



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 293-86

To amend By-law 861, (part of Lot 3, Concession 3, E.H.S. in the geographic Township of Chinguacousy)

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

1. Schedule A of By-law 861, as amended, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from SELECT INDUSTRIAL ZONE (M1) to COMMERCIAL ONE ZONE - SECTION 493 (C1 - SECTION 493).
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 493 - SITE PLAN, and forms part of By-law 861.
4. By-law 861, as amended, is hereby further amended by adding thereto the following section:

"493.1 The lands designated C1 - SECTION 493 on Schedule A to this by-law:

493.1.1 shall only be used for the following purposes:

- (1) an office other than:
 - (a) the offices of a health care practitioner;
- (2) purposes accessory to the other permitted purpose.

493.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 5000 square metres

- (2) all buildings shall be located within the areas shown as BUILDING AREA on SECTION 493 - SITE PLAN;
- (3) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 493 - SITE PLAN;
- (4) the ground floor area of the office building shall not exceed 870 square metres;
- (5) the gross commercial floor area of an office building shall not exceed 1740 square metres;
- (6) the maximum height of the office building shall not exceed 2 storeys;
- (7) a minimum of one (1) parking space shall be provided for each 20 square metres of gross commercial floor area or portion thereof, in the locations shown as PARKING AREA on SECTION 493 - SITE PLAN;
- (8) a minimum of one (1) loading space shall be provided for the office building;
- (9) the access driveway shall be provided in the location shown on SECTION 493 - SITE PLAN;
- (10) any garbage or refuse container shall be located and enclosed within the office building.

493.1.3 shall also be subject to the restrictions and requirements relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 493.1.2.

493.2 for the purposes of section 493,

ACCESSORY PURPOSE OR USE shall mean a purpose or use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

BUILDING shall mean any structure, whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

BUILDING AREA shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls

including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

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.

LOADING SPACE shall mean an unobstructed rectangular area, measuring not less than 3.5 metres in width and 9 metres in length, upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization, a community club or a health care practitioner.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

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;

- (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; and
- (c) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic.

STOREY shall mean that portion of a building which is included between one (1) floor level and the next higher floor level or the roof, and which has its floor level not less than 2 metres below the line where the roof and outer wall meet.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 10th day of November, 1986.



KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

55/86/4

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE: 

HWY. No. 410

ORENDA RD.

