



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 43-78

A By-law to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings on part of Lot 15, Concession 1, W.H.S. (Toronto Township) in the City of Brampton, and more particularly described as Parts of Lot 1 and 2, Registered Plan Number 347 located

at the south west corner of the intersection of Steeles Avenue and Highway Number 10.

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 "Automobile Service Station" means a building or place where gasoline, oil, grease, anti-freeze, tire, tubes, tire accessories, electric light bulbs, spark plugs, batteries and auto accessories or parts for motor vehicles are stored or kept for sale, or where motor vehicles may be serviced, lubricated or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 1.4 "Automobile Self-Serve Gasoline Filling Station" means a building or place or any part thereof containing facilities for dispensing gasoline, oil, anti-freeze or any other motor vehicle fuel by the customers themselves.

- 1.5 "Car Wash" means a building or place of any part thereof containing facilities for the washing and waxing of automobiles by hand or by mechanical means.
- 1.6 Landscaped Open Space shall mean open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or 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.
- 1.7 "Main Building" shall mean the building designed or used for the principal use on the lot.
- 1.8 "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.
- 1.9 "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 this 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 by-law.
- 2.2 "Permitted Uses"
- (a) Automobile Service Station, which shall include service facilities within the service station building as shown on Schedule "A" hereto attached and attendant operated gasoline filling facilities.
 - (b) Automobile Self-Service Gasoline Filling Station with a kiosk for cashiers, as shown on the Schedule "A" attached.
 - (c) Car Wash, with a maximum size of ninety (90) feet by thirty (30) feet.
 - (d) Use accessory to the above.
 - (e) The uses set out in (b) (c) and (d) may only be conducted as accessory to the use set out in (a) above.

SECTION 3.0 - REGULATIONS

3.1 "Yard Requirements"

- (a) The minimum front, rear and side yards of buildings, kiosk, pump islands and canopy and other facilities shall be as shown on Schedule "A" hereto attached.

- (b) Any building to be constructed shall be within the building area as shown on Schedule "A" hereto attached.

3.2 "Building Requirements"

The maximum height of any building located on land shown on Schedule "A" shall be one storey and the maximum building area shall be five thousand (5,000) square feet as shown on Schedule "A" hereto attached.

3.3 "Parking Requirements"

- (a) Minimum off-street parking spaces for the employees shall be provided, as follows:
 - i) One parking space for every four (4) fuelling hoses.
 - ii) One parking space for every service bay.

- (b) Minimum off-street waiting spaces shall be provided, as follows:
 - i) At least twenty (20) vehicle spaces to line up while waiting to enter each car wash line and at least two (2) vehicle spaces to stand up on when leaving each car wash line.
 - ii) At least one (1) waiting space for every two (2) fuelling hoses.

- (c) The minimum size of a waiting space shall be nine (9) feet by twenty (20) feet.

- (d) The minimum size of a parking space shall be nine (9) feet six (6) inches by twenty (20) feet and all parking spaces shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule "A" hereto attached.

3.4 "Entrance and Exit Ramps"

- (a) Entrance and exit ramps shall be a minimum of twenty-five (25) feet in width measured perpendicular to the centre line of the ramp.

- (b) All entrance and exit ramps shall be located as shown on Schedule "A" hereto attached.

- (c) The minimum distance between ramps shall be twenty-five (25) feet and the interior angle between the street line and the centre line of the ramp shall be sixty (60) to ninety (90) degrees.

3.5 "General Requirements"

- (a) All gasoline pump islands shall be located a minimum of twenty-five (25) feet from any street line.
- (b) All areas of the site not occupied by buildings, landscaping or pump islands shall be paved.
- (c) Landscaping plans for the areas shown as such on Schedule "A" hereto attached, shall be subject to the approval by the City.
- (d) The 'landscaped open space' and the plant material shall be maintained in accordance with the landscaping plan as approved and the site shall be kept clear of debris and refuse at all times.
- (e) All lighting on the lands shall be directed away from adjacent areas to the south and west.
- (f) All signs and advertising on the lands shall be subject to the approval by the City.

SECTION 4.0 - ADMINISTRATION

4.1 "Administration and Enforcement"

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

4.2 "Violation and Penalty"

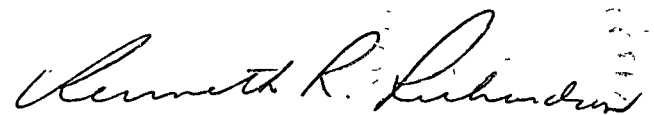
Every person who contravenes this By-law is guilty of an offence and liable upon summary conviction to a penalty not exceeding One Thousand Dollars (\$1,000.00), exclusive of costs for each and every such offence and every fine is recoverable under The Summary Convictions Act.

4.3 This by-law shall not come into force and effect unless and until approved by the Ontario Municipal Board.

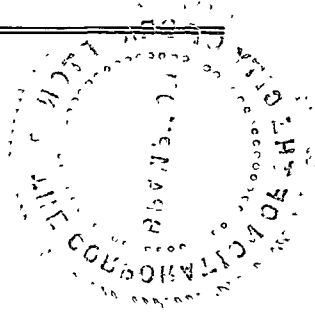
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 20th day of February, 1978.


