



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 262-84

To amend By-law 861 (Part of Lot
5, Concession 3, E.H.S.,
(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, from AGRICULTURAL (A) to COMMERCIAL C5A-SECTION 417 (C5A-SECTION 417), the zoning designation of the land shown outlined on Schedule A to this by-law, such land being part of Lot 5, Concession 3, E.H.S., in the geographic Township of Chinguacousy.
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 SECTION 417-SITE PLAN, and forms part of By-law 861.
4. By-law 861 is hereby amended by adding thereto the following section:

"417.1 The lands shown as C5A-SECTION 417 on Schedule A to this by-law:

417.1.1 shall be used only for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;
- (9) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop, and
- (14) purposes accessory to the other permitted purposes.

417.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area: 1 hectare
- (2) maximum building height: 1 storey
- (3) the minimum front and rear yard depths and side yard widths shall be as shown on SECTION 417-SITE PLAN to this by-law;
- (4) all buildings shall be located within the area shown as Building Area on SECTION 417-SITE PLAN;
- (5) landscaped open space shall be provided and maintained in the areas shown as Landscaped Area on SECTION 417-SITE PLAN;
- (6) the gross commercial floor area of all buildings shall not exceed 25% of the lot area or 2325 square metres, whichever is the lesser;
- (7) the gross commercial floor area of all restaurants shall not exceed 1394 square metres;
- (8) all waste disposal facilities shall be located and enclosed within the area shown as Building Area on SECTION 417-SITE PLAN;
- (9) off-street parking spaces - 125, or one space for each 19 square metres of gross commercial floor area, whichever is the greater;
- (10) each parking space shall have a minimum width of 2.75 metres and a minimum length of 6 metres;
- (11) no parallel parking spaces shall be permitted, and
- (12) a minimum of two loading spaces shall be provided.

417.2 For the purposes of this section,

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the area 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 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.

PERSONAL SERVICE SHOP shall mean an establishment where a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailoring shop, a photographic studio or similar use.

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.

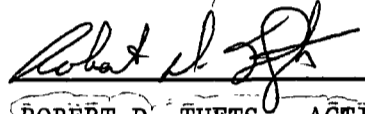
SERVICE SHOP shall mean a building or place used primarily for the repair servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured or where internal combustion engines or motor vehicles are repaired."

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

This 22nd day of October, 1984.



