



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 249-91

To amend By-law 200-82, as amended,
(part of Lot 6, Concession 1, E.H.S.,
geographic Township of Chinguacousy)

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

1. By-law 200-82, as amended, and as specifically amended by
by-laws 239-85 and 82-86, is hereby further amended as
follows:
 - (1) by changing, on Sheet Number 11 of Schedule 'A'
thereto, the zoning designation of the land shown
outlined on Schedule 'A' to this by-law from SERVICE
COMMERCIAL - SECTION 233 and SERVICE COMMERCIAL -
SECTION 255 to SERVICE COMMERCIAL - SECTION 255, such
lands being part of Lot 6, Concession 1, East of
Huronario Street, in the geographic Township of
Chinguacousy;
 - (2) by deleting SCHEDULE C-SECTION 255 thereto, and
substituting therefor as SCHEDULE C-SECTION 255,
Schedule B to this by-law;
 - (3) by deleting section 233;
 - (4) by deleting therefrom, sections 255.1 and 255.1.1 and
substituting therefor the following:
 - "255.1 The lands designated SC-SECTION 255 on
Sheet Number 11 of Schedule A to this by-
law:
 - 255.1.1 Shall only be used for the following
purposes:

- (a) an office, including an office of a physician, dentist or drugless practitioner; and, purposes accessory to the other permitted purposes, only in the location shown as BUILDING AREA "C" on SCHEDULE C-SECTION 255 of Schedule B to this by-law.

 - (b) an office, including a real estate office and an office for health care practitioners; a retail establishment having no outside storage; a personal service shop; a bank, trust company, finance company; a dry cleaning and laundry distribution station and, purposes accessory to the other permitted purposes, only in the location shown as BUILDING AREA "A" on SCHEDULE C-SECTION 255 of Schedule B to this by-law.

 - (c) a parking garage; and, purposes accessory thereto, only in the location shown as BUILDING AREA "B" (PARKING GARAGE) on SCHEDULE C-SECTION 255 of Schedule B to this by-law."
- (5) by deleting therefrom, section 255.1.2(a) and substituting therefor the following:
- "255.1.2 (a) all building and structures shall be located within the areas identified as Building Area A, Building Area B (Parking Garage), and Building Area C as shown on SCHEDULE C-SECTION 255 of Schedule B to this by-law."
- (6) by deleting therefrom, section 255.1.2(c) and substituting therefor the following:
- "255.1.2 (c) the height of the building within Building Area A and Building Area C shall not exceed 3 storeys."

- (7) by deleting therefrom, section 255.1.2(e) and substituting therefor the following:

"255.1.2 (e) the gross commercial floor area used for offices by health care practitioners within Building Area A shall not exceed 2495 square metres."

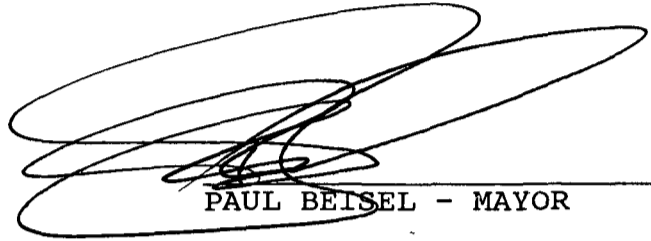
- (8) by deleting therefrom, section 255.1.2(k) and substituting therefor the following:

"255.1.2 (k) the gross commercial floor area of the building within Building Area C shall no exceed 3,027 square metres.

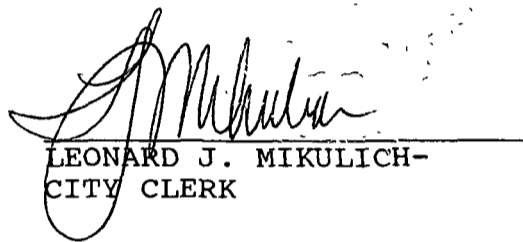
- (l) the parking required for Building Area A and Building Area C shall be provided from Building Area B (Parking Garage).
- (m) the number of parking spaces required for office purposes shall be calculated on the basis of 1.5 parking spaces per 100 square metres of gross commercial floor area.
- (n) the number of parking spaces required for retail and commercial purposes shall be calculated on the basis of 2.0 parking spaces per 100 square metres of gross commercial floor area.
- (o) loading spaces for Building Area A and Building Area C shall be provided in the location shown as LOADING AREA on SCHEDULE C-SECTION 255 of Schedule B to this by-law.

- (p) a 1.8 metre high wood privacy fence shall be provided and maintained in the location shown as WOOD PRIVACY FENCE on SCHEDULE C-SECTION 255 of Schedule B to this by-law."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of November 1991.



