



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 19-88

To amend By-law 861 (part of Lot 1, Concession 6, 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 AGRICULTURAL CLASS 1 (A1) to COMMERCIAL CLASS 1 - SECTION 618 (C1 - SECTION 618).
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 618 - 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:

"618.1 The lands designated HC1 - SECTION 618 on Schedule A to this by-law:

618.1.1 shall only be used for:

- (1) offices, excluding health care practitioners and real estate
- (2) a bank
- (3) a stationery supply establishment
- (4) a printing and copying establishment
- (5) sale and rental of business equipment and services
- (6) repair and servicing of business equipment
- (7) purposes accessory to the other permitted purposes

618.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot width - 71.3 metres
- (2) minimum lot depth - 54.8 metres
- (3) minimum lot area - 3900 square metres
- (4) all buildings shall be located within the area shown as BUILDING AREA on SECTION 618 - SITE PLAN
- (5) minimum front yard depth, side yard width and rear yard depth shall be as shown on SECTION 618 - SITE PLAN
- (6) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 618 - SITE PLAN
- (7) the gross commercial floor area of all buildings shall not exceed 1980 square metres
- (8) the maximum coverage shall not exceed 26 percent
- (9) the maximum height of all buildings shall not exceed 2 storeys at the front yard elevation and shall not exceed 3 storeys at the rear yard elevation
- (10) parking shall be provided in accordance with the following:
 - (a) each parking space shall be an angled parking space and an angled parking space shall be a rectangular area measuring not less than 2.70 metres in width and 5.4 metres in length, and
 - (b) where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (i) the parking spaces shall be provided and maintained on the same lot or parcel as the building or use for which they are required or intended,

(ii) the width of a driveway leading to any parking area shall be a minimum width of 6 metres,

(iii) each parking space, shall have unobstructed access to an aisle leading to a driveway or street, and the minimum width of an aisle shall be 6.6 metres.

(c) parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum parking spaces required</u>
(1) Office	1 parking space for each 31 square metres of gross commercial floor area or portion thereof
(2) All other permitted purposes	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

(11) all garbage and refuse storage containers shall be located within the area shown as GARBAGE ENCLOSURE AREA on SECTION 618 - SITE PLAN.

(12) a loading space shall not be required for office purposes, but one loading space be provided and maintained for all other permitted purposes and shall:

(a) have a minimum vertical clearance of 4.25 metres;

(b) not be upon or partly upon any street or lane;

(c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles;

(d) be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length, and

- (e) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street or lane.

618.1.3 shall be subject to the requirements and restrictions relating to the C1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 618.1.2.

618.2 For the purposes of section 618,

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 HEIGHT shall mean the vertical distance between the established grade and:

- (a) in the case of a flat roof, the highest point of the roof surface,
- (b) in the case of a mansard roof, the deck line, or
- (c) in the case of a peaked, gabled, hip or gambrel roof, the main height level between eaves and ridge.

COMMUNITY CLUB shall mean a building or place operated by a social organization.

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, any part of the building below established grade used for storage purposes or any part of the building used exclusively for refuse storage.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the straight line distance between the side lot lines, measured along a line at right angles to the centre line of the lot and at the minimum distance from

the front lot line permitted for the erection of a building.

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.

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 or a community club.

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.

SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community."

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

this 25th day of January 1988.

