



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48-89

To amend By-law 861, as amended,
(part of Lot 14, Concession 1,
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 further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from TOWN CENTRE -SECTION 258 (T - SEC. 258) to TOWN CENTRE -SECTION 641 (T -SEC. 641).
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 641 - 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:

"641.1 The lands designated T - SECTION 641 on
Schedule A to this by-law:

641.1.1 shall only be used for the following
purposes and shall be subject to the
following requirements and restrictions:

- (a) For Lot 1 as identified on SECTION 641
- SITE PLAN:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
 - (i) Maximum lot coverage:
 - 100 per cent;
 - (ii) Minimum front yard depth:
 - 0 metres;
 - (iii) Minimum rear yard depth:
 - 0 metres;
 - (iv) Minimum side yard width:
 - 0 metres;
 - (v) Minimum lot area:
 - 202.0 square metres;
 - (vi) Minimum lot width:
 - 8.5 metres;
 - (vii) Minimum lot depth:
 - 20.5 metres;
 - (viii) Maximum building height:
 - 3 storeys, and
 - (ix) Minimum number of parking spaces:
 - 15 parking spaces shall be provided and maintained on Lot 9 within the area

identified as PARKING
AREA on SECTION 641
-SITE PLAN.

(b) For Lot 2 as identified on SECTION 641
- SITE PLAN:

(1) shall only be used for office
purposes and purposes accessory
thereto;

(2) shall be subject to the following
requirements and restrictions:

(i) Maximum lot coverage:

- 100 per cent;

(ii) Minimum front yard depth:

- 0 metres;

(iii) Minimum rear yard depth:

- 0 metres;

(iv) Minimum side yard width:

- 0 metres;

(v) Minimum lot area:

- 194.0 square metres;

(vi) Minimum lot width:

- 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 -SITE PLAN.

(c) For Lot 3 as identified on SECTION 641 - SITE PLAN:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
 - (i) Maximum lot coverage:
 - 100 per cent;
 - (ii) Minimum front yard depth:
 - 0 metres;
 - (iii) Minimum rear yard depth:
 - 0 metres;
 - (iv) Minimum side yard width:
 - 0 metres;
 - (v) Minimum lot area:
 - 199.0 square metres;
 - (vi) Minimum lot width:
 - 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 -SITE PLAN.

(d) For Lot 4 as identified on SECTION 641
- SITE PLAN:

(1) shall only be used for office purposes and purposes accessory thereto;

(2) shall be subject to the following requirements and restrictions:

(i) Maximum lot coverage:

- 100 per cent;

(ii) Minimum front yard depth:

- 0 metres;

(iii) Minimum rear yard depth:

- 0 metres;

(iv) Minimum side yard width:

- 0 metres;

(v) Minimum lot area:

- 197.0 square metres;

(vi) Minimum lot width:

- 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 -SITE PLAN.

(e) For Lot 5 as identified on SECTION 641 - SITE PLAN:

(1) shall only be used for office purposes and purposes accessory thereto;

(2) shall be subject to the following requirements and restrictions:

(i) Maximum lot coverage:

- 100 per cent;

(ii) Minimum front yard depth:

- 0 metres;

(iii) Minimum rear yard depth:

- 0 metres;

(iv) Minimum side yard width:

- 0 metres;

(v) Minimum lot area:

- 205.0 square metres;

(vi) Minimum lot width:

- 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 -SITE PLAN.

(f) For Lot 6 as identified on SECTION 641 - SITE PLAN:

(1) shall only be used for office purposes and purposes accessory thereto;

(2) shall be subject to the following requirements and restrictions:

(i) Maximum lot coverage:

- 100 per cent;

(ii) Minimum front yard depth:

- 0 metres;

(iii) Minimum rear yard depth:

- 0 metres;

(iv) Minimum side yard width:

- 0 metres;

(v) Minimum lot area:

- 206.0 square metres;

(vi) Minimum lot width:

- 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 15 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 -SITE PLAN.

