



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 10-87

To amend By-law 861, (part of Lot  
6, Concession 6, 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 INDUSTRIAL M5S - SECTION 476.1 (M5S - SECTION 476.1), INDUSTRIAL M5 - SECTION 476.4 (M5 - SECTION 476.4) and COMMERCIAL C3 - SECTION 347 (C3- SECTION 347) to HIGHWAY COMMERCIAL ONE ZONE - SECTION 347 (HC1 - Section 347).
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. SECTION 347 - SITE PLAN of By-law 861, as attached thereto by By-law 197-83, is deleted therefrom and Schedule B to this by-law is hereby attached to By-law 861 as SECTION 347 - SITE PLAN, and forms part of By-law 861.
4. By-law 861, as amended, is hereby further amended by deleting therefrom Section 347 and adding thereto the following section:

"347.1 The lands designated HC1- SECTION 347 on Schedule A to this by-law:

347.1.1 shall only be used for the following purposes:

- (1) a motor vehicle sales establishment;
- (2) only in conjunction with a motor vehicle sales establishment:
  - (a) a motor vehicle repair shop,

- (b) a motor vehicle body shop, and
- (c) a motor vehicle parts and accessories sales establishment,

(3) uses accessory to the other permitted purposes.

347.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot width
  - (a) Lot A - 100 metres
  - (b) Lot B - 70 metres
- (2) minimum lot depth
  - (a) Lot A - 100 metres
  - (b) Lot B - 70 metres
- (3) minimum lot area
  - (a) Lot A - 10000 square metres
  - (b) Lot B - 6000 square metres
- (4) all buildings shall be located within the areas identified as Building Area A and Building Area B on SECTION 347 - SITE PLAN
- (5) the gross commercial floor area of the building identified as Building Area A on SECTION 347 - SITE PLAN shall not exceed 1900 square metres
- (6) the gross commercial floor area of the building identified as Building Area B on SECTION 347 - SITE PLAN shall not exceed 1400 square metres
- (7) the height of the buildings located within Building Areas A and B shall not exceed 2 storeys
- (8) a 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 as shown on SECTION 347 - SITE PLAN, except for the driveway access points
- (9) landscaped open space should be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 347- SITE PLAN
- (10) driveway access shall be provided and maintained as shown on SECTION 347 - SITE PLAN
- (11) all garbage, refuse and waste containers shall be located within a building

(12) on-site parking spaces and spaces for the storage of motor vehicles shall be provided and maintained in the areas shown as PARKING AREA on SECTION 347 - SITE PLAN, in accordance with the following standards:

(a) one (1) parking space for each 23 square metres of gross commercial floor area, or portion thereof, used as a motor vehicle sales establishment,

(b) one (1) parking space for each 18 square metres of gross commercial floor area, or portion thereof, used as a motor vehicle repair or body shop, of which 50 percent of the required spaces may be tandem parking spaces,

(c) one (1) parking space for each 19 square metres of gross commercial floor area, or portion thereof, used as a motor vehicle parts and accessories sales establishment, and

(d) one (1) parking space for each 31 square metres of gross commercial floor area, or portion thereof, used as accessory offices.

347.1.3 shall also be subject to the restrictions and requirements relating to the HCl zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 347.1.2.

347.2 for the purposes of section 347,

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

ACCESSORY USE shall mean a use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

BUILDING AREA shall mean the greatest horizontal area of a building measured to the centre of party walls and to the

outside surface of exterior walls, including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

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 COMMERCIAL shall mean aggregate of the areas of each storey 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, stairwells, elevators, or any part of the building below established grade used for storage purposes.

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.

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.

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

(a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 6 metres back from the front lot line, or

(b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15 metres back from the front lot line.

MOTOR VEHICLE includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile, farm implement, and any other vehicle propelled or driven other than by muscular power.

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.

MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office for a veterinary surgeon, a social organization or a community club.

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.

Each parking space shall be an angled parking space or a parallel parking space, and

(a) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length;

(b) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle; and

(c) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.

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.

5. By-law 211-82 and By-law 197-83 are hereby repealed.

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

this 12th day of January, 1987.

