



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 178-76

A By-law to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings on part of Lot 5, Concession II, East of Hurontario Street in the

City of Brampton, and more particularly located on the south side of Queen Street East between Rutherford Road and Heart Lake 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 definitions and interpretation 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 Building Area shall mean the maximum projected horizontal area of a building at grade measured to the centre of party walls and to the outside of other walls including airwells and all other spaces within the building but excluding porches, verandahs, steps, cornices, chimney breasts, fire-escapes, exterior stairways, breezeways, detached accessory buildings, ramps and open loading platforms.
- 1.5 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.
- 1.6 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.
- 1.7 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.
- 1.8 Height shall mean the vertical height of a building from grade to the highest point of the roof surface in the case of flat roof, to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or to the deck line of a mansard roof.

- 1.9 Lot shall mean 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.
- 1.10 Lot Area shall mean the total horizontal area within the lot lines of a lot.
- 1.11 Lot Line shall mean any boundary of a lot.
- 1.12 Lot Width shall mean the horizontal distance between the side of a lot where such side lot lines are parallel.
- 1.13 Main Building shall mean the building designed or used for the principal use on the lot.
- 1.14 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.
- 1.15 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 employees, residents or visitors.
- 1.16 Parking Space shall mean part of a parking area exclusive of driveway, aisles or landscaped open space used for the temporary parking of one automobile.
- 1.17 Retail Plumbing Outlet means a building where goods, wares or merchandise related to the plumbing trade are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares or merchandise sufficient only to service such store.
- 1.18 Rear Lot Line shall mean the lot line furthest and opposite the front lot line.
- 1.19 Rear Yard shall mean a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building on such lot.
- 1.20 Restaurant means a building used for the purpose of serving meals and refreshments and which may include within the operation a fast-food take-out service.
- 1.21 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.22 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 rear yard.
- 1.23 Yard shall mean an open portion of the land on the same lot width the main building or structure, unoccupied and obstructed 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 - PERMITTED USES

- 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

(a) Restaurant, within which the operation may include a fast-food take-out service, not to exceed a gross floor area of seven thousand, four hundred (7,400) square feet occupying the part of the building shown as Building Area "A" on Schedule "A" hereto attached.

(b) Retail plumbing outlet not to exceed a gross floor area of four thousand (4,000) square feet occupying the part of a building shown as Building Area "B" on Schedule "A" hereto attached.

(c) Use accessory to the above.

SECTION 3.0 - REGULATIONS

3.1 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 the provisions of this section.

3.2 Yard Requirements

The minimum front yard depth, rear yard depth and side yard width shall be determined as shown on Schedule "A" hereto attached.

3.3 Building Requirements

(a) Only one (1) building may be built within the zone boundary as shown on Schedule "A" of this by-law.

(b) The maximum height of the building shall not exceed thirty-five (35) feet.

(c) The height limitations of this by-law shall not apply to an elevator enclosure, flag pole, television or radio antenna, ventilator, skylight or chimney.

3.4 Parking Requirements

(a) Minimum off-street parking accommodation shall be provided on the same lot as the building and shall be located as shown on Schedule "A" hereto attached.

(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.

SECTION 4.0 - ADMINISTRATION

4.1 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 the Council.

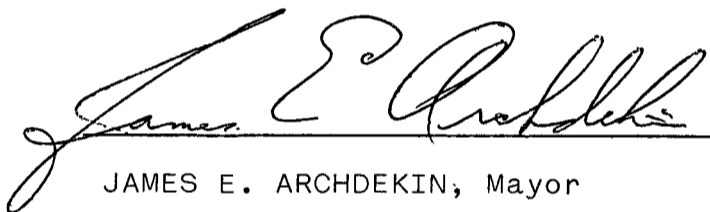
4.2 Violation and Penalty

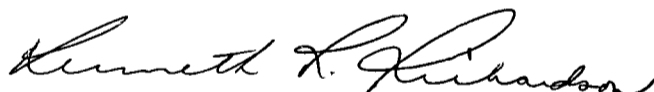
Every person who contravenes this by-law is guilty of an offence and upon conviction of a breach of any of the provisions of this by-law shall be liable for each offense to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.

4.3 This by-law shall come into force upon approval by the Ontario Municipal Board and takes effect on the date thereof.

PASSED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF BRAMPTON.