(g) For Lot 7 as identified on SECTION 641 - SITE PLAN:

- (1) shall only be used for office purposes and purposes accessory thereto;
- (2) shall be subject to the following requirements and restrictions:
 - (i) Maximum lot coverage:
 - 100 per cent;
 - (ii) Minimum front yard depth:
 - 0 metres;
 - (iii) Minimum rear yard depth:
 - 0 metres;
 - (iv) Minimum side yard width:
 - 0 metres;
 - (v) Minimum lot area:
 - 198.0 square metres;
 - (vi) Minimum lot width:
 - 8.5 metres;
 - (vii) Minimum lot depth:
 - 20.5 metres;
 - (viii) Maximum building height:
 - 3 storeys, and
 - (ix) Minimum number of parking spaces:
 - 15 parking spaces shall be provided and maintained on Lot 9

within the area
identified as PARKING
AREA on SECTION 641
-SITE PLAN.

(h) For Lot 8 as identified on SECTION 641
- SITE PLAN:

(1) shall be used for office purposes
and purposes accessory thereto;

(2) shall be subject to the following
requirements and restrictions:

(i) Maximum lot coverage:

- 100 per cent;

(ii) Minimum front yard depth:

- 0 metres;

(iii) Minimum rear yard depth:

- 0 metres;

(iv) Minimum side yard width:

- 0 metres;

(v) Minimum lot area:

- 393.0 square metres;

(vi) Minimum lot width:

- 8.5 metres;

(vii) Minimum lot depth:

- 20.5 metres;

(viii) Maximum building height:

- 3 storeys, and

(ix) Minimum number of parking spaces:

- 25 parking spaces shall be provided and maintained on Lot 9 within the area identified as PARKING AREA on SECTION 641 - SITE PLAN.

(i) For Lot 9 as identified as those lands outlined by the heavy line, less those lands identified as Lot 1 to Lot 8, inclusive, on SECTION 641 - SITE PLAN:

(1) shall only be used for the following purposes:

- (i) landscaped open space;
- (ii) parking, and
- (iii) shopping centre access driveway.

(2) shall be subject to the following requirements and restrictions:

- (i) landscaped open space shall be provided and maintained in areas shown as LANDSCAPED OPEN SPACE on SECTION 641 - SITE PLAN;
- (ii) a minimum of 130 parking spaces shall be provided and maintained in areas shown as PARKING AREA on SECTION 641 - SITE PLAN;
- (iii) Minimum lot width:

- 89.0 metres, and

(iv) Minimum lot depth:

- 105.0 metres.

641.1.2 shall also be subject to the requirements and restrictions relating to the T zone and all general provisions of this by-law which are not in conflict with the ones set out in section 641.1.1.

641.2 For the purposes of Section 456,

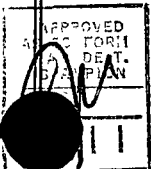
LOT shall mean a parcel of land which is permitted to be conveyed by Section 49 of the Planning Act, 1983."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 27th day of February, 1989.

