



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 78-81

To amend By-law 861, of the former Township of Chinguacousy, now in the City of Brampton (Part of Lot 13, Concession 2, E.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 of the former Township of Chinguacousy, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A attached to this by-law from AGRICULTURAL (A) to COMMERCIAL SPECIAL - SECTION 312 (CS-SECTION 312).
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. Schedule B to this by-law is hereby attached to By-law 861 as SECTION 312 - SITE PLAN, and forms part of By-law 861.
4. By-law 861 is hereby amended by adding thereto the following section:

"312.

312.1 The lands designated as CS-SECTION 312 on Schedule A hereto attached:

- 312.1.1 shall only be used for
- (a) offices of medical, dental or drugless practitioners
  - (b) business offices, other than real estate offices
  - (c) a medical laboratory
  - (d) a pharmacy

312.1.2 shall be subject to the following requirements and restrictions:

- (1) All buildings on the site may only be located

within the areas shown as "Building Area" on SECTION 312-SITE PLAN

- (2) Solid screening fencing shall be provided along property boundaries which abut lands zoned for Residential purposes.
- (3) Landscaped open space shall be provided in the area shown on SECTION 312-SITE PLAN as "Landscaped Open Space".
- (4) The pharmacy shall not have a gross commercial floor area in excess of 93 square metres.
- (5) Basement or cellar areas shall not be used for other than mechanical and storage purposes.
- (6) The total gross leaseable commercial floor area of all buildings on the site shall not exceed 850 square metres.
- (7) Parking spaces shall be provided on the site in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
(i) Physician, dentist, or drugless practitioner's office and medical laboratory	1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
(ii) other offices	1 parking space for each 19 square metres gross commercial floor area or portion thereof.
(iii) pharmacy	1 parking space for each 19 square metres gross commercial floor area or portion thereof.

- (8) Maximum building height 7.6 metres.

312.1.3 shall also be subject to the requirements and restrictions relating to the CS zone which are not in conflict with those set out in subsection 312.1.2.

312.2 For the purposes of SECTION 312, BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent finished grade.

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; or,
- (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.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

FLOOR AREA, GROSS COMMERCIAL shall mean the 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.


FLOOR AREA, GROSS LEASABLE COMMERCIAL shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices but excluding storage areas below established grade.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool 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."

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

this 6th day of April, 1981

  
James E Archdekin, Mayor

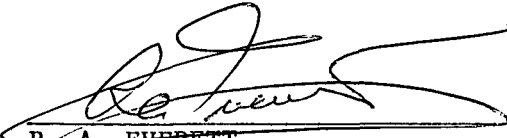
  
Ralph A Everett, Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 13/3/01

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

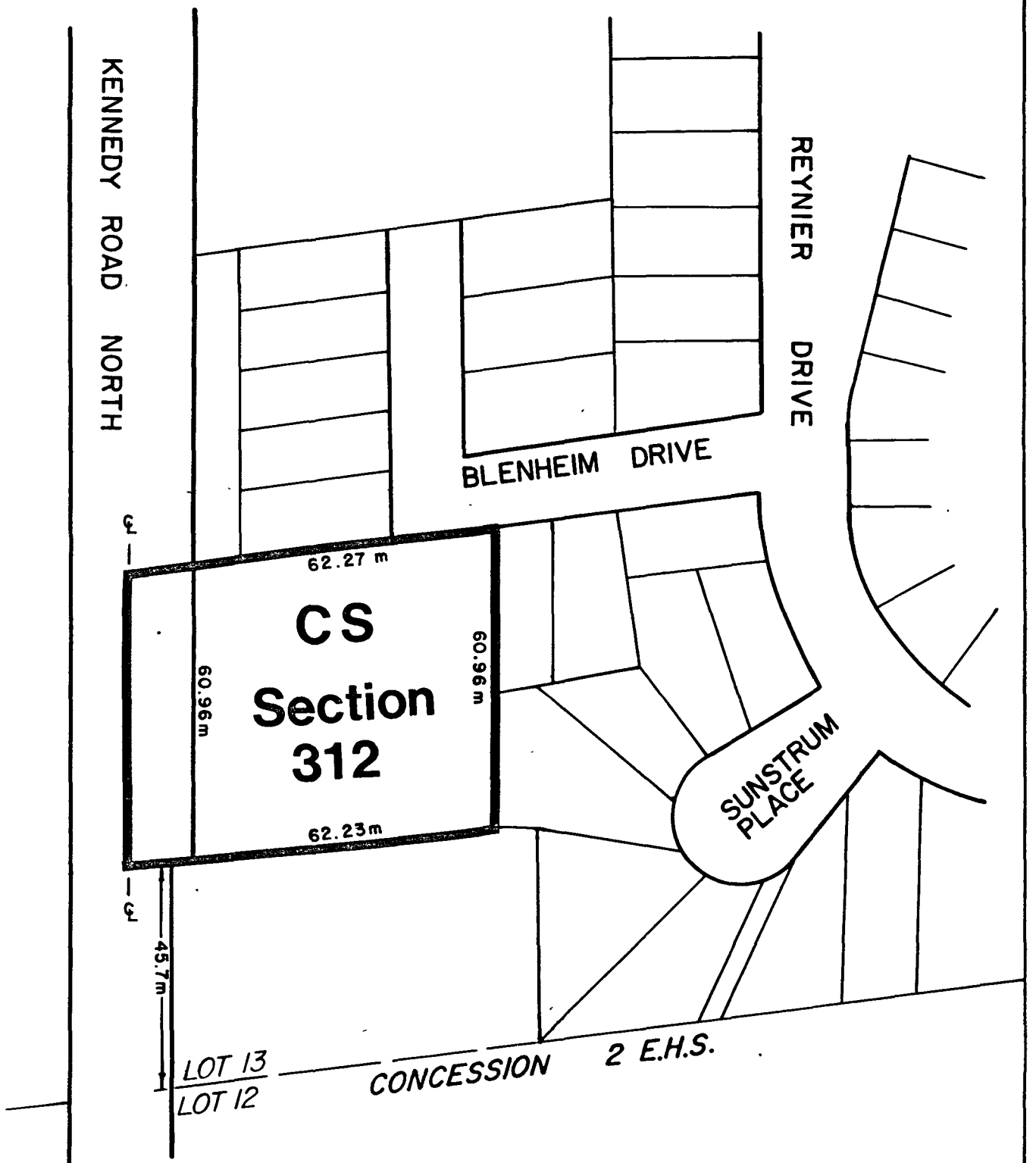
I, RALPH A. EVERETT, hereby certify that the notice for By-law 65-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 16th day of March, 1981 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on April 21st, 1981 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

