



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 196-87

To amend By-law 861, (part of  
Lots 12 and 13, Concession 2,  
E.H.S., in the geographic  
Township of Chinguacousy)

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

1. Schedule A of By-law 861, as amended, is hereby amended by changing the zoning designation of the land shown outlined on Schedule A to this by-law, from AGRICULTURAL (A) to COMMERCIAL TWO - SECTION 498 (C2 - SEC 498).
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 amended, as SECTION 498 - SITE PLAN and forms part of By-law 861.
4. By-law 861, as amended, is hereby further amended by adding thereto the following section:

"498.1 The lands designated C2 - SECTION 498 on Schedule A to this by-law:

498.1.1 shall only be used for:

- (1) one fruit and vegetable retail market;
- (2) general offices, including a real estate office;
- (3) medical, dental and drugless practitioner's offices, and
- (4) purposes accessory to the other permitted purposes.

498.1.2 shall be subject to the following requirements and restrictions:

- (1) the maximum ground floor area of all buildings and structures shall not exceed 818 square metres;
- (2) the maximum building height shall not exceed 2 storeys;
- (3) the minimum lot depth shall be 67 metres;
- (4) the minimum lot frontage shall be 76 metres;
- (5) the minimum lot area shall be 0.5 hectares;
- (6) the minimum front yard depth, rear yard depth, side yard depth and side yard width shall be as shown on SECTION 458 - SITE PLAN;
- (7) all garbage and refuse containers shall be located within a building;
- (8) landscaped open space shall be provided and maintained in the locations shown as LANDSCAPED OPEN SPACE on SECTION 498 - SITE PLAN, and
- (9) parking shall be provided in accordance with the following:
  - (i) fruit and vegetable retail market - 1 space for each 17 square metres of gross commercial floor area or fraction thereof;
  - (ii) general office - 1 space for each 31 square metres of gross commercial floor area or fraction thereof
  - (iii) real estate office - 1 space for each 20 square metres of gross commercial floor area or fraction thereof;
  - (iv) medical, dental or drugless practitioner office - 1 space for each 12 square metres of gross commercial floor area or fraction thereof;
- (10) (a) each parking space shall have unobstructed access to an aisle leading to a driveway or

street, and in the case of an angle parking space, shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and in the case of a parallel parking space, shall be a rectangular area measuring not less than 2.75 metres and 6.5 metres in length, the long side of which is parallel either to an aisle or private street;

(b) aisles leading to parking spaces and providing unobstructed access from each parking space shall have a minimum width of 6 metres, and

(11) a masonry wall shall have a minimum height of 1.82 metres and shall be located as shown on SECTION 498 - SITE PLAN.

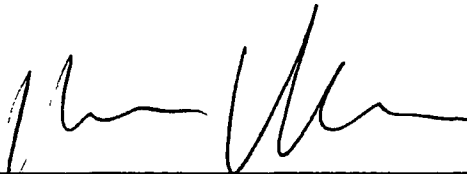
498.1.3 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law, which are not in conflict with the provisions set out in SECTION 498.1.2.

498.2 For the purposes of SECTION 498,

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 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."

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.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 17th day of August 1987

