

BY-LAW 16 - 80 AMENDING BY-LAW 25 - 79



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 16-80

A By-law to amend By-law Number 25-79 as amended.

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

1. By-law 25-79 as amended by By-laws 51-79, 90-79, 242-79 and 289-79 is hereby further amended:

(1) by deleting those parts of Schedule A attached to By-law 25-79 as set out in the left hand column below and by replacing them with the Schedules to this By-law as set out in the right hand column below:

Schedule A	Sheet 1	Schedule A
Schedule A	Sheet 2	Schedule B
Schedule A	Sheet 3	Schedule C
Schedule A	Sheet 4	Schedule D
Schedule A	Sheet 5	Schedule E
Schedule A	Sheet 6	Schedule F
Schedule A	Sheet 7	Schedule G
Schedule A	Sheet 8	Schedule H
Schedule A	Sheet 9	Schedule I
Schedule A	Sheet 10	Schedule J
Schedule A	Sheet 11	Schedule K
Schedule A	Sheet 12	Schedule L
Schedule A	Sheet 13	Schedule M
Schedule A	Sheet 14	Schedule N
Schedule A	Sheet 15	Schedule O
Schedule A	Sheet 16	Schedule P
Schedule A	Sheet 17	Schedule Q
Schedule A	Sheet 18	Schedule R
Schedule A	Sheet 19	Schedule S
Schedule A	Sheet 20	Schedule T
Schedule A	Sheet 21	Schedule U
Schedule A	Sheet 22	Schedule V
Schedule A	Sheet 23	Schedule W
Schedule A	Sheet 24	Schedule X
Schedule A	Sheet 25	Schedule Y
Schedule A	Sheet 26	Schedule Z

Schedule A	Sheet 27	Schedule AA
Schedule A	Sheet 28	Schedule BB
Schedule A	Sheet 29	Schedule CC
Schedule A	Sheet 30	Schedule DD
Schedule A	Sheet 31	Schedule EE
Schedule A	Sheet 32	Schedule FF
Schedule A	Sheet 33	Schedule GG
Schedule A	Sheet 34	Schedule HH
Schedule A	Sheet 35	Schedule II
Schedule A	Sheet 36	Schedule JJ
Schedule A	Scheet 37	Schedule KK

- (2) by deleting Schedule B-2 attached to By-law 25-79 and replacing it with Schedule LL to this By-law;
- (3) by deleting Schedules C-64 and C-67 attached to By-law 25-79 and replacing them with Schedules MM and NN to this By-law respectively;
- (4) by deleting Schedule C-69, Schedule C-81, Schedule C-91, Schedule C-99, Schedule C-106, Schedule C-107, Schedule C-111, and Schedule C-123;
- (5) by adding the following schedules attached to this By-law to Schedule C of By-law 25-79;

Schedule OO
Schedule PP
Schedule QQ
Schedule RR
Schedule SS
Schedule TT
Schedule UU
Schedule VV

- (6) by adding the following By-law numbers to the list in Section 1.2:

"267-78, 317-78, 319-78, 7-79, 9-79, 100-79, 125-79, 159-79, 199-79, 287-79, 289-79";
- (7) by inserting "Residential Single Family D" and "RID" after "Residential Single Family B" and "R1B" in Section 3.1;
- (8) by deleting "Highway Commercial Three" and "HC3" from Section 3.1;

(9) by deleting the lines:

"3. Industrial	Light Industrial	M1
	General Industrial	M2

4. Institutional	Institutional	I",
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and substituting therefor the following:

"3. Industrial	Industrial One	M1
	Industrial Two	M2
	Industrial Three	M3
	Industrial Four	M4

4. Institutional	Institutional One	I1
	Institutional Two	I2";

(10) by deleting the following from the list under "SCHEDULE C: SPECIAL PROVISIONS" in Section 3.2:

"Schedule C-69
Schedule C-81
Schedule C-91
Schedule C-99
Schedule C-106
Schedule C-107
Schedule C-111
Schedule C-123.";

(11) by adding the following to the list under "SCHEDULE C: SPECIAL PROVISIONS" in Section 3.2:

"Schedule C - Section 143
Schedule C - Section 144
Schedule C - Section 145
Schedule C - Section 148
Schedule C - Section 149
Schedule C - Section 150
Schedule C - Section 152
Schedule C - Section 155
Schedule C - Section 159.";

(12) by adding the following sections:

"4.4 (a) Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this By-law, except where the context of a specific section requires otherwise.

(b) Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.";

(13) by deleting the definition of "ANIMAL HOSPITAL" and substituting therefor the following:

"ANIMAL HOSPITAL" shall mean the premises where animals, birds or other live stock are kept for the purposes of veterinary treatment within a building or structure, and shall include the offices of a veterinary surgeon.";

(14) by deleting the definition of "BOARDING HOUSE" and substituting therefor the following:

"BOARDING HOUSE" shall mean a dwelling in which rooms or room and board are supplied for hire or gain to more than two but not more than five persons, exclusive of the proprietor or person in charge and members of his or her family, but shall not include a hotel, motel or group home.";

(15) by deleting the definition of "DWELLING, SEMI-DETACHED" and substituting therefor the following:

"DWELLING, SEMI-DETACHED" shall mean a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit.";

(16) (a) by changing the title "DWELLING, BACHELOR" to "DWELLING UNIT, BACHELOR.";

(b) by deleting the definition of "DWELLING, SINGLE-FAMILY DETACHED" and substituting therefor the following:

"DWELLING, SINGLE-FAMILY DETACHED" shall mean a completely detached residential building containing only one dwelling unit.";

(c) by deleting the definition of "DWELLING UNIT" and substituting therefor the following:

DWELLING UNIT" shall mean one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself.";

(d) by deleting the definition of "FAMILY";

- (17) by deleting the definition of "FLOOR AREA, GROSS" and "FLOOR AREA, NET" and substituting therefor the following:

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

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether 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 related to the operation or maintenance of the building, stairwells or elevators.

FLOOR AREA, GROSS RESIDENTIAL shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, cellar or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common wash-room, children's play area, recreation area, parking of motor vehicles, or storage.

FLOOR AREA, GROSS LEASABLE COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices but excluding storage areas below established grade.";

- (18) by deleting the definition of "FLOOR SPACE INDEX" and substituting therefor the following:

"FLOOR SPACE INDEX" shall mean the figure obtained by dividing the aggregate of the area of all floors in a building measured between the exterior walls of the building, by the area of the lot to be built upon.";

- (19) by deleting the definition of "FRATERNAL ORGANIZATION" and substituting therefor the following:

"SOCIAL ORGANIZATION" shall mean a non-government, non-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.";

- (20) by deleting the definition of "GARAGE, PRIVATE" and substituting therefor the following:

"GARAGE, PRIVATE shall mean an enclosed structure for the storage of one or more vehicles from which no business, occupation or service other than a home occupation is conducted for profit.";

- (21) by deleting the words "or a building or place used as a motor vehicle repair shop" in the definition of "GARAGE, PUBLIC";

- (22) by adding the following definition:

"GAS BAR shall mean a building or place where gasoline, oil, lubricants, and other minor motor vehicle parts and accessories are kept for sale at retail but where no repairs or other automotive services are performed.";

- (23) by adding the following definition:

"GARDEN CENTRE SALES ESTABLISHMENT shall mean a retail establishment engaged in the business of selling plants, gardening supplies and related goods or materials to the general public, and may include the outdoor storage of such goods.";

- (24) by adding the following definition:

"GROCERY STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.";

- (25) by deleting the definition of "GROUP HOME" and substituting therefor the following:

"GROUP HOME shall mean a residence for the accommodation of 3 to 10 persons, exclusive of staff or receiving family, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.";

- (26) by adding the following definition:

"HOME FURNISHINGS AND IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80% are new, are stored or kept for sale.";

(27) by adding the words "or undertaking" between the words "occupation" and "conducted" in the definition of "HOME OCCUPATION.";

(28) by deleting the definition of "LOT WIDTH" and substituting therefor the following:

"LOT WIDTH" shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel.

(a) Where such lot lines are not parallel, the lot width shall be the least distance, measured in a straight line, between the middle point on each side lot line.