APPROVED  
AS TO FORM  
LAW DEPT.  
BY  
*[Signature]*  
DATE *[Signature]*

*[Signature]*

KENNETH G. WHILLANS - MAYOR

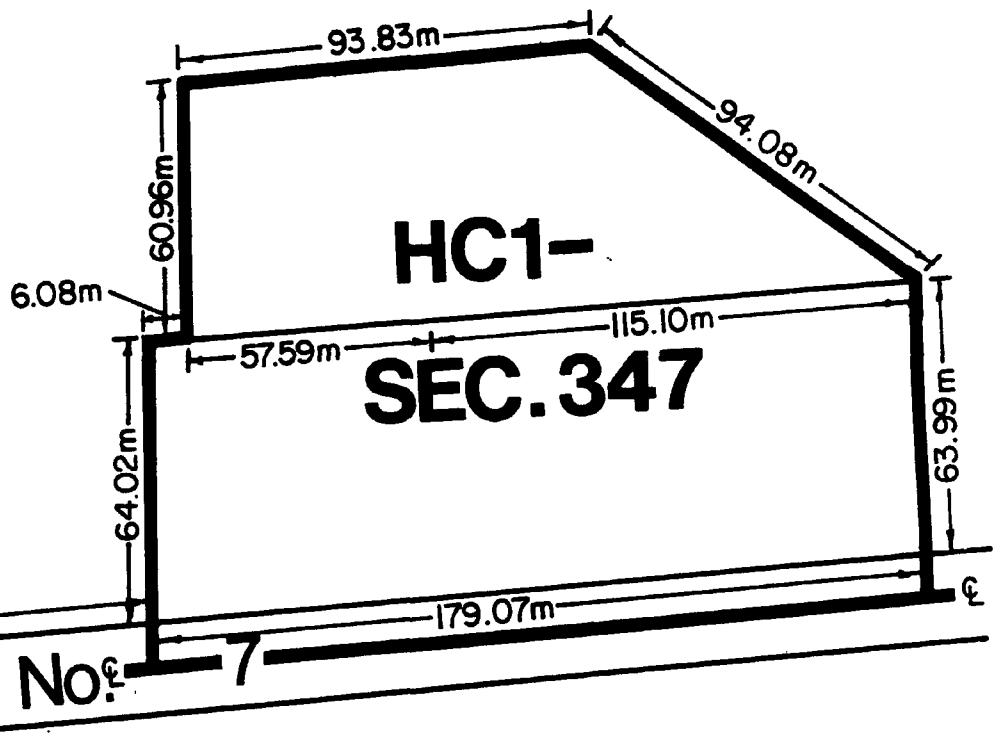
*[Signature]*

LEONARD J. MIKULICH - CLERK

89/86/5

PART LOT 6, CON. 6 E.H.S. (CHING.)

Torbram Road



PART LOT 5, CON. 6 E.H.S. (CHING.)

