



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 4 - 2004

To amend By-law 200-82 as amended, By-law 56-83 as amended,  
By-law 139-84 as amended, and By-law 151-88 as amended

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

1. By-law 200-82, as amended, is hereby further amended:
  - (1) by deleting therefrom Sections 40 to 41 all inclusive and replacing thereto with the content of Appendix A attached hereto.
  - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 40.0" to "Section 41.0 Open Space Zones - OS" all inclusive and replacing thereto with Sections outlined in the content of Appendix B attached hereto.
  - (3) by deleting therefrom Sections 3.1.4 and 3.1.5, and replacing thereto with the content of Appendix C attached hereto.
  - (4) by deleting the words "by section 40.1.1" from Sections 320 and 381.
  - (5) by deleting Section 292.1(1) and replacing it with "(1) a park, playground or recreation facility operated by a public authority".
  
2. By-law 56-83, as amended, is hereby further amended:
  - (1) by deleting therefrom Sections 40 to 46 all inclusive and replacing thereto with the content of Appendix A attached hereto.
  - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 43.1" to "Section 46 Agricultural - A" all inclusive and replacing thereto with Sections outlined in the content of Appendix B attached hereto.
  - (3) by deleting therefrom Section 3.1 all words from the words "Open Space" to the word "Agricultural A" and replacing thereto with the content of Appendix C attached hereto.
  - (4) by deleting the words "as set out in Section 44.1.1" or "as set out in Section 46.1" from Sections 567, 641, 650, and 651.
  - (5) by replacing words "section 45.1.1" in Section 597 with the words "F Zone".

- (6) by deleting the words "contained in section 45.1.2" in Section 597.
  - (7) by deleting the words "by section 46.1.1" in Section 535.
3. By-law 139-84, as amended, is hereby further amended:
- (1) by deleting therefrom Sections 40 to 46 all inclusive and replacing thereto with the content of Appendix A attached hereto.
  - (2) by deleting in the TABLE OF CONTENTS, from "Section 43.1" to "AP" all inclusive and replacing thereto with Sections outlined in the content of Appendix B attached hereto.
  - (3) by deleting therefrom Sections 3.1.4 to 3.1.7 all inclusive and replacing thereto with the content of Appendix C attached hereto.
  - (4) by replacing the words "section 43.1.1" in Section 777 with the words "I1 Zone".
  - (5) by deleting the words "by section 44.1.1" from Section 581.
  - (6) by deleting the words "by section 46.1" from Section 561.
4. By-law 151-88, as amended, is hereby further amended:
- (1) by deleting therefrom Sections 50 to 56 all inclusive and replacing thereto with the content of Appendix A attached hereto.
  - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 45.0-52.0" to "Agricultural Zone" all inclusive and replacing thereto with Sections outlined in the content of Appendix B attached hereto.
  - (3) by deleting therefrom Section 3.1.4 to 3.1.7 all inclusive and replacing thereto with the content of Appendix C attached hereto.
  - (4) by adding to Section 6.26 Gas Regulator Facilities, after the word "Industrial " the following ",Institutional Two (except the area bounded by Heart Lake Road, Countryside Drive, Airport Road, and Bovaird Drive)".
  - (5) by deleting the words "by section 53.2.1" or "by Section 53.1.1" from Sections 576, 636, 663, 664.1(1)(a), and 780.
  - (6) by replacing the words "Section 53.1.1 and 54.1.1" in Section 664 with the words "I1 and OS Zones".
  - (7) by deleting the words "by section 53.1.1" from Section 676.
  - (8) by deleting Section 676.2(3) and replacing with "(3) no maximum lot coverage requirement".
  - (9) by deleting the words "by section 54.1.1" or "by Section 54.1.1" from Sections 474, 663, 664.1(1)(b), and 780.
  - (10) by deleting the words "by section 56.1.1" from Sections 484, 573, 722, 847, and 1048.
  - (11) by deleting the words "as set out in Section 56.1" from Section 800.