(b) In the case of a corner lot having a street line rounding a the corner of a radius of 7.5 metres or less, the lot width of such a lot shall be calculated as if the lot lines were produced to their point of intersection.";

(29) by adding the following definition:

"MOTOR VEHICLE BODY SHOP" shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.";

(30) by deleting the definition of "MOTOR VEHICLE REPAIR SHOP" and substituting therefor the following:

"MOTOR VEHICLE REPAIR SHOP" shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or a service station.";

(31) by deleting the definition of "OFFICE" and substituting therefor the following:

"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 private club.";

(32) by adding after the word "aisle" in the definition of "PARKING SPACE" the words "and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.";

(33) by deleting the definition of "PRIVATE CLUB" and substituting therefor the following:

"PRIVATE CLUB" shall mean a building or place operated by a social organization.";

(34) by deleting the definitions of "RECREATIONAL AREA" and "RECREATIONAL USE.";

(35) by deleting the words "but shall not include a building so used and also used for human habitation" from the definition of "RELIGIOUS INSTITUTION.";

(36) by adding the following definition:

"RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.";

(37) by deleting the definition of "RETAIL WAREHOUSE.";

(38) by deleting the definition of "SCHOOL, PUBLIC" and substituting therefor the following:

"SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, the Dufferin-Peel Roman Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada.";

(39) by deleting the definition of "SELF-SERVE SERVICE STATION.";

(40) by deleting the words "self-serve service station" in the definition of "SERVICE STATION" and substituting therefor the words "gas bar.";

(41) by adding the words "at least five separate" between the words "of" and "commercial" in the definition of "SHOPPING CENTRE" and by adding the word "commercial" between the words "gross" and "floor" in the definition of "SUPERMARKET";

(42) by deleting the words "but shall include fences which exceed 1.8 metres in height" after the word "ground" in the definition of "STRUCTURE" and substituting therefor the words "but shall not include fences.";

(43) by adding the following definition:

"PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space.";

(44) by adding the following definition:

"TAVERN shall mean a building or place having as its primary purpose the sale and consumption of alcoholic beverages.";

(45) by deleting the word "TRUCK" before the word "TERMINAL" in the definition of "TRUCK TERMINAL" and substituting therefor the word "TRANSPORT.";

- (46) by adding the following definition:

"WAREHOUSE shall mean a building or part thereof, of which the principal use is the storage of goods and materials.";

- (47) by deleting the definition of "YARD, REAR" and substituting therefor the following:

"YARD, REAR shall mean, in the case of an interior lot, 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, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.";

- (48) by deleting the definition of "YARD, SIDE" and substituting therefor the following:

"YARD, SIDE shall mean an interior side yard or an exterior side yard.";

- (49) by deleting the definition of "YARD, INTERIOR SIDE" and substituting therefor the following:

"YARD, INTERIOR SIDE shall mean a yard, other than an exterior side 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.";

- (50) by deleting the definition of "YARD, EXTERIOR SIDE" and substituting therefor the following:

"YARD, EXTERIOR SIDE shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.";

- (51) by adding the words "actual or projected" between the words "the" and "point" in the fourth line of Section 6.12.";

- (52) by deleting Section 6.14 and substituting therefor the following:

"6.14 Parking Spaces

Each parking space shall be an angled parking space or a parallel parking space.

(a) An angled outdoor parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.

(b) A parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.";

(53) by deleting Section 6.15 and substituting therefor the following:

"6.15 Where parking spaces are provided or required for uses other than for a single-family detached dwelling, a semi-detached dwelling, a duplex dwelling, a triplex dwelling, a double duplex dwelling or a street townhouse dwelling unit, the following requirements and restrictions shall apply:

- (a) 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;
- (b) the width of a driveway leading to any parking space shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street;
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(1) up to 50 degrees	4 metres
(2) 50 degrees up to 70 degrees	5.75 metres
(3) 70 degrees up to and including 90 degrees	6 metres";

(54) by changing the number "4.3" in Section 6.17.1 (a) to "4.25";

(55) by deleting Section 6.17.2 and substituting therefor the following:

"6.17.2 A loading space shall be a rectangular area measuring not less than 3.5 metres in width and 9 metres in length.";

(56) by deleting Sections 6.20, 6.21.1, 6.21.2, 6.21.3, 6.21.4, and 6.21.5;

(57) by adding the words "other than a detached garage or carport" between the words "structures" and "are" in Section 7.3;

(58) by adding the words "or within the minimum required side yard" after the words "side yard" in Section 7.3 (d);

(59) by deleting Section 7.3 (f) and substituting therefor the following:

"(f) not have a floor area in excess of 15 square metres.";

(60) by deleting the number "1.2" in Section 7.4 (a) and substituting therefor the number "1";

(61) by deleting Section 7.4 (b) and substituting therefor the following:

"(b) no closer than 1 metre to a side lot line or a rear lot line.";

(62) by adding the following paragraph 7.4 (d):

"(d) not have a floor area in excess of 22 square metres.";

(63) by deleting the first two lines of Section 7.5 and substituting therefor the following:

"7.5 A detached private garage or carport may be erected in a rear yard or interior side yard with no setback from the side lot line or the rear lot line provided that:";

(64) by deleting Section 7.8 and substituting therefor the words:

"7.8 Unenclosed Swimming Pools

A private, uncovered swimming pool shall be permitted in the rear or a side yard of a lot provided that it is no closer than 1.2 metres to any lot line or easement.";

(65) by deleting Section 7.9 (a) and 7.9 (b) and substituting therefor the following:

"(a) no closer than 1.2 metres to a side lot line or rear lot line.";

(66) by redesignating Section 7.9 (c) as Section 7.9 (b);

(67) by deleting Sections 7.10 and 7.11;

(68) by deleting Section 7.12 and substituting therefor the following:

"7.12 Through Lots

One of the front yards of a through lot shall be considered as a required rear yard and shall have the rear yard depth required by this By-law.";

(69) by deleting the words "and areas" between the words "spaces" and "are" in Section 7.13;

(70) by deleting the word "driveway" in Section 7.13 (a) (i) and substituting therefor the words "parking space on a driveway";

(71) by deleting the number "7.0" in Section 7.13 (a) (ii) and substituting therefor the number "6";

(72) by deleting Section 7.15 (b) and substituting therefor the following:

"(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00";

(73) by deleting Section 7.16 (b) and substituting therefor the following:

"(b) Condominium Townhouse

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
2.00	0.25	0.05	2.30";

(74) by deleting the number "0.38" in Section 7.17 (b) and substituting therefor the number "0.25";

(75) by renumbering Sections 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19 and 7.20 as Sections 7.10, 7.11.1, 7.11.2, 7.11.3, 7.11.4, 7.11.5, 7.11.6, 7.11.7, and 7.11.8, respectively;

(76) by adding the following Section:

"7.12 Fences

Subject to Section 6.12, and except for a chain link fence for a school or park and for a noise attenuation barrier, no fence or hedge in a Residential Zone:

- (a) Within a required front yard may exceed 1 metre in height.
- (b) Within an exterior side yard may exceed 1.2 metres in height.
- (c) Within any other required yard may exceed 2 metres in height.

(77) by deleting Section 7.21 and substituting therefor the following:

"7.13 Home Occupations

A home occupation may only be carried on subject to the following requirements and restrictions:

- (a) it is carried on only by the occupant of the dwelling or by members of his family residing there;
- (b) the home occupation is secondary to the use of the dwelling as a private residence, and does not occupy more than 15 per cent of the gross floor area of the dwelling, excluding the basement or cellar;

- (c) the home occupation may be carried out in an accessory building or private garage;
- (d) no change in the external character of the dwelling as a private residence results;
- (e) there are no goods, wares or merchandise offered or exposed for sale or sold or kept for sale on the premises other than those produced on the premises;
- (f) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- (g) not more than one person, other than members of the family residing there, is employed on the premises in connection with the home occupation; and
- (h) one sign is permitted that shall be attached to a building and shall be not more than 0.15 square metres in area.";

(78) by adding the following section:

"7.14 Minimum Distance between Driveway and Street Intersection

The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6 metres.";

(79) by adding the following section:

"7.15 No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached dwelling.";

(80) by deleting Sections 8.1 (b) (iii), 8.1 (b) (iv), 8.1 (b) (v), 9.1 (b) (iii), 9.1 (b) (iv), 9.1 (b) (v), 10.1 (b) (iii), 10.1 (b) (iv), 10.1 (b) (v), 11.1 (b) (iii), 11.1 (b) (iv), 11.1 (b) (v), 12.1 (b) (ii), 12.1 (b) (iii), 12.1 (b) (iv), 13.1 (b) (ii), 13.1 (b) (iii), 13.1 (b) (iv), 14.1 (b) (ii), 14.1 (b) (iii), 14.1 (b) (iv), 15.1 (b) (ii), 15.1 (b) (iii), 15.1 (b) (iv), 16.1 (b) (ii), 16.1 (b) (iii), and 16.1 (b) (iv);

(81) by deleting the number "645" in Section 8.2 (a) (i) and substituting therefor the number "630";

(82) by deleting the number "740" in Section 8.2 (a) (ii) and substituting therefor the number "735";

- (83) by deleting Sections 8.2 (e) and 9.2 (e) and substituting therefor the following:
- "(e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof.";
- (84) by deleting Sections 8.2 (h), 9.2 (h), 10.2 (h), 11.2 (h), 12.2 (h), 13.2 (h); and 14.2 (h);
- (85) by deleting the number "10.6" in Sections 8.2 (i), 9.2 (i), 10.2 (i), 11.2 (i), 12.2 (i), 13.2 (i) and 14.2 (i) and substituting therefor the number "10.5";
- (86) by deleting Sections 8.2 (j), 9.2 (j), 10.2 (j) and 11.2 (j);
- (87) by deleting Section 8.2 (k) and substituting therefor the following:
- "(k) Minimum Landscaped Open Space - 70 per cent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 per cent of the front yard.";
- (88) by deleting the number "460" in Sections 9.2 (a) (i), 10.2 (a) (i), and 11.2 (a) (i) and substituting therefor the number "450";
- (89) by deleting the number "550" in Section 9.2 (a) (ii) and substituting therefor the number "540";
- (90) by deleting Section 9.2 (k) and substituting therefor the following:
- "(k) Minimum Landscaped Open Space - 60 per cent of the front yard in the case of an interior lot, 70 per cent of the front yard in the case of a corner lot, and 50 per cent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.";
- (91) by deleting the numbers "550", "275", "645", and "370" in Sections 10.2 (a) (ii) and 11.2 (a) (ii) and substituting therefor the numbers "540", "270", "630" and "360", respectively;
- (92) by deleting the numbers "460" and "550" from Sections 10.2 (a) (iii) and 11.2 (a) (iii) and substituting therefor the numbers "450" and "540", respectively;
- (93) by adding the words "except in the case where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres." after the word "thereof" in Section 10.2 (e);

(94) by deleting Section 10.2 (k) and 11.2 (k) and substituting in place of each the following:

"(k) Minimum Landscaped Open Space:

(i) Single-Family Detached Dwelling - 60 per cent of the front yard in the case of an interior lot, 70 per cent of the front yard in the case of a corner lot, or 50 per cent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.