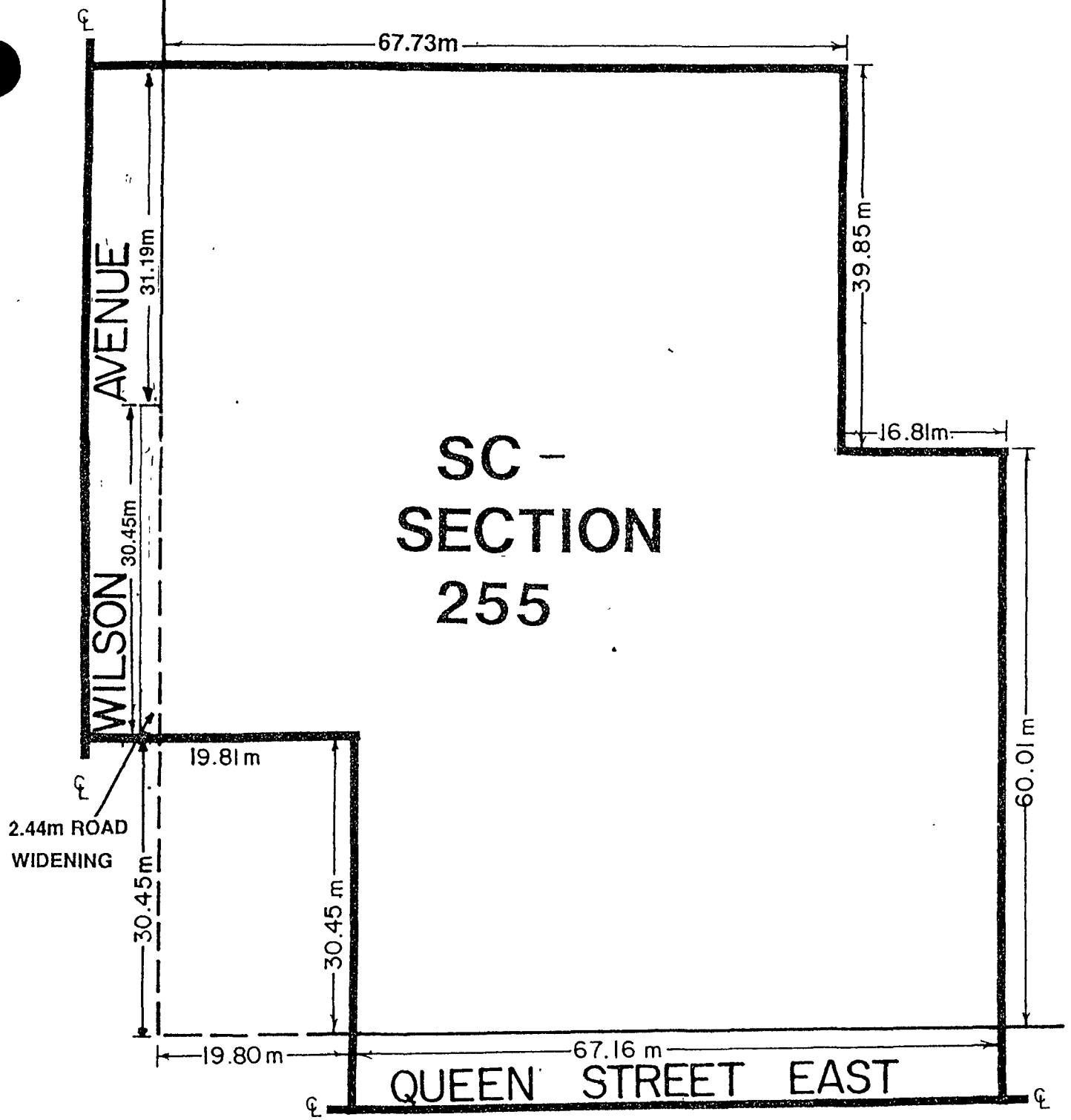
PAUL BEISEL - MAYOR



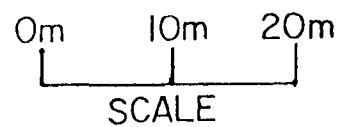
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
WCC
DATE 11/16/91