## Appendix A

### SECTION 43.1 INSTITUTIONAL ONE ZONE- I1

The lands zoned I1 on Schedule A to this by-law:

43.1.1 shall only be used for the following purposes:

<b>(a)</b>	<b><u>Institutional</u></b>
	(1) a public or private school
	(2) a religious institution
	(3) a day nursery
<b>(b)</b>	<b><u>Non-Institutional</u></b>
	(1) a park, playground or recreation facility operated by a public authority
	(2) a group home type 1 or a group home type 2
<b>(c)</b>	<b><u>Accessory</u></b>
	(1) purposes accessory to the other permitted purposes

43.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Front Yard Depth</b>	7.5 metres
<b>(b) Minimum Interior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(c) Minimum Exterior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(d) Minimum Rear Yard Depth</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(e) Maximum Building Height</b>	3 storeys
<b>(f) Maximum Lot Coverage</b>	33.3%
<b>(g) Parking</b>	Parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law

**SECTION 43.2 INSTITUTIONAL TWO ZONE- I2**

The lands zoned I2 on Schedule A to this by-law:

43.2.1 shall only be used for the following purposes:

<b>(a) <u>Institutional</u></b>	
	(1) an administrative office or facility of a public authority
	(2) an arena
	(3) an art gallery operated by a public authority .
	(4) a cemetery
	(5) a college or university
	(6) a community centre
	(7) a fairground
	(8) a hospital, public or private
	(9) a library
	(10) a nursing home
	(11) a reform or penal institution
	(12) a YMCA, YWCA, or similar use
	(13) a curling rink
<b>(b) <u>Non-Institutional</u></b>	
	(1) a park, playground or recreation facility operated by a public authority
	(2) a group home type 1 or a group home type 2
<b>(c) <u>Accessory</u></b>	
	(1) purposes accessory to the other permitted purposes

43.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Front Yard Depth</b>	7.5 metres
<b>(b) Minimum Interior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(c) Minimum Exterior Side Yard Width</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(d) Minimum Rear Yard Depth</b>	7.5 metres or half of the height of the building, whichever is the greater
<b>(e) Maximum Building Height</b>	3 storeys
<b>(f) Maximum Lot Coverage</b>	33.3%
<b>(g) Parking</b>	Parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law

**SECTION 44.1 OPEN SPACE ZONE- OS**

The lands zoned OS on Schedule A to this by-law:

44.1.1 shall only be used for the following purposes:

(a)	an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority
(b)	any conservation area or purposes
(c)	only in conjunction with a permitted indoor or outdoor recreation facility, a lounge or restaurant
(d)	purposes accessory to the other permitted purposes

44.1.2 shall be subject to the following requirements and restrictions:

(a)	<b>Minimum Yard Setback</b>	7.5 metres or half of the height of the building, whichever is the greater
(b)	<b>Maximum Lot Coverage</b>	33.3%
(c)	<b>Parking</b>	Parking spaces shall be provided and maintained in accordance with Sections 6, 10, and 20 of this by-law
(d)	<b>Other</b>	A permitted lounge or restaurant shall not exceed 15% of the gross floor area on the site and shall not be located within 30 metres of a residentially zoned property

**SECTION 44.2 FLOODPLAIN ZONE- F**

The lands zoned F on Schedule A to this by-law:

44.2.1 shall only be used for the following purposes:

(a)	flood and erosion control
(b)	any conservation area or purposes
(c)	public park
(d)	golf course

44.2.2 shall be subject to the following requirements and restrictions:

No person shall, within any Floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control
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Section 45 is reserved

**SECTION 46.1 AGRICULTURAL ZONE- A**

The lands zoned A on Schedule A to this by-law:

46.1.1 shall only be used for the following purposes:

<b>(a) <u>Agricultural</u></b>	
	(1) agricultural purposes as defined in Section 5 of this by-law
<b>(b) <u>Non-Agricultural</u></b>	
	(1) a single detached dwelling
	(2) a group home type 1 or a group home type 2
	(3) a cemetery
	(4) an animal hospital
	(5) a kennel
	(6) a home occupation
<b>(c) <u>Accessory</u></b>	
	purposes accessory to the other permitted purposes

46.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	For agricultural purposes: 30 hectares For non-agricultural purposes: 0.4 hectares
<b>(b) For a lot having an area of 5 hectares or less</b>	Minimum Lot Width: 45 metres Minimum Front Yard Depth: 12 metres Minimum Side Yard Depth: 7.5 metres Minimum Rear Yard Depth: 15 metres Maximum Height of buildings other than used for Agricultural purposes or purposes accessory thereto: 10.6 metres Minimum Ground Floor Area for Main Building: 170 square metres for one storey and 115 square metres for more than one story
<b>(c) For a lot having an area greater than 5 hectares</b>	Minimum Lot Width: 150 metres Minimum Front Yard Depth: 22 metres Minimum Side Yard Depth: 15 metres Minimum Rear Yard Depth: 15 metres Maximum Height of buildings other than used for Agricultural purposes or purposes accessory thereto: 10.6 metres Minimum Ground Floor Area for Main Building: 170 square metres for one storey and 115 square metres for more than one story
<b>(d) Minimum Landscaped Open Space</b>	For Non-Agricultural uses: 70% of the required front yard
<b>(e) Accessory Building</b>	Accessory buildings other than a detached garage or carport shall be subject to the following: (i) on a lot having a lot area 2 hectares or less it shall be subject to the requirements and restrictions of General Provisions for Residential Zones; and (ii) on a lot having a lot area greater than 2 hectares it shall not be located in the front yard and not be closer than 3 metres to the nearest lot line. A garage and carport, whether attached or detached, shall be subject to General Provisions for Residential Zones of this by-law.
<b>(f) Kennel</b>	Any building, structure, enclosure or yard used in connection with a kennel shall not be located closer than 152 metres to the property limits of an abutting or adjacent lot.

**Appendix B**

Section 43.1	Institutional One	I1
Section 43.2	Institutional Two	I2
Section 44.1	Open Space	OS
Section 44.2	Floodplain	F
Section 46.1	Agricultural	A

**Appendix C**

4. Institutional	Institutional One Institutional Two	I1 I2
5. Open Space	Open Space	OS
6. Flood Plain	Floodplain	F
7. Agricultural	Agricultural	A




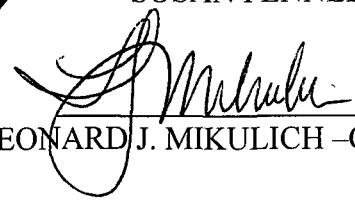
- (12) by replacing the words "section 56.1.1" or "Section 56.1.1" in Sections 719 and 782 with the words "Agricultural Zone".
- (13) by deleting Section 783.1(i) and replacing with "(i) agricultural purposes".
- (14) by changing the zoning designation of the lands shown outlined on Schedules A, B, C, and D to this by-law from AGRICULTURAL to AGRICULTURAL – SECTION 910.
- (15) by adding thereto, the following Section:
  - "910 The lands zoned A-Section 910 shall only be used for purposes permitted in the A Zone and subject to the requirements and restrictions of the A Zone except that the minimum lot area shall be 0.2 hectares."

- 5. Appendixes A, B, and C attached to this By-law are parts of this By-law.
- 6. Schedules A, B, and C attached to this By-law are parts of this By-law.

