



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 293-80

To regulate the use of land and buildings on Part of Lot 5, 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, GROSS shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured from building used for mechanical equipment related to the operation or maintenance of the building, stairwells or elevators.

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, but shall not include fences.

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.

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

The lands shown outlined on Schedule A hereto attached:

- 3.1 shall only be used for the following purposes:
 - (1) a racquetball, squash and fitness club, and
 - (2) use accessory to the other permitted purposes.
- 3.2 shall be subject to following restrictions and requirements:
 - 3.2.1 minimum lot width 35 metres.
 - 3.2.2 minimum lot area: 1 hectare.
 - 3.2.3 the minimum depth of front, side and rear yards shall be as shown on Schedule A.
 - 3.2.4 maximum building height: 10 metres.
 - 3.2.5 within the building envelope as shown on Schedule A, a building containing no more than a total of 15 racquetball and squash courts, plus 375 square metres of gross floor area of lounge use, shall be permitted.
 - 3.2.6 a minimum of 100 parking spaces shall be provided.
 - 3.2.7 each parking space shall have a minimum length of 6 metres and a minimum width of 2.75 metres.
 - 3.2.8 a minimum of one loading space shall be provided and shall not be located in the front half of the building.
 - 3.2.9 landscaped open space with a minimum width of 6 metres shall be provided along the entire front lot line, except where a driveway is located, as shown on Schedule A.
 - 3.2.10 a minimum of 20 per cent of the front yard shall be landscaped open space.
 - 3.2.11 no waste disposal facility shall be located in the front or side yards.

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 administrated 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 of 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

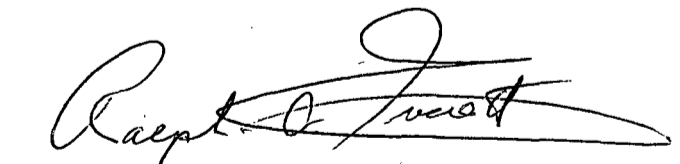
By-law 1827 of the former Town of Brampton and By-law 25-79 of the City of Brampton no longer apply to the lands to which this By-law applies.

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

this 24th day of November ,1980.



JAMES E. ARCHDEKIN, MAYOR



RALPH A. EVERETT, CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMP
DATE 11/11/80

R. P. 644

LIMIT OF REGISTERED PLAN 518

65.47m

Min. 15m.

Min. 4m.

Min. 7.5m.

197.39m

PLAN 518

M1

PART 2 OF PLAN 43R-8245

195.62m

Min. 85m.

Min. 7.5m.

Min. 6m.

39.93m

HANSEN

REGISTERED PLAN 518

ROAD

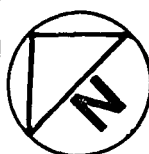
ORENDA ROAD

LOT 4, CONCESSION 2 E. H. S.

BLOCK REGISTERED

- LIMIT OF BUILDING ENVELOPE
- ▬ ZONE BOUNDARY
- ▨ LANDSCAPED OPEN SPACE

BY-LAW No. 293-80 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

Date: 80 10 27 Drawn by: R.S.
File no. C2E5-2 Map no. 61-20 B

1:1200

PASSED November 24, 1980



BY-LAW

No. 293-80

To regulate the use of land and
buildings on Part of Lot 5, Concession 2,
E.H.S.



R 81247

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 293-80

B E F O R E :

A.J.L. CHAPMAN, Q.C.
Member

- and -

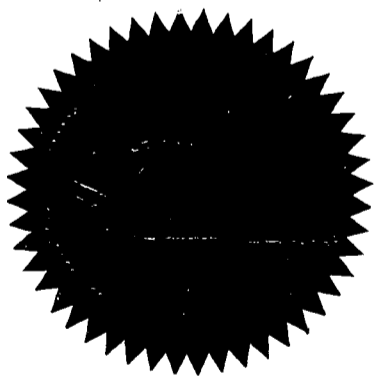
W.L. BLAIR
Member

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Monday, the 9th day
of February, 1981

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 293-80 is
hereby approved.



SECRETARY

ENTERED
O. B. No. <u>R 81-1</u>
Folio No. <u>70</u>
FEB 11 1981
SECRETARY, ONTARIO MUNICIPAL BOARD