



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 168-81

To amend By-law 861, of the former Township of Chinguacousy, now in the City of Brampton.
(Part of Lot 6, Concession 6, 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 316 (CS-SECTION 316).
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. By-law 861 is hereby amended by adding thereto the following section:

"316.

316.1 The lands designated as CS-Section 316 on Schedule A attached to this by-law:

316.1.1 shall only be used for one or more of the following purposes:

- (1) a garden centre;
- (2) a fruit and vegetable market;
- (3) a delicatessen;
- (4) a grocery store;
- (5) an office, accessory to the principal retail business; and
- (6) a bakery

316.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage: 60.0 metres
- (2) minimum lot depth: 53.0 metres
- (3) minimum side yard width: 6.0 metres
- (4) minimum rear yard depth: 6.0 metres
- (5) minimum front yard depth: 21.0 metres
- (6) maximum gross commercial floor area: 1342.0 square metres
- (7) maximum coverage of lot by buildings: 24 percent
- (8) minimum number of parking spaces: 43
- (9) minimum number of loading spaces: 1
- (10) minimum landscaped open space: 4 percent of the lot area.
- (11) maximum building height: 2 storeys

316.1.3 shall also be subject to those requirements and restrictions relating to the CS zone which are not in conflict with the ones set out in section 316.1.2.

316.2 For the purposes of Section 316,

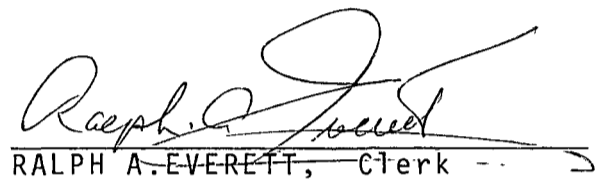
FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

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 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."

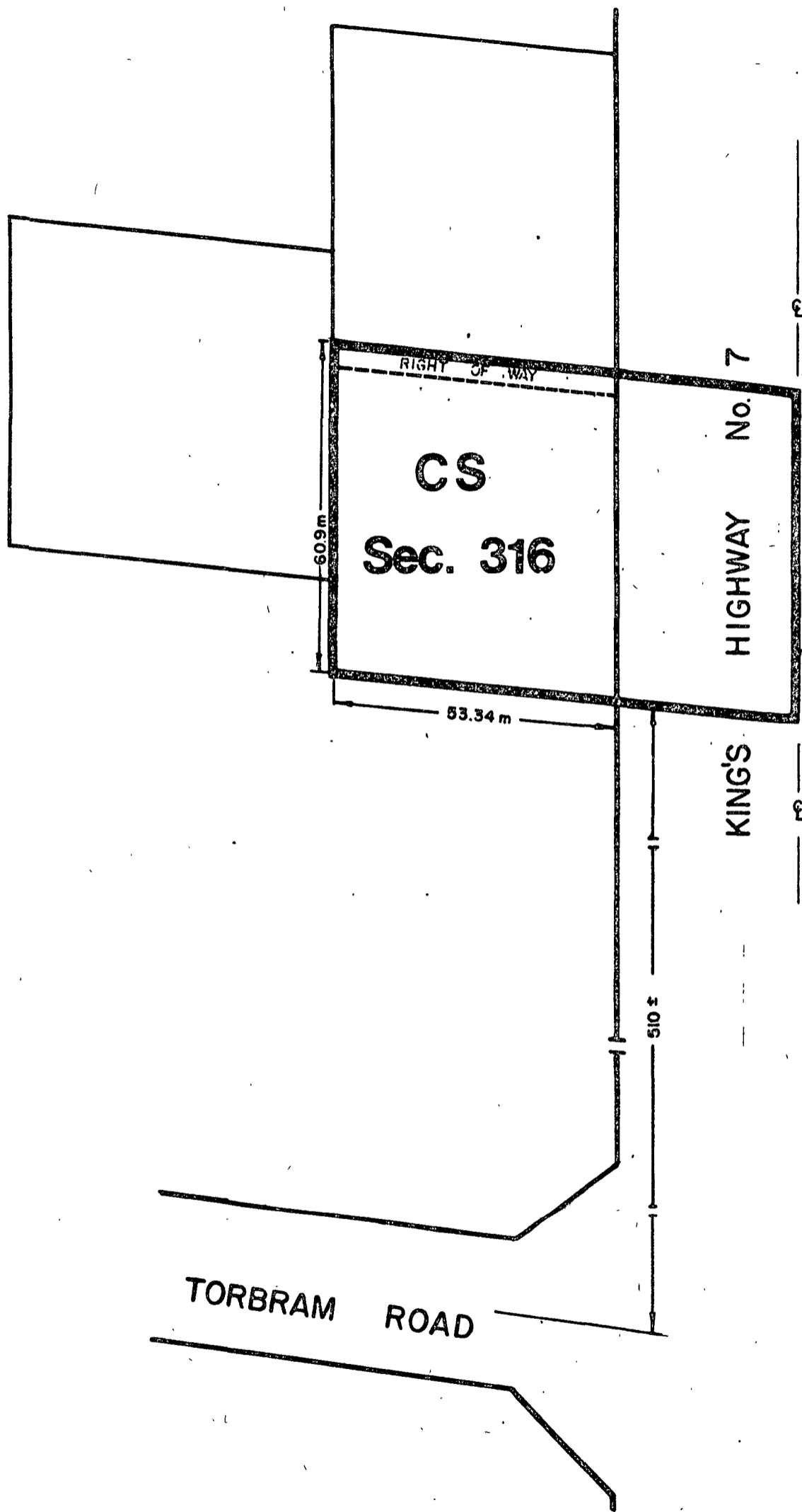
READ a FIRST, SECOND and THIRD TIME and PASSED IN OPEN COUNCIL