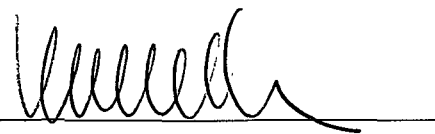
READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this 12<sup>th</sup> day of January 2003. 2004

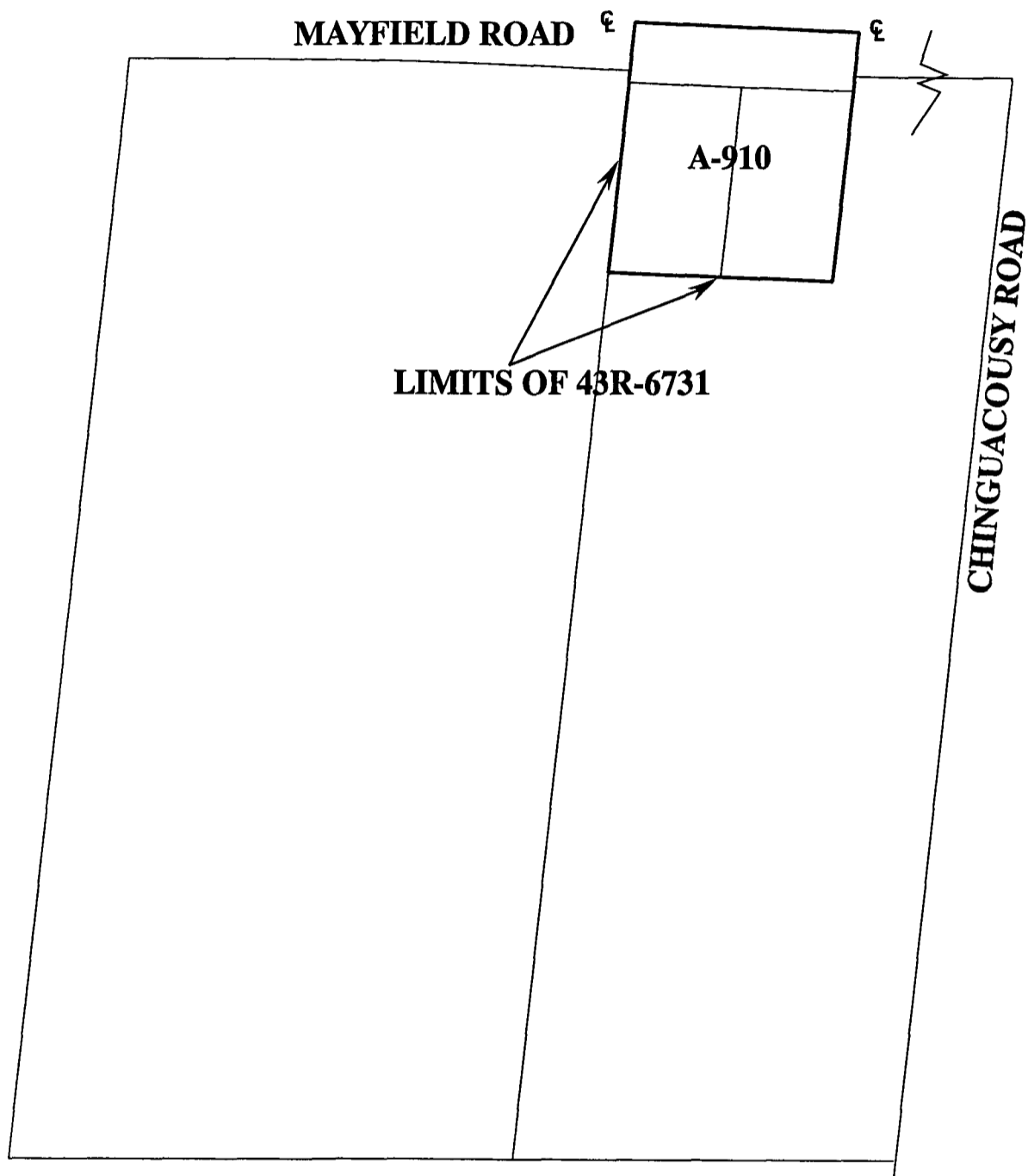
APPROVED AS TO FORM  
LAW DEPT.  
BRAMPTON  
DATE 1/30/04

