



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 14-80

A By-law to regulate and permit the use of land and the erection, use, bulk, height and location of buildings on Part of Lot 2, Concession 2, E.H.S.

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

SECTION 1.0 - DEFINITION

In this By-law

ACCESSORY USE shall mean a use incidental and subordinate to a main use on the same lot.

BUILDING shall mean any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

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.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure

by an addition, removal, enlargement or extension.

FLOOR AREA, NET shall mean the total of the area of all floor levels in the building, including any basement, cellar, or mezzanine and area covered by interior walls and partitions, but excluding the roof area, exterior perimeter walls, areas occupied by stairwells or elevators, and covered mall areas not used as retail sales floor area.

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.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by Section 29 of The Planning Act.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and a longer line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, and shall include fences which exceed 1.8 metres in height.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this By-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot.

YARD, REAR shall mean a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot.

YARD, SIDE shall mean a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

SECTION 2.0 - GENERAL PROVISIONS:

- 2.1 No person, within the area shown outlined on Schedule A hereto attached, shall use land, or erect or use any building or structure, or change the dimension of any building or structure, except in conformity with provisions of this By-law.
- 2.2 Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure incidental to construction in progress until such time as the work has been finished or discontinued for a period of one year.
- 2.3 Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, flag poles, fences, retaining walls, light poles, signs, or similar uses erected in accordance with the provisions of the By-law shall be permitted in any required yard or in the area between the street line and the required setback.
- 2.4 Height regulations in this By-law do not apply to elevator enclosure, television or radio antennae, ventilators, skylights or chimneys.
- 2.5 No sign, billboard or poster shall be erected except in compliance with the 'Sign By-law' of the City of Brampton.

SECTION 3.0 - PERMITTED USES AND REQUIREMENTS

3.1 Permitted Uses

No land shall be used and no building or structure shall be erected or used on the lands shown outlined on Schedule A hereto attached except for the following purposes:

- (a) A bowling alley facility;
- (b) Uses accessory to the above

3.2 Yard Requirements

- (a) minimum front yard: 18 metres
- (b) minimum rear yard: 5 metres
- (c) minimum side yard: 3 metres

3.3 Building Requirement

- (a) The height of any building shall not be greater than 10 metres.
- (b) No accessory use shall occupy in excess of 15% of the net floor area of a main use.

3.4 Off-Street Parking and Loading

- (a) A minimum of 4 parking spaces per bowling lane shall be provided.
- (b) Each parking space shall have a minimum length of 6 metres and a minimum width of 3 metres.
- (c) Aisles leading to parking spaces shall have a minimum width of 6 metres.

(d) A minimum of one loading space shall be provided and shall not be located in the front yard.

3.5 Landscaped Open Space

Minimum landscaped Open Space: 10 percent of the lot area.

SECTION 4.0 - SCHEDULE

Schedule A hereto attached forms part of this By-law.

SECTION 5.0 - ADMINISTRATION

5.1 Administration and Enforcement

This By-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons that may from time to time be appointed by resolution of Council.

5.2 Violation and Penalty

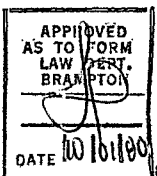
Every person who contravenes this By-law is guilty of an offence and upon summary conviction of a breach of any of the provisions of this By-law shall be liable for each offence to a fine of not more than One Thousand Dollars exclusive of costs.

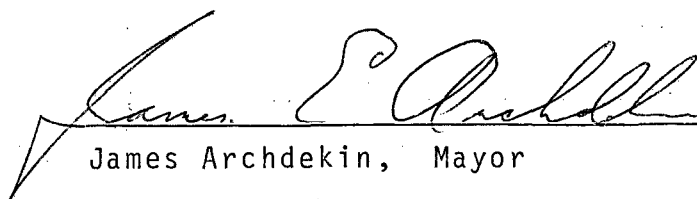
SECTION 6.0

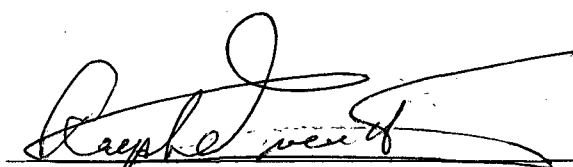
By-law 1827 of the former Town of Brampton and By-law 25-79 of the City of Brampton no longer apply to the lands to which this By-law applies.

