



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

141-90

Number _____

To amend By-law 151-88 (part of Lot 2
Concession 3, E.H.S., in the
geographic Township of Chinguacousy)

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) by changing on sheet 62D of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL ONE A - (M1A) to COMMERCIAL TWO - SECTION - 500 (C2 - SECTION 500), such lands being part of Lot 2, Concession 3, East of Hurontario Street, in the geographic Township of Chinguacousy.
 - (2) by adding thereto the following section:

"500 The lands designated C2 - SECTION 500 on SHEET 62-D of Schedule A to this by-law;

500.1 shall only be used for the following purposes:

 - (1) offices, excluding offices of a physician, dentist or drugless practitioner
 - (2) only in conjunction with offices
 - (a) a printing or copying establishment
 - (b) either a dining room restaurant or a standard restaurant, but not both

- (c) a fast food restaurant and a take-out restaurant shall not be a permitted purpose
 - (d) personal service shop
 - (e) bank, trust company or finance company
 - (f) a retail establishment, excluding the sale of foods, having no outside storage
 - (g) an employee day nursery as an accessory use only
- (3) purposes accessory to the other permitted purposes


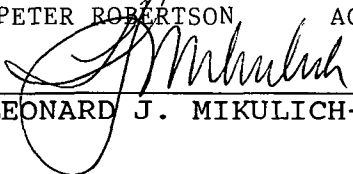
500.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth
 - 46.7 metres
- (2) Minimum Interior Side Yard Width
 - 8.4 metres
- (3) Minimum Exterior Side Yard Width
 - (a) 19.2 metres for a one storey building
 - (b) 42.0 metres for a building exceeding one storey
- (4) Minimum Rear Yard Depth
 - 9.3 metres
- (5) Minimum Lot Width
 - 65.0 metres
- (6) Maximum Building Height
 - 10 storeys
- (7) Minimum Landscape Open Space
 - 25 percent of the lot area

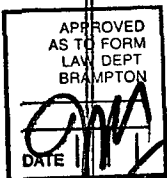
- (8) Maximum Gross Commercial Floor Area for all buildings
- 20,985 square metres
- (9) Maximum Gross Leasable Commercial Floor Area for purposes permitted by section 500.1(2) - 10 percent of the Gross Leasable Commercial Floor Area of Office Purposes erected on the lands
- (10) Day nursery, as a permitted accessory purpose, shall be subject to the requirements of the Ministry of Community and Social Services
- (11) No below grade building or structure shall be located closer than 14 metres to the right-of-way of Dixie Road
- (12) All garbage and refuse containers shall be located within an enclosed building.