(ii) Dwellings other than Single-Family Detached - 50 per cent of the front yard in the case of an interior lot, 60 per cent of the front yard in the case of an exterior lot, or 40 per cent of the front yard in the case of a lot where the side lot lines converge towards the front lot line.";

(95) by deleting Section 11.2 (e) and substituting therefor the following:

"(e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey, except in the case where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 metres.";

(96) by renumbering clauses (i) and (k) of Sections 8.2, 9.2, 10.2, and 11.2 to (h) and (i) respectively;

(97) by deleting Section 12.2 (e) and substituting therefor the following:

"(e) Minimum Side Yard Width - 3.6 metres.";

(98) by deleting the number "7.5" in Section 12.2 (f) and substituting therefor the number "4.6";

(99) by deleting the number "40" in Section 12.2 (k) and substituting therefor the number "50";

(100) by renumbering clauses (i), (j), (k) and (l) of Section 12.2 to (h), (i), (j), and (k) respectively;

(101) by deleting Section 13.2 (k) and substituting therefor the following:

"(k) Minimum Landscaped Open Space - 40 per cent of the front yard, except in the case where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 per cent of the front yard.";

(102) by renumbering clauses (i), (j) and (k) of Section 13.2 to (h), (i), and (j), respectively;

(103) by deleting Section 14 and substituting therefor the following:

"SECTION 14 : RESIDENTIAL APARTMENT A ZONE - R4A

14.1 Permitted Purposes

No person shall within any R4A Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Residential:

- (1) a multiple family dwelling;
- (2) an apartment dwelling;

(b) Non-Residential:

- (1) an accessory building or use subject to the requirements and restrictions of Section 7.3 of this By-law;

14.2 Zone Requirements and Restrictions

No person shall within any R4A Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width - 33 metres.
- (b) Minimum Front Yard Depth - 7.5 metres.
- (c) Minimum Side Yard Width - 10 metres or $\frac{1}{2}$ height of the building, whichever is greater.
- (d) Minimum Rear Yard Depth - 10 metres or $\frac{1}{2}$ the height of the building, whichever is greater.
- (e) Maximum Building Height - 12 storeys.
- (f) Maximum Lot Coverage by Principal Building(s) - 25 per cent.
- (g) Maximum Floor Space Index - 1.0.
- (h) Minimum Landscaped Open Space - 60 per cent of the lot area.";

(104) by deleting Section 15.2 (a);

(105) by deleting Section 15.2 (c).

(106) by deleting the number and word "7.5 metres" in Sections 15.2 (d), 15.2 (e) and 15.2 (f) and substituting therefor the number and words "15 metres or ½ the height of the building, whichever is greater.";

(107) by deleting the number "11" in Section 15.2 (h) and substituting therefor the number "22";

(108) by deleting Section 15.2 (k) and substituting therefor the following:

"(k) Minimum Landscaped Open Space - 60 per cent of the lot area.";

(109) by renumbering Clauses (b), (d), (e), (f), (g), (h), (i), (j) and (k) of Section 15.2 to (a), (b), (c), (d), (e), (f), (g), (h) and (i), respectively;

(110) by deleting the word "DEVELOPMENT" and the symbol "RD" in the title of Section 16 and substituting therefor the word "HOLDING" and the symbol "RH";

(111) by adding the following in Section 16.1 (b):

"(ii) a home occupation within a single-family detached dwelling;"

(112) by renumbering paragraphs (v), (vi) and (vii) of Section 16.1 (b) to (iii), (iv) and (v), respectively;

(113) by deleting Section 16.2 (j);

(114) by deleting Section 17.2;

(115) by deleting Section 17.3 and substituting therefor the following:

"17.2 Accessory Buildings

Accessory buildings or structures are permitted in any Commercial Zone provided that they are used only for the storage or disposal of garbage.";

(116) by deleting Sections 17.4 and 17.5 and substituting therefor the following:

"17.3 Parking Spaces

Parking spaces are required in Commercial Zones in accordance with the following provisions:

Use

Minimum Parking Spaces Required

Animal hospital

1 parking space for each 28 square metres of gross commercial floor area or portion thereof.

Art gallery or museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof.
Bank	1 parking space for each 15 square metres of gross commercial floor area or portion thereof.
Building supplies sales establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.
Commercial or Technical school	4 parking spaces for each teaching classroom or equivalent facility.
Funeral parlour	1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public plus 1 parking space for each funeral parlour vehicle.
Home furnishings and home improvement retail warehouse	1 parking space for each 62 square metres of gross commercial floor area or portion thereof.
Hotel or motel	1 parking space for each bedroom plus 1 parking space for each 27 square metres of gross floor area or portion thereof devoted to public use excluding bedrooms which includes meeting rooms, conference rooms, recreational facilities, dining, lounge and tavern areas but excludes washrooms, lobbies, hallways, elevators and stairways.
Laundromat or dry cleaning establishment	1 parking space for each 19 square metres of gross commercial floor area or portion thereof.

Motor vehicle repair shop
or motor vehicle body
shop

1 parking space for each 18 square metres of gross commercial floor area or portion thereof, of which 50 per cent of the required spaces may be tandem parking spaces.

Motor vehicle parts retail
outlet or combination
motor vehicle parts/
accessories/sports goods/
hardware store

1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

Motor vehicle service
station

1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

Motor vehicle washing
establishment

5 parking spaces plus 10 car waiting spaces.

Offices:

(1) Physician, dentist or
drugless practitioner's
office

1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

(2) Real estate office

1 parking space for each 20 square metres of gross commercial floor area or portion thereof.

(3) Other offices

1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

Place of assembly, private
club, dance hall, banquet
hall, or roller skating rink

1 parking space for each 9 square metres of gross commercial floor area or portion thereof.

Radio or television broad-
casting establishment

1 parking space for each 31 square metres of gross commercial floor area or portion thereof.

Recreational Uses:

(1) Billiard Parlour or
Pool Hall

1 parking space for each 37 square metres of gross commercial floor area or portion thereof.

(2) Bowling Alley

4 parking spaces for each lane.

- | | |
|--|--|
| (3) Curling Rink | 8 parking spaces for each sheet of ice. |
| (4) Golf Driving Range | 1 parking space for each tee. |
| (5) Golf Course | 50 parking spaces for each 9 holes. |
| (6) Tennis, Squash,
Handball Court | 4 parking spaces for each court. |
| (7) Swimming Pool | 10 parking spaces for every pool. |
| (8) | for every building or place containing any bowling alley, tennis, squash or handball court, ice rink or swimming pool, 1 parking space per employee plus additional parking spaces for any accessory uses in accordance with the requirements set out in this By-law. |
| Religious institution,
stadium, auditorium,
theatre or cinema | 1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof. |
| Dining room restaurant | 1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof. |
| Take-out restaurant,
drive-in restaurant, or
mixed service restaurant | 1 parking space for each 3.7 square metres of gross commercial floor area or portion thereof. |
| Retail establishment, not
specifically mentioned in
this section | 1 parking space for each 19 square metres of gross commercial floor area or portion thereof. |
| Shopping centre having a
gross floor area of less than
2,000 square metres | 1 parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants, taverns, and medical offices plus the parking spaces required for a restaurant, tavern or medical office according to this By-law if the restaurants, taverns, and medical offices occupy greater than 10 per cent of the total gross leasable commercial floor area of the buildings designed for tenant occupancy. If restaurants, |

taverns and medical offices occupy less than 10 per cent of gross leasable commercial floor area of the buildings, 1 parking space for each 23 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.

Shopping centre having a gross floor area of more than 2,000 square metres

1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.

Supermarket

1 parking space for each 17 square metres of gross commercial floor area or portion thereof.

Tavern

1 parking space for each 12 square metres of gross commercial floor area or portion thereof accessible to the public.

