



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 150-87

To amend By-law 861 (part of Lot 10, Concession 1, W.H.S., in the geographic Township of 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 SELECT INDUSTRIAL (M1) to HIGHWAY COMMERCIAL ONE - SECTION 494 (HC1 - SECTION 494).
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 494-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:

"494.1 The lands designated HC1 - SECTION 494 on Schedule A to this by-law:

494.1.1 shall only be used for:

- (1) a gas bar;
- (2) only in conjunction with a gas bar, a convenience store;
- (3) a standard restaurant;
- (4) a dry cleaning and laundry distribution station or a dry cleaning and laundry establishment;
- (5) an office other than an office for a health care practitioner;
- (6) a printing and copying establishment;
- (7) a tool and equipment rental establishment;
- (8) a rental and service establishment, and
- (9) purposes accessory to the other permitted purposes.

restrictions:

- (1) all buildings shall be located within the areas shown as BUILDING AREAS on SECTION 494 - SITE PLAN.
- (2) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SECTION 494 - SITE PLAN.
- (3) the gross commercial floor area of all structures, with the exception of a gas bar canopy, shall not exceed 600 square metres.
- (4) the gross commercial floor area devoted to a convenience store shall not exceed 95 square metres.
- (5) the gross commercial floor area devoted to a standard restaurant shall not exceed 180 square metres.
- (6) the area covered by a gas bar canopy shall not exceed 190 square metres and shall be located within the area shown as GAS BAR CANOPY on SECTION 494 - SITE PLAN.
- (7) the maximum height of all structures shall not exceed 1 storey.
- (8) parking shall be provided in accordance with the following:
 - (a) each parking space shall be an angled parking space and an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and
 - (b) where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (i) the parking spaces shall be provided and maintained on the same lot or parcel as the building or use for which they are required or intended,
 - (ii) the width of a driveway leading to any parking area shall be a minimum width of 6 metres,

(iii) each parking space, shall have unobstructed access to an aisle leading to a driveway or street, and

(c) parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum parking spaces required</u>
Offices:	
(1) Real estate offices	1 parking space for each 20 square metres of gross commercial floor area or portion thereof
(2) Other offices	1 parking space for each 31 square metres of gross commercial floor area or portion thereof
Standard Restaurant	1 parking space per 6.0 square metres of gross commercial floor area or portion thereof
All other permitted uses not mentioned in this section	1 parking space for each 19 square metres of gross commercial floor area or portion thereof

(10) one loading space shall be provided and shall:

- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane;
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles;

- (d) be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length, and
- (e) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street or lane.

(11) an adult entertainment parlour shall not be permitted;

(12) all garbage and refuse storage containers shall be located within the southerly structure on the site;

494.1.3 shall be subject to the requirements and restrictions relating to the HCl zone and all general provisions of this by-law which are not in conflict with the ones set out in section 494.1.2.

494.2 For the purposes of section 494

ACCESSORY PURPOSE OR USE shall mean a purpose or use which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon.

ADULT ENTERTAINMENT PARLOUR shall mean any premises or part thereof in which is provided in pursuance of a trade, calling, business or occupation, acts or service appealing to, or designed to appeal to, erotic or sexual appetites or inclinations.

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,
- (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.

COMMUNITY CLUB shall mean a building or place operated by a social organization.

DRY CLEANING AND LAUNDRY ESTABLISHMENT shall mean a building or place where dry cleaning, dry-dying, cleaning or pressing of articles or goods or fabrics is carried on.

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, any part of the building below established grade used for storage purposes or any part of the building used exclusively for refuse storage.

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.

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a community club.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle.

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.

RESTAURANT, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drinks are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.

SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 22nd day of JUNE, 1987.