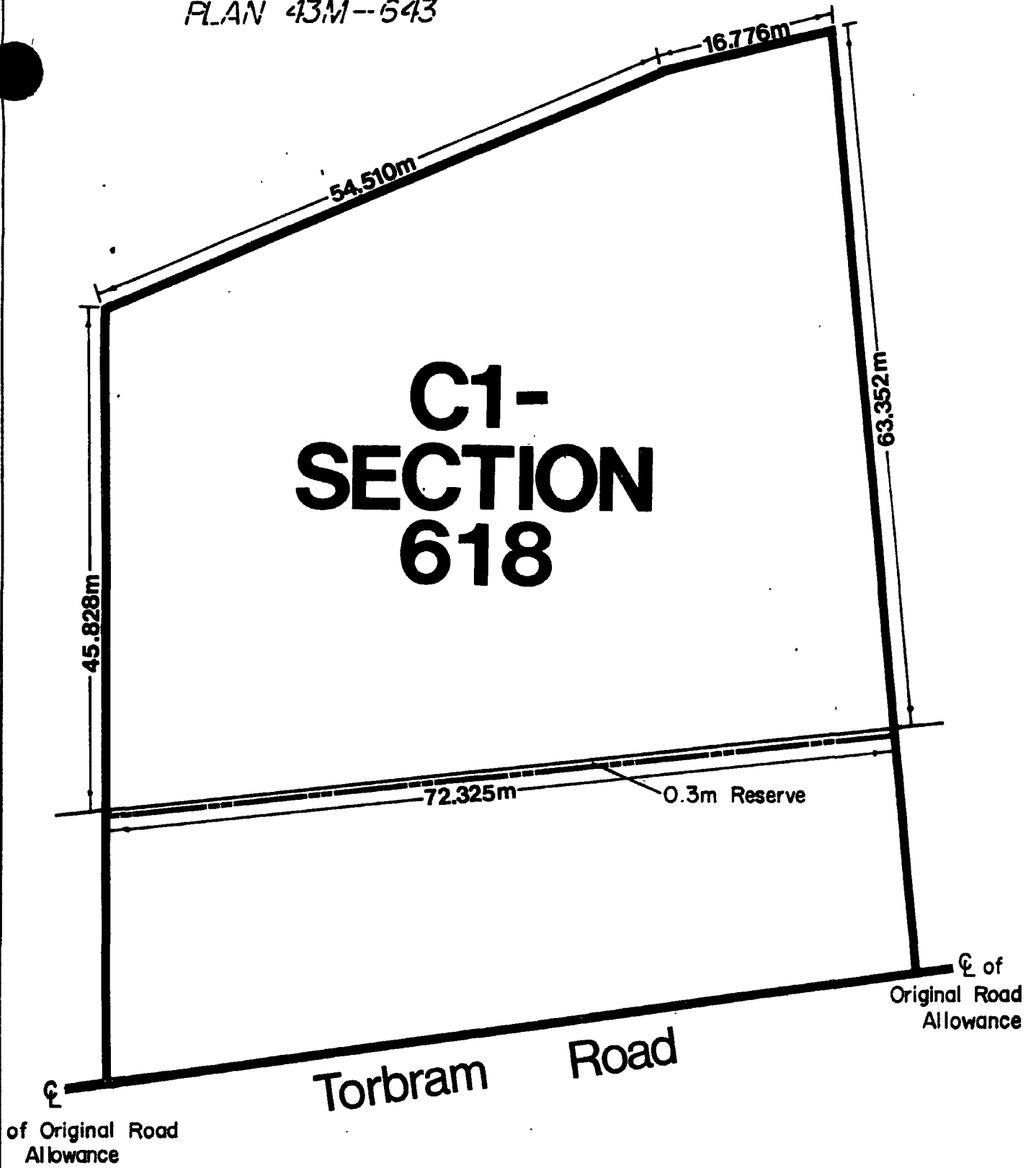
APPROVED
AS TO FORM
LAW DEPT.
B. J. [Signature]
DATE [Signature]