C1
Sec. 493

91.57m

A=105.99m

88.43m

26.06m

E. ROAD

E. ROAD

— ZONE BOUNDARY

PART LOT 3 CON. 3 E.H.S. (CHING.)
BY-LAW 861 SCHEDULE A

By-Law 293-86 Schedule A

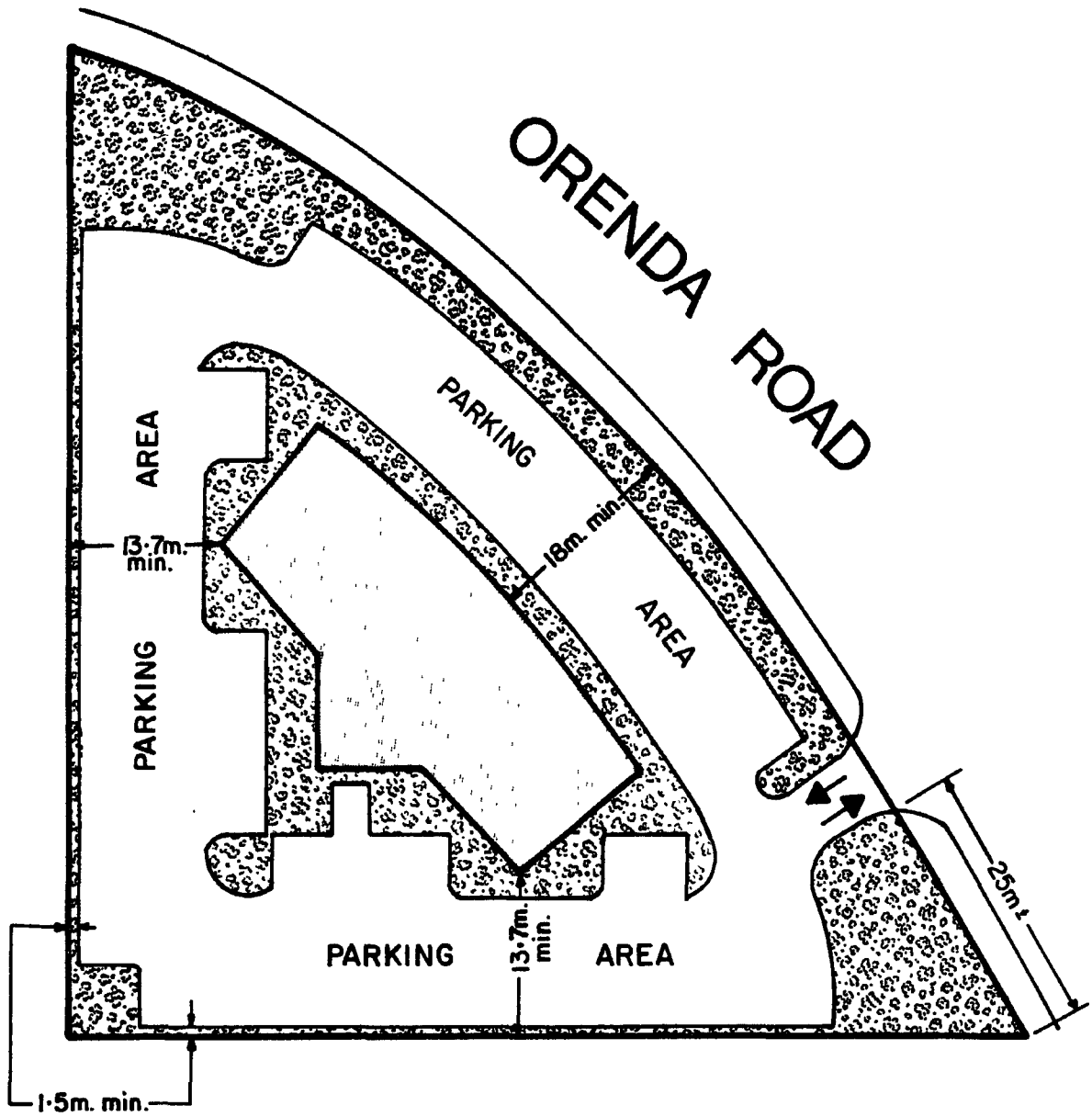


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CITY OF BRAMPTON
Planning and Development

Date: 1986 10 01 Drawn by: C.R.E.
File no. C3E4-15 Map no. 62-30F

HWY. No. 410



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

SECTION 493 - SITE PLAN
BY-LAW 861



CITY OF BRAMPTON
Planning and Development

By - Law 293-86 Schedule B

1:641

Date: 1986 10 01 Drawn by: C.R.E.
File no. C3E4-15 Map no. 62-306

PASSED November 10 1986



BY-LAW

No. 293-86

To amend By-law 861, (part of
Lot 3, Concession 3, E.H.S.
in the geographic Township of
Chinguacousy)

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

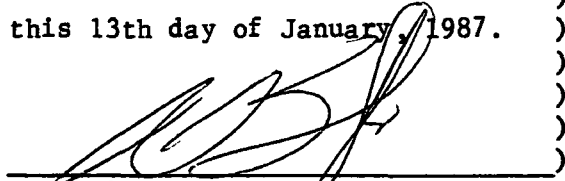
AND IN THE MATTER OF the City of
Brampton By-law 293-86.

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 293-86 which adopted Amendment Number 104
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
November 10th, 1986.
3. Written notice of By-law 293-86 as required by
section 34 (17) of the Planning Act, 1983 was
given on November 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 December 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 104 was approved by the
Ministry of Municipal Affairs on December 18th,
1986.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 13th day of January, 1987.)


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.