



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 38-89

To amend By-law 861 (part of Lot 8, 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 to By-law 861, as amended, is hereby further amended, by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS ONE (A1) to HIGHWAY COMMERCIAL TWO - SECTION 481 (HC2 - SECTION 481) and GREENBELT HAZARD (GH), such lands being part of Lot 8, Concession 6, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton.
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 481 - SITE PLAN, and forms part of By-law 861.
4. By-law 861 is hereby further amended by adding the following section thereto:

"481.1 The lands designated HC2 - SECTION 481 on Schedule A to this by-law:

481.1.1 shall only be used for the following purposes:

- (1) a gas bar;
- (2) only in conjunction with a gas bar, a motor vehicle washing establishment, and
- (3) purposes accessory to the other permitted purposes.

481.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 0.53 hectares
- (2) Minimum lot width - 58.0 metres
- (3) Minimum lot depth - 90.0 metres
- (4) Maximum building height - one storey
- (5) all buildings shall be located within the areas shown as BUILDING AREA on SECTION 481 - SITE PLAN;
- (6) canopy shall be located within the area shown as CANOPY on SECTION 481 - SITE PLAN;
- (7) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 481 - SITE PLAN;
- (8) a minimum of 4 parking spaces shall be provided and maintained in the area shown as PARKING on SECTION 481 - SITE PLAN;
- (9) driveways shall be located as shown on SECTION 481 - SITE PLAN;
- (10) no outside storage or display of goods shall be permitted, and
- (11) waste storage facilities shall be contained within a building.

481.1.3 shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 481.2.

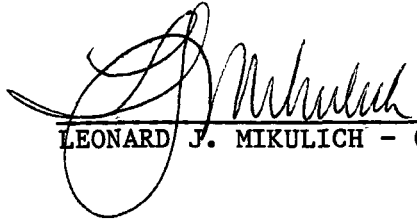
481.2 For the purposes of section 481,

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."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 13th day of February 1989.

