



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-85

To amend By-law 861 (part of Lot 11, Concession 1, E.H.S., geographic Township of Chinguacousy)

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

1. Schedule A to By-law 861, as amended, is hereby further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from COMMERCIAL CLASS 2 (C2) to COMMERCIAL CLASS 2 - SECTION 450 (C2 - SECTION 450).
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 further amended by adding thereto the following section:

"450.1 The lands designated C2 - SECTION 450 on Schedule A to this by-law:

450.1.1 shall only be used for the following purposes:

- (a) a dining room restaurant;
- (b) a standard restaurant;
- (c) a fast food restaurant;
- (d) a take-out restaurant;
- (e) a fruit and vegetable store;
- (f) a motor vehicle parts and accessories store;
- (g) a tool and equipment rental store;
- (h) a bank or trust company, and
- (i) purposes accessory to the other permitted purposes.

450.1.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Leasable Commercial Floor Area - 650 square metres
- (b) Minimum Front Yard Depth - 15 metres
- (c) Minimum Interior Side Yard Width - 6 metres
- (d) Minimum Rear Yard Depth - 10 metres
- (e) Maximum Building Height - 1 storey
- (f) Minimum Landscaped Open Space Width
 - (1) abutting a road allowance - 3 metres
 - (2) abutting a residential zone - 1.0 metres
- (g) parking spaces shall be provided in accordance with the following:
 - (1) Each parking space shall be an angled parking space or a parallel parking space, and
 - (a) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length; and
 - (b) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
 - (2) Where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (a) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;
 - (b) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;

other than restaurants, plus the parking spaces required for restaurants according to this by-law, if the restaurants occupy greater than 10 percent of the total gross leasable commercial floor area of the building designed for tenant occupancy. If the restaurants occupy less than 10 percent of gross leasable commercial floor area of the buildings, 1 parking space for each 23 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.

(h) Loading spaces shall be provided in accordance with the following:

(1) Each loading space shall have an unobstructed ingress or egress of not less than 6 metres in width to and from a street or lane.

(2) No loading space shall be provided within the front yard or within a side yard flanking a road allowance.

(3) Loading spaces shall be provided and maintained as follows:

(i) Gross leasable commercial floor area of retail commercial uses <u>in square metres</u>	Number of loading spaces
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2350 or less	1 loading space
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(i) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone or a conservation and greenbelt zone;

(j) garbage and refuse containers shall be totally enclosed

(c) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and

(d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(i) up to 50 degrees	4 metres
(ii) 50 degrees up to 70 degrees	5.75 metres
(iii) 70 degrees up to and including 90 degrees	6 metres

(3) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Dining room restaurant	1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.
Standard restaurant	1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof.
Take-out restaurant	1 parking space for each 6.6 square metres of gross commercial floor area or portion thereof.
Fast Food restaurant	1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
Shopping centre having a gross leasable commercial floor area of less than 2,000 square metres	1 parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses

within a climate controlled room and shall not be located closer than 9 metres to any residential zone;

- (k) no outside storage or display of goods shall be permitted, and
- (l) no amusement devices shall be permitted.

450.2

For the purposes of section 450,

AMUSEMENT DEVICE shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment or amusement to the operator, and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and video game.

GROSS COMMERCIAL FLOOR AREA 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.

GROSS LEASABLE COMMERCIAL FLOOR AREA shall mean the aggregate of the areas of each storey, at, above or 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.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and scrubs 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.

RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained.

RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee at the same table where the food and drink are to be consumed, and where drive-in, take-out or packaged fast food services are not available.

RESTAURANT, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.

RESTAURANT, TAKE-OUT shall mean a building or place having less than 11 seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

SHOPPING CENTRE shall mean the premises upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants."

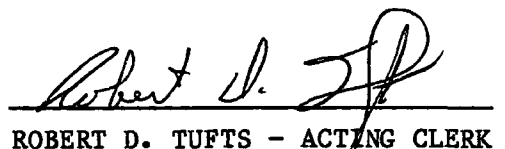
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council,

This 12th day of August, 198.



KENNETH G. WHILLANS - MAYOR

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 8/16/84



ROBERT D. TUFTS - ACTING CLERK

Highway No. 10

C2 - SEC. 450

49.55 m

60.36 m

47.33 m

162 m

Highway No. 7

 ZONE BOUNDARY

PART LOT 11, CON. 1 E.H.S.
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-law 211-85 Schedule A

1:500

Date: 85 07 24 Drawn by: RB
File no. C1E11.4 Map no. 25-30H

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

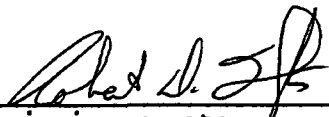
AND IN THE MATTER OF the City of
Brampton By-law 211-85.

DECLARATION

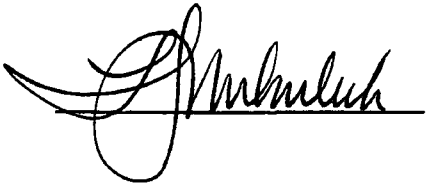
I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

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 211-85 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 12th, 1985.
3. Written notice of this by-law as required by
section 34 (17) of the Planning Act, 1983
was given on August 26th, 1985, in the
manner and in the form and to the persons
and agencies prescribed by the Planning Act,
1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 23rd day of September, 1985.)



A commissioner, etc.)



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.