



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 184-86

To amend By-law 139-84
(part of Lot 14, Concession
1, E.H.S., in the
geographic Township of
Toronto)

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

1. By-law 139-84, as amended, is hereby further amended:

(1) by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from HIGHWAY COMMERCIAL ONE - SECTION 554 (HC1-SECTION 554) to COMMERCIAL ONE - SECTION 606 (C1-SECTION 606)

(2) by adding thereto the following:

"606.1 The lands designated C1 - SECTION 606 on Schedule A to this by-law:

606.1.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company or financial institution;
- (3) a travel agency;
- (4) a gift shop or card shop;
- (5) an insurance agency;
- (6) an interior design or art gallery;
- (7) a photographic studio;
- (8) a hairdresser or beauty salon;
- (9) a pharmacy or medical supply shop;

(10) a dispensing optician; and

(11) a tobacco shop.

606.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: - 9500 square metres
- (b) maximum height of buildings:
 - for main building: - 6 storeys
 - for podium structure - 2.4 metres above the
for parking purposes: finished grade
- (c) maximum gross floor area for all buildings: - 8400 square metres
- (d) maximum gross floor area for a tobacco shop: - 80 square metres
- (e) maximum gross floor area for a pharmacy or medical supply store: - 120 square metres
- (f) minimum front yard depth:- 9 metres
- (g) minimum rear yard depth:
 - for main building: - 50 metres
 - for podium structure
for parking purposes: - 3.0 metres
- (h) minimum side yard width:
 - (1) for main building: - no one side yard shall
be less than 9 metres
 - the combined width of
both side yards shall
not be less than 40
metres
 - (2) for podium structure
for parking purposes:- 2 metres

- (i) minimum lot width: - 85 metres

- (j) minimum landscaped open space:
 - (1) a minimum of 50% of the required front yard,

 - (2) a strip with a minimum width of 3 metres along the rear lot line, and

 - (3) a minimum 20% of the area of the entire parcel.

- (k) maximum coverage by main building: - 17%

- (1) the number of parking spaces required by section 20.3 may be reduced to the number obtained from performing the following calculations and using Table 606.1:

- 1. calculate the number of parking spaces required by section 20.3 for each use on the site;

- 2. multiply each number in the row beside a proposed use in Table 606.1 by the number of parking spaces required by section 20.3 for that particular use;

- 3. total each column; and

- 4. the highest number in Total row is the minimum to which the number of parking spaces may be reduced.

TABLE 606.1
PEAK PERIOD PERCENTAGES

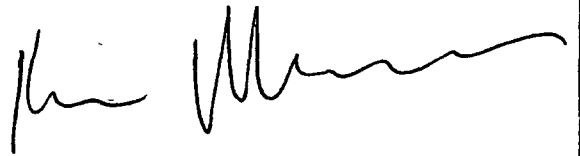
<u>Land Use</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
general office	100	90	95	10
medical office	100	90	95	30
realtor office	100	90	100	50
other uses	<u>80</u>	<u>65</u>	<u>100</u>	<u>100</u>
TOTAL:				

- (m) the exterior of the main building shall be primarily precast concrete and glass

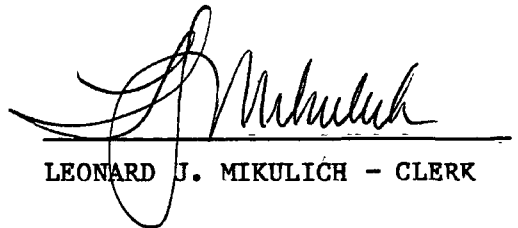
606.1.3 shall also be subject to those requirements and restrictions of the C1 zone which are not in conflict with the ones set out in section 606.1.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,

this 14th day of July 1986.




