

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 49-75

A By-law to prohibit or regulate the use of land and the erection, use bulk, height and location of a building situated on part of the east half of Lot 5, Concession 1, E.H.S., in the City of Brampton, and more particularly located on the south-east corner of the intersection of Queen Street East and Trueman Street.

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 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.
- 1.5 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.
- 1.6 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.
- 1.7 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.

- 1.8 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.
- 1.9 Landscaped Open Space shall mean an open space at ground level on a lot which is used for the growth, maintenance, preservation of grass, flowers, trees and shrubs and other landscaping, including a surfaced walk, patio, pool or similar amenity, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or with any main building or structure.
- 1.10 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.
- 1.11 Parking Space shall mean an area on a lot exclusive of driveways, aisles or landscaped open space for the temporary parking of automobiles.
- 1.12 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.13 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.

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
- 2.2.1 Ground Floor Only
- (a) antique, art or crafts shop
 - (b) book shop
 - (c) camera or photography store
 - (d) dentist
 - (e) finance company
 - (f) gift or flower shop

- (g) jeweller, watch or watch repair shop
- (h) luggage and leather goods store
- (i) office supply or stationery store
- (j) orthopaedic shoe store
- (k) real estate office
- (l) travel agency

2.2.2 Second Floor Only

Offices but not including the office(s) of a dentist, physician and/or medical clinic.

2.3 Yard Requirements

The front and exterior side yards shall have a minimum depth and width respectively 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 ratio of gross floor area of the building to lot area shall not exceed 0.5.

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 ⁰ to less than 55 ⁰	13 feet
55 ⁰ to less than 75 ⁰	18 feet
75 ⁰ to 90 ⁰	21 feet

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

SECTION 3.0 - ADMINISTRATION

3.1 Administration and Enforcement

This By-law shall be administered by the Building Inspector 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 come into force upon approval by The Ontario Municipal Board and takes effect on the date of the final passing thereof.

PASSED by the COUNCIL of The CORPORATION OF THE CITY OF BRAMPTON this 24th day of March, 1975.


 James E. Archdekin, Mayor

 Kenneth R. Richardson, Clerk

QUEEN STREET EAST

85.80'

ORIGINAL ROAD ALLOWANCE

STREET

192.75'

Ramp

33.0'

10'

44.0'

33.0'

15'

139.92'

LOT 28

WALKWAY

59.66'

TRUEMAN STREET

ORIGINAL ROAD ALLOWANCE

Ramp

PARKING AREA 21 CARS

LOT 59

52.80'

147.17'

LOT 60

CITY OF BRAMPTON BY-LAW NO. 49-75
SCHEDULE A

DATE FEB 13, 1975

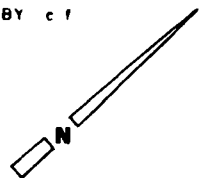
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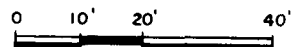


BUILDING AREA

NOTE - DIMENSIONS SHOWN MAY VARY (max. 6")



SCALE





R 75709

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 49-75

B E F O R E :

R. M. McGUIRE
Vice-Chairman

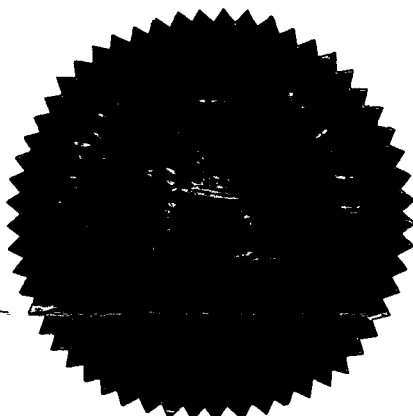
- and -

D. S. COLBOURNE
Member

Thursday, the 7th day
of August, 1975

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 49-75 is hereby approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.....	R75-2
Folio No.....	322
AUG 11 1975	