All other commercial uses not mentioned in this Section

1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

(117) by renumbering Section 17.6 to 17.4 and changing the reference therein from 17.4 to 17.3;

(118) by deleting Section 17.7 and substituting therefor the following:

"17.5 Loading Spaces

No person shall erect or use any building, structure or land in any Commercial Zone for purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following requirements and restrictions:

(a) Gross leasable commercial floor area of retail commercial uses in square metres

Number of loading spaces

2350 or less

1 loading space

over 2350 up to 7450

2 loading spaces

over 7450 up to 14 000

3 loading spaces

over 14 000

3 loading spaces plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14 000 square metres;



(b) Gross commercial floor
area of office uses in
square metres

Number of loading spaces

2350 or less

no loading spaces required

over 2350 up to 11 600

1 loading space

over 11 600

1 loading space plus 1 additional
loading space for each 9300
square metres or portion thereof
in excess of 11 600 square
metres;

(c) no loading space shall be provided within the front yard or within
the exterior side yard of a lot; and

(d) each loading space shall have an unobstructed ingress and egress of
not less than 6 metres in width to and from a street or lane.";

(119) by deleting Sections 18.1 (a) (i) and 18.1 (a) (ii) and substituting therefor the
following:

"(i) a retail establishment having no outside storage;

(ii) a grocery store.";

(120) by deleting Sections 18.1 (b) (i) and 18.1 (b) (ii) and substituting therefor the
following:

"(i) general accessory purposes; and

(ii) accessory buildings, subject to the requirements and restrictions of
Section 17.2.";

(121) by deleting Section 18.2 and substituting therefor the following:

"18.2 Zone Requirements and Restrictions

No person shall within any C1 Zone use any lot or erect, alter or use any
building or structure except in accordance with the following require-
ments and restrictions:

(a) Minimum Front Yard Depth: 15 metres.

(b) Minimum Interior Side
Yard Width: 3 metres, except that in the case
where the interior side yard
abuts a Residential or Institu-
tional zone, the minimum
interior side yard shall be
6 metres.

- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional zone the minimum rear yard shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) in the front yard, 20 per cent of the minimum required front yard; and
 - (2) in the exterior side yard, 50 per cent of the minimum required exterior side yard.";

(122) by deleting Section 19 and substituting therefor the following:

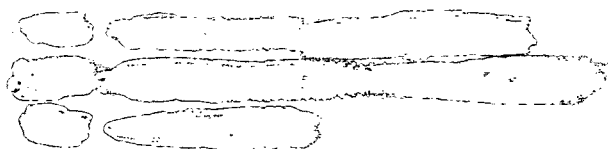
"SECTION 19 : COMMERCIAL TWO ZONE - C2

19.1 Permitted Purposes

No person shall within any C2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;



- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a private club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre; and
- (23) a custom workshop.

(b) Accessory

- (1) general accessory purposes; and
- (2) accessory buildings, subject to the requirements and restrictions of Section 17.2.

19.2 Zone Requirements and Restrictions

No person shall within any C2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 18 metres.
- (c) Minimum Exterior Side Yard Width: 18 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that;
 - (1) in the case where the rear yard abuts a Residential or Institutional zone, 18 metres, and
 - (2) in the case where rear yard abuts a 0.3 metre reserve or a street, 21 metres.
- (e) Minimum Lot Width: 21 metres.
- (f) Maximum Building Height: 6 storeys.
- (g) Minimum Landscaped Open Space: 8 per cent of the lot area.";

(123) by deleting Section 20 and substituting therefor the following:

"SECTION 20 : COMMERCIAL THREE ZONE - C3

20.1 Permitted Purposes

No person shall within any C3 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (1) a retail establishment have no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a private club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop; and
- (26) a swimming pool sales and service establishment.

(b) Accessory

- (1) general accessory purposes; and
- (2) an accessory building, subject to the requirements and restrictions of Section 17.2.

20.2 Zone Requirements and Restrictions

No person shall within any C3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 21 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 18 metres.
- (c) Minimum Exterior Side Yard Width: 18 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that;
 - (1) in the case where the rear yard abuts a Residential or Institutional zone, 18 metres, and
 - (2) in the case where rear yard abuts a 0.3 metre reserve or a street, 21 metres.
- (e) Minimum Lot Width: 21 metres.
- (f) Maximum Building Height: no restriction.
- (g) Minimum Landscaped Open Space: 8 per cent of the lot area."

(124) by deleting Section 21.1 and substituting therefor the following:

"SECTION 21 : GENERAL COMMERCIAL ZONE - GC

21.1 Permitted Purposes

No person shall within any GC Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

- (a) Commercial
 - (1) a retail establishment having no outside storage;
 - (2) a grocery store or supermarket;
 - (3) a service shop;

- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a temporary open air market;
- (15) a place of commercial recreation;
- (16) a private club;
- (17) a health centre;
- (18) a tavern;
- (19) a taxi or bus station;
- (20) a theatre;
- (21) a custom workshop;
- (22) a motor vehicle or boat sales or rental establishment and accessory repair facilities;

(b) Accessory

- (1) uses accessory to the other permitted uses, or general accessory purposes; and
- (2) an accessory building, subject to the requirements and restrictions of Section 17.2.";

(125) by adding the following section to Section 21.2(a):

"(ii) In a General Commercial Zone, on a corner lot which abuts a Residential Zone, no person shall erect a building or structure at a lesser distance from the street, upon which the residential lots front, than the depth of the front yard required for a dwelling upon the said residential lots.";

(126) by adding the following to Section 21.2(d):

"(iii) in the case where there is access to the rear yard by street or across public or private land - 0 metres.";

(127) by adding the words "except that the maximum building height for apartment buildings shall be 11 storeys." after the word "zone" in Section 21.2(f);

(128) by deleting Section 22 and substituting therefor the following:

"SECTION 22 : SERVICE COMMERCIAL ZONE - SC

22.1 Permitted Purposes

No person shall within any SC Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;
- (9) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a private club or fraternal organization;
- (13) a health centre;
- (14) a custom workshop;
- (15) a tavern;

(b) Non-Commercial

- (1) a religious institution including an associated place of public assembly; and
- (2) a day nursery;

(c) Accessory

- (1) general accessory purposes; and
- (2) an accessory building, subject to the requirements and restrictions of Section 17.2.

22.2 Zone Requirements and Restrictions

No person shall within any SC Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 5 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone the minimum interior side yard width shall be 5 metres.
- (c) Minimum Exterior Side Yard Width: 5 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 3 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) in the front yard, 60 per cent of the required front yard depth, and
 - (2) in an exterior side yard, 60 per cent of the required exterior side yard.";

(129) by deleting Sections 23, 24 and 25, and substituting therefor the following:

"SECTION 23 : HIGHWAY COMMERCIAL ONE ZONE - HC1

23.1 Permitted Purposes

No person shall within an HC1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (1) a hotel or motel;
- (2) a motor vehicle or boat sales, rental, or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;

- (3) a parking lot;
- (4) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (5) a tavern;
- (6) a taxi or bus station;
- (7) banquet facilities;
- (8) a private club;
- (9) a service station;
- (10) a motor vehicle washing establishment;
- (11) a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company in conjunction with a service station.

(b) Accessory

- (1) general accessory purposes; and
- (2) an accessory building, subject to the requirements and restrictions of Section 17.2.

23.2 Zone Requirements and Restrictions

23.2.1 No person shall within any HCI Zone use any lot or erect, alter or use any building or structure for purposes (1) to (8) inclusive except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone the minimum interior side yard width shall be 6 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.

- (f) Maximum Building Height: No restriction except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 2 storeys;
- (g) Minimum Landscaped Open Space:
 - (1) 20 per cent of the minimum front yard; and
 - (2) 50 per cent of the minimum exterior side yard;

23.2.2 No person shall within any HC1 Zone use any lot or erect, alter or use any building or structure for the purposes indicated in Sections 23.1 (9), (10) and (11), except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the intersection of the said lot lines.

- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way and a minimum of 6 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (l) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.
- (m) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained.
- (n) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.";

"SECTION 24 : HIGHWAY COMMERCIAL TWO ZONE - HC2

24.1 Permitted Purposes

No person shall within any HC2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

- (a) a gas bar;
- (b) a service station;
- (c) a motor vehicle washing establishment;

- (d) a retail establishment having no outside storage, a grocery store, a personal service shop, a mixed-service restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company in conjunction with a gas bar or service station;

24.2 Zone Requirements and Restrictions

No person shall within any HC2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the intersection of the said lot lines.
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way and a minimum of 6 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.

- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (l) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.
- (m) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained.
- (n) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.";

(130) by deleting Sections 26, 27, and 28, and substituting therefor the following:

"SECTION 26 : GENERAL PROVISIONS FOR INDUSTRIAL ZONES

26.1 The following provisions shall apply to all Industrial Zones as shown on Schedule A of this By-law, in addition to the General Provisions for all Zones included in Section 6.0 of this By-law.

