



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 31-77

A By-law to prohibit or regulate the use of land and the erection, use bulk, height and location of buildings situated on part of Lot 1, Concession 2, E.H.S., in the City of Brampton and more particularly located on the north-east corner of the intersection of Steeles Avenue and Rutherford Road.

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

SECTION 1.0 - DEFINITIONS

- 1.1 For the purposes of this By-law the definitions and interpretations given in this section shall govern. Words used in the present tense include future; words in the singular include the plural; the word "shall" is mandatory and not directory.
- 1.2 Accessory Use or Accessory Building shall mean a use, building or structure that is; naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.3 Angle of Parking shall mean the number of degrees turned by a vehicle from an aisle into a parking space.
- 1.4 Basement shall mean that portion of a building which is partly below grade and which has more than half of its height measured from floor to ceiling, above the finished grade around the exterior of the building.
- 1.5 Exterior Side Yard shall mean the side yard of a corner lot which extends from the front yard to the rear lot line between the flankage lot line and the nearest main wall of the building or structure.

- 1.6 Floor Space Index shall mean the ratio of the gross floor area of a building to the area of the lot on which the building is located.
- 1.7 Front Lot Line shall mean the lot line that divides the lot from the street, provided that, in the case of a corner lot the shorter lot line that abuts a street shall be deemed to be the front lot line.
- 1.8 Front Yard shall mean a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- 1.9 Gross Floor Area shall mean the aggregate of the area of all floors above grade excluding any floor area above grade used only for the parking of motor vehicles.
- 1.10 Landscaped Open Space shall mean open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities or similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.
- 1.11 Lot means a parcel of land that is not less than:
(a) a whole lot on a registered plan of subdivision or;
(b) a parcel of land which complies with the provisions of Section 29(2) or Section 29(4) of The Planning Act, R.S.O. 1970, Chapter 349 as amended.
- 1.12 Lot Area shall mean the total horizontal area within the lot lines of a lot.
- 1.13 Lot Line shall mean any boundary of a lot.
- 1.14 Main Building shall mean the building designed or used for the principal use on the lot.

- 1.15 Main Wall shall mean any exterior wall of a building, and all structural members essential to the support of a fully enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.
- 1.16 Parking Area shall mean an open area or a structure, other than a street, used for the temporary parking of two or more automobiles and available for use whether free or for compensation as an accommodation for vehicles of employees, residents or invitees.
- 1.17 Parking Space shall mean an area on a lot exclusive of driveways, aisles or landscaped open space for the temporary parking of automobiles.
- 1.18 Public Utility Installation shall mean and includes any building, structure, plant and/or equipment essential to the operation of a public utility and which is operated by or on behalf of any of the following:
Bell Telephone Company of Canada
Canadian Pacific Railway Company
Canadian National Railway Company
Consumers Gas Company
Hydro Electric Commission of Brampton
and any company which is incorporated to provide an essential utility facility.
- 1.19 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.20 Side Yard shall mean a yard between the main wall of the main building or structure and the side lot line extending from the front yard to the rear yard.
- 1.21 Street shall mean a public highway.
- 1.22 Street Line shall mean the dividing line between a lot and a street.
- 1.23 Street Setback shall mean the distance between the centre line of a street allowance and the nearest part of a main wall of a building.

- 1.24 Yard shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as otherwise provided or required by this By-law, and located between the main building and one of the lot lines of the said lot.

SECTION 2.0 - REGULATIONS

- 2.1 No land shall be used and no building or structure shall be erected or used within the zone boundary as shown on Schedule "A" hereto attached except in conformity with the provisions of this section.

2.2 Permitted Uses

General Commercial (GC).

Bank or financial establishment
Blueprinting, photostating, printing or publishing shops
Fruit and Vegetable store
Gift or Hobby shop
Grocery or Dairy Products store
Hardware or Garden shop
Office
Paint or Wallpaper store
Retail outlet not otherwise stated but not including a service station, gas bar, drive-in eating establishment, automobile sales area and automobile washing establishment and a place of amusement.
Restaurant or lunch counter
Television, radio, electrical appliance repair and service shop
Tobacco and smoke shop and use accessory to the above.

