



REPEALED BY  
BY-LAW 214-86

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 185-86  
To amend By-law 187-82  
(part of Lot 14, Concession  
1, E.H.S., in the  
geographic Township of  
Toronto)

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

1. Schedule A to this by-law is deemed to be amended to reflect any changes, in respect of the zoning designation for the area of land shown thereon, implemented by a zoning by-law which was passed before, but has not come into force at the time of, the enactment of this by-law, if that zoning by-law comes into force before the date this by-law comes into force.
2. By-law 187-82, as amended, is hereby further amended by deleting Schedule A - Sheet 2 therefrom, and substituting therefor Schedule A to this by-law
3. By-law 187-82 is hereby further amended by adding the following section:

"112.1 The lands designated OC - SECTION 112 on Schedule A to this by-law:

112.1.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a travel agency;
- (4) a gift shop or card shop;
- (5) an insurance agency;
- (6) an interior design or art gallery;

- (7) a photographic studio;
- (8) a hairdresser or beauty salon;
- (9) a pharmacy or medical supply shop;
- (10) a dispensing optician; and
- (11) a tobacco shop.

112.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: - 9500 square metres
- (b) maximum height of buildings:
  - for main building: - 6 storeys
  - for podium structure for parking purposes: - 2.4 metres above the finished grade
- (c) maximum gross floor area for all buildings: - 8400 square metres
- (d) maximum gross floor area for a tobacco shop: - 80 square metres
- (e) maximum gross floor area for a pharmacy or medical supply store: - 120 square metres
- (f) minimum front yard depth: - 9 metres
- (g) minimum rear yard depth:
  - for main building: - 50 metres
  - for podium structure for parking purposes: - 3.0 metres
- (h) minimum side yard width:
  - no one side yard shall be less than 9 metres
  - the combined width of both side yards shall not be less than 40 metres

- (i) minimum lot width: - 85 metres
- (j) minimum landscaped open space:
  - (1) a minimum of 50% of the required front yard,
  - (2) a strip with a minimum width of 3 metres along the rear lot lines, and
  - (3) a minimum 20% of the area of the entire parcel.
- (k) maximum coverage by main building: - 17%
- (l) the number of parking spaces required by section 8.2 may be reduced to the number obtained from performing the following calculations and using Table 112.1:
  - 1. calculate the number of parking spaces required by section 8.2 for each use on the site;
  - 2. multiply each number in the row beside a proposed use in Table 112.1 by the number of parking spaces required by section 8.2 for that particular use;
  - 3. total each column; and
  - 4. the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

TABLE 112.1  
PEAK PERIOD PERCENTAGES

<u>Land Use</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
general office	100	90	95	10
medical office	100	90	95	30
realtor office	100	90	100	50
other uses	<u>80</u>	<u>65</u>	<u>100</u>	<u>100</u>
TOTAL:				

- (m) the exterior of the main building shall be primarily precast concrete and glass

112.1.3 shall also be subject to those requirements and restrictions of the OC zone which are not in conflict with the ones set out in section 112.1.2."

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

this 14th day of July 1986.



KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

4-86/2



APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON



DATE