[Signature]
KENNETH G. WHILLANS - MAYOR

[Signature]
LEONARD J. MIKULICH - CLERK

115/87/12

BLOCK 2
PLAN 43M--643



— Zone Boundary

PART LOT 10 CON. I.W.H.S. (CHING.)
BY-LAW 861 SCHEDULE A

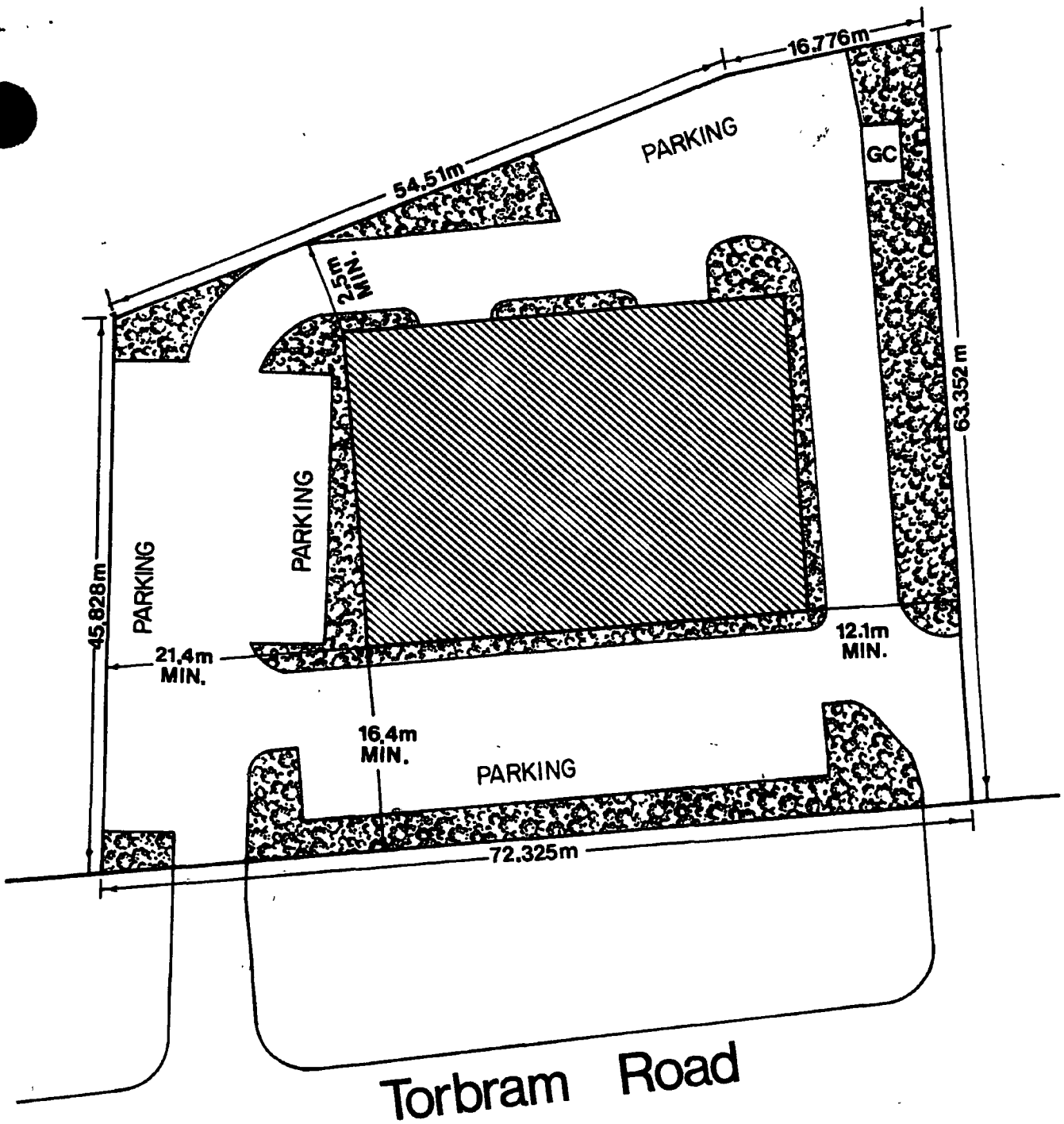
By-Law 19-88 Schedule A






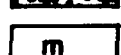

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CITY OF BRAMPTON
Planning and Development

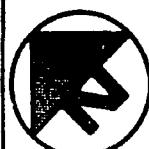
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File no. C6E2.2 Map no. 65-8F



LEGEND

-  BUILDING AREA
-  GARBAGE ENCLOSURE AREA
-  LANDSCAPED OPEN SPACE
-  METRE
-  MINIMUM

SECTION 618 — SITE PLAN
BY-LAW 861



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CITY OF BRAMPTON
Planning and Development

Date: 87 12 03

Drawn by: K.L.

File no. C6E2 .2

Map no. 65-8E

By-Law 19-88 Schedule B

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

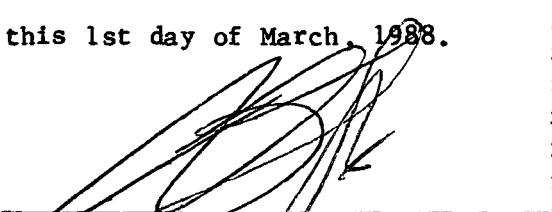
AND IN THE MATTER OF the City of
Brampton By-law 19-88.

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 19-88 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on January 25th, 1988.
3. Written notice of By-law 19-88 as required
by section 34 (17) of the Planning Act, 1983
was given on February 3rd, 1988, 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 with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 1st day of March, 1988.)



A Commissioner, etc.

ROBERT D. TUFTS, e. Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.