KENNETH G. WHILLANS- MAYOR

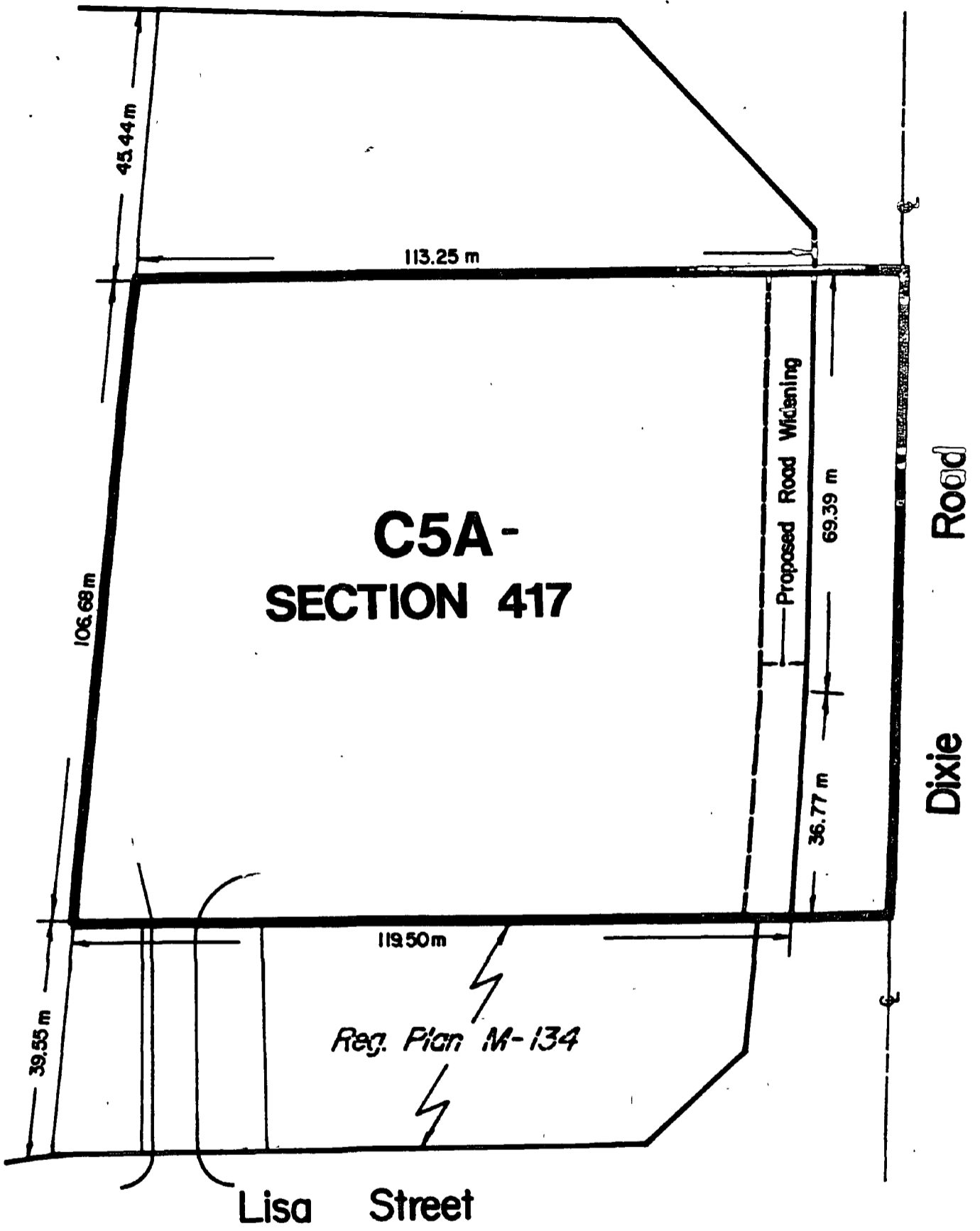


ROBERT D. TUFTS ACTING CLERK

APPROVED
TO FORM
LAW DEPT.
STAMPTON

DATE 8/10/84

Highway No. 7



— Zone Boundary

**SCHEDULE A
BY-LAW 861**

By-Law 262-84 Schedule A

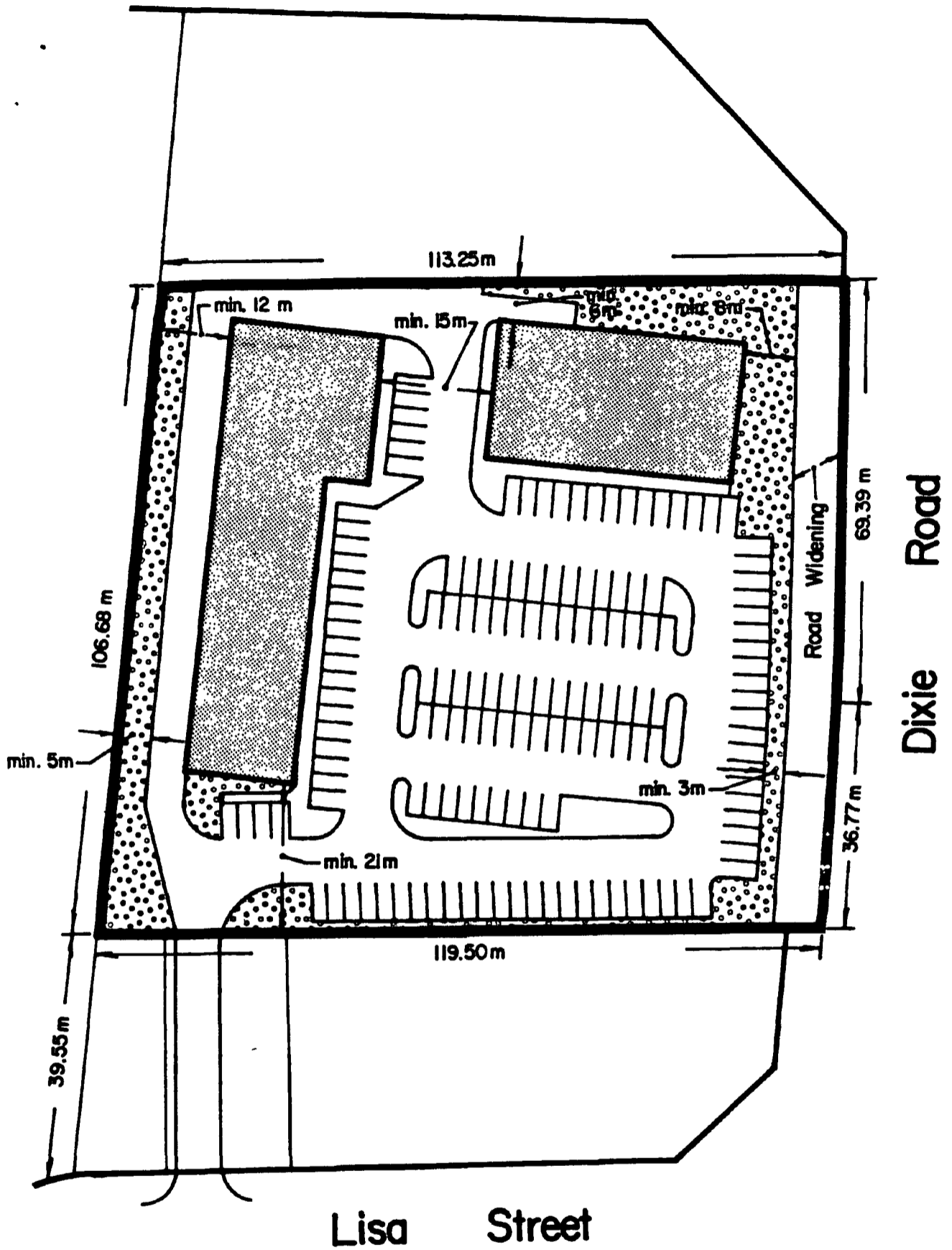


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CITY OF BRAMPTON
Planning and Development

Date: 1984 09 06 Drawn by: P.S.
File no. C3E5.6 Map no. 62-21B

Highway No. 7



-  Building Area
-  Landscaped Area

**SECTION 417 - SITE PLAN
BY-LAW 861**

By-Law 262-84 Schedule B



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CITY OF BRAMPTON
Planning and Development

Date: 1984 09 07

Drawn by: P.S.

File no. C3E5.6

Map no. 62-21C

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

AND IN THE MATTER OF the City of
Brampton By-law 262-84.

DECLARATION

I, ROBERT D. TUFTS, of the City of Brampton, in the Region
of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of the
City of Brampton and as such have knowledge of the
matters herein declared.
2. By-law 261-84 which adopted Amendment Number 43
and By-law 262-84 were passed by the Council of
the Corporation of the City of Brampton at its
meeting held on October 22nd, 1984.
3. Written notice of By-law 242-84 as required by
section 34 (17) of the Planning Act, 1983 was
given on November 1st, 1984 in the manner and in
the form and to the persons and agencies pre-
scribed 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.
5. Official Plan Amendment 43, approved by the
Ministry of Municipal Affairs and Housing on
December 3rd, 1984.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 12th day of December, 1984.)

A commissioner, etc.

