



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 180-87

To amend By-law 861, (part of Lot
4, Concession 3, E.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 further amended by changing the zoning designation of the land shown outlined on Schedule A to this by-law from GENERAL INDUSTRIAL TWO (M2) to GENERAL INDUSTRIAL TWO - SECTION 604 (M2 - SECTION 604).
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 amended, as SECTION 604 - 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:

"604.1 The lands designated M2 - SECTION 604 on Schedule A to this by-law:

604.1.1 shall only be used for:

- (1) the purposes permitted in the M2 zone;
- (2) office purposes, excluding real estate office and health-care practitioner office, and
- (3) purposes accessory to the other permitted purposes.

604.1.2 shall be subject to the following requirements and restrictions:

- (1) the minimum lot area shall be 8000 square metres;
- (2) the minimum front yard depth, rear yard depth, and side yard widths shall be as shown on SECTION 604 - SITE PLAN;
- (3) the maximum gross floor area of the permitted office uses shall not exceed a total of 464.5 square metres;
- (4) the permitted office uses shall only occupy a building located within the BUILDING AREA, as shown on SECTION 604 - SITE PLAN; :
- (5) the maximum building height shall not exceed one storey;
- (6) the required parking spaces shall be located as shown on SECTION 604 - SITE PLAN;
- (7) the minimum and maximum width of access driveways shall be as shown on SECTION 604 - SITE PLAN;
- (8) landscaped open space shall be provided and shown as LANDSCAPED OPEN SPACE on SECTION 604 - SITE PLAN, and
- (9) Parking spaces shall be provided in accordance with the following:
 - (a) Each parking space shall be an angled parking space, and
 - (i) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
 - (b) Where parking spaces are provided or required, the following requirements and restrictions shall apply:

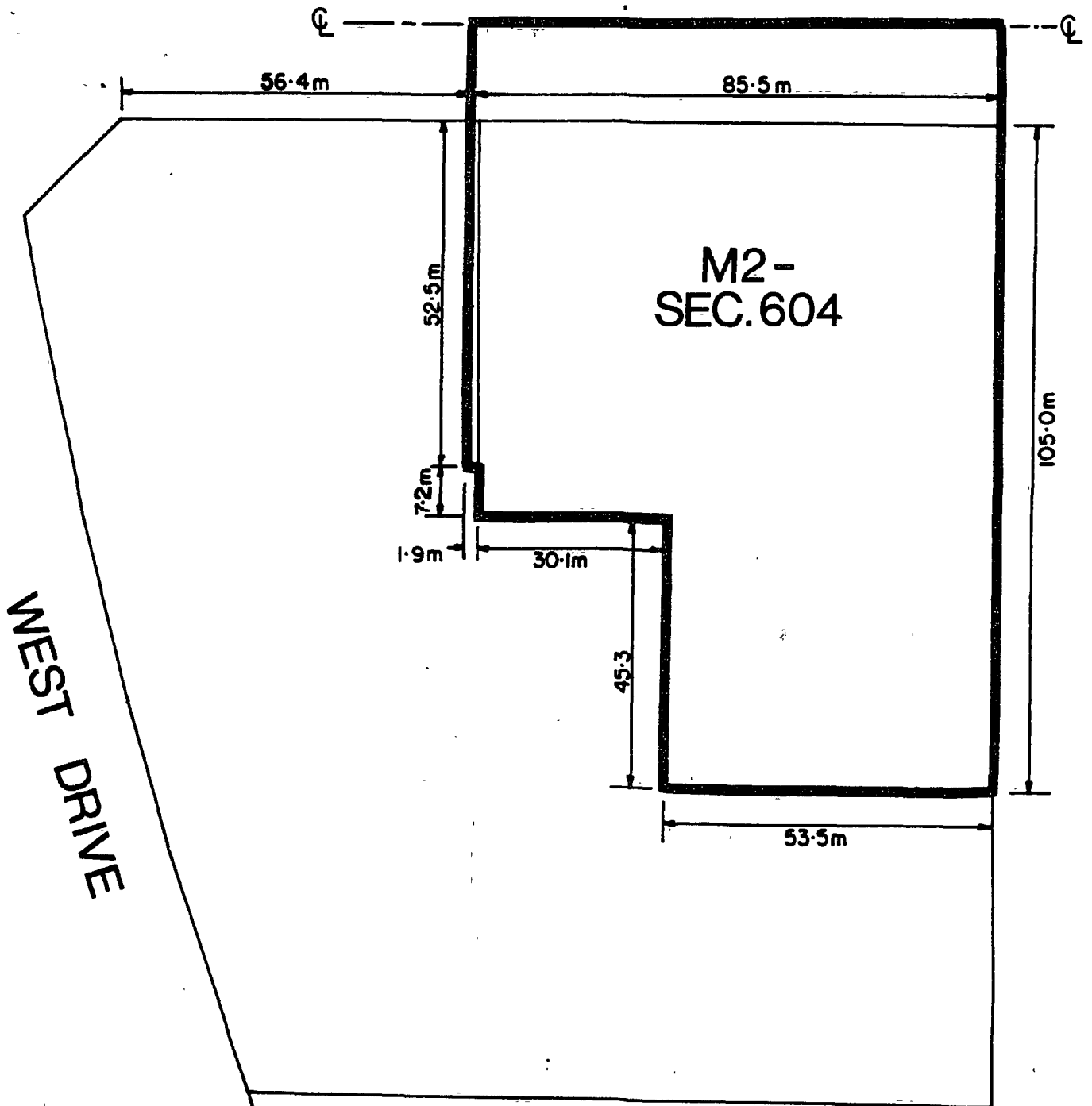
- (i) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended,
- (ii) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic,
- (iii) each parking space shall have unobstructed access to an aisle leading to a driveway or street, and
- (iv) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established in accordance with the following:

<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

604.1.3 shall also be subject to the requirements and restrictions relating to the M2 Zone and all the general provisions of this by-law, which are not in conflict with the provisions set out in SECTION 604.1.2.

