



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 201-85
To amend By-law 861 (part of Lot
6, Concession 6, E.H.S.,
(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 amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from COMMERCIAL SPECIAL - DRIVE-IN FOOD RESTAURANT CENTRE to HIGHWAY COMMERCIAL - SECTION 446 (HC-SECTION 446).
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 446 - 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:

"446.1 The lands designated HC - SECTION 446 on Schedule A to this by-law:

446.1.1 shall be used only for the following:

- (1) tool and equipment rental establishment
- (2) motor vehicle parts retail outlet
- (3) automobile service and sales establishment
- (4) fast food restaurant with drive-through facility
- (5) purposes accessory to the other permitted purposes

446.1.2 shall be subject to the following requirements and restrictions:

- (1) all main buildings shall be located within the areas identified as MAIN BUILDING AREAS on SECTION 446 - SITE PLAN

- (2) all accessory buildings shall be located within the areas identified as ACCESSORY BUILDING AREAS on SECTION 446 - SITE PLAN
- (3) the minimum front yard depth, side yard width and rear yard depth for each main building and for each accessory building shall be as shown on SECTION 446 - SITE PLAN
- (4) the minimum distance between main buildings shall be as shown on SECTION 446 - SITE PLAN
- (5) only the area identified as MAIN BUILDING AREA B on SECTION 446 - SITE PLAN may be used for the purposes permitted by sections 446.1.1(1) to 446.1.1(3), and only the area identified as MAIN BUILDING AREA A on SECTION 446 - SITE PLAN may be used for the purposes permitted by section 446.1.1 (4)
- (6) outdoor refuse storage facilities shall be completely enclosed and located within an accessory building
- (7) the gross commercial floor area of all buildings within the area identified as MAIN BUILDING AREA A on SECTION 446 - SITE PLAN shall not exceed 450 square metres, and the gross commercial floor area of all buildings within the area identified as MAIN BUILDING AREA B on SECTION 446 - SITE PLAN shall not exceed 557.5 square metres
- (8) the gross floor area of any one accessory building shall not exceed 36 square metres
- (9) the building height of a main building shall not exceed 1 storey
- (10) the building height of an accessory building shall not exceed 4.5 metres
- (11) (a) landscaped open space of at least 17 percent of the lot area shall be provided and maintained within the area identified as LANDSCAPED OPEN SPACE on SECTION 446 - SITE PLAN
- (12) parking spaces shall be provided in accordance with the following:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
motor vehicle parts retail outlet	1 parking space for each 12 square

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
	metres of gross commercial floor area or portion thereof
tool and equipment rental establishment	1 parking space for each 62 square metres of gross commercial floor area of portion thereof
automotive service and sales establishment	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
fast food restaurant with drive-through facility	1 parking space for each 6.0 square metres of gross commercial floor area or portion thereof

(13) each parking space shall have unobstructed access to an aisle leading to a driveway or street and shall be either:

(a) an angled parking space with a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, or

(b) a parallel parking space with a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle

(14) 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>
(a) up to 50 degrees	4 metres
(b) 50 degrees up to 70 degrees	5.75 metres
(c) 70 degrees up to and including 90 degrees	6 metres

(15) the drive-through facility for fast food restaurant shall comply with the following provisions:

- (a) the drive-through facility must be effectively separated from the parking area
- (b) the stacking lane must be clearly identified
- (c) the stacking lane must be located behind the pick-up windows and must accommodate a minimum of 10 cars
- (d) the entrance to a stacking lane must be not less than 6 metres from the street line
- (e) the access points must be located so as to minimize the impact of the stacking lane on the internal traffic circulation

446.1.3 shall also be subject to the requirements and restrictions of the HCl zone which are not in conflict with those set out in section 446.1.2.

446.2 For the purposes of section 446,

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

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

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

LANDSCAPED OPEN SPACE shall mean a unoccupied area of land 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.

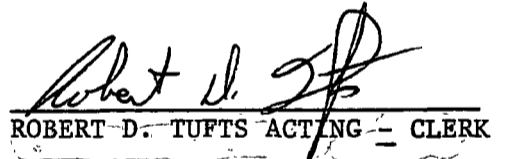
RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained."

READ a FIRST, SECOND and THIRD TIME and Passed In Open Council,

This 12th day of August, 1985.



