



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 111-80

To amend By-law 861, as amended,  
for the land located on Part of Lot 14,  
Concession 2, E.H.S.

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby further amended by changing from TOWN CENTRE HOLDING (T(H)) and AGRICULTURAL (A) to TOWN CENTRE-SECTION 258 (T-SECTION 258), the zoning designation of the area shown outlined on Schedule A attached to this by-law, such land being part of lot 14, Concession 2, E.H.S., in the former Township of Chinguacousy, now in the City of Brampton.
2. Schedule A of 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 is further amended by adding the following sections:

"258. The lands designated as T-SECTION 258 on Schedule A hereto attached:

258.1 shall be used for the following purposes:

- (1) commercial, including automobile parts or accessory sales establishment and related automobile repair shop, but not including automobile body shop or automobile sales establishment.
- (2) business offices;
- (3) any operation of a public authority;
- (4) an automobile service station and car wash facility;
- (5) use accessory to the permitted purposes.

(2)

258.2 shall be subject to the following requirements and restrictions:

- (1) the gross leasable floor area used for commercial purposes shall not exceed 23,240 square metres;
- (2) the gross leasable floor area used for business offices shall not exceed 8,600 square metres;
- (3) no more than one automobile service station and one car wash facility shall be permitted;
- (4) the minimum distance from each property line shall be 12 metres, except the pumps of the automobile service station which shall meet the requirements of Section 15;
- (5) no building or part thereof used for commercial purposes shall exceed 2 storeys in height, and no building or part thereof used for business offices shall exceed 4 storeys in height.
- (6) parking spaces
  - (a) a minimum of 59 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area used for commercial purposes;
  - (b) for business offices, a minimum of 27 parking spaces shall be provided for every 1,000 square metres of gross leasable floor area remaining after subtracting from the gross leasable floor area used for business offices 20% of the gross leasable floor area used for commercial purposes
  - (c) for each bus loading area provided on the site within 60 metres of a building used for commercial purposes, the total parking space requirement for the development may be reduced by 25 parking spaces;
  - (d) a minimum of 3 parking spaces shall be provided for the automobile service station and car wash facility, and two additional parking spaces shall be provided for each service bay;

(3)

- (e) each parking space shall have a rectangular area not less than 2.74 metres by 5.8 metres in size, and form an angle from 60 degrees to 90 degrees with the aisle leading to the space, and such an aisle shall not be less than 6.1 metres in width;

(7) loading spaces

- (a) For each building used for commercial purposes, in addition to the required parking spaces, loading spaces shall be provided, in accordance with the following:

<u>Gross Leasable Floor Area of Building</u>	<u>Number of Loading Spaces</u>
418 square metres or less	None
418.1 square metres to 2,323 square metres	1
2,323 square metres to 4,646 square metres	2
4,646 square metres to 4,646.1 square metres and over	3

- (b) Each loading space shall be a minimum of 9.15 metres in length and 3.66 metres in width, with a vertical clearance of at least 4.3 metres.
- (c) The aisle or driveway leading to each loading space shall be at least 6 metres in width.

258.3 For the purposes of this section,

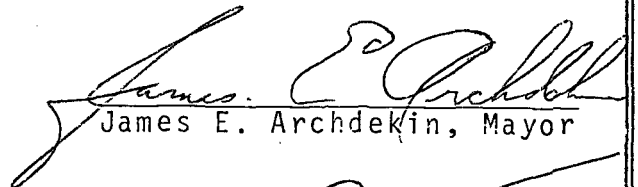
- (1) automobile body shop shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.
- (2) automobile repair shop shall mean a building or place used for the repair and servicing of motor vehicles, but shall not include an automobile body shop, an automobile sales establishment, or a service station.

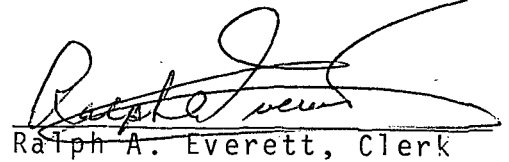
(4)

- (3) automobile sales establishment shall mean a building or place used for the display, sale or rental of motor vehicles.
- (4) gross leasable floor area shall mean the aggregate of the areas of each storey, at, above and 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."

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

This 21st day of APRIL, 1980.

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Clerk



CONESTOGA DRIVE

FIRST LINE EAST

# T-Section 258

SANDALWOOD PARKWAY

Lot 14  
Lot 13

BLOCK C

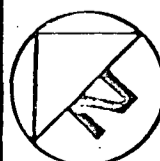
BLOCK B

BLOCK G

1' Reserve

Part Lot 14, Concession I.E.H.S.  
By-law No. 861, Schedule A

BY-LAW No. 111-80 SCHEDULE A



1:2400

CITY OF BRAMPTON  
Planning and Development

Date: 79 11 19

Drawn by: Ck

File No. 01841

Map No. 25-12



R 801592

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 111-80

B E F O R E :

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

- and -

S.S. SPEIGEL  
Member

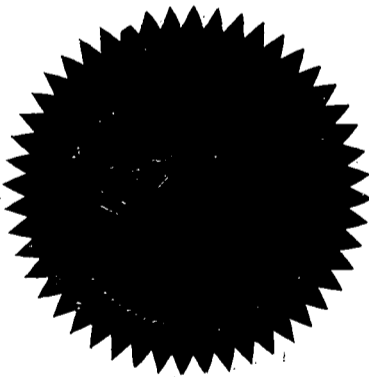
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Wednesday, the 30th day

of July, 1980

The objectors to approval of the said by-law  
having withdrawn their objections;

THE BOARD ORDERS that By-law 111-80 is hereby  
approved.



*[Handwritten signature]*  
SECRETARY

ENTERED
G. E. No. <i>R80-3</i>
Folio No. <i>157</i>
AUG 1 1980
<i>[Handwritten signature]</i>
SECRETARY, ONTARIO MUNICIPAL BOARD