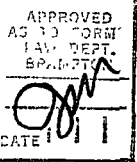


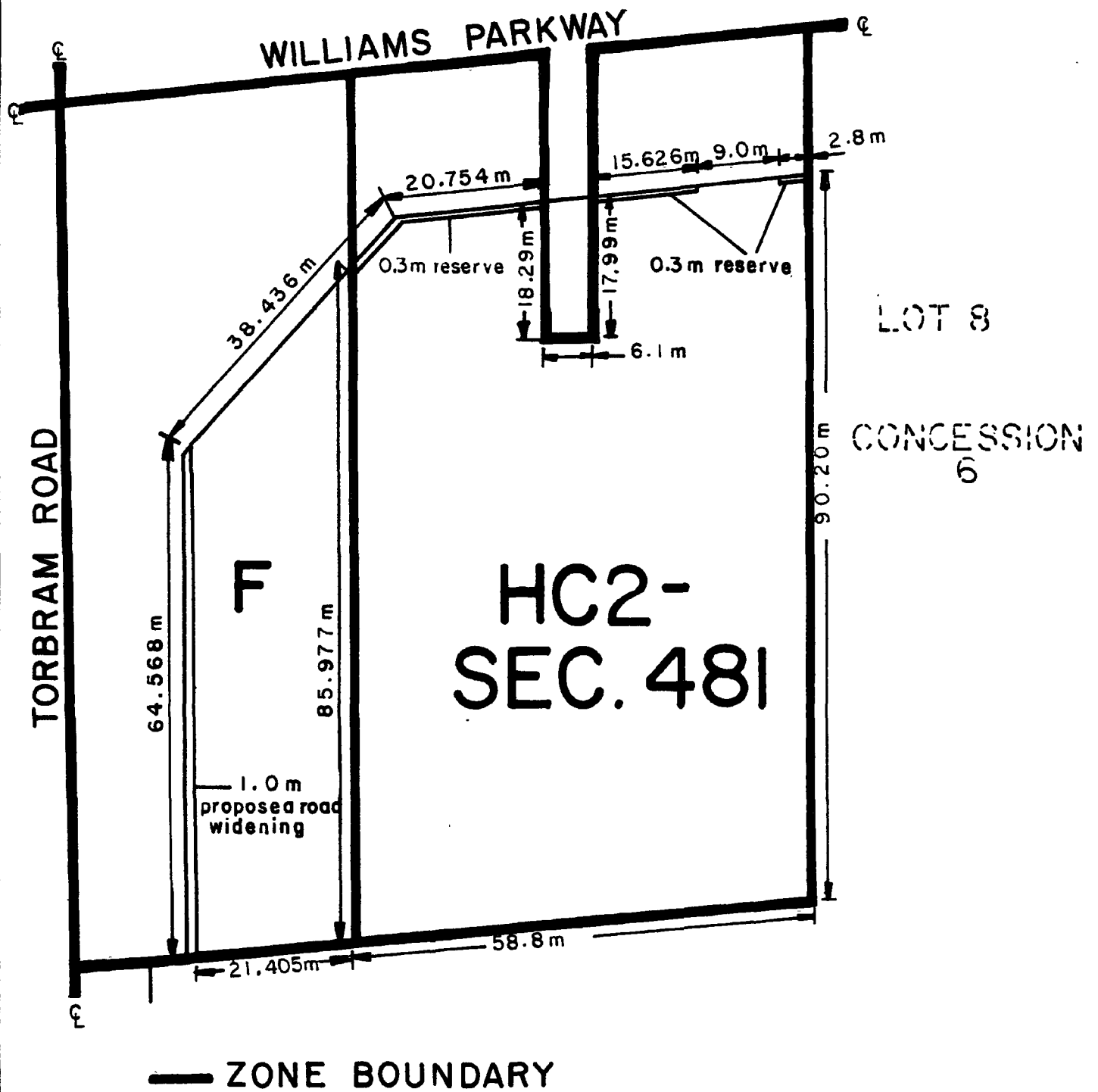
KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