26.2 Environmental Concerns

- (a) Obnoxious industrial uses shall not be permitted;
- (b) All emissions to the atmosphere must comply with the requirements of the Ministry of the Environment; and
- (c) No liquid or semi-solid industrial waste or effluent is to be discharged onto the surface of or into the ground, and no water-borne industrial waste or effluent is to be discharged into surface drainage ditches or sanitary sewers unless the chemical or biological content of the said waste or effluent is approved for discharge by the Regional Municipality of Peel Public Works Department, the Ministry of the Environment or the Peel Regional Health Unit, as required.

26.3 Accessory Buildings

Accessory buildings or structures are permitted in any Industrial Zone, subject to the requirements and restrictions of this By-law for the particular zone in which said building, use or structure is located, but shall:

- (a) not be used for human habitation,
- (b) not exceed 4.5 metres in height,
- (c) not have a floor area in excess of 100 square metres,
- (d) be at least 3 metres from any lot line, and
- (e) except for a gatehouse, not be constructed in a minimum required front yard or exterior side yard.

26.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) <u>Gross industrial floor area of building in square metres</u>	<u>Number of loading spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14 000	3 loading spaces
over 14 000	4 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14 000 square metres;

- (b) Each loading space shall:
 - (1) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length,
 - (2) have a minimum vertical clearance of 4.25 metres, and
 - (3) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, not part of which shall be used for the parking or temporary storage of motor vehicles.

26.5 Parking Spaces

- (a) Parking spaces are required to be provided and maintained on a lot in accordance with the following provisions:

- | | |
|---|--|
| (1) Manufacturing, cleaning, packaging, processing, repairing, assembling, or printing operation; | 1 parking space for each 45 square metres of gross industrial floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses. |
| (2) Motor vehicle repair shop or motor vehicle body shop | 1 parking space for each 18 square metres of gross floor area or portion thereof (50 per cent of the required parking spaces may be tandem parking spaces). |
| (3) Warehouse | 1 parking space for each 91 square metres of gross floor area devoted to warehousing, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office use. |
| (4) Mixed use industrial building | 1 parking space for each 45 square metres of gross industrial floor area or portion thereof, except where floor area is used for the purpose of a motor vehicle repair shop or motor vehicle body shop, in which case the parking requirement as set out in paragraph (2) above shall be complied with for the appropriate amount of gross floor area. |
| (5) Non-industrial uses | Parking requirements in accordance with Section 17.3. |

SECTION 27 : INDUSTRIAL ONE ZONE - M1

27.1 Permitted Purposes

No person shall within any M1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;

- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure; and
- (4) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted in Sections 27.1 (a), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

27.2 Zone Requirements and Restrictions

No person shall within any M1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street, or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.

- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts:
- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: 50 per cent of all of the following:
- (1) minimum required front yard area,
 - (2) minimum required exterior side yard area,
 - (3) minimum required interior side yard area abutting a lot in a Residential area or Institutional zone, and
 - (4) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.
- (h) Outdoor Storage: No storage shall be permitted outside a building.

SECTION 28 : INDUSTRIAL TWO ZONE - M2

28.1 Permitted Purposes

No person shall within any M2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, including a motor vehicle repair shop and a motor vehicle body shop;
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, retail and rental of equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit;
- (3) a printing establishment;
- (4) a warehouse;
- (5) a parking lot; and
- (6) a freight classification yard.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a building supplies sales establishment;
- (3) a recreational facility or structure operated by a public authority; and
- (4) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;

- (3) a retail outlet operated in connection with a particular use permitted in Sections 28.1 (a) (1) and 28.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

28.2 Zone Requirements and Restrictions

No person shall within any M2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts:
 - (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.

- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space:
- (1) 35 per cent of the minimum required front yard; and
 - (2) 50 per cent of all of the following:
 - (A) minimum required exterior side yard area,
 - (B) minimum required interior side yard area abutting a lot in a Residential area or Institutional zone, and
 - (C) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.
- (h) Outside Storage:
- (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and
 - (2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space."

(131) by deleting the title of Section 29 and substituting therefor the words "SECTION 29 : INSTITUTIONAL TWO ZONE - I2";

(132) by deleting Section 29.1 and substituting therefor the following:

"29.1 Permitted Purposes

No person shall within any I2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Institutional

- (1) an administrative office of any 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 fraternal organization;
- (9) a hospital, public or private;
- (10) a library;
- (11) a nursing home;
- (12) a reform or penal institution;
- (13) a YMCA, YWCA, or similar use.

(b) Accessory

- (1) general accessory purposes;
- (2) accessory buildings; and
- (3) one single-family detached dwelling for staff employed on the lot.

(c) Non-Institutional

- (1) any residential use which is accessory to a permitted institutional use;
- (2) any commercial use which is incidental and accessory to a permitted institutional use;
- (3) a park, playground or recreation facility operated by a public authority.";

(133) by deleting Section 30.1 (a) and substituting therefor the following:

"(a) an indoor or outdoor recreation facility;"

- (134) by deleting the words "(SECTIONS 31 to 49 RESERVED)" after Section 30.
- (135) by changing all lower case Roman numerals to Arabic numerals, and by changing the references in all sections to the appropriate new numerals;
- (136) by renumbering Sections 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 to 10, 11.1, 11.2, 12.1, 12.2, 13.1, 13.2, 14.1, 14.2, 15, 20, 21.1, 21.2, 21.3, 22, 23, 24.1, 24.2, 30, 31, 32, 40.2, and 41, and by changing the references in all sections to the appropriate new numbers;
- (137) by adding the following as Section 11.4:

"SECTION 11.4 : RESIDENTIAL SINGLE-FAMILY "D" ZONE - RID

11.4.1 Permitted Purposes

No person shall within any RID Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Residential

- (1) a single-family detached dwelling;

(b) Non-Residential

- (1) an accessory building or use subject to the requirements and restrictions of section 10.3 of this By-law;
- (2) a home occupation.

11.4.2 Zone Requirements and Restrictions

No person shall within any RID Zone use any lot or erect, alter or use any single-family detached dwelling except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Area:
 - (1) Interior Lot
- 270 square metres.
 - (2) Corner Lot
- 360 square metres.
- (b) Minimum Lot Width:
 - (1) Interior Lot - 9 metres.
 - (2) Corner Lot - 12 metres.
- (c) Minimum Lot Depth: 30 metres.
- (d) Minimum Front Yard Depth: 6 metres.

- (e) Minimum Rear Yard Depth: 7.5 metres.
- (f) Minimum Interior Side Yard Width: 1.2 metres on one side and 0.9 metre on the other side.
- (g) Minimum Exterior Side Yard Width: 3 metres.
- (h) Maximum Building Height: 8 metres.
- (i) Minimum Landscaped Open Space: 40 per cent of the front yard in the case of an interior lot, 50 per cent of the front yard in the case of a corner lot and 30 per cent of the front yard in the case where the side lot lines converge towards the front lot line.";

(138) by adding the following as Sections 33 and 34:

"SECTION 33 : INDUSTRIAL THREE ZONE - M3

33.1 Permitted Purposes

No person shall within any M3 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) industrial uses involving the storage of goods and materials in the open;
- (3) a printing establishment;
- (4) a warehouse; and
- (5) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure operated by a public authority; and
- (3) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted in Sections 33.1 (a) (1) and 33.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

33.2 Zone Requirements and Restrictions

No person shall within any M3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case there is no minimum requirement; and
 - (2) a street or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts:

- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres; and
- (2) a rail line, in which case there is no minimum requirement.

(e) Minimum Lot Width: 24 metres.

(f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.

(g) Minimum Landscaped Open Space: 50 per cent of all of the following:

- (1) minimum required front yard area,
- (2) minimum required exterior side yard area,
- (3) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and
- (4) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.

(h) Outside Storage: (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for Residential and Institutional purposes by a solid fence having a minimum height of 1.8 metres.

- (2) In cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and
- (3) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 34 : INDUSTRIAL FOUR ZONE - M4

34.1 Permitted Purposes

No person shall within any M4 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreational facility or structure operated by a public authority; and
- (3) a private club.

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;

- (3) a retail outlet operated in connection with a particular use permitted in Sections 29.1 (a) (1) and (2), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

34.2 Zone Requirements and Restrictions

No person shall within any M4 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: 4 metres, except where it abuts:
 - (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.

- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: 50 per cent of all of the following:
- (1) minimum required front yard area,
 - (2) minimum required exterior side yard area,
 - (3) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and
 - (4) minimum required rear yard area abutting a street, a 0.3 metre reserve or a lot in a Residential or Institutional zone.
- (h) Outdoor Storage: No storage shall be permitted outside a building.";

(140) by adding the following section:

"SECTION 40 : INSTITUTIONAL ONE ZONE - II

40.1 Permitted Purposes

No person shall within any II Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Institutional

- (1) a public or private school;
- (2) a religious institution; and
- (3) a day nursery.

(b) Accessory

- (1) general accessory purposes; and
- (2) accessory buildings.

(c) Non-Institutional

- (1) any residential use which is accessory to a permitted institutional use;
- (2) any commercial use which is incidental and accessory to a permitted institutional use;
- (3) a park, playground or recreation facility operated by a public authority.

