THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ 230-86 _____

To amend By-law 139-84 (part of
Lot 15, 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. By-law 139-84, as amended, is hereby further amended:

   (1) by changing, on Sheet 7 of Schedule A thereto, the zoning
        designation of the lands shown outlined on Schedule A to this
        by-law from RECREATIONAL COMMERCIAL (RC), RESIDENTIAL ESTATE ONE
        (RE1), RESIDENTIAL ESTATE TWO (RE2) to HIGHWAY COMMERCIAL
        TWO-SECTION 624 (HC2-SECTION 624), COMMERCIAL ONE-SECTION 625
        (C1-SECTION 625) and OPEN SPACE.

   (2) by adding thereto, as SCHEDULE C - SECTION 625, Schedule B to this
        by-law;

   (3) by adding to section 3.2 thereof, as a plan to be included in
        Schedule C, the following:

        "Schedule C - Section 625"

   (4) by adding thereto the following sections:

        "624   The lands designated HC2-SECTION 624 on Sheet 7 of
                 Schedule A hereto:

           624.1 shall only be used for:

                  (1) a gas bar, and

                  (2) purposes accessory to the permitted purpose.

           624.2 shall be subject to the following requirements and
                  restrictions:

                  (1) Minimum lot width   - 26 metres

(2) <u>Minimum lot depth</u>   - 60 metres

(3) <u>Minimum front yard depth</u>   - 36 metres

(4) <u>Minimum interior side yard width</u>   - 9 metres

(5) <u>Minimum exterior side yard width</u>   - 20 metres

(6) <u>Minimum rear yard depth</u>   - 20 metres

(7) <u>Maximum building height</u>   - 1 storey

(8) All gasoline pump islands and related canopies shall be located a minimum of 10 metres from any street line.

(9) Entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and only one combined entrance and exit ramp shall be permitted on each street line exclusive of the hypotenuse of a visibility triangle.

(10) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the lot.

(11) The minimum size of a waiting space shall be 2.75 metres by 6 metres.

(12) Open areas of land located between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the lot.

(13) No above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required front and interior side yards.

624.3 shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 624.2.

625   The lands designated Cl - SECTION 625 on Sheet 7 of Schedule A hereto:

625.1 shall only be used for:

(1)   purposes permitted by section 23.1.1(a), and

(2)   purposes accessory to the other permitted purposes.

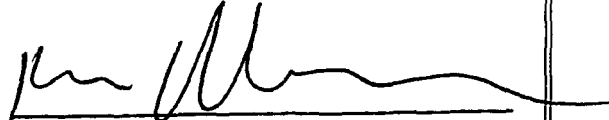625.2 shall be subject to the following requirements and restrictions:

(1)   <u>Minimum lot width</u>   - 34 metres

(2)   <u>Minimum lot depth</u>   - 120 metres

(3)   Minimum front and rear yard depths, and minimum side yard widths shall be as shown on Schedule C - SECTION 625.

(4)   Minimum distance between buildings shall be as shown on Schedule C - SECTION 625.

(5)   All buildings shall be located within the areas identified as Building Areas A, B and C as shown on Schedule C - SECTION 625.

(6)   An accessory building shall be located within the area identified as Accessory Building Area as shown on Schedule C - SECTION 625.

(7)   The maximum building height shall not exceed 1 storey.

(8)   Maximum gross commercial floor area of buildings within Building Areas A, B and C shall not exceed 2290 square metres.

(9)   Landscaped open space shall be provided and maintained in the areas identified as Landscaped Open Space on Schedule C - SECTION 625.

(10)   The driveways shall be located as shown on Schedule C - SECTION 625.

(11) All canopies shall be located within the areas identified as Canopy Area as shown on Schedule C - SECTION 625.

