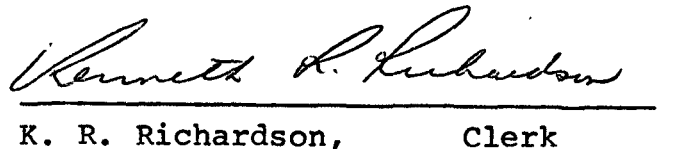
4.2 Every person who contravenes this By-law is guilty of an offence and upon conviction of a breach of any of the provisions of this By-law shall be liable for each offence to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.

4.3 This By-law shall come into force upon approval by the Ontario Municipal Board and takes effect on the date of the final passing thereof.

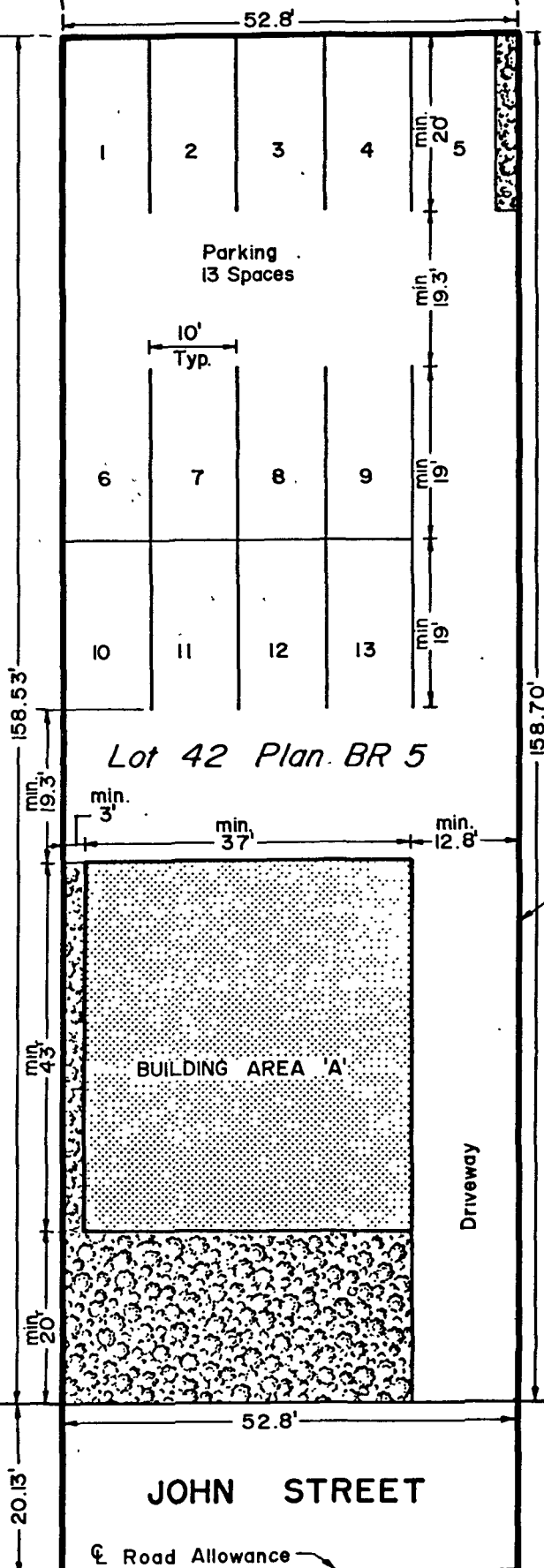
READ A FIRST, SECOND AND THIRD TIME and PASSED IN OPEN COUNCIL

This 12th day of January, 1976


 J. E. Archdekin, Mayor


 K. R. Richardson, Clerk

Lot 13 Plan BR-5



Lot 43 Plan BR-5

Lot 42 Plan BR 5

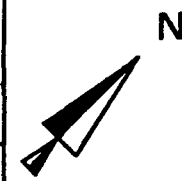
Zone Boundary

Driveway

JOHN STREET

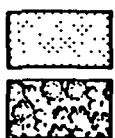
⊕ Road Allowance

CITY OF BRAMPTON BY-LAW NO. 7-76
SCHEDULE 'A'



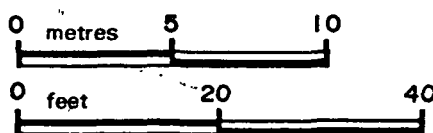
Drawn	m.o.
Date	December 1st, 1975
File No.	CIE 5.1
Dwg. No.	A

Legend



BUILDING AREA 'A'
LANDSCAPED OPEN SPACE

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

PA January 12 19 76



BY-LAW

No. 7 - 76



R 76409

Ontario Municipal Board

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of
its Restricted Area By-law 7-76

B E F O R E :

A. H. ARRELL, Q.C.
Vice-Chairman

- and -

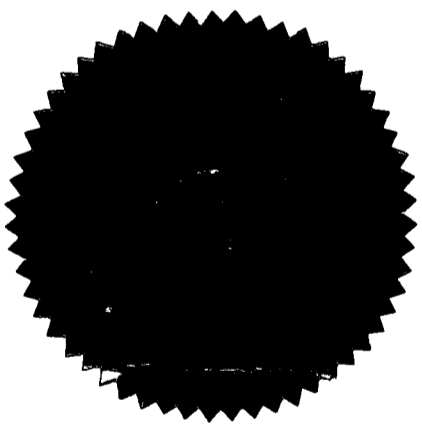
A. B. BALL,
Member

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Thursday, the 26th day of
February, 1976

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 7-76 is hereby
approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.....	R 76-1
Folio No.....	91
MAR 1 1976	
SECRETARY, ONTARIO MUNICIPAL BOARD	