KENNETH G. WHILLANS - MAYOR

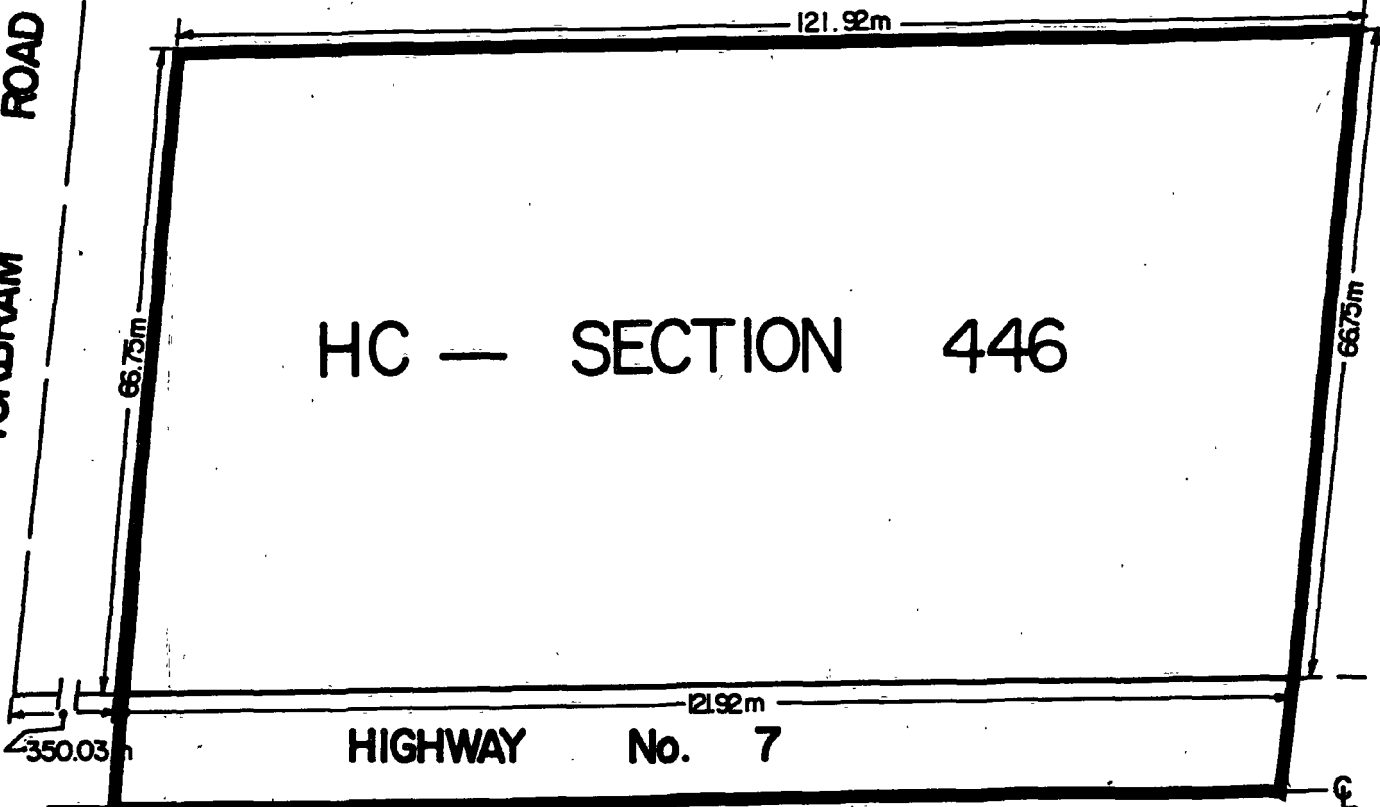


ROBERT D. TUFTS ACTING - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 08/14

TORBRAM ROAD

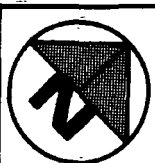


HC — SECTION 446

HIGHWAY No. 7

— ZONE BOUNDARY

BY-LAW 861 SCHEDULE A
PART LOT 6, CONCESSION 6 EHS.