625.3 shall also be subject to the requirements and restrictions relating to the Cl zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 625.2.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
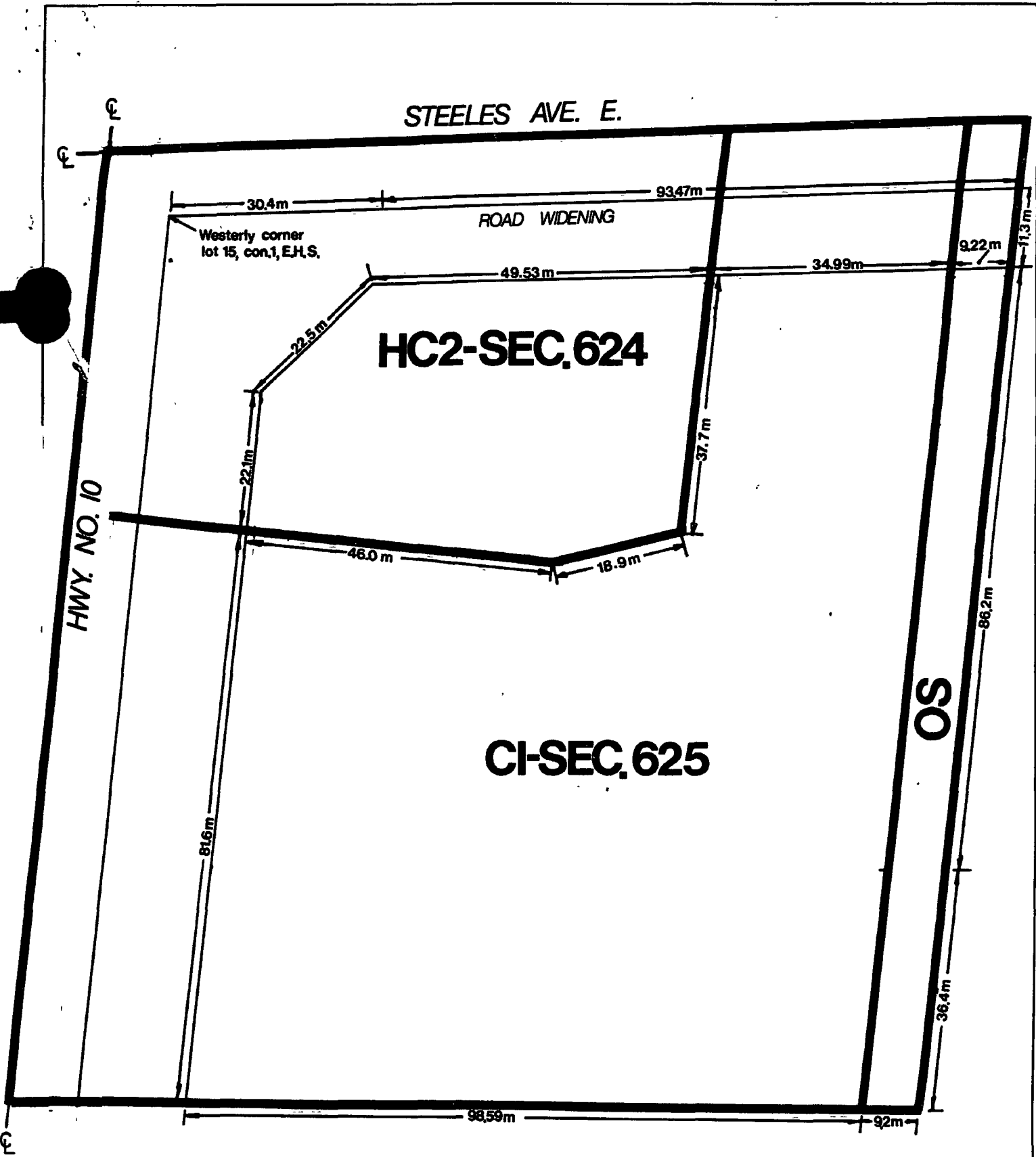
this   11th   day of   August   , 1986.

_____

KENNETH G. WHILLANS - MAYOR

_____

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE

39-86/3

STEELES AVE. E.

ROAD WIDENING

30.4m

93.47m

9.22m

11.3m

Westerly corner
lot 15, con.1, E.H.S.