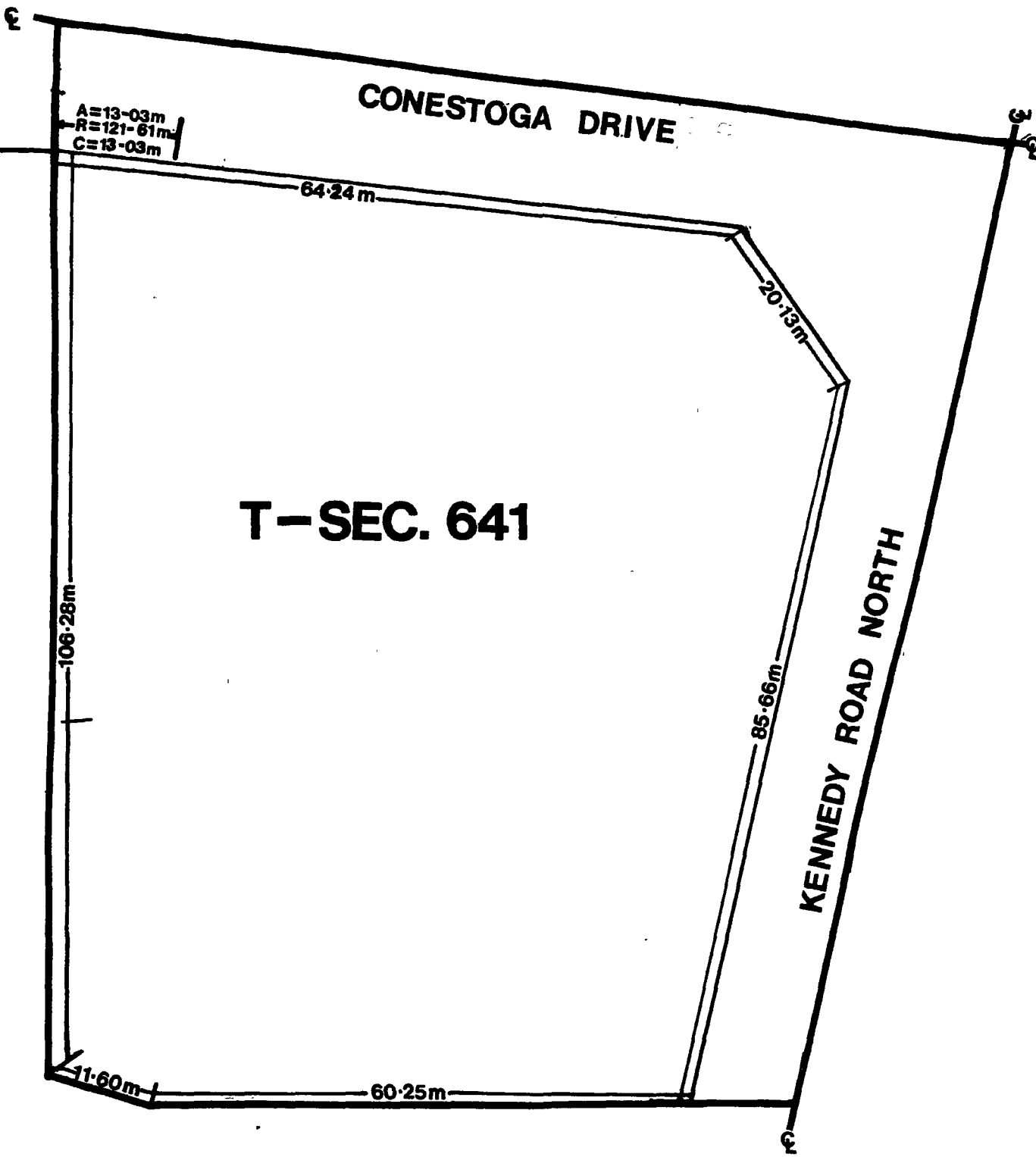

KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

5/89/icl/hg



REGISTERED PLAN M-100



T-SEC. 641

— ZONE BOUNDARY

PART LOT 14, CON. I, E.H.S (CHING.)
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