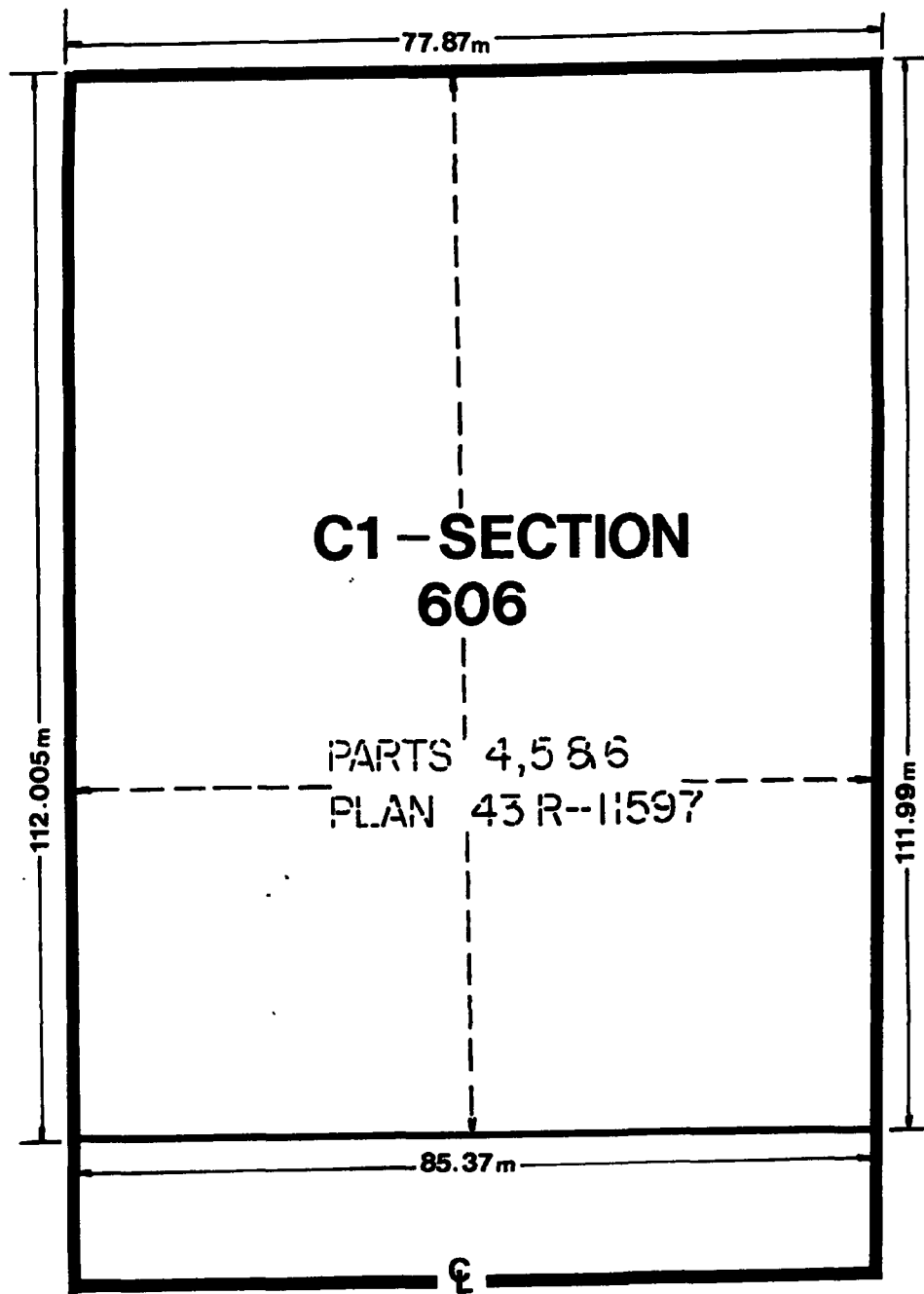
KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

4-86/2

APPROVED
AS TO FORM
LAW DEPT.
BRANSTON

DATE 03/10/24



COUNTY COURT BOULEVARD

PART LOT 14, CON. I E.H.S.



CITY OF BRAMPTON
 Planning and Development

By-Law 184-86 Schedule A

1:7800

Date: 85 09 05 Drawn by: K.L.
 File no. TIE14.5 Map no. 76-11E

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

AND IN THE MATTER OF the City of
Brampton By-law 184-86.

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 184-86 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on July 14th, 1986.
3. Written notice of By-law 184-86 as required
by section 34 (17) of the Planning Act, 1983
was given on July 25th, 1986, 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 19th day of August, 1986.)


A Commissioner, etc.

ROBERT D. TUFTS, c Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.