49.53m

34.99m

22.5 m

HC2-SEC.624

37.7 m

22.1m

HWY. NO. 10

46.0 m

18.9m

86.2m

OS

81.6m

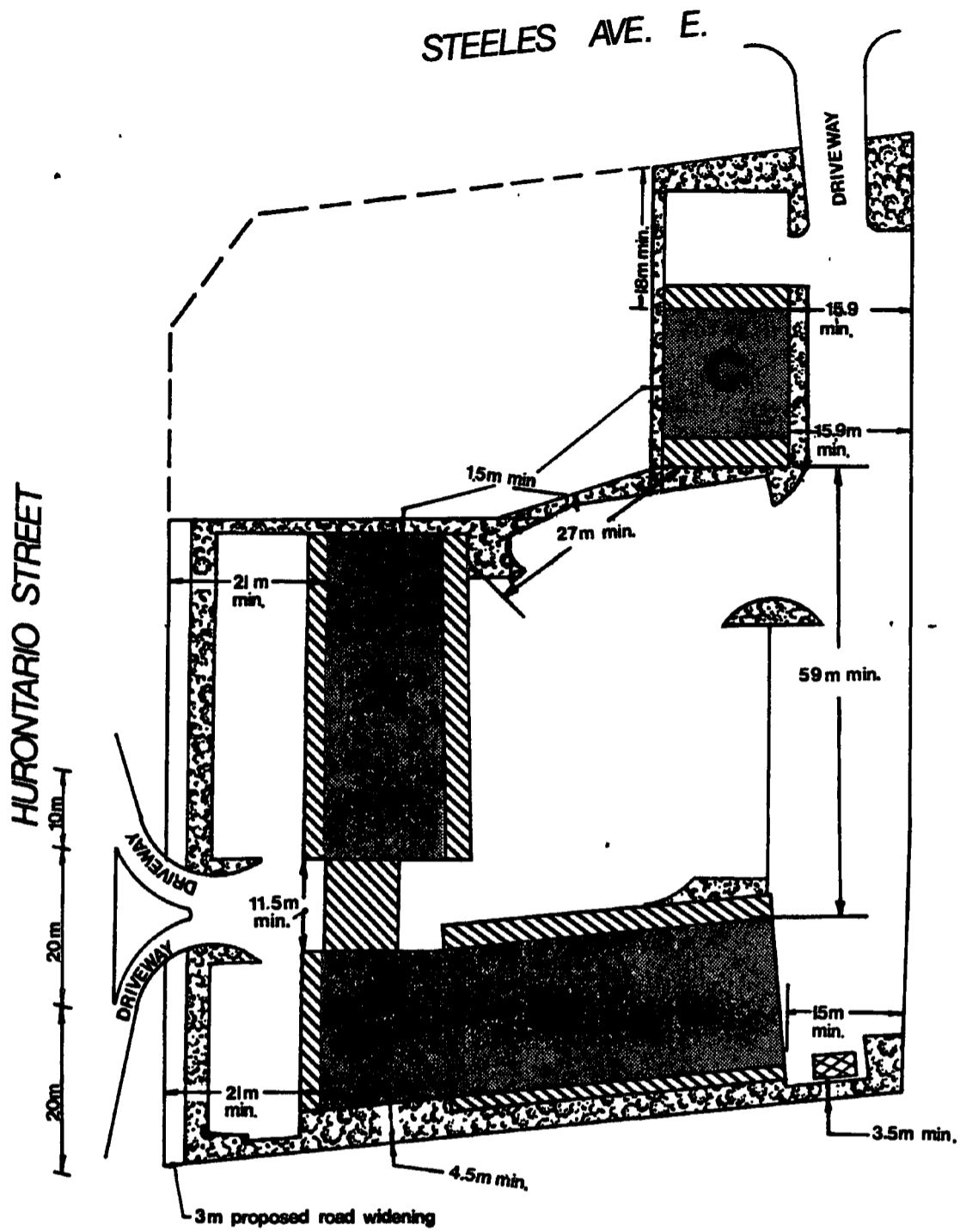**CI-SEC.625**

36.4m

98.59m

92m

ZONE BOUNDARY

PART LOT 15, CON.I, E.H.S.(TOR.)

CITY OF BRAMPTON
Planning and Development

By-law 230-86 Schedule A

1:750

Date: 86. 08 07 Drawn by: J. K.

File no. TIEI5.6 Map no. 76-18G

STEELES AVE. E.

HURONTARIO STREET

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

1.5m min.

27m min.

15.9 min.

15.9m min.

21 m min.

59 m min.

11.5m min.

21m min.

15m min.

3.5m min.

4.5m min.

3m proposed road widening

10m

20m

20m

LEGEND

▨ ACCESSORY BUILDING AREA

▨ CANOPY AREA

▨ BUILDING AREA

▨ LANDSCAPED OPEN SPACE

min. MINIMUM

SCHEDULE C-SECTION 625
BY-LAW 139-84

By-law 230-86 Schedule B

1:840

CITY OF BRAMPTON
Planning and Development

Date: 86.08 07 Drawn by: J.K.
File no. TIE15.6 Map no. 76-18H

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

AND IN THE MATTER OF the City of
Brampton By-law 230-86.

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 229-86 which adopted Amendment Number 99
        was passed by the Council of the Corporation of
        the City of Brampton at its meeting held on
        August 11th, 1986.

3.   Written notice of By-law 230-86 as required by
        section 34 (17) of the Planning Act, 1983 was
        given on August 20th, 1986 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 September 15th, 1986.

4.   No notice of appeal under section 34(18) of the
        Planning Act, 1983 was filed with me on or before
        the last day for appeal.

5.   Official Plan Amendment 99 was approved by the
        Ministry of Municipal Affairs on September 18th,
        1986.

DECLARED before me at the City of)
)
Brampton in the Region of Peel   )
)
this 24th day of September, 1986.)
)
)
)
)
)
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.