this 17th day of August 1981.


JAMES E. ARCHDEKIN, Mayor


RALPH A. EVERETT, Clerk

APPROVED
AS TO FORM
LAW DEPT.
DRAHMAN
DATE 11/18/81



*PART of LOT 6 CONCESSION 6 E.H.S.
Bylaw 861 Schedule A*



1:1000

CITY OF BRAMPTON
Planning and Development

Date: 81 03 30 Drawn by: RS
File no. C6E6.6 Map no. 48-4F

Bylaw 168-81 **Schedule A**



R 812216

Ontario Municipal Board

IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980, c.
379),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Brampton, for approval of its
Restricted Area By-law 168-81

B E F O R E :

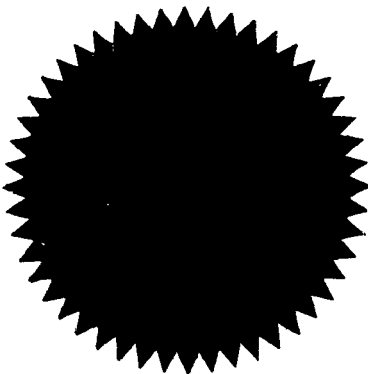
D.L. SANTO
Member

}
}
}
}

Thursday, the 6th day
of May, 1982

THE COUNCIL of the applicant corporation having an opportunity to consider certain amendments to By-law 168-81 and the said council having on the 26th day of April, 1982 passed By-law 78-82 amending By-law 168-81 and having caused a certified copy thereof to be filed and the Board having dispensed with notice of such by-law and this application for approval of By-law 168-81 as amended by By-law 78-82 coming on for public hearing this day and after the hearing of the application;

THE BOARD ORDERS that By-law 168-81 as amended by By-law 78-82 is hereby approved.



SECRETARY

ENTERED
O. B. No. <u>R81-5</u>
Folio No. <u>340</u>
MAY 14 1982
SECRETARY, ONTARIO MUNICIPAL BOARD



BY-LAW

No. 168-81

To amend By-law 861, of the former
Township of Chinguacousy, now in
the City of Brampton
(Part Lot 6, Con. 6, E.H.S.)
(IMPERIAL FRUIT MARKET)