



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 73-81

To amend By-law 825, as amended  
of the former Township of Toronto  
Gore, now in the City of Brampton  
(Part of Lot 5, Concession 9  
Northern Division)

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

1. The Zoning Map attached to By-law 825, being the Restricted Area By-law of the former Township of Toronto, Gore, is hereby amended by changing the zoning classification of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL to INDUSTRIAL-SECTION. 67 (I-SEC.67).
2. Schedule A to this By-law is hereby attached to By-law 825 as part of the Zoning Map and forms part of By-law 825.
3. By-law 825 is hereby amended by adding thereto the following:

"67.1 The lands shown as I-SEC.67 on Schedule A hereto attached:

67.1.1 shall be used only for the following purposes:

- (1) the purposes permitted by Section IX
- (2) animal hospital
- (3) building supply and sales with no outside storage
- (4) cold storage locker plant
- (5) custom workshop
- (6) fruit, vegetable and flower retail sales
- (7) furniture and appliance sales
- (8) garden centre sales establishment
- (9) self-storage warehouse
- (10) small equipment rental with no outside storage
- (11) trailer sales, accessories and service
- (12) caretaker's residence as accessory to another permitted purpose.

67.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage - 194 metres

- (2) minimum lot depth - 151 metres
- (3) minimum lot area - 1.47 hectares
- (4) minimum front yard depth - 13.7 metres
- (5) minimum side yard width - 6.09 metres
- (6) minimum rear yard depth - 6.09 metres
- (7) maximum building height - 10.5 metres
- (8) minimum front yard landscaped - 80 per cent of open space front yard area
- (9) accessory buildings shall not occupy any required front, side or rear yard
- (10) maximum land coverage of buildings and structures shall not exceed fifty (50) per cent of the lot area
- (11) at least one parking space for each 55 square metres of grass floor area shall be provided on the same lot, and such parking spaces shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot
- (12) each parking space shall be an angled parking space or a parallel parking space, and each angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres length, and each parallel parking space shall be a rectangular area meaning not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle;
- (13) the driveway leading to any parking area shall have a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic.
- (14) each parking space shall have unobstructed access to an aisle leading to a driveway or street
- (15) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking:</u>	<u>Minimum Aisle Width:</u>
(i) up to 50 degrees	- 4 metres
(ii) 50 degrees up to 20 degrees	- 5.75 metres
(iii) 80 degrees up to an including 90 degrees	- 6 metres

67.1.3 shall also be subject to the requirements and restrictions relating to Section IX which are not in conflict with the ones set out in Section 67.1.2.

67.2 For the purposes of Section 67. ANIMAL HOSPITAL shall mean the premises where animals,

birds or other livestock are kept for the purposes of veterinary treatment within a building or structure, and shall include the offices of a veterinary surgeon.

BUILDING AREA shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

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; or,
- (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 mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which is carried on the principal purpose for which the lot is used.

COVERAGE shall mean that percentage of the land or lot area covered by the main building and accessory buildings.

CUSTOM WORKSHOP shall mean a building or place where goods are produced to special order and sold on the premises.

GARDEN CENTRE SALES ESTABLISHMENT shall mean a retail establishment engaged in the business of selling plants, gardening supplies and related goods or materials to the general public, and may include the outdoor storage of such goods.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky, 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.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use,

which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

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 and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

TRAILER shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

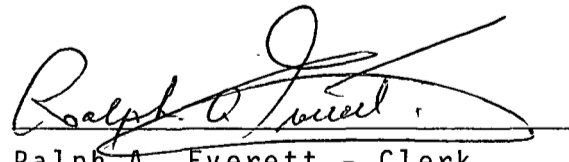
TRAILER, TRAVEL shall mean a trailer that is used or intended to be used for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.


WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.

READ a FIRST, SECOND and THIRD time and PASSED IN OPEN COUNCIL.

This 6th day of April 1981.