40.2 Zone Requirements and Restrictions

No person shall within any II Zone use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements and restrictions:

- | | |
|---------------------------------------|---|
| (a) Maximum Lot Coverage: | 33.3 per cent. |
| (b) Minimum Front Yard Depth: | 7.5 metres. |
| (c) Minimum Interior Side Yard Depth: | 7.5 metres or ½ the height of the building, whichever is the greater. |
| (d) Minimum Exterior Side Yard Depth: | 7.5 metres or ½ the height of the building, whichever is the greater. |
| (e) Minimum Rear Yard Depth: | 7.5 metres or ½ the height of the building, whichever is the greater. |
| (f) Parking: | For every building or structure erected or lot used in any II Zone, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 7.0 and 17.3 of this By-law. |

(141) by deleting the symbol "R4A" in Section 52 and substituting therefor the symbol "R3A";

(142) by deleting Section 64 and substituting therefor the following:

"64. The lands designated C3-Section 64 on Schedule A hereto attached:

64.1 Shall only be used for the purposes permitted in the C3 Zone;

64.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

The minimum front, rear and side yards shall be as shown on Schedule C-64.

(b) Building Restrictions

(1) Any building to be constructed shall be within the building area as shown on Schedule C-64.

(2) The maximum gross floor area of Building Area "B" as shown on Schedule C-64 shall be 4,739 square metres.

(c) Landscaped Open Space

Landscaped open space shall be provided within the areas designated Landscaped Open Space on Schedule C-64.

(d) Parking

Parking spaces shall be provided within the areas designated Parking on Schedule C-64.

(e) Loading

Loading spaces shall be provided in the areas designated Loading Area on Schedule C-64.

(f) Signs

Notwithstanding the Sign By-law of the City of Brampton, no external signs shall be erected, installed, posted, displayed or maintained except in accordance with the following provisions:

(1) Two (2) pylon or pole identification signs which may be illuminated, indicating the name of the premises, may be erected provided that each such sign does not exceed forty-seven (47) square metres in total area for all sides and is located not less than 1.5 metres from any lot line or zone boundary;

- (2) One (1) building identification or facia sign, which may be illuminated, each identifying the department or food store, may be erected, provided that each such sign does not exceed fifty-eight (58) square metres in area; and
- (3) One (1) facia sign, which may be illuminated, for each store or use not provided for in sub-section 64.2 (f) (2) may be erected provided that the lettering does not exceed .5 metres in height.

64.3 Shall be subject to the requirements and restrictions of the C3 Zone that are not in conflict with the ones in Section 64.2.";

- (143) by deleting the symbol "C2" and the word "Two" from Section 65 and substituting therefor the symbol "C3" and the word "Three" respectively;
- (144) by deleting Section 65.1.2;
- (145) by renumbering Section 65.1.3 from "65.1.3" to "65.1.2";
- (146) by deleting the words and number "twenty-five (25)" in Section 65.3.1 and substituting therefor the number "30";
- (147) by deleting the symbol "I" in Section 56 and substituting therefor the symbol "I2";
- (148) by deleting the number "49" in Section 98 and substituting therefor the number "98";
- (149) by deleting Section 112 and substituting therefor the following:

"112. The lands designated HC1 - Section 112 on Schedule A hereto attached:

112.1 Shall only be used for the following purposes:

- (1) a radio station transmission and broadcasting establishment;
and
- (2) the purposes permitted in the HC1 Zone.

112.2 Shall be subject to the requirements and restrictions of the HC1 Zone.

- (150) by deleting the symbol "HC2" in Section 117 and substituting therefor the symbol "HC1";

(151) by adding the words "and for the purposes of a funeral home and uses accessory thereto." after the word "By-law" in Section 122;

(152) by deleting Sections 69, 81, 85, 99, 106, 107, 109, 111, 123 and 133;

(153) by deleting Section 141 and substituting therefor the following:

"141. The lands designated SC-Section 141 on Schedule A hereto attached:

141.1 Shall only be used for the following purposes:

- (1) an office other than a real estate office or a medical office;
- (2) an antique shop;
- (3) a personal service shop;
- (4) a printing or copying establishment;
- (5) a custom workshop;
- (6) a drapery sales establishment;
- (7) a dry cleaning and laundry distribution station;
- (8) an equipment rental agency not involving the outside storage of equipment;
- (9) a flower shop;
- (10) a laundromat;
- (11) a parking lot;
- (12) a picture framing shop;
- (13) a small appliance repair shop;
- (14) a showroom for the display and sale of metal door and window frames;
- (15) a swimming pool service establishment;
- (16) a take-out restaurant;
- (17) a travel agency; and
- (18) a variety store only as the sole use of the premises.

141.2 Shall be subject to the following requirements and restrictions:

- (a) Centre Line Setback: 28.3 metres.
- (b) Minimum Interior Side Yard Width: 1.5 metres.
- (c) Minimum Rear Yard Depth: 0.0 metres.
- (d) Maximum Gross Floor Area of Building: 335 square metres occupying only 1 storey.
- (e) Parking: a minimum of 10 parking spaces shall be provided on the lands.

141.3 Shall be subject to the requirements and restrictions of the SC Zone which are not in conflict with the ones set out in Section 141.2.";

(154) by adding the following section:

"143. The lands designated C1 - Section 143 on Schedule A hereto attached:

143.1 Shall only be used for the following purposes:

- (a) Service stores, including not more than one each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant (where synthetic cleaning only is carried on), laundromat, shoe repair shop, florist, tailor or dressmaker.
- (b) One bank or a financial institution.
- (c) Business or professional offices, each not exceeding a gross floor area of one hundred and fifty (150) square metres.
- (d) One medical and one dental office, each not exceeding a gross floor area of one hundred and fifty (150) square metres.
- (e) One dining room restaurant.
- (f) Not more than two mixed service restaurants.
- (g) Not more than one each of the following:
 - (1) drugstore and/or optical store;
 - (2) food store and/or convenience store and/or pop shop.
 - (3) bake shop and/or donut shop;
 - (4) delicatessen and/or meat or fish store;
 - (5) fruit or vegetable store;
 - (6) variety, tobacco and gift shop;
 - (7) jewellery shop;
 - (8) hobby shop and/or pet shop;
 - (9) bookstore;
 - (10) hardware store;
 - (11) paint and wallpaper store;
 - (12) floor and tile store;
 - (13) music store;
 - (14) camera and photo supplies store;
 - (15) sporting goods store;
 - (16) radio and television sales and service store;
 - (17) clothing store and/or shoe store.

143.2 Shall be subject to the following restrictions and requirements:

- (a) The gross floor area of all buildings and structures shall not exceed 25 per cent of the area of the lot.
- (b) All buildings and structures shall be located within the area shown as "Commercial Building Area" on Schedule C-143.
- (c) Vehicular access and egress from the said lands shall be as shown on Schedule C-143.
- (d) Landscaped open space of a minimum of twenty per cent (20%) of the area of the lot shall be provided and maintained.
- (e) Off-street parking, at the rate of 59.2 spaces for each 1000 square metres of the net floor area of all buildings and structures, shall be provided and maintained on the lot.
- (f) A garbage and refuse collection area with the pick-up facilities shall be provided on the lot within the area shown as the "Commercial Building Area" on Schedule C-143.
- (g) No building or structure shall have windows or any openings at the second storey level of its southerly wall.

143.3 Shall also be subject to the requirements and restrictions relating to the Commercial One (C1) Zone which are not in conflict with ones set out in Section 143.2.;

(155) by adding the following section:

"144. The lands designated RID - Section 144 on Schedule A hereto attached:

144.1 Shall only be used for the purposes permitted in the RID Zone;

144.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
 - (1) Interior Lot
- 275 square metres.
 - (2) Corner Lot
- 370 square metres.
- (b) Minimum Front Yard Depth:
 - (1) 5.2 metres, where the lot depth is less than 33 metres.
 - (2) 6 metres, where the lot depth is 33 metres or greater.

144.3 Shall be subject to the requirements and restrictions relating to the RID Zone which are not in conflict with the ones set out in Section 144.2.";

(156) by adding the following section:

"145. The lands designated SC-Section 145 on Schedule A hereto attached:

145.1 Shall only be used for the following purposes:

- (a) a beauty salon or barber shop;
- (b) a dwelling unit, to be occupied by not more than one person; and
- (c) use accessory to the above;

145.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

Minimum front, rear and side yards shall be provided as shown on Schedule C-145;

(b) Building Requirements

- (1) Maximum Building Height - 5.18 metres.
- (2) All buildings, including the accessory building shall be located within the Building Area as shown on Schedule C-145;

(c) Off-Street Parking

- (1) A minimum of 6 parking spaces shall be provided and located in the Customer Parking Area as shown on Schedule C-145;
- (2) A minimum of 3 parking spaces shall also be provided on the site outside the Customer Parking Area.";

(157) by adding the following section:

"146. The lands designated RID-Section 146 on Schedule A hereto attached:

146.1 Shall only be used for:

- (a) purposes permitted in the RID Zone; and
- (b) walkways.