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

this 14th day of January, 1980




James Archdekin, Mayor


Ralph Everett, Clerk

PASSED January 14th, 1980

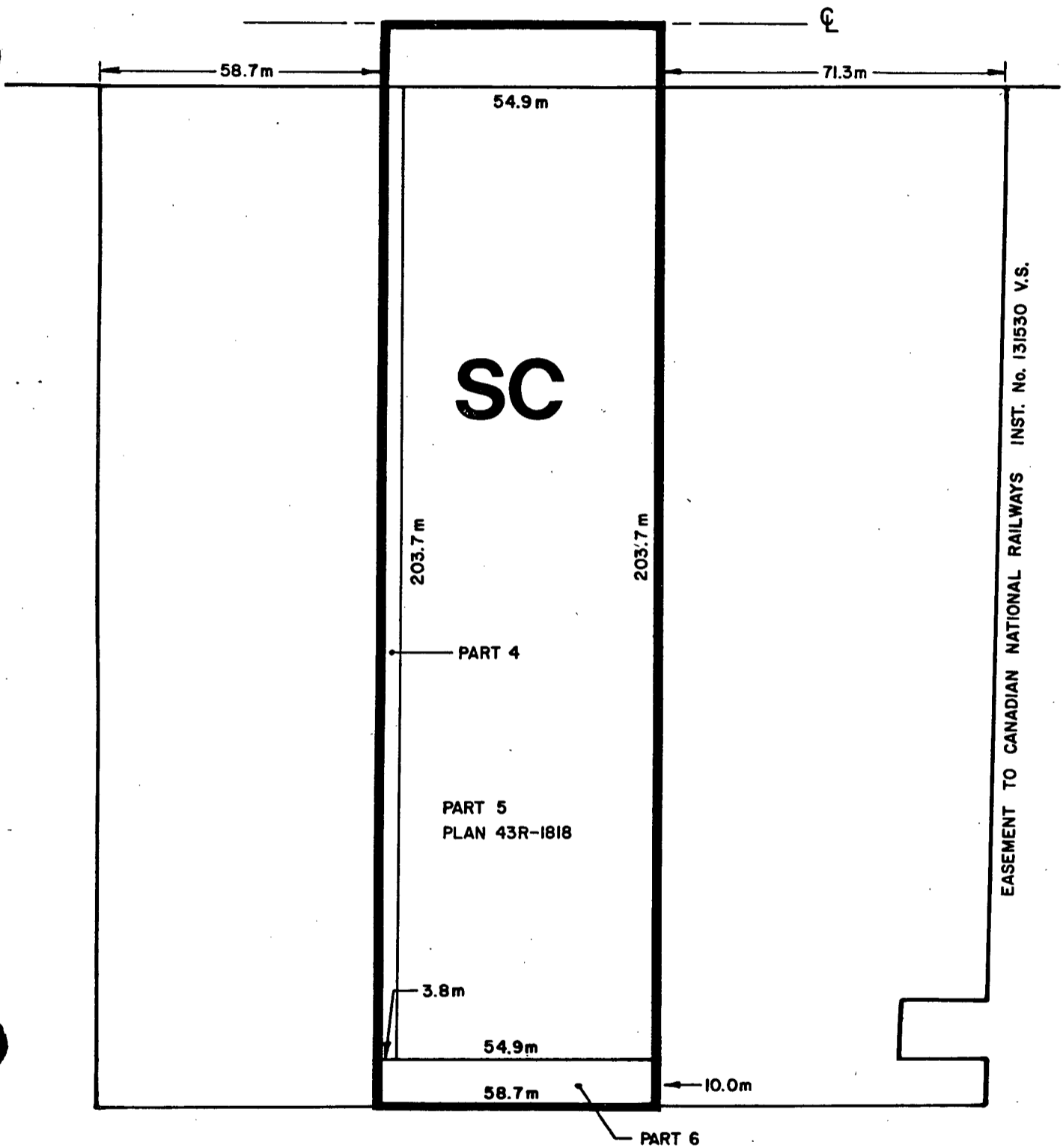


BY-LAW

No. 14 - 80

To regulate and permit the use of land
and the erection, use, bulk, height and
location of buildings on Part of Lot 2,
E.W.S.

GLIDDEN ROAD



PART OF W.1/2 LOT 2
CONCESSION 2 E.H.S.

— Zone Boundary

Part Lot 2, Concession 2 E.H.S.

BY-LAW No. 14-80 SCHEDULE A



1:1200

CITY OF BRAMPTON
Planning and Development

Date: 80 01 02
File no. C2E2.2

Drawn by: Ck
Map no. 61-188