



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 245-84

To amend By-law 5500, for lands located on part of Lot 15, Concession 1, W.H.S., of the former Town of Mississauga, now in the City of Brampton

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

1. Map 47 of Schedule B attached to By-law 5500 is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to AUTOMOBILE COMMERCIAL SIX - SECTION 780 (AC6 - SEC. 780)
2. By-law 5500, as amended, is further amended by adding the following section:

"780.1 The land designated AC6 - SECTION 780 on Schedule A to this by-law

780.1.1 shall only be used for the following purposes:

- (a) only one of either a standard restaurant or a dining room restaurant
- (b) offices, other than offices for a physician, dentist, drugless practitioner or real estate agent
- (c) motor vehicle repair shop
- (d) only in conjunction with the purposes permitted by clauses (a), (b) or (c), a gas bar
- (e) purposes accessory to the other permitted purposes

780.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 45 metres
- (b) maximum lot depth - 76 metres
- (c) maximum height of buildings - 1 storey or 7.6 metres
- (d) maximum gross commercial floor area for building - 650 square metres

- (e) maximum gross commercial floor area for all office purposes - 135 square metres, or 20 percent of the gross commercial floor area, whichever is the lesser
- (f) garbage and refuse containers shall be located within a totally enclosed area or structure
- (g) parking shall be provided and maintained in accordance with the following provisions:
 - (i) office, other than for - 1 space for each a physician, dentist, 31 square metres drugless practitioner of gross commercial floor area or real estate agent portion thereof
 - (ii) restaurant, standard - 1 space for each 6 square metres of gross commercial floor area or portion thereof
 - (iii) restaurant, dining room - 1 space for each 9.6 square metres of gross commercial floor area or portion thereof
 - (iv) motor vehicle repair shop - 1 space for each 18 square metres of gross commercial floor area or portion thereof, of which 50 percent of the required spaces may be tandem parking spaces
- (h) landscaped open space - in the front yard, a minimum of 20 percent of the required front yard area with a minimum depth of 3 metres

780.1.3 shall also be subject to the requirements and restrictions relating to the AC6 zone which are not in conflict with the ones set out in section 780.1.2.

780.2 For the purposes of section 780,

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 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, 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 or counter where the food and drink were ordered and are to be consumed, and where take-out food services are not available.

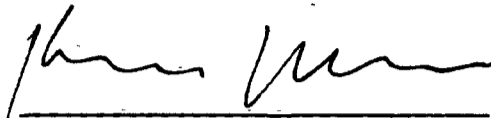
RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where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

RESTAURANT, 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.

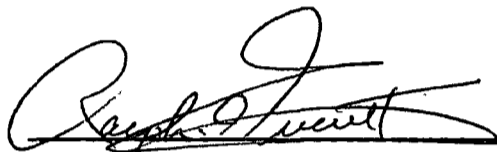
RESTAURANT, TAKE OUT shall mean a building or place having less than 11 seats for customers, where food and drink are prepared and offered for sale to the public primarily to be taken-out or delivered for consumption off the premises."

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

This 10th day of October, 1984.