146.2 Shall be subject to the following requirements and restrictions:

(a) Lot Requirements

- (1) Minimum Lot Area: 216 square metres.
- (2) Minimum Lot Depth: 24 metres.

(b) Yard Requirements

- (1) a garage or carport shall not be closer than 6 metres to the front lot line;
- (2) Minimum Front Yard Depth: 4.6 metres.
- (3) a side yard, other than a side yard abutting a street or a walkway owned by a public authority, may be reduced to between zero metre to one metre or less in width provided that:
 - (A) the building with such a reduced side yard shall be a minimum of 1.5 metres from any other building, and
 - (B) the wall of any building facing such a reduced side yard shall contain no openings other than windows for bathrooms on the first or second storey;
- (4) Minimum Exterior Side Yard Width: 3 metres.
- (5) the width of a side yard flanking a walkway owned by a public authority shall not be less than 1.5 metres; and
- (6) Minimum Rear Yard Depth: 6 metres.

(c) Building Requirements

- (1) the building area shall not occupy more than 45 per cent of the lot area; and
- (2) no building shall exceed a building height of 7.6 metres.

146.3 Shall be subject to the requirements and restrictions relating to the R1D Zone which are not in conflict with the ones set out in Section 146.2.";

(158) by adding the following section:

"147. The lands designated R3B-Section 147 on Schedule A hereto attached:

147.1 Shall only be used for the purposes permitted in the R3B Zone;

147.2 Shall be subject to the following requirements and restrictions:

(a) Lot Requirements

- (1) Minimum Lot Area - 180 square metres.
- (2) Minimum Exterior Lot Width - 8 metres.

(b) Yard Requirements

- (1) Minimum Front Yard Depth - 6 metres.
- (2) Minimum Exterior Side Yard Width - 1.8 metres.
- (3) The width of an exterior side yard flanking Kennedy Road South shall not be less than 6 metres.

(c) Building Requirement

Maximum Building Height - 7.6 metres.

147.3 Shall be subject to the requirements and restrictions relating to the R3B Zone where they are not in conflict with the ones set out in Section 147.2.;

(159) by adding the following section:

"148. The lands designated R4B-Section 148 on Schedule A hereto attached:

148.1 Shall only be used for the following purposes:

- (a) the lands designated as Parcel A on Schedule C-148 shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys.
- (b) the lands designated as Parcel B on Schedule C-148 shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys.
- (c) the lands designated as Parcel C on Schedule C-148 shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys.
- (d) the lands designated as Parcel D on Schedule C-148 shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys.
- (e) the lands designated as Parcel E on Schedule C-148 shall only be used for a recreational centre building.
- (f) the lands designated as Parcel F on Schedule C-148 shall only be used for:
 - (1) a public park,
 - (2) a recreation centre,
 - (3) a day-care centre,
 - (4) a public library, or
 - (5) uses accessory to the above.

148.2 The lands shown outlined on Schedule C-148 attached hereto shall be subject to the following requirements and restrictions:

(a) Dwelling Units

- (1) None of the apartment dwellings shall contain a dwelling unit with more than 3 bedrooms.
- (2) The total number of 3 bedroom dwelling units in any one apartment dwelling shall not exceed 2.
- (3) No more than 45 per cent of the total number of dwelling units in any one apartment dwelling shall be 2 bedroom dwelling units.

(b) Setbacks

- (1) The minimum setbacks from parcel boundaries for all parts of each apartment dwelling that are above grade, excluding the parking structure, balconies, the elevator motor rooms, tank rooms and similar service facilities, shall be as shown on Schedule C-148.
- (2) The minimum distance between the apartment dwellings on Parcels A, B, C and D shall be as shown on Schedule C-148.
- (3) The parking structure for each apartment dwelling shall be constructed within the parking structure limits and with the minimum setbacks shown on Schedule C-148 for each parcel.

(c) Parking

- (1) Parking spaces shall be provided for each apartment dwelling, within the parking structure for that apartment dwelling, at the rate of 1.25 parking spaces for each dwelling unit contained in that apartment dwelling.
- (2) A maximum of 6 per cent of the total number of parking spaces required for each apartment dwelling may be tandem parking spaces.
- (3) On each of Parcel A, B, C and D, there shall be provided, either within the apartment dwelling's parking structure or on the grounds within the parcel boundaries for that apartment dwelling, surface level parking spaces for visitors at the rate of 1 parking space for every four dwelling units contained within that apartment dwelling.

- (4) All areas containing parking spaces for visitors shall be designated by signs stating "Visitors' Parking Only".

(d) Landscaped Open Space

- (1) At least 50 per cent of the area of each of Parcel A, Parcel B, Parcel C, and Parcel D shall be occupied by landscaped open space.
- (2) At least 65 per cent of the total area of all land included in Parcels A, B, C, D, and E shall be occupied by landscaped open space, recreational facilities and areas, and buildings accessory to the recreational facilities and areas.

(e) Vehicular Access

- (1) Vehicular access to the lands shown outlined on Schedule C-148 shall be limited to the entrances and driveways located as shown on Schedule C-148.

(f) Garbage Collection and Storage

- (1) All areas reserved for the collection of garbage and for the storage of garbage collection devices shall be completely screened from view.
- (2) There shall be no incineration of garbage or refuse on the lands to which this By-law applies, or in any of the buildings thereon.
- (3) Garbage and refuse shall be stored within each apartment dwelling in temperature-controlled areas, and garbage compactors shall be used.

(g) Recreational Facilities

- (1) The recreational centre building on Parcel E shall be constructed and completed at the same time as the first apartment dwelling to be built on any of the lands to which this By-law applies.
- (2) Within the recreational centre dwelling on Parcel E, at least the following facilities, with all necessary equipment and furniture, shall be provided:

- (A) a swimming pool with a water surface area of at least 210 square metres.
 - (B) two regulation size squash courts and one handball court.
 - (C) a gymnasium or exercise room with a floor area of at least 60 square metres.
 - (D) a lounge or meeting room.
 - (E) a children's nursery room.
 - (F) two saunas.
- (3) Upon the lands designated as Parcel E, the following facilities shall be constructed and completed, and thereafter maintained, at the same time as the first apartment dwelling to be built on any of the lands to which this By-law applies:
- (A) A children's outdoor play area with a minimum area of 300 square metres.
 - (B) At least four tennis courts, of which at least two must be floodlit.
 - (C) An outdoor wading pool with a water surface area of at least 95 square metres.
- (4) A sheltered and enclosed pedestrian walkway, from each of the apartment dwellings erected on the lands to which this By-law applies, to the recreational centre building on Parcel E, shall be provided.
- (5) A children's outdoor play area with a minimum area of 95 square metres shall be provided and maintained at the rear of each of the apartment dwellings erected on the lands to which this By-law applies.
- (6) A lounge, a hobby room, a children's play room and a meeting room, with a total floor area of at least 150 square metres shall be provided within each of the apartment dwellings erected on the lands to which this By-law applies.

148.3 Shall be subject to the requirements and restrictions relating to the R4B Zone which are not in conflict with those in Section 148.2.

148.4 Definitions

For the purpose of this section:

"PARKING SPACE" shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.

"SETBACK" shall mean the minimum distance measured at right angles between a lot line and the nearest main wall of any building or structure.

"STOREY" shall mean that portion of a building other than a cellar or a basement, between the surface of any floor and the surface of the floor next above it, if there be no floor above it, that portion between the surface of such floor and the ceiling above it.

"TANDEM PARKING SPACE" shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is not readily accessible at all times and it may be necessary to move another motor vehicle for the parking and removal of a motor vehicle on this space.

148.5 Interpretation

Floors accommodating mechanical and parking facilities for an apartment dwelling shall not be counted in determining the number of storeys of each apartment dwelling.";

(160) by adding the following section:

"149. The lands designated SC-Section 149 on Schedule A hereto attached:

149.1 Shall only be used for the following purposes:

- (a) any operation of a public authority,
- (b) art or antique store,
- (c) bake shop and confectionery store,
- (d) bank, trust company and financial institution,
- (e) book and stationery store,
- (f) clothing and footwear store,
- (g) custom workshop and sales,
- (h) dry cleaning and laundry distribution station and establishment,
- (i) laundromat,

- (j) flower shop,
- (k) gift shop,
- (l) hardware, paint, and wallpaper sales establishment,
- (m) office,
- (n) lock or key shop,
- (o) photographic studio and sales,
- (p) service shop and personal service shop,
- (q) sporting goods store,
- (r) television, radio, and electrical sales, repair and service establishment,
- (s) toy store,
- (t) drug store,
- (u) grocery or variety store,
- (v) garden centre sales establishment,
- (w) music or record shop,
- (x) dining room restaurant,
- (y) use accessory to the above but not including anything used for human habitation.

149.2 Shall be subject to the following requirements and restrictions:

(a) Yard and Setback Requirements

Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-149.

(b) Building Requirement

(1) The height of any building shall not be greater than 6.1 metres.

(2) The net floor area for all buildings or structures shall not exceed a maximum of 2694 square metres.