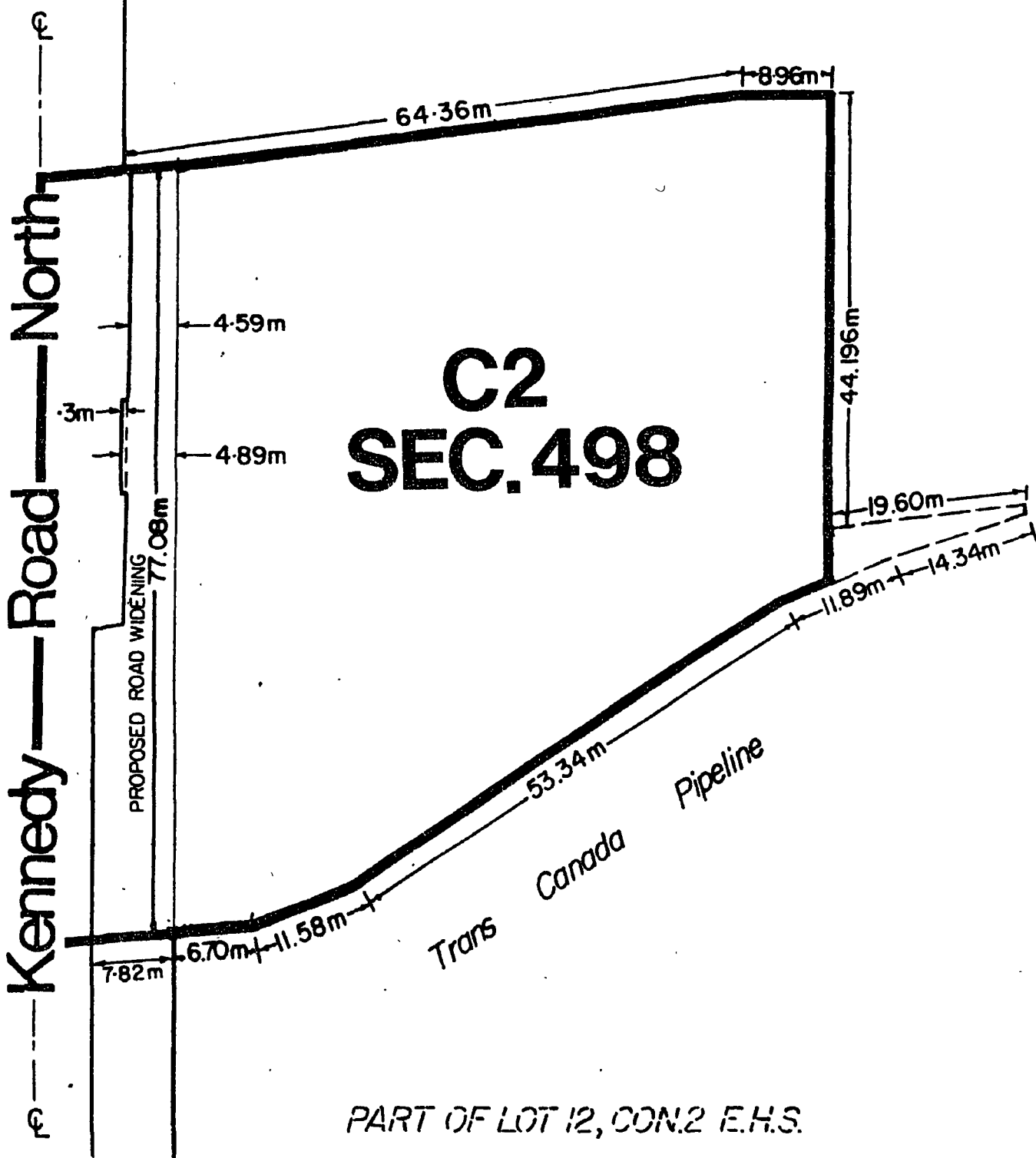
  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

93-86/6

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAND  
DATE

PART OF LOT 13, CON. 2 E.H.S.



PART OF LOT 12, CON. 2 E.H.S.