BY-LAW 48-89 SCHEDULE A

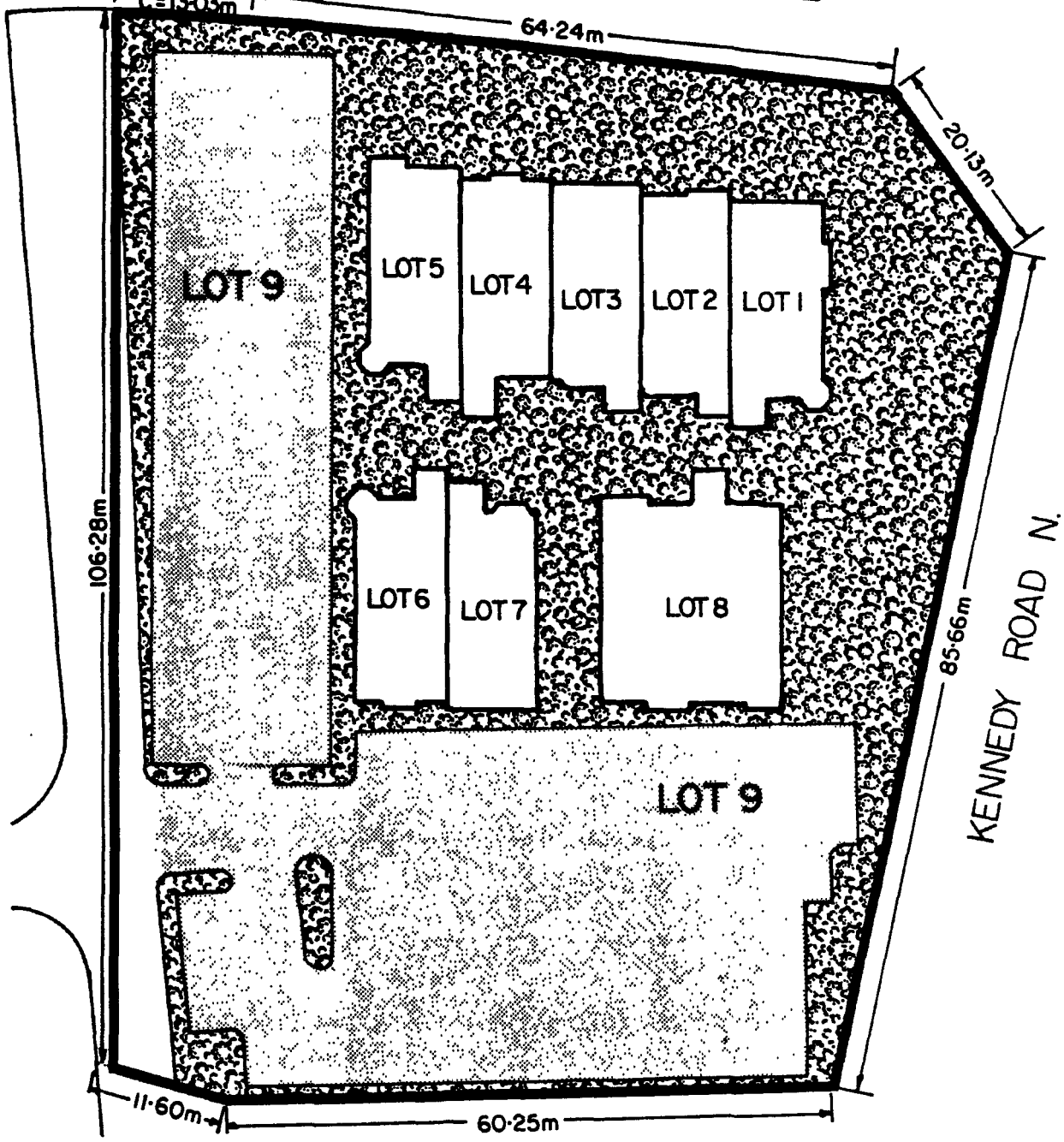
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Date: 1989 01 25 Drawn by: C J K
File no. C1E14-23 Map no. 25-55H

REGISTERED PLAN M-100

CONESTOGA DRIVE

A=13.03m
R=21.61m
C=13.03m



-  PARKING AREA
-  LANDSCAPED OPEN SPACE
-  SHOPPING CENTRE ACCESS DRIVEWAY

NOTE: Lot 9 Consists Of Those Lands Outlined By Heavy Line, Less Lot 1 To Lot 8, Inclusive.

**SECTION 641-SITE PLAN
BY-LAW 861 SCHEDULE B**



CITY OF BRAMPTON
Planning and Development

BY-LAW 48-89 SCHEDULE B

1:647

Date: 1989 01 25 Drawn by: C J K
File no. C1E14-23 Map no. 25-55I

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

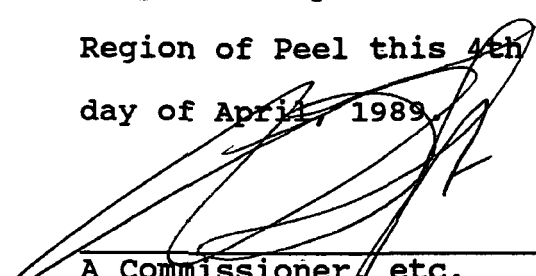
AND IN THE MATTER OF the City of
Brampton By-law 48-89.

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 48-89 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on February 27th, 1989.
3. Written notice of By-law 48-89 as required by
section 34 (17) of the Planning Act, 1983 was
given on March 8th, 1989, 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 4th)
day of April, 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.