



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 1241-82

To amend By-law 861, as amended,
for the lands located on part of
Lot 5, Concession 4, East of
Hurontario Street.

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A attached to this by-law from COMMERCIAL (C) and AGRICULTURAL (A) to COMMERCIAL ONE-SECTION 348 (C1-SECTION 348), such lands being part of Lot 5, Concession 4, E.H.S., in the former Township of Chinguacousy, now in the City of Brampton.
2. Schedule A of this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. By-law 861 is further amended by adding the following section:

"348.1 The land designated as C1-SECTION 348 on Schedule A to this by-law:

348.1.1 shall only be used for the following purposes:

- (1) one dining room restaurant.
- (2) business and professional offices, other than offices for physicians, dentists and drugless practitioners.
- (3) purposes accessory to the other permitted purposes.

348.1.2 shall be subject to the following restrictions and requirements:

- (1) minimum lot area - 0.4 hectares.
- (2) minimum lot frontage - 30 metres.
- (3) only one building shall be permitted.
- (4) the gross commercial floor area shall not exceed 615 square metres.

- (5) maximum building height: 2 storeys
- (6) all buildings and structures shall be set back at least 9.14 metres from the lot lines abutting Highway Number 7 and Bramalea Road, 3.5 metres from the westerly lot line, and 18.0 metres from the southerly lot line.
- (7) parking shall be provided in accordance with the following requirements:

Dining Room Restaurant: 1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.

Offices:

(a) Real Estate Office: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof.

(b) Other Offices: 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

- (8) at least 20 percent of the area of the site, including a strip at least 3 metres in width along both Highway Number 7 and Bramalea Road, shall be provided and maintained as landscaped open space.
- (9) waste storage facilities shall be located within the building.
- (10) no vehicular access to the site shall be permitted from Highway Number 7 and Bramalea Road.
- (11) (a) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this by-law, except where the context of a specific section requires otherwise.
- (b) Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

348.1.3 shall also be subject to the restrictions and requirements relating to the C1 zone which are not in conflict with the ones set out in section 348.1.2.


348.2 For the purposes of section 348,

RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared for sale to the public, to be served by a restaurant employee at the same table where the food and drink are to be consumed, and where drive-in, take-out or packaged fast food services are not available.

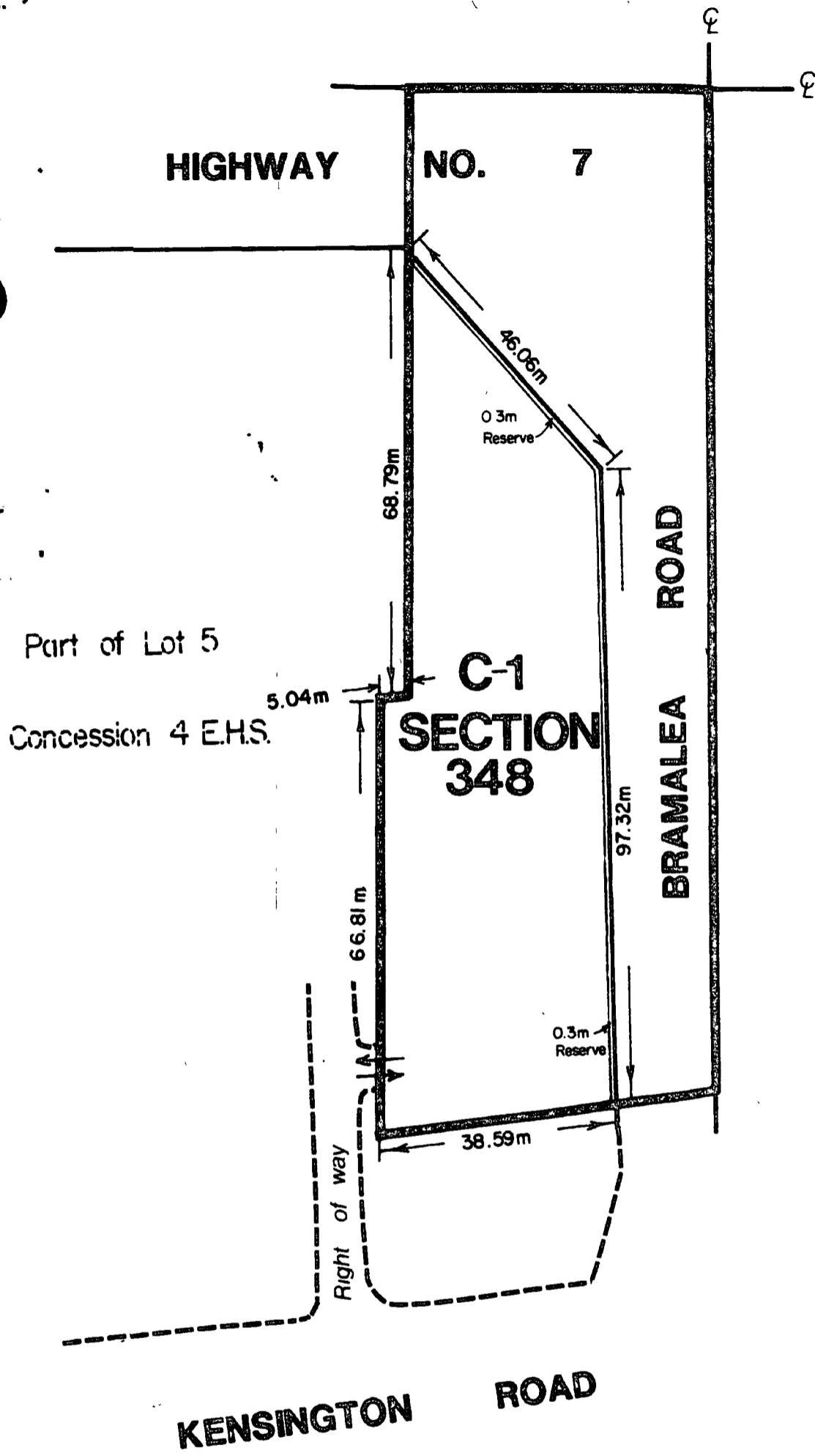
GROSS COMMERCIAL FLOOR AREA shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established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

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

This 22nd day of November 1982

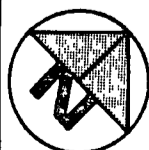

N. ERIC CARTER - ACTING MAYOR


ROBERTS D. TUFTS - CLERK



Zone Boundary

*PART OF LOT 5, CON. 4 E.H.S.
 BY-LAW 861, SCHEDULE A
 BY-LAW 241-82, SCHEDULE A*



1:870

CITY OF BRAMPTON
 Planning and Development

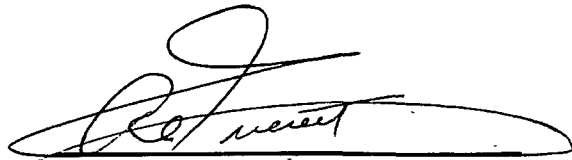
Date: 82-09-13
 File no. C4E5.1

Drawn by: *J.M.S.*
 Map no. 63-3G

CERTIFICATE UNDER SECTION 39(28) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 241-82 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 22nd day of November, 1982 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 25 of section 39 of The Planning Act. I also certify that the 21 day objection period expired on December 23rd, 1982 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

DATED at the City of Brampton this 28th day of December, 1982.



R. A. EVERETT
CITY CLERK

NOTE: Subsection 39(26) of The Planning Act (R.S.O. 1980, c.379, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the Municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.