  
SUSAN FENNELL – MAYOR





  
LEONARD J. MIKULICH – CITY CLERK

Approved as to Content:

  
Bill Lee, MCIP, RPP  
Associate Director, Special Projects



**LEGEND**

-  ZONE BOUNDARY
-  LINE BRAKE
-  METRES
-  CENTRELINE

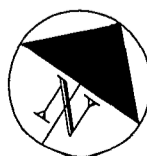
**PART LOT 17, CONCESSION 3 W.H.S**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 4-2004**

**Schedule A**



**CITY OF BRAMPTON**

Planning, Design & Development

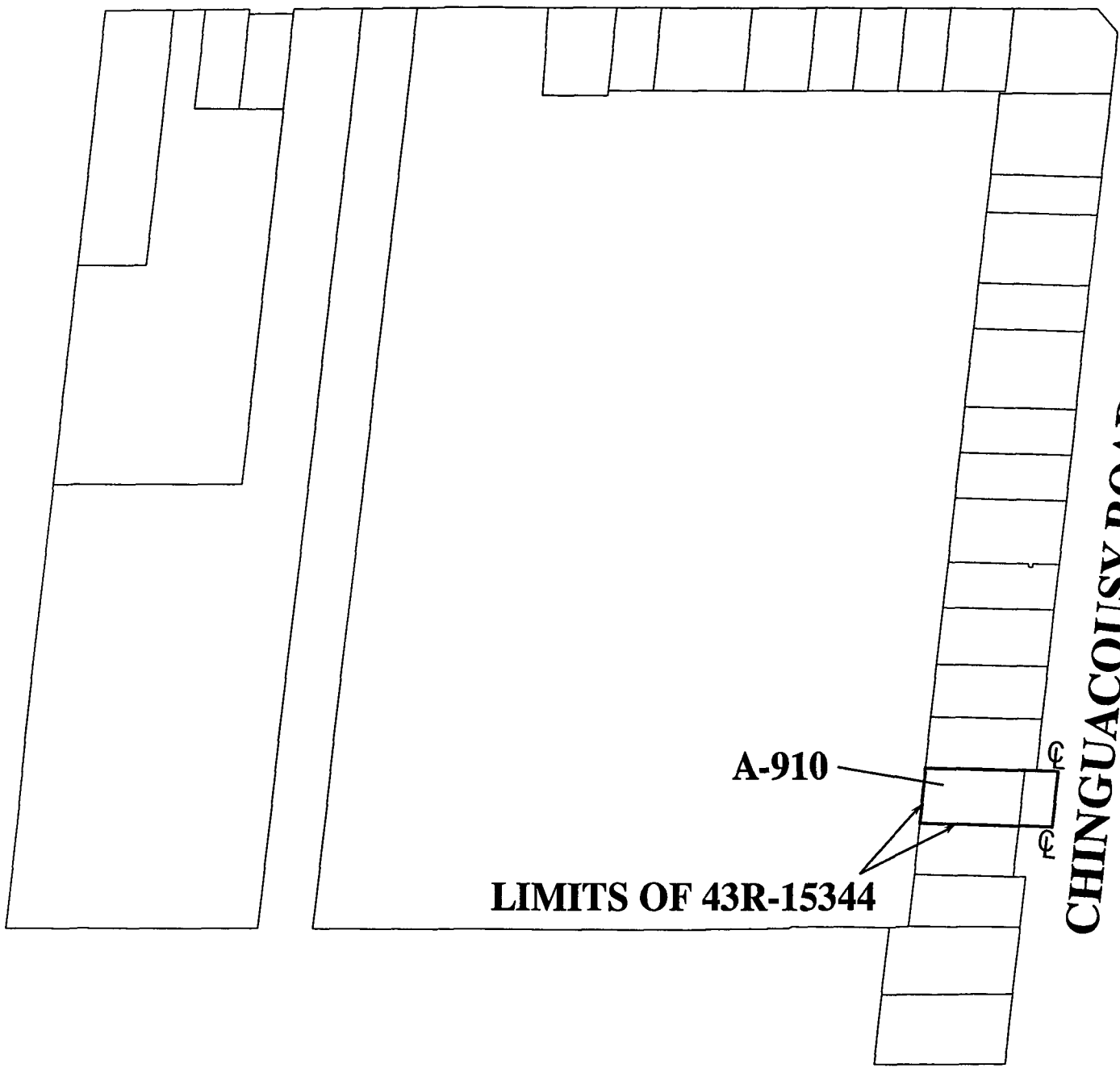
Date: 2003 07 29

Drawn by: J.H

File no. Sched\_mayfield

Map no. A

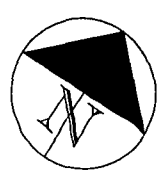
**QUEEN STREET WEST**



**LEGEND**

- ZONE BOUNDARY
- m METRES
- ⊕ CENTRELINE

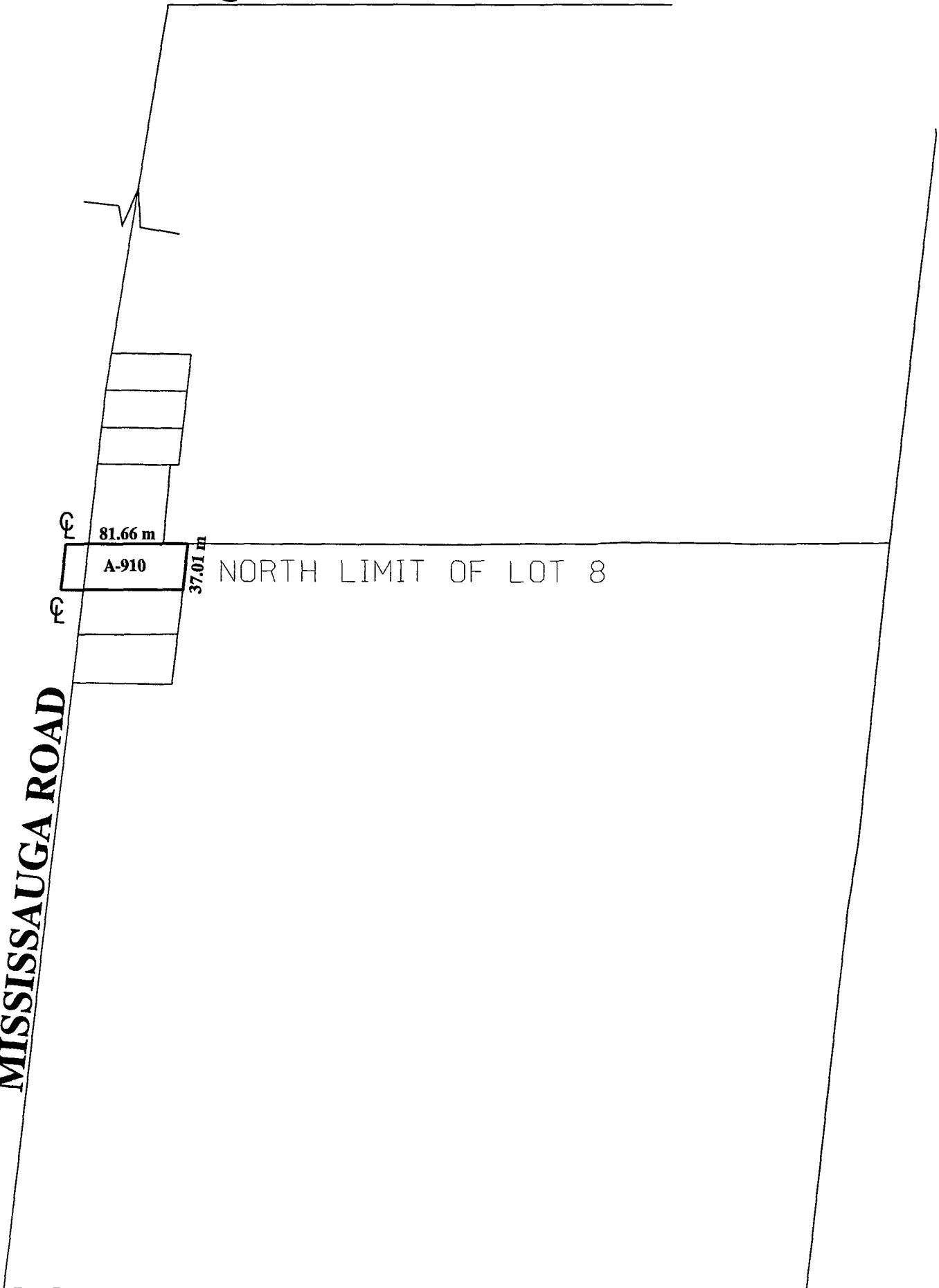
**PART LOT 5, CONCESSION 3, W.H.S.**  
**8828 CHINGUACOUSY ROAD**  
**BY-LAW 151-88**  
**SCHEDULE A**  
**By-Law 4-2004**  
**Schedule C**