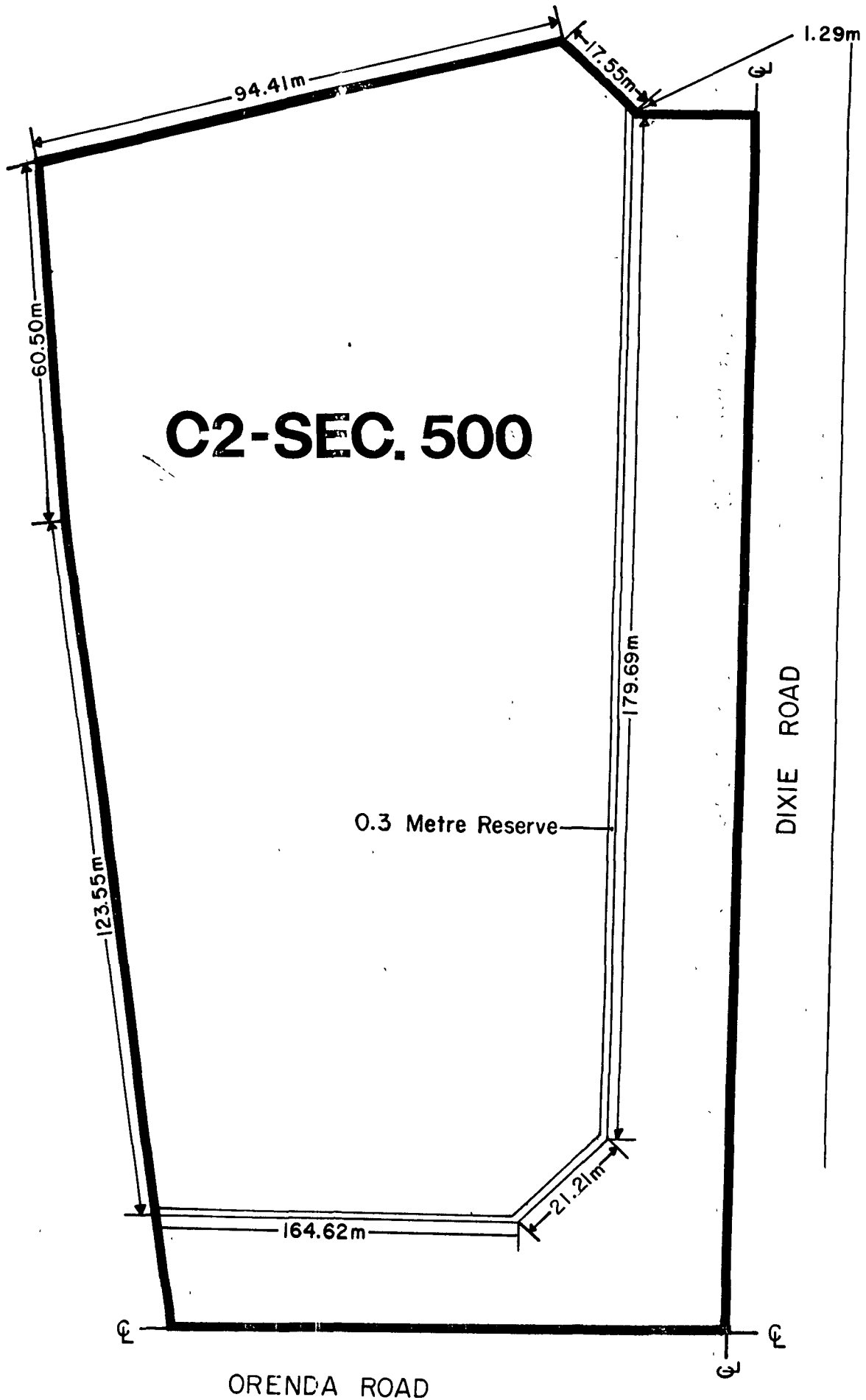
500.3 shall also be subject to the requirements and restrictions relating to the C2 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in Section 500.2".

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16 th day of July 19 90.


~~KENNETH XXX WILLIAMS XXXX MAYOR~~
PETER ROBERTSON, ACTING MAYOR

LEONARD J. MIKULICH- CLERK

13/90/LWHL/jo





ZONE BOUNDARY
 CENTRELINE OF ROAD ALLOWANCE
 m METRES

PART LOT 2, CON.3, E.H.S.(CHING.)
 BY-LAW 151-88 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

By-law 141-90

Schedule A

1:880

Date: 1990 02 07 Drawn by: CJK
 File no. C3E2.1 Map no. 62-34D

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

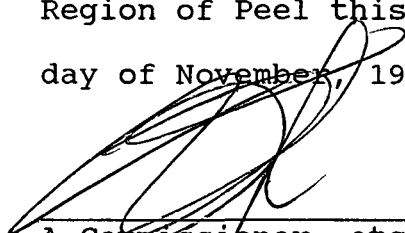
AND IN THE MATTER OF the City of
Brampton By-law 141-90.

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 140-90 which adopted Official Plan
Amendment Number 190 was passed by the Council
of the Corporation of Brampton at its meeting
held on July 16th, 1990.
3. Written notice of By-law 141-90 as required by
section 34 (17) of the Planning Act, 1983 was
given on August 2nd, 1990, 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 August 22nd, 1990.
4. No notice of appeal under section 34 (18) of
the Planning Act, 1983 has been filed with me
on or before the last day for appeal.
5. Official Plan Amendment 190 was approved by
the Ministry of Municipal Affairs on October
23rd, 1990.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 6th)
day of November, 1990.)


A Commissioner, etc.)

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1991