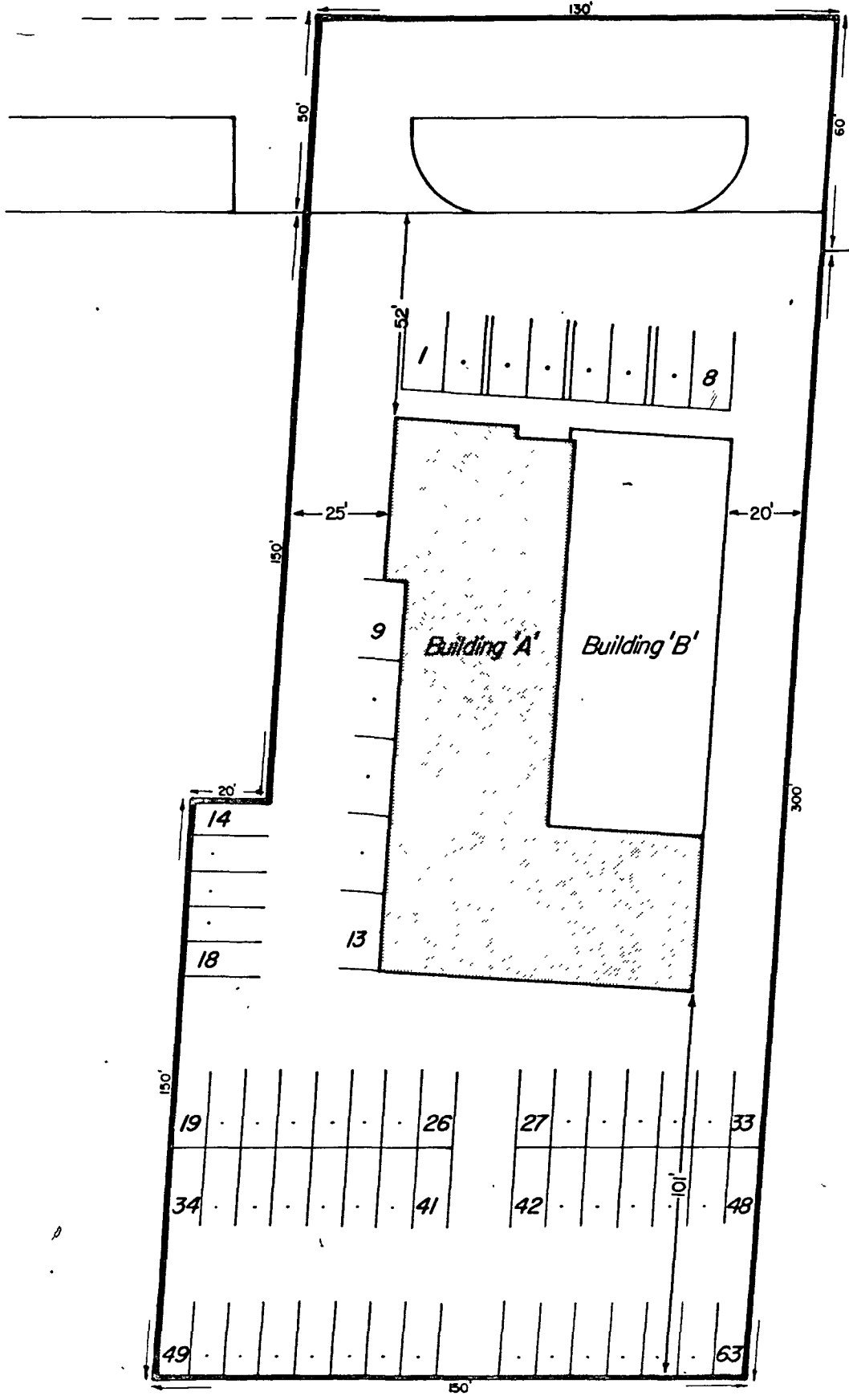
This 23rd day of August 19 76.


JAMES E. ARCHDEKIN, Mayor


K. R. RICHARDSON, Clerk

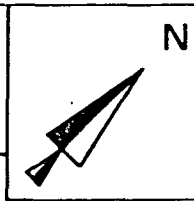
QUEEN STREET EAST

CENTRE LINE
OF ROAD ALLOWANCE



Part of Lot 1, R.P.644

CITY OF BRAMPTON BY-LAW No.178-76
SCHEDULE 'A'

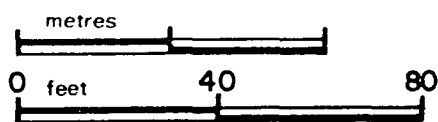


Drawn	DVC
Date	June 1976
File No.	C2E5.2
Dwg. No	A

Legend

 Boundary of Application

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