KENNETH G. WHILLANS - MAYOR

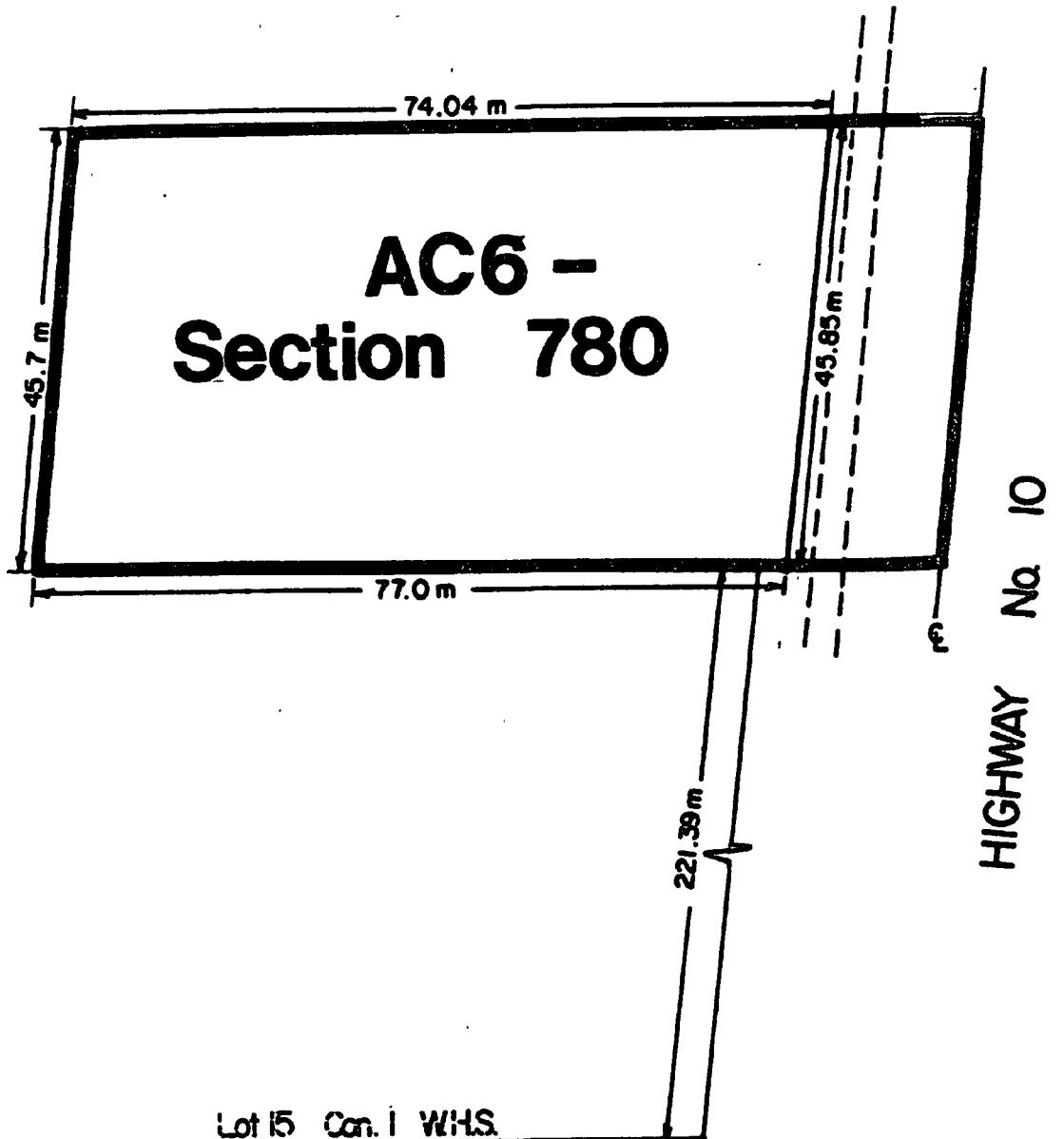


RALPH A. EVERETT - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON



DATE: 8/10/84



Lot 15 Con. I W.H.S.
 Lot 14 Con I W.H.S.
 Toronto Township

———— ZONE BOUNDARY

PART LOT 15, CON. I W.H.S.

By-law 245-84 Schedule A



1:730

CITY OF BRAMPTON
 Planning and Development

Date: 84 09 21 Drawn by: RB
 File no. T1 W15. 4 Map no. 75-5 F

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

AND IN THE MATTER OF the City of
Brampton By-law 245-84.

DECLARATION

I, RALPH A. EVERETT, 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 245-84 was passed by the Council for the
Corporation of the City of Brampton at its meeting
held on October 10th, 1984.
3. Written notice of this by-law as required by
section 34 (17) of the Planning Act, 1983 was
given on October 22nd, 1984 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 filed with me to the date
of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 15th day of November, 1984.)



A commissioner, etc.

**ROBERT D. TUPTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1985.**

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

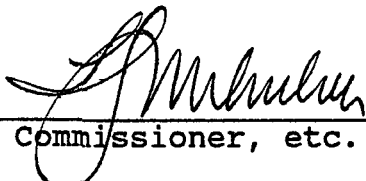
AND IN THE MATTER OF the City of
Brampton By-law 245-84 (File: T1W15.4)

DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the
County of Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of
the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 245-84 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on the October 10th, 1984.
3. Written notice of By-law 245-84 as required by
section 34(17) of the Planning Act, 1983, was
given on October 22nd, 1984, 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 was filed with the City
Clerk's Office within the appeal period.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 5th)
day of August, 1992.)



A Commissioner, etc.