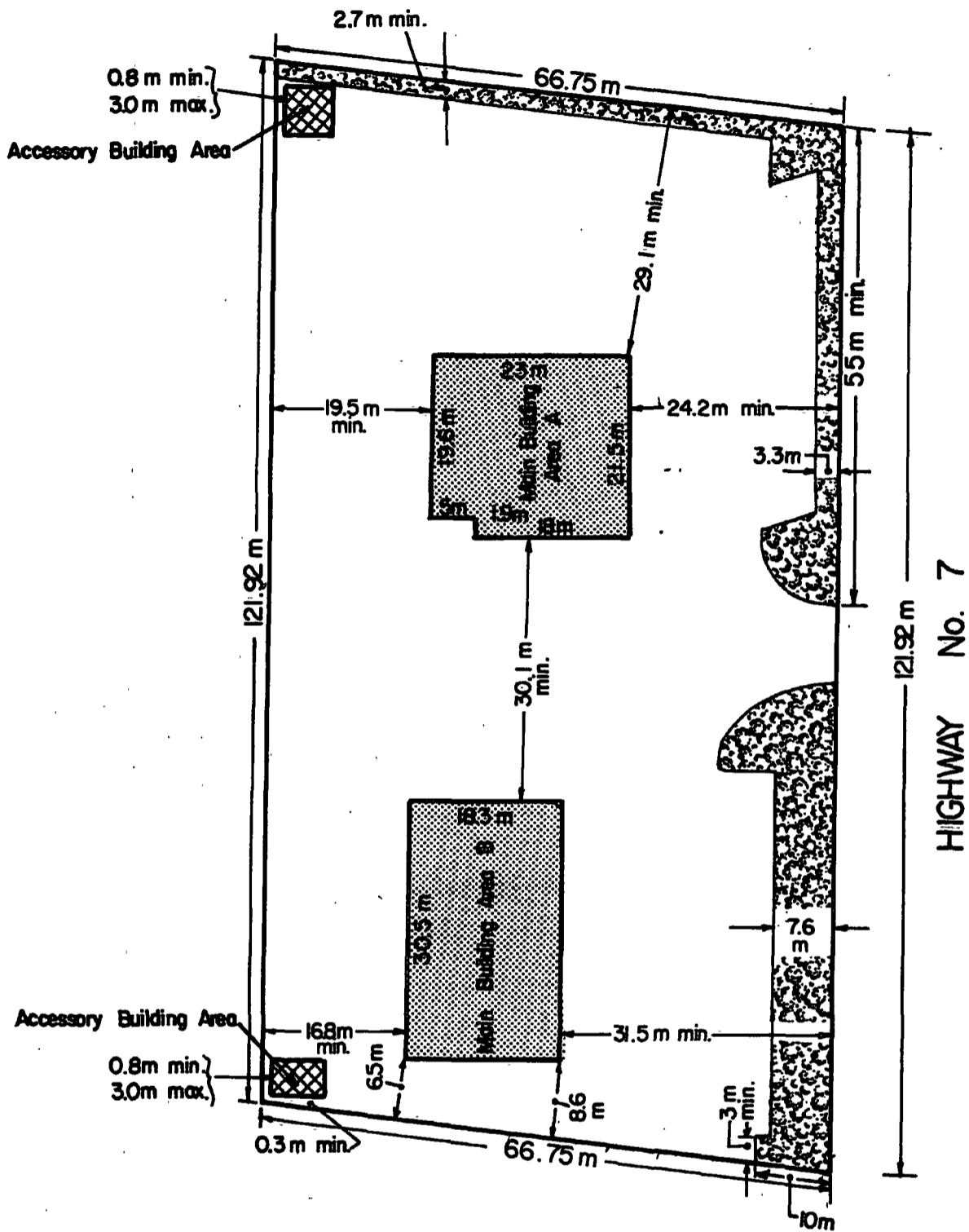


CITY OF BRAMPTON
Planning and Development

By-law 201-85 Schedule A




1:776

Date: 85 05 28 Drawn by: RB
File no. C6 E6.12 Map no. 48-8E



HIGHWAY No. 7

LEGEND

-  Main Building Area
-  Accessory Building Area
-  Landscaped Open Space

Min. - Minimum

Max. - Maximum

SECTION 446 — SITE PLAN
 BY-LAW 861



CITY OF BRAMPTON
 Planning and Development

By-law 201-85 Schedule B

1:720

Date: 85 06 04 Drawn by: RB
 File no. C6 E6.12 Map no. 48-8G

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

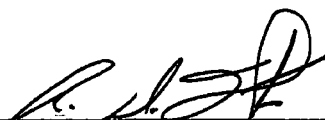
AND IN THE MATTER OF the City of
Brampton By-law 201-85.

DECLARATION

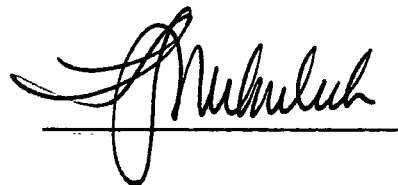
I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

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 200-85 which adopted Amendment Number 62
and 62A and By-law 201-85 were passed by the
Council of the Corporation of the City of
Brampton at its meeting held on August 12th,
1985.
3. Written notice of By-law 201-85 was required by
section 34 (17) of the Planning Act, 1983 was
given on August 26th, 1985 in the manner and in
the form and to the persons and agencies pre-
scribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the
Planning Act, 1983 has filed with me to the date
of this declaration.
5. Official Plan Amendment 62 and 62A were approved
by the Ministry of Municipal Affairs on November
22nd, 1985.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 5th day of December, 1985.)



A Commissioner, etc.)



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