— ZONE BOUNDARY

PART LOT 6 CON. 6 E.H.S. (CHING.)  
BY-LAW 861 SCHEDULE A

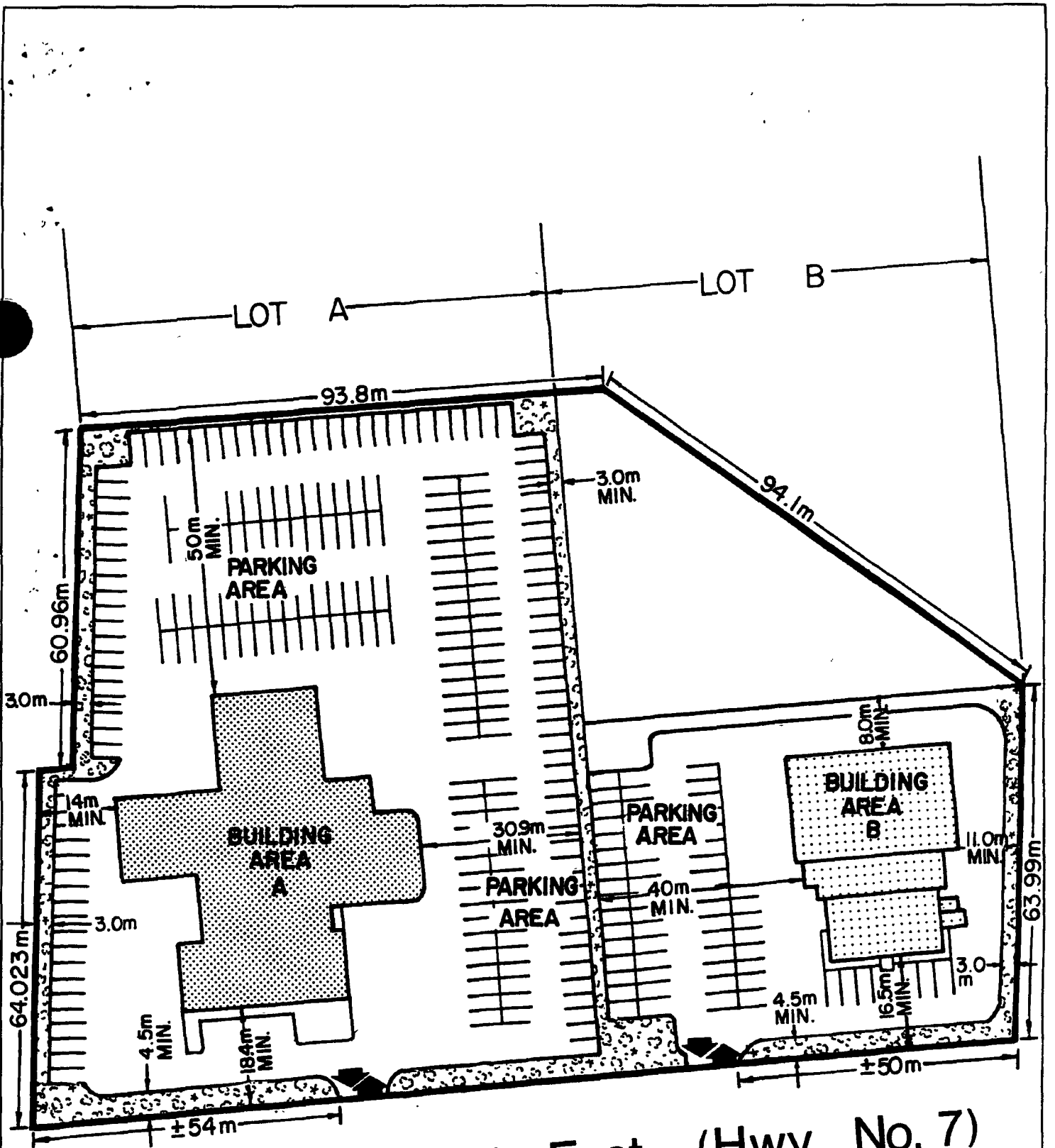


**CITY OF BRAMPTON**  
Planning and Development

By-Law 10-87 Schedule A

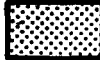



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Date: 86 12 01 Drawn by: K.L.  
File no. C6E6.17 Map no. 48-16E



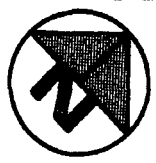
Queen Street East (Hwy. No. 7)

**LEGEND**

-  BUILDING AREA A
-  BUILDING AREA B
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY ACCESS

SECTION 347 - SITE PLAN  
BY-LAW 861

By - Law 10-87 Schedule B



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**CITY OF BRAMPTON**  
Planning and Development

Date: 86 12 03 Drawn by: K.L.  
File no. C6E6.17 Map no. 48-16 J



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

AND IN THE MATTER OF the City of  
Brampton By-law 10-87.

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 9-87 which adopted Amendment Number 108  
was passed by the Council of the Corporation of  
the City of Brampton at its meeting held on  
January 12th, 1987.
3. Written notice of By-law 10-87 as required by  
section 34 (17) of the Planning Act, 1983 was  
given on January 23rd, 1987, in the manner and in  
the form and to the persons and agencies  
prescribed by the Planning Act, 1983, the last  
day for appeal being February 16th, 1987.
4. No notice of appeal under section 34(18) of the  
Planning Act, 1983 was filed with me on or before  
the last day for appeal.
5. Official Plan Amendment 108 was approved by the  
Ministry of Municipal Affairs on March 17th,  
1987.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 30th day of March, 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.