**CITY OF BRAMPTON**  
 Planning, Design and Development  
 Date: 2003 07 30      Drawn by: J.H  
 File no. schedD\_Chinguacousy      Map no. C

# QUEEN STREET WEST

MISSISSAUGA ROAD



## LEGEND

-  ZONE BOUNDARY
-  LINE BRAKE
-  METRES
-  CENTRELINE

**PART LOT 8, CONCESSION 4 W.H.S**

**BY-LAW** 151-88

**SCHEDULE A**

**By-Law** 4-2004

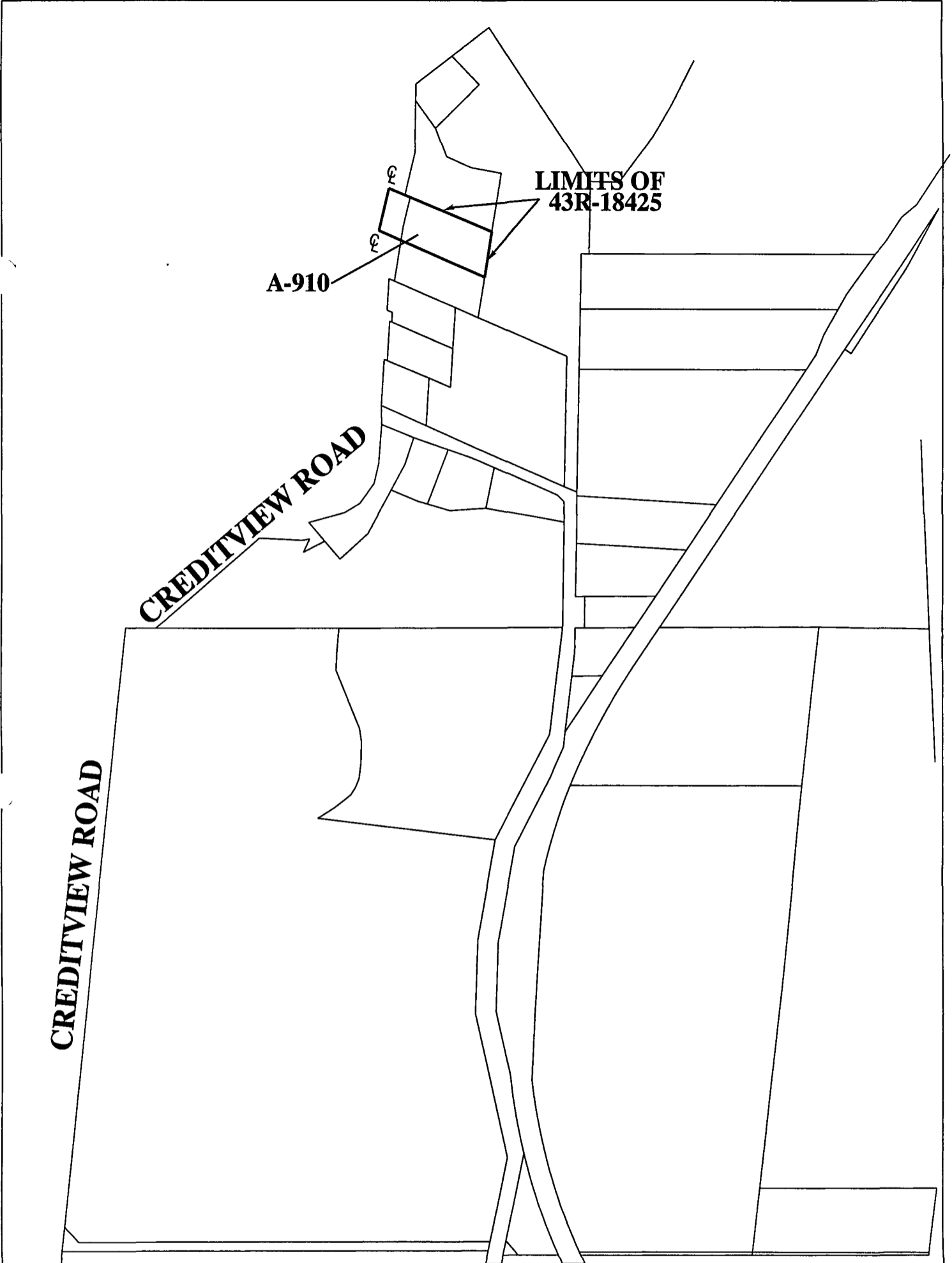
**Schedule B**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2003 07 30      Drawn by: J.H