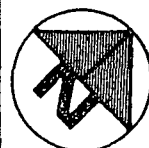
43/91



— ZONE BOUNDARY



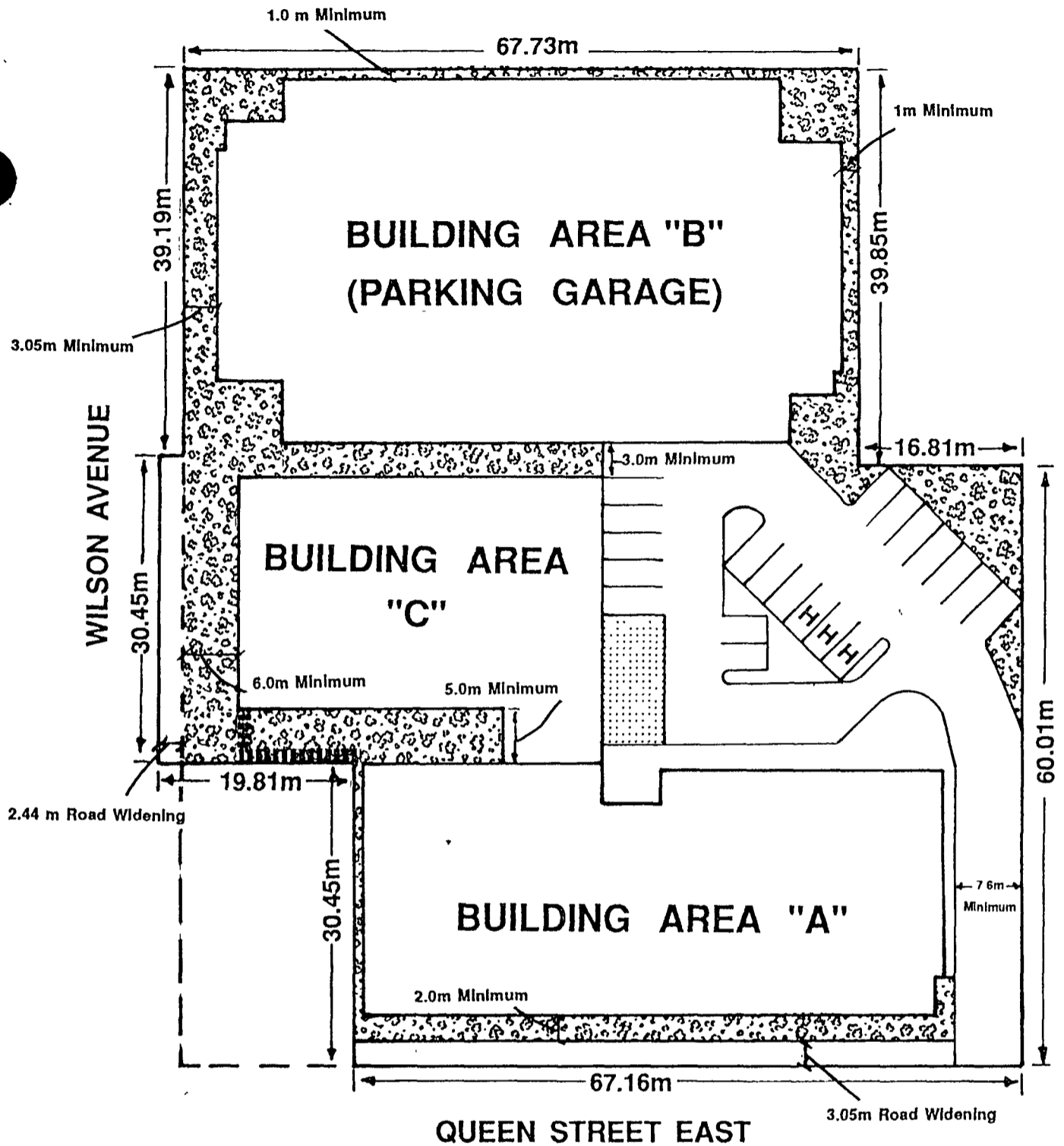
PART LOT 6, CON. 1, E.H.S. (CHING.)



CITY OF BRAMPTON
Planning and Development

By-Law 249-91 Schedule A

Date: 1991 10 08 Drawn by: K.L.
File no. CIE6.41 Map no. 43-67G




LEGEND:

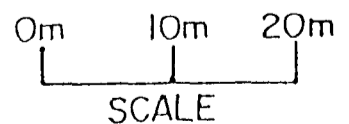
 LANDSCAPED OPEN SPACE

 LOADING AREA

H HANDICAPPED PARKING

 WOODEN PRIVACY FENCE
(MINIMUM HEIGHT 1.8m)

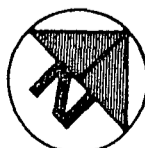
m METRES



SCHEDULE C - SECTION 255

BY-LAW 200-82

By-Law 249-91 Schedule B



CITY OF BRAMPTON

Planning and Development

Date : 1991 10 30 Drawn by: SEJ

File no. C1E6.41 Map no. 43-67K

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

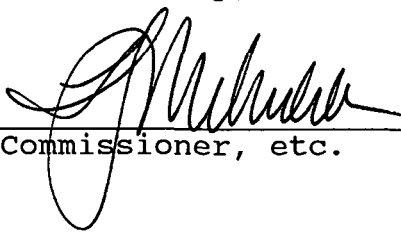
AND IN THE MATTER OF the City of
Brampton By-law 249-91 being a by-law
to amend comprehensive zoning by-law
200-82, as amended, pursuant to
application C1E6.42 (City of Brampton)

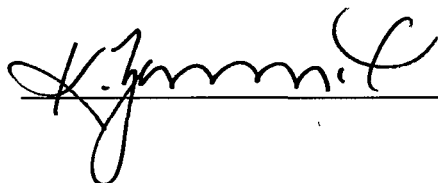
DECLARATION

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 249-91 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on the 25th day of November,
1991.
3. Written notice of By-law 249-91 as required by
section 34 (17) of the Planning Act, 1983 was
given on the 3rd day of December, 1991, 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 to the
date of this declaration.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 6th)
day of January, 1992.)


A Commissioner, etc.)


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