  
James E. Archdekin - Mayor

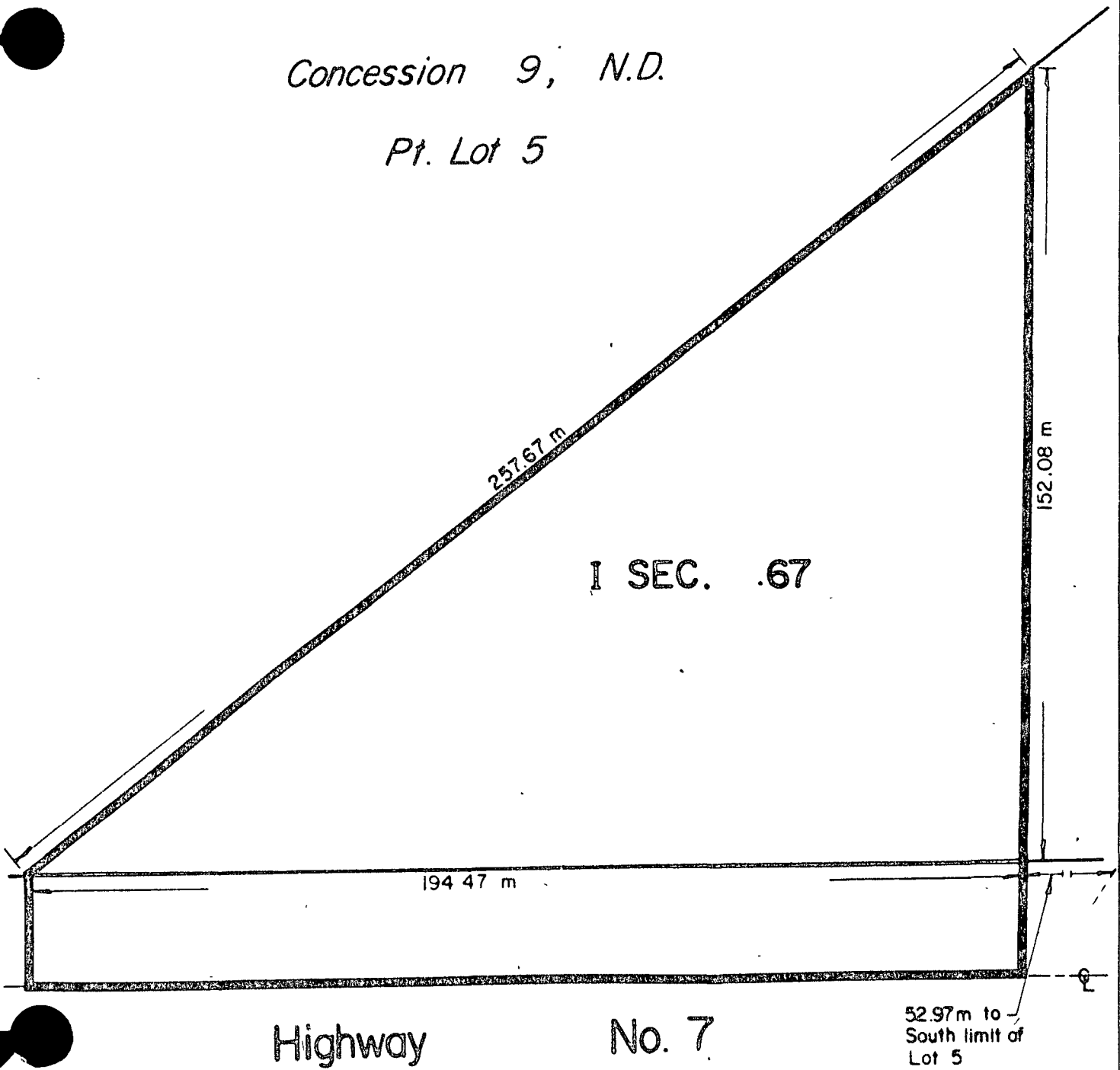
  
Ralph A. Everett - Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
DRAFTSMAN  
  
DATE 3/3/81

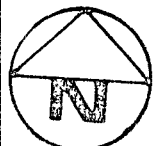
Toronto Gore

Concession 9, N.D.

Pt. Lot 5



Part Lot 5, Concession 9 ND.  
By-Law 825 Schedule A



CITY OF BRAMPTON  
Planning and Development

BY-LAW 73-81 SCHEDULE A 1:1200

Date: 81 03 13 Drawn by: ps  
File no. C9E5.1A Map no. 68-F



R 811323

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 73-81

B E F O R E :

A.H. ARRELL, Q.C.  
Vice-Chairman

- and -

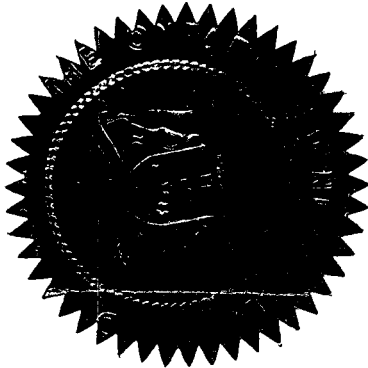
G.M. HOBART  
Member

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Thursday, the 13th day  
of May, 1982

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 73-81 is  
hereby approved.



SECRETARY

ENTERED
O. B. No. <u>R81-5</u>
Folio No. <u>353</u>
MAY 19 1982
SECRETARY, ONTARIO MUNICIPAL BOARD