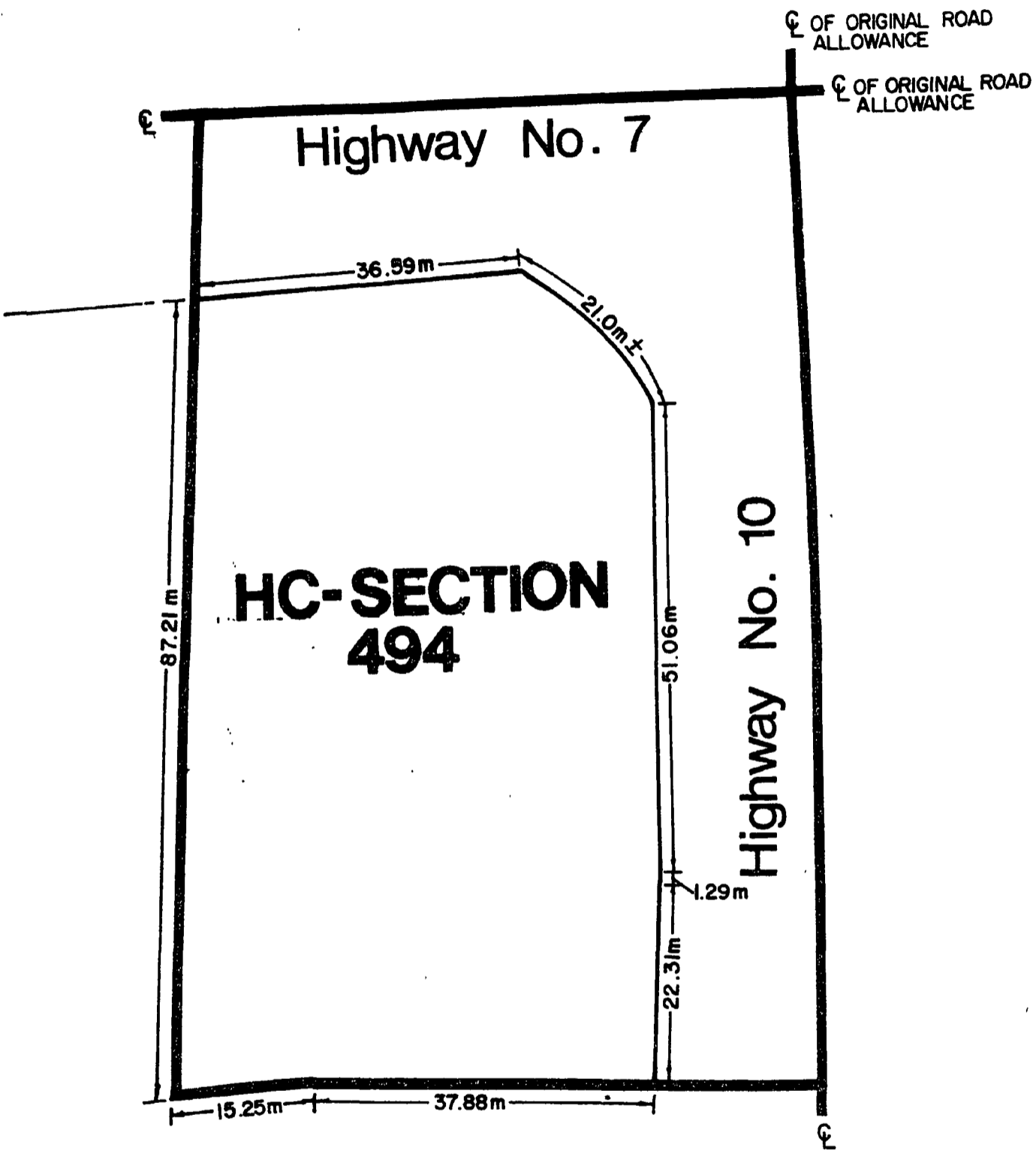


KENNETH G. WHILLANS - MAYOR

APPROVED
AS TO FORM
LAW DEPT.
BIRMINGHAM
DATE: III


LEONARD J. MIKULICH - CLERK

71/86/4



PART LOT 10, CON. 1
 W.H.S. (CHING.)