DATED at the City of Brampton this 27th day of April, 1981.

  
R. A. EVERETT  
CITY CLERK

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the Municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.



Part Lot 13 Concession 2 E.H.S.  
 By-law 861 Schedule A

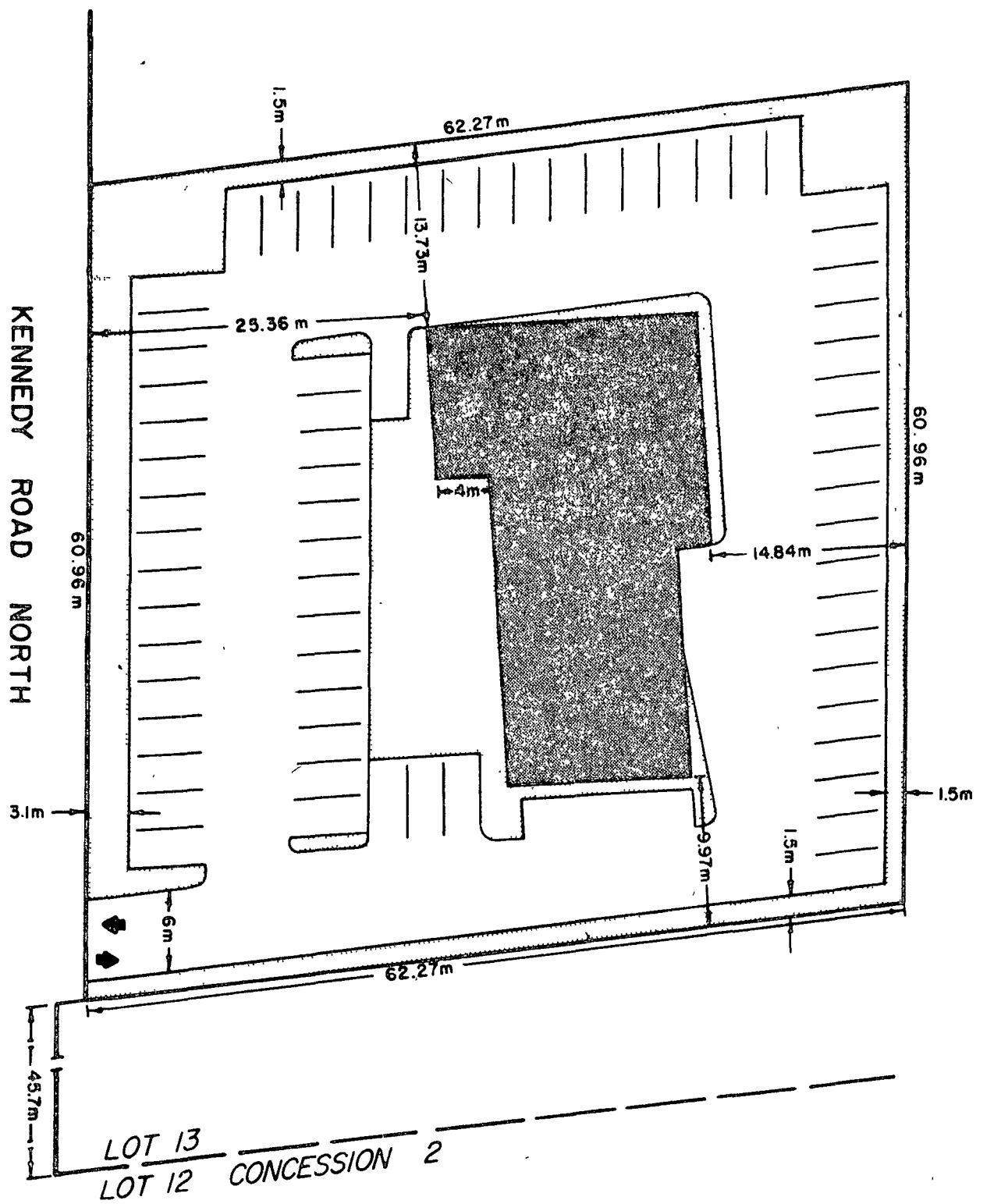
BY-LAW 78-81 SCHEDULE A



1: 1200

**CITY OF BRAMPTON**  
 Planning and Development

Date: 81 02 09 Drawn by: RS  
 File no. C2E 13.8 Map no. 26-7F



BUILDING AREA  
 LANDSCAPED OPEN SPACE

SECTION 312 - SITE PLAN  
By-law 861

PART OF LOT 13 CON. 2 E.H.S.  
BY-LAW ~~7881~~ SCHEDULE B



1: 4 43

CITY OF BRAMPTON  
Planning and Development

Date: 81 02 9 Drawn by: RS

File no. C2 E13.8 Map no. 26-7G