- PROPERTY LIMIT
- m METRE
- █ ZONE BOUNDARY

PART LOTS 12 & 13, CON. 2, E.H.S. (CHING BY-LAW 861 SCHEDULE A

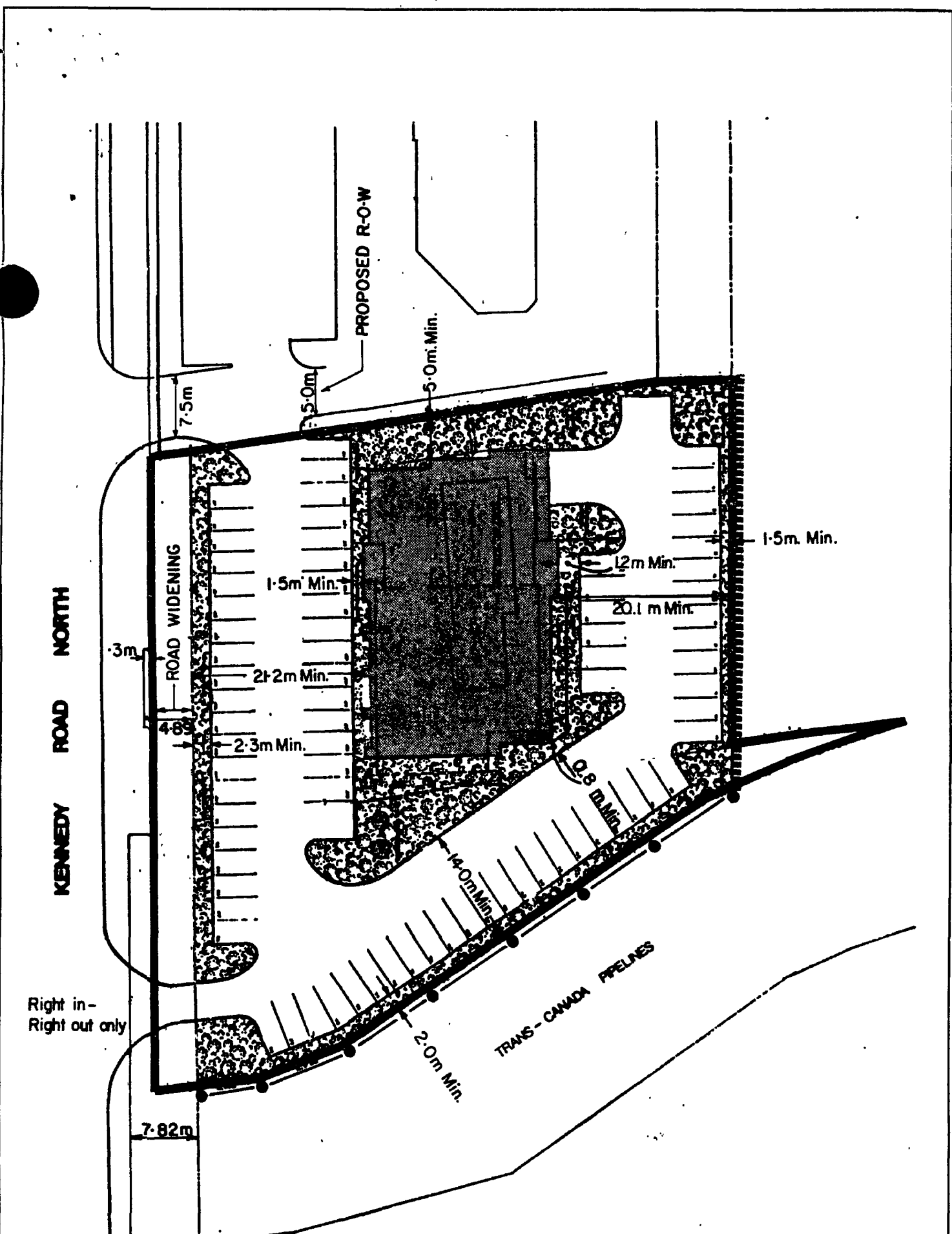


**CITY OF BRAMPTON**  
Planning and Development

By-law 196-87 Schedule A

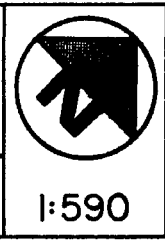
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Date: 87. 06 09 Drawn by: C.R.E.  
File no. C2E13.14 Map no. 26-27M



- CHAIN LINK VINYL COVERED FENCE (MIN. 1.2m In Height)
- ..... MASONRY WALL (Minimum 1.82m In Height)
- BUILDING AREA
- ▨ LANDSCAPED OPEN SPACE
- LIMIT OF SUBJECT LANDS
- m METRE
- Min. MINIMUM

SECTION 498 — SITE PLAN  
 By-Law 861  
 By-Law 196-87 Schedule B



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1987 06 09 Drawn by: C.R.E.  
 File no. C2E13-14 Map no. 26-27L



RECEIVED  
CLERK'S DEPT.

MAR 11 1988

REG: 1889

R 870499

FILE NO: C2E13.14

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 34 of the  
Planning Act, 1983

AND IN THE MATTER OF an appeal by Glendor  
Miller against Zoning By-law 196-87 of  
the Corporation of the City of Brampton

**B E F O R E :**

D. S. COLBOURNE  
Vice-Chairman

- and -

G. A. HARRON  
Member

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Tuesday, the 23rd day  
of February, 1988

THE APPEAL having been abandoned;

THE BOARD ORDERS that the appeal against By-law 196-87 is hereby dismissed.

*J. P. McFarlane*  
SECRETARY

|                                 |       |
|---------------------------------|-------|
| ENTERED                         |       |
| O. B. No. ....                  | R87-1 |
| Folio No. ....                  | 380   |
| MAR 9 1988                      |       |
| <i>J. P. McFarlane</i>          |       |
| SECRETARY, ONT. MUNICIPAL BOARD |       |