2.3 Yard Requirements

- a) The front, rear and side yards shall have a minimum depth and width respectively as shown on Schedule "A" hereto attached.
- b) Any building to be constructed shall be within the building area as shown on Schedule "A" hereto attached.

2.4 Building Requirements

- a) The building shall occupy an area within the building area shown on Schedule "A" hereto attached.
- b) The building area shall not exceed twenty-five (25) percent of the lot area.

2.4 Building Requirements cont'd

- c) The maximum height for the main building or structure shall not exceed 35 feet.

2.5 Parking Requirements

- a) Minimum off-street parking accommodation located on the same lot with the building or use shall be provided as follows:
 - (i) Not less than 1 parking space for every 100 square feet of floor area used for retail sales purposes or for purposes of a service establishment;
 - (ii) No less than 1 parking space for every 200 square feet of floor space used for office purposes; and
 - (iii) Not less than 1 parking space for every 1,000 square feet of floor space used for warehouse or storage purposes.
- b) All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule "A" hereto attached.
- c) Each parking space shall have unobstructed access to an aisle leading to a driveway or ramp and all parking spaces shall be rectangular and shall be exclusive of any other ancillary space and shall be calculated on the basis of the following:

<u>Arrangement of Parking Space to Aisle</u>	<u>Minimum Width of Parking Space</u>	<u>Minimum Length of Parking Space</u>
Parallel	9 feet	23 feet
Angled	9.5 feet	19 feet

- d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the basis of the following:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
0° to less than 55°	13 feet
55° to less than 75°	18 feet
75° to 90°	21 feet

- e) All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials.

2.6 Loading Spaces

- a) Off-street space for standing, loading and unloading of delivery trucks shall be maintained in the area designated loading on Schedule "A" hereto attached.
- b) Any building erected, or used within Building Area as shown on Schedule "A" hereto attached shall be provided with one (1) off-street space for standing, loading and unloading of delivery trucks for every twenty thousand (20,000) square feet or fraction thereof of gross floor area.
- c) Each loading space provided shall have a minimum width of 12 feet, a minimum length of 25 feet and a minimum height clearance of 14 feet.
- d) Each loading space shall have unobstructed ingress and egress to and from a public street or lane.

SECTION 3.0 - ADMINISTRATION

3.1 Administration and Enforcement

This by-law shall be administered by the Building and Zoning Co-ordinator and such other persons as may from time to time be appointed by resolution of Council.


3.2 Violation and Penalty

Every person who contravenes this by-law is guilty of an offence and upon conviction of a breach of any of the provisions of this by-law shall be liable for each offence to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.

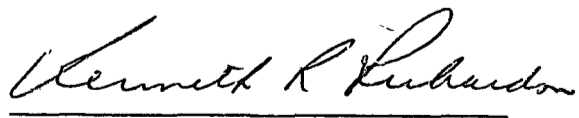
3.3 This by-law shall not come into force and effect unless and until approved by the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

This 14th day of February, 1977.



J. E. Archdekin, Mayor



K. Richardson, Clerk

PASSED February 14, 19 77



BY-LAW

No. 31-77



R 77714

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of
its Restricted Area By-law 31-77**

B E F O R E :

**W. SHUB, Q.C,
Chairman**

- and -

**P. M. BROOKS,
Member**

)
) **Friday, the 20th day of**
)
) **May, 1977**
)
)

**No objections to approval having been received
as required;**

**THE BOARD ORDERS that By-law 31-77 is
hereby approved.**



**K. C. ANDREWS
SECRETARY**

ENTERED	
O. B. No.....	<i>R77-2</i>
Folio No.....	<i>162</i>
MAY 27 1977	
<small>SECRETARY, ONTARIO MUNICIPAL BOARD</small>	