

## THE CORPORATION OF THE CITY OF BRAMPTON

## BY-LAW NUMBER 145-74

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 4, Concession II, East of Hurontario Street, Chinguacousy Township, County of Peel, City of Brampton.

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 Basement shall mean that portion of a building which is partly below grade and which has more than half of its height measured from floor to ceiling, above the finished grade around the exterior of the building.
- 1.5 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.

- 1.6 Cellar shall mean that portion of a building which is partly or entirely below grade and which has one-half or less than one-half of its height measured from floor to ceiling above the average finished grade around the exterior of the building.
- 1.7 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.
- 1.8 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.
- 1.9 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.
- 1.10 Height shall mean the vertical height of a building from grade to the highest point of the roof surface in the case of a 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.
- 1.11 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.
- 1.12 Lot Area shall mean the total horizontal area within the lot lines of a lot excluding the horizontal area of such lot usually covered by water or marsh, or beyond the rim of a river bank or watercourse, or between the top and toe of the cliff or embankment having a slope of thirty (30) degrees or more from the horizontal.

- 1.13 Landscaped Open Space shall mean an open space at ground level on a lot which is used for the growth, maintenance, preservation of grass, flowers, trees, shrubs and other landscaping, including a surfaced walk, patio, pool, detached common recreation centre building or similar amenity, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.
- 1.14 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.
- 1.15 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.
- 1.16 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.17 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.
- 1.18 Yard shall mean an open portion of the land on the same lot width the main building or structure, unoccupied and unobstructed 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) Retail furniture household appliances and furnishing store and furniture warehouse not to exceed a gross floor area of thirty-one thousand two hundred (31,200) square feet occupying part of a building shown as Building Area 'A' as shown on Schedule "A" hereto attached.

(b) The remainder of the building may be used for such uses as are permitted by present by-laws.

(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 this section.

Yard Requirements

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

Building Requirements

3.3 (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.

Landscaped Open Space

3.4 Landscaped open space shall be provided and maintained as shown on Schedule "A" hereto attached.

Parking

3.5 (a) For the retail store and furniture warehouse at least one (1) parking space for every four hundred (400) square feet of floor space shall be provided.

(b) For each manufacturing, warehouse or wholesale establishment at least one (1) parking space for every one thousand (1,000) square feet of floor space plus additional parking space for office use equal to at least one (1) space for every two hundred (200) square feet of floor space.

(c) All parking areas shall be located as shown on Schedule "A" of this by-law and shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule "A" of this by-law.

(d) 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 Spaces to Aisle</u>	<u>Minimum Width of Parking Spaces</u>	<u>Minimum Length of Parking Spaces</u>
Parallel	9 feet	23 feet
Angled	9.5 feet	19 feet

(e) 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

(f) All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials.

(g) Floor space for purposes of this Section shall mean that area of a building or lot that is devoted to the use and shall exclude exterior walls, stairwells, elevator shafts, laundry or wash-rooms, building maintenance or service areas, loading areas and any area used only for the parking of motor vehicles.

Accessory Uses

3.6 No fence, hedge, structure, or sign permitted in accordance with Section 3.8 shall exceed a height of three (3) feet within the landscaped open space area designated on Schedule "A" hereto attached.

Service Area

3.7 A service area for the loading or unloading of persons, animals or goods with unobstructed ingress and egress to a public street shall be provided as shown on Schedule "A" hereto attached.

Signs and Billboards

3.8 (a) No sign shall be erected, installed, posted, displayed or maintained except in accordance with the provisions of this Section. Nothing in this section shall be construed to prohibit the erection, installing, posting, displaying or maintaining of signs by a public body for the safety and the convenience of the public such as road and/or traffic signs and signals, construction notices to warn and notify the public, a public election list or other proclamation and non-illuminated ground or facial trespassing, caution or safety sign.

(b) One directory sign may be erected at a location as shown on Schedule "A" hereto attached provided that the sign if illuminated is externally illuminated by spot flood-lighting.

(c) Incidental signs may be erected indicating parking or loading areas, or for directional purposes provided they are located on the premises and at such locations which will not interfere or impede the view of vehicular or pedestrian traffic.

(d) One ground real estate sign not exceeding six (6) square feet in display area advertising the sale, rental or lease of a premise may be erected provided any such signs is located on the land to which it relates and is not internally illuminated.

SECTION 4.0 - ADMINISTRATION

Administration and Enforcement

4.1 This by-law shall be administered by the Co-ordinator of Building and Zoning and such other persons as may from time to time be appointed by resolution of the Council.

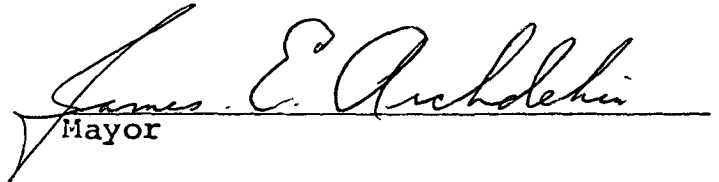
Violation and Penalty

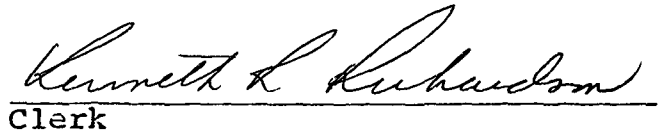
4.2 Every person who contravenes this by-law is guilty of an offence and upon conviction of a breach of any of the provisions of this by-law shall be liable for each offense to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.

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

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

This 25<sup>th</sup> day of November 1974

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

PART OF WEST HALF LOT 4, CON 2, E H S

SOUTH

CANADIAN

NATIONAL

RAILWAY

ROAD

EXISTING BUILDING

PARKING

BUILDING AREA 'A'

EXISTING BUILDING

PARKING

Directory Sign

CLARENCE STREET

STREET




PART OF WEST HALF LOT 4, CON 2, E H S

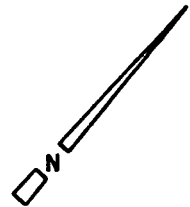
original road allowance

KENNEDY

# CITY OF BRAMPTON BY-LAW No. 145-74 SCHEDULE 'A'

## LEGEND

-  Zone boundary
-  Landscaped open space
-  Service area



SCALE 1" = 100'

DATE 14 / 11 / 74

DWN BY f





R 75144

Ontario

Ontario Municipal Board

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of  
its Restricted Area By-law 145-  
74

B E F O R E :

A. H. ARRELL, Q.C.  
Vice-Chairman

- and -

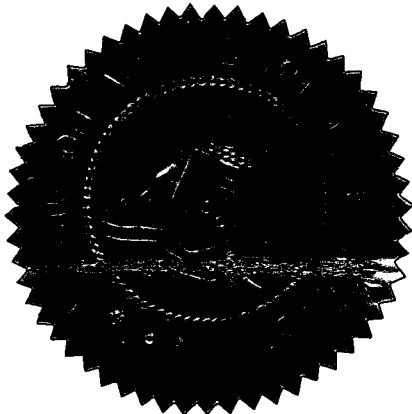
D. S. COLBOURNE,  
Member

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Wednesday, the 30th day of  
April, 1975

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 145-74 is hereby  
approved.



K. C. ANDREWS  
SECRETARY

ENTERED	
O. B. No.	R 75-1
Folio No.	270
MAY 2 1975	
SECRETARY, ONTARIO MUNICIPAL BOARD	