PART LOT 10 CON. 1 W.H.S. (CHING.)
 BY-LAW 861 SCHEDULE A



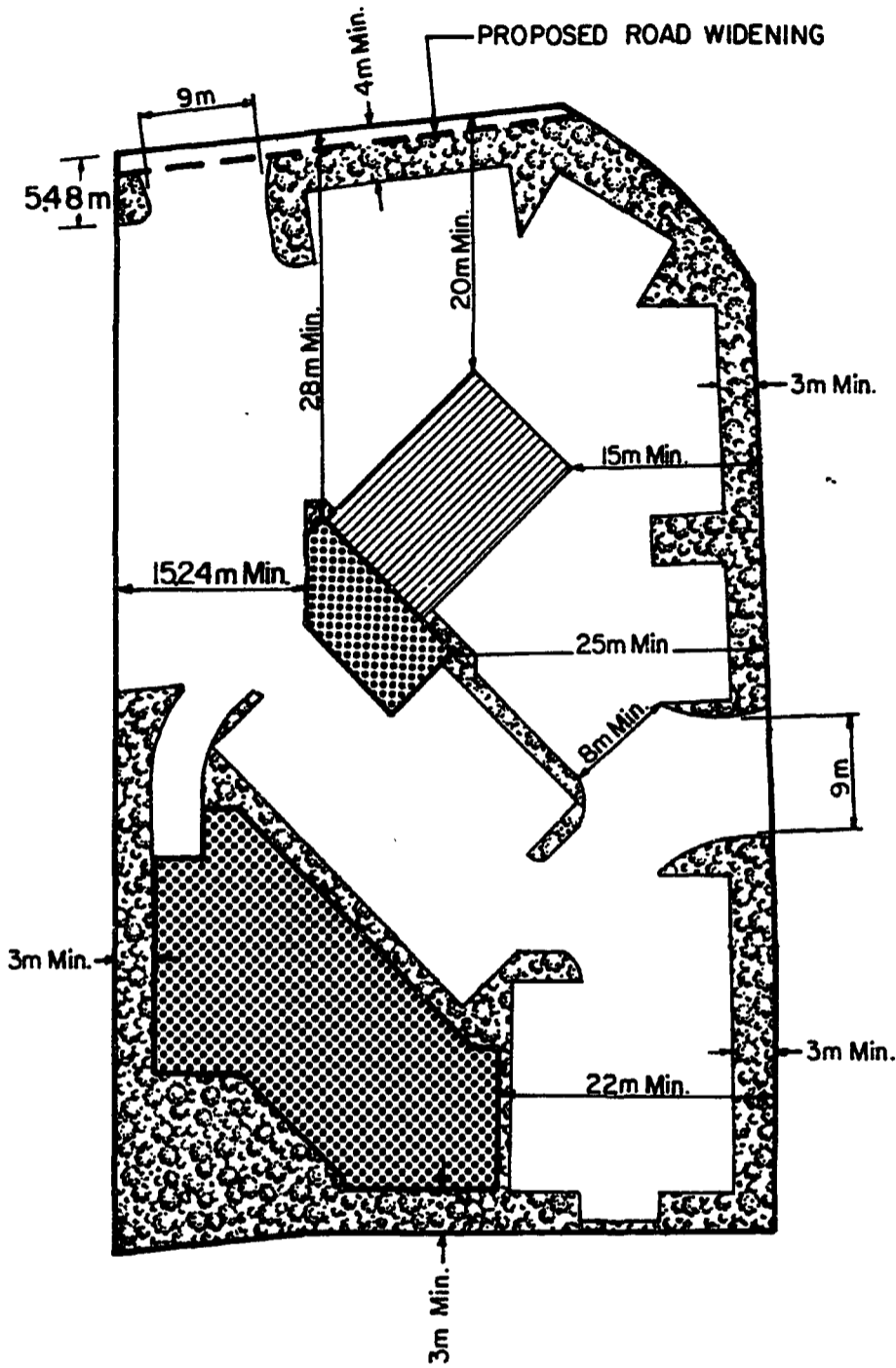
CITY OF BRAMPTON
 Planning and Development

By-Law 150-87 Schedule A




1:620

Date: 86 10 08 Drawn by: K.L.
 File no. CIW10.3 Map no. 42-91G

Highway No. 7



Highway No.10

-  BUILDING AREAS
-  GAS BAR CANOPY
-  LANDSCAPED OPEN SPACE
- m METRE
- Min. MINIMUM

SECTION 494 – SITE PLAN
BY-LAW 861

By-Law 150-87 Schedule B



1:620

CITY OF BRAMPTON
Planning and Development

Date: 1987 04 10 Drawn by: C.R.E.
File no. CIWIO-3 Map no. 42-91J

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

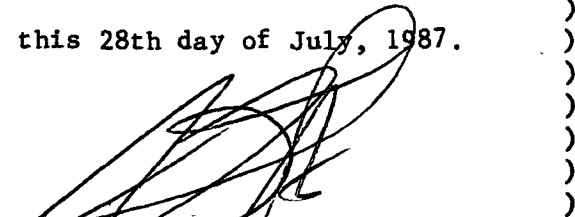
AND IN THE MATTER OF the City of
Brampton By-law 150-87.

DECLARATION

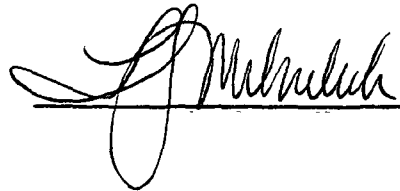
I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

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 150-87 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on June 22nd, 1987.
3. Written notice of By-law 150-87 as required
by section 34 (17) of the Planning Act, 1983
was given on July 6th, 1987, 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 28th day of July, 1987.)



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.