112/88/11





PART LOT 8 CON. 6, E.H.S. (CHING)  
BY-LAW 861, SCHEDULE A

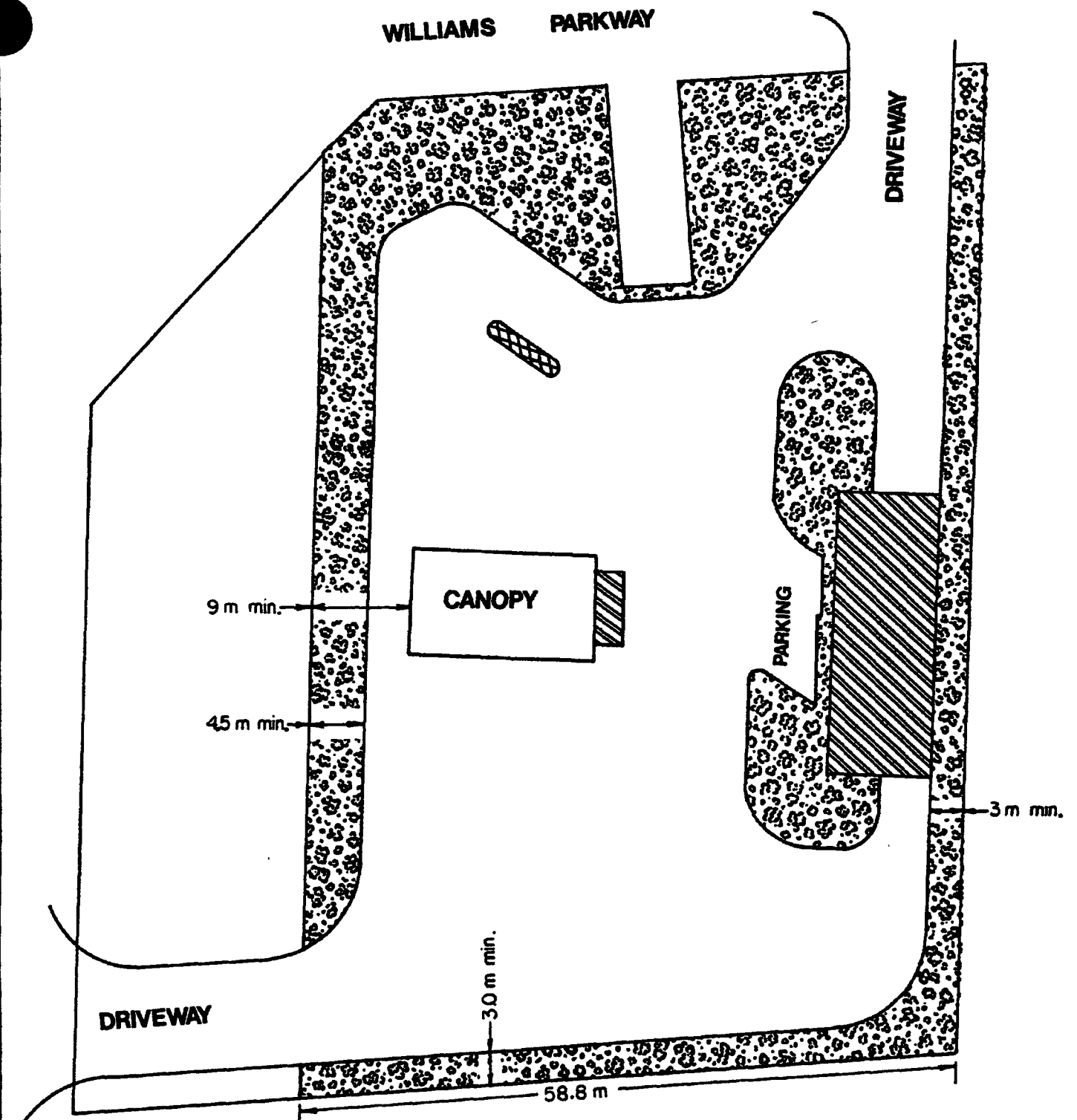
By-Law 38-89 Schedule A



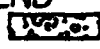



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**CITY OF BRAMPTON**  
Planning and Development

Date: 89 01 19 Drawn by: K M H  
File no. C 6 E 8.1 Map no. 48-13N



# LEGEND

-  LANDSCAPED OPENSACE
-  BUILDING AREA
-  VACUUM
-  MINIMUM

SECTION 481 - SITE PLAN  
PART LOT 8, CON. 6 E.H.S.(CHING.)

By-Law 38-89 Schedule B



1:502

**CITY OF BRAMPTON**  
Planning and Development

Date: 89.01 04 Drawn by: J.K.

File no. C6E8.1 Map no. 48-13M

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

AND IN THE MATTER OF the City of  
Brampton By-law 38-89.

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 37-89 which adopted Amendment Number  
155 was passed by the Council of the  
Corporation of Brampton at its meeting held on  
February 13th, 1989.
3. Written notice of By-law 38-89 as required by  
section 34 (17) of the Planning Act, 1983 was  
given on February 22nd, 1989, 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 March 20th,  
1989.
4. No notice of appeal under section 34 (18) of  
the Planning Act, 1983 has been filed with me  
on or before the last day for appeal.
5. Official Plan Amendment 155 was approved by  
the Ministry of Municipal Affairs on April  
28th, 1989.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this 15th )  
day of May, 1989. )

A Commissioner, etc. )

ROBERT D. TUFTS, a Commissioner,  
etc., Judicial District of Peel, for The  
Corporation of the City of Brampton.  
Expires May 25th, 1991.