File no. schedub\_mississ  
 Map no. B



CREDITVIEW ROAD

CREDITVIEW ROAD

LIMITS OF 43R-18425

A-910

STEELES AVENUE WEST

LEGEND

- ZONE BOUNDARY
- m METRES
- ⊕ CENTRELINE

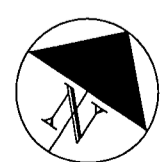
PART LOT 2, CONCESSION 3, W.H.S.  
8297 CREDITVIEW ROAD

BY-LAW 151-88

SCHEDULE A

By-Law 4-2004

Schedule D



CITY OF BRAMPTON  
Planning, Design and Development

Date: 2003 07 30 Drawn by: J.H

File no. Sched\_Creditview Map no. D

IN THE MATTER OF the *Planning Act*,  
R.S.O. 1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-laws 3-2004 and 4-2004 being  
by-laws to amend Comprehensive Zoning By-laws 200-82 as amended, By-law 56-83  
as amended, By-law 139-84 as amended, and By-law 151-88 as amended  
(City of Brampton) File P42 BR

DECLARATION

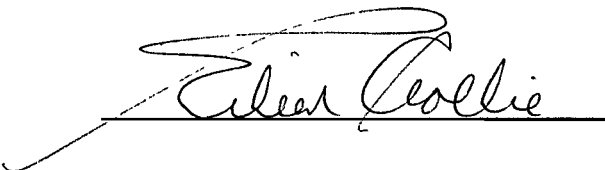
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare  
that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 3-2004 and By-law 4-2004 were passed by the Council of the Corporation  
of the City of Brampton at its meeting held on the 12<sup>th</sup> day of January, 2004.
3. Written notice of By-law 3-2004 and By-law 4-2004 as required by section 34(18)  
of the *Planning Act* was given on the 21<sup>st</sup> day of January, 2004, in the manner and  
in the form and to the persons and agencies prescribed by the *Planning Act*,  
R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or  
before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
11<sup>th</sup> day of February, 2004 )



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**EILEEN MARGARET COLLIER, A Commissioner**  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.