604.2 LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs 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."

CLARK BOULEVARD



PART OF BLOCK D
REG. PLAN 895

— ZONE BOUNDARY

PART LOT 4, CON. 3 E.H.S. (CHING)
BY-LAW 861, SCHEDULE A



CITY OF BRAMPTON
Planning and Development

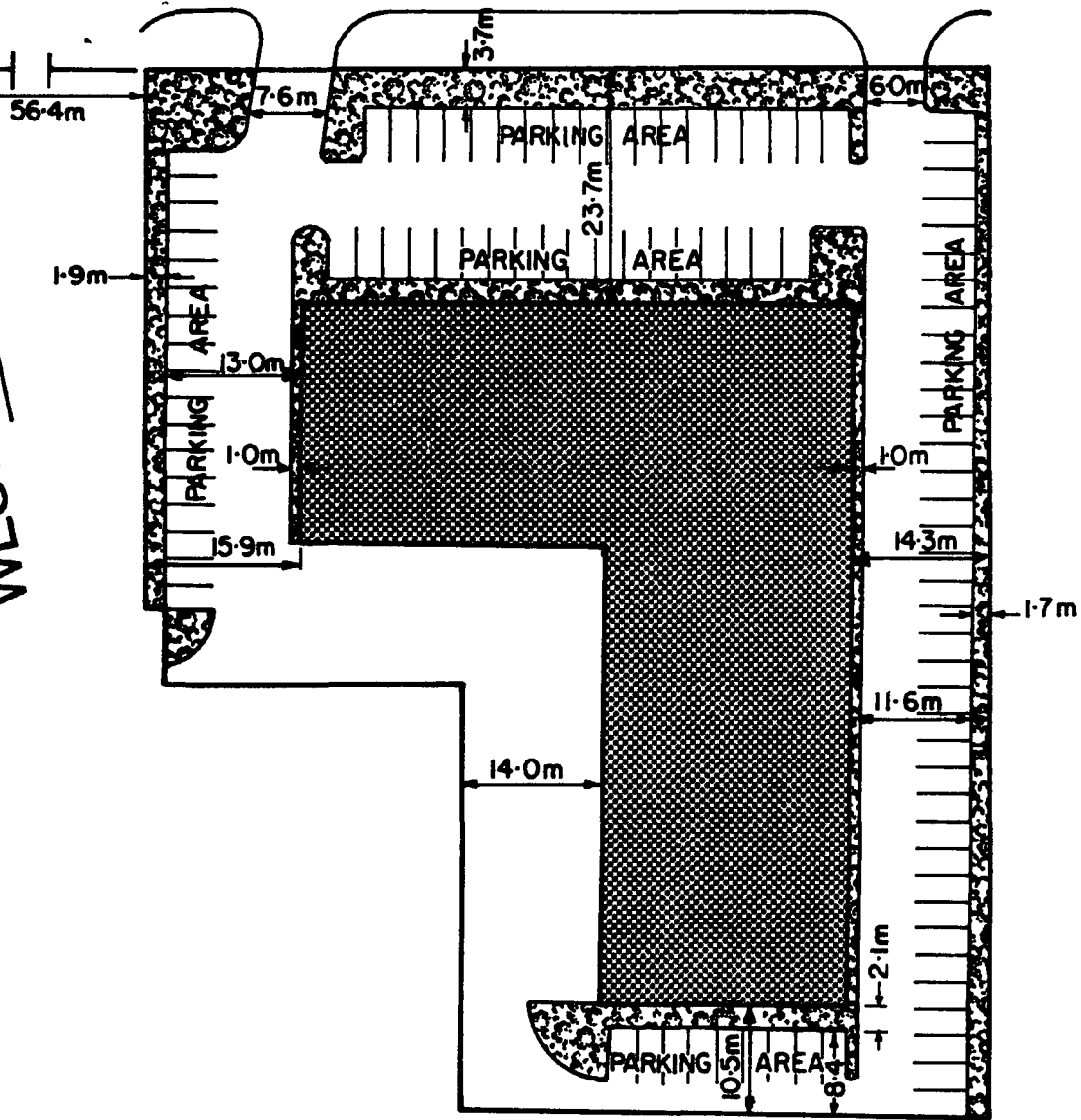
By-Law 180-87 Schedule A



1:960

Date: 1987 07 10 Drawn by: C.R.E.
File no. C3E4-16 Map no. 62-330

CLARK BOULEVARD

WEST DRIVE



-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
- m METRE

SECTION 604 – SITE PLAN
BY-LAW 861

By-Law 180-87 Schedule B



1:754

CITY OF BRAMPTON
Planning and Development

Date: 1987 07 14 Drawn by: C.R.E.
File no. C3E4-16 Map no. 62-33E

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 10th day of August 1987.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

56-87/9

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE

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

AND IN THE MATTER OF the City of
Brampton By-law 180-87.

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 180-87 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 10th, 1987.
3. Written notice of By-law 180-87 as required
by section 34 (17) of the Planning Act, 1983
was given on August 17th, 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 18th day of September, 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.