JAMES E. ARCHDEKIN, MAYOR

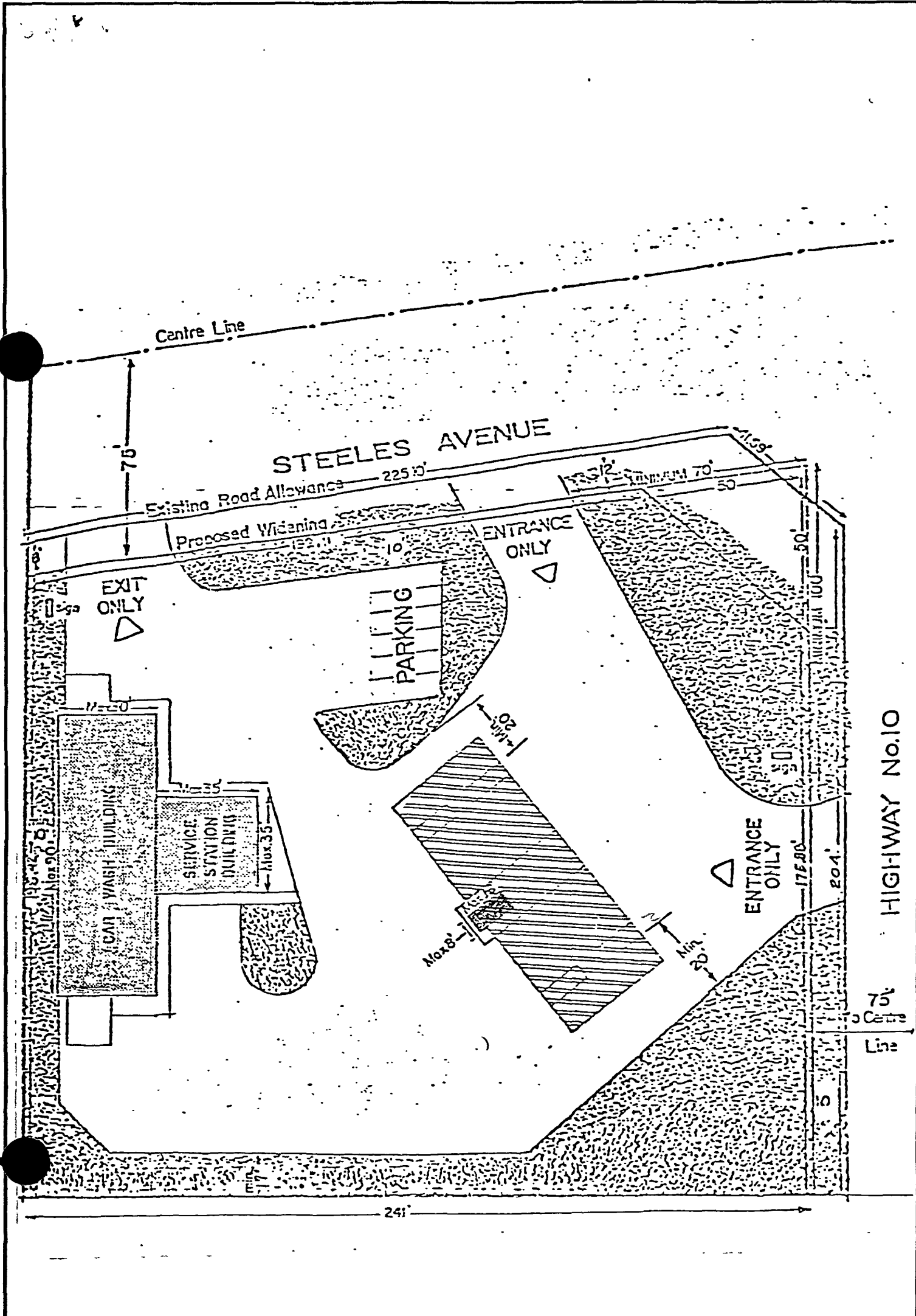

KENNETH R. RICHARDSON, CLERK

PASSED February 20 19 78

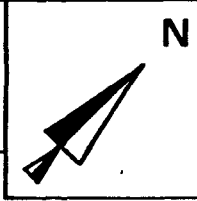


BY-LAW

No. 43-78



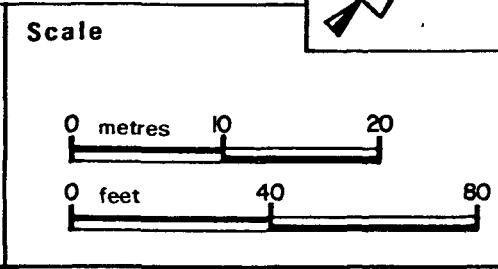
BY LAW No. 43-78
 SCHEDULE 'A'



Drawn	DVC
Date	1978 0210
File No.	75
Dwg. No.	A

LEGEND

	BUILDING AREA
	CANOPY
	LANDSCAPED OPEN SPACE



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT



R 78786

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 43-78

B E F O R E :

W.H.J. THOMPSON, Q.C.
Vice-Chairman

- and -

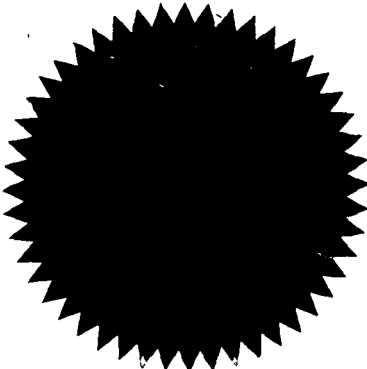
K.D. BINDHARDT
Member

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Thursday, the 6th day of
April, 1978

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 43-78 is
hereby approved.



SECRETARY

ENTERED	
O. B. No...	R 78-1
File No...	198
APR 12 1978	
SECRETARY, ONTARIO MUNICIPAL BOARD	