(3) The Restricted Use Area as shown on Schedule C-149 shall not be used for the purposes permitted in Sections 149.1 (u) to 149.1 (y) inclusive.

(c) Landscaping

(1) On-site landscaped open space shall be provided as shown on Schedule C-149.

(2) Concrete walks of not less than 1.8 metres in width shall be provided as shown on Schedule C-149.

(3) An enclosed garbage storage area shall be provided as shown on Schedule C-149.

(4) The freestanding sign shall be located as shown on Schedule C-149.

(d) Off-Street Parking

- (1) A minimum of 160 off-street parking spaces shall be provided.
- (2) Each parking space shall have unobstructed access to a driveway leading to a street and shall be either an angled parking space or a parallel parking space.
 - (A) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.1 metres in length.
 - (B) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length.
- (3) The width of a driveway leading to any parking area shall be a minimum width of 6.1 metres.

149.3 Shall also be subject to the requirements and restrictions relating to the SC Zone which are not in conflict with the ones set out in Section 149.2.";

(161) by adding the following section:

"150. The lands designated as SC-Section 150 on Schedule A hereto attached:

150.1 Shall only be used for the following purposes:

(a) Commercial

- (1) art, antique store;
- (2) bake shop and confectionary store;
- (3) bank, trust company and financial institution;
- (4) custom workshop for retail sales;
- (5) flower shop;
- (6) garden centre sales establishment;
- (7) gift shop;
- (8) hardware paint and wallpaper sales establishment;
- (9) music or record shop;
- (10) patio and fireplace sales;
- (11) pet store;
- (12) pop shop;
- (13) photographic studio and sales;
- (14) restaurant;
- (15) sporting goods store;
- (16) television, radio and electrical sales, repair and service establishment;

(b) Accessory

- (1) Use accessory to the above provided that it is not used for human habitation.

150.2 Shall be subject to the following requirements and restrictions:

(a) Yard and Setback Requirements

Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-150 hereto attached.

(b) Building Requirement

- (1) The height of any building shall not be greater than 10.6 metres.
- (2) The building shall be located within the building area as shown on the Schedule C-150.
- (3) The gross floor area for all buildings or structures shall not exceed a maximum of 957 square metres.

(c) Landscaped Open Space

A minimum on-site landscaped open space shall be provided as shown on Schedule C-150.

(d) Off-Street Parking

- (1) A minimum of 56 off-street parking spaces shall be provided.
- (2) For the purposes of this section:

"PARKING SPACE" shall mean a rectangular area of not less than 2.9 metres by 5.8 metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles and which is accessible from a street or lane.
- (3) 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.

(e) Off-Street Loading

- (1) A minimum of 1 off-street loading space shall be provided at the loading area as shown on Schedule C-150.
- (2) The loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

150.3 Shall be subject to the requirements and restrictions of the SC Zone which are not in conflict with the ones set out in Section 150.2.";

(162) by adding the following section:

"151. The lands designated as R2A-Section 151 on Schedule A hereto attached:

151.1 Shall only be used for those purposes permitted in the R2A Zone.

151.2 Shall be subject to the following requirement:
Minimum Rear Yard - 27.4 metres.

151.3 Shall be subject to the requirements and restrictions of the R2A Zone not in conflict with the one set out in Section 151.2.";

(163) by adding the following section:

"152. The lands designated as M1-Section 152 on Schedule A hereto attached:

152.1 Shall only be used for the following purposes:

- (a) manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials within an enclosed building;
- (b) warehouse for the storage of goods and materials within an enclosed building, but not including a transport terminal;
- (c) wholesale operation;
- (d) office, retail outlet, or service shop operated in conjunction with a use permitted in sections (a), (b), and (c) above, provided that the total gross floor area of such use is not more than ten (10) per cent of the total gross floor area of the industrial building.

152.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

The minimum front yard depth, rear yard depth and side yard widths shall be as shown on Schedule C-152 hereto attached.

(b) Building Height

The height of a building shall not be greater than 10.6 metres.

(c) Landscaped Open Space

Landscaped open space shall be provided as shown on Schedule C-152 hereto attached.

(d) Parking

- (1) One or more parking spaces or areas shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Required</u>
Manufacturing, assembling, wholesaling, warehousing	1 parking space for each 60 square metres of gross industrial floor area or portion thereof.
Office	1 parking space for each 30 square metres of gross commercial floor area or portion thereof.
Retail merchandising	1 parking space for each 50 square metres of gross commercial floor area or portion thereof.

- (2) The parking area shall be provided and maintained within the area shown outlined on Schedule C-152.

- (3) No more than 6 parking spaces shall be permitted in the front yard.

(e) Loading Spaces

- (1) Loading spaces shall be provided and maintained in accordance with the following provisions:

<u>Gross Floor Area of Building</u>	<u>No. of Loading Spaces</u>
280 square metres or less	no loading spaces
280 square metres to 1860 square metres	one (1) loading space
each additional 1860 square metres	one (1) loading space

152.3 Shall be subject to the requirements and restrictions of the M1 Zone not in conflict with the ones set out in Section 152.2.";

(164) by adding the words:

"(SECTION 153 RESERVED)";

(165) by adding the following section:

"154. The lands designated GC-Section 154 on Schedule A hereto attached:

154.1 Shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;
- (c) a personal service shop;
- (d) a printing or copying establishment; and
- (e) a private club.

154.2 Shall be subject to the following restriction:

- (a) Maximum Building Height 10.5 metres.

154.3 Shall be subject to the requirements and restrictions of the GC Zone not in conflict with the one set out in Section 154.2.";

(166) by adding the following section:

"155. The lands designated SC-Section 155 on Schedule A hereto attached:

155.1 Shall only be used for the following purposes:

- (a) a bank, trust company and finance company, and
- (b) an office.

155.2 Shall be subject to the requirements and restrictions as shown on Schedule C-155.

(167) by adding the following section:

"156. The lands designated as M1-Section 156 as shown on Schedule A hereto attached:

156.1 Shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;

- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted in Section 156 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) general accessory purposes and buildings.

156.2 Shall be subject to the requirements and restrictions of the M1 Zone.";

(168) by adding the following section:

"157. The lands designated SC-Section 157 on Schedule A hereto attached:

157.1 Shall only be used for the following purposes:

- (a) an office; and
- (b) a dwelling unit.

157.2 Shall be subject to the requirements and restrictions of the SC Zone.

(169) by adding the following section:

"158. The lands designated M2-Section 158 on Schedule A hereto attached:

158.1 Shall only be used for those purposes permitted in the M2 Zone;

158.2 Shall be subject to the following requirements and restrictions:

(a) Parking

Parking spaces are required to be provided and maintained in accordance with the following:

- (1) Manufacturing, cleaning, packaging, processing, repairing, assembling or printing operation
- 1 parking space for each 93 square metres of gross floor area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.

(b) Loading

No loading spaces shall be required.

(c) Outside Storage

Outside storage shall be permitted in an interior side yard.

158.3 Shall be subject to the requirements and restrictions of the M2 Zone not in conflict with the ones in Section 158.2.";

(170) by adding the following section:

"159. The lands designated as SC-Section 159 on Schedule A hereto attached:

159.1 Shall only be used for the following purposes:

- (a) a retail establishment having no outside storage, display or sale of goods or materials;
- (b) an office, except that a medical or dental clinic or similar facility accommodating more than one doctor, dentist or practitioner shall not be permitted;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company;
- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (i) a printing or copying establishment;
- (j) a private club or fraternal organization;

- (k) a health centre;
- (l) a custom workshop; and
- (m) a tavern.

159.2 Shall be subject to the following requirements and restrictions:

- (a) Lot and Yard Requirements
Minimum lot area, lot width, and yards shall be as shown on Schedule C-159.
- (b) Building Restriction
The maximum height of Building B as shown on Schedule C-159 shall be one storey.
- (c) Parking
Parking shall be provided in the areas indicated for that purpose on Schedule C-159.
- (d) Landscaped Open Space
Landscaped open space shall be provided in areas indicated for that purpose on Schedule C-159.

159.3 Shall be subject to the requirements and restrictions of the SC Zone not in conflict with the one in Section 159.2.;"

(171) by adding the following section:

"160. The lands designated SC-Section 160 on Schedule A hereto attached:

160.1 Shall only be used for the following purposes:

- (a) those purposes permitted in the SC Zone;
- (b) an animal hospital.

160.2 Shall be subject to the requirements and restrictions of the SC Zone.

(172) by adding the following sections:

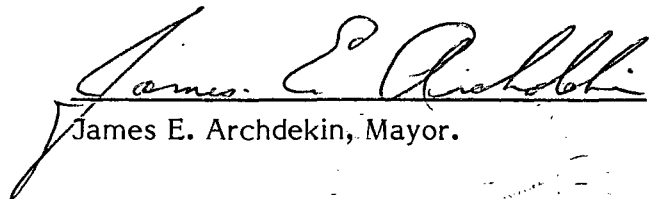
"6.20 The use of a dwelling or residential building as a group home or as a boarding house is not permitted in any zone unless it is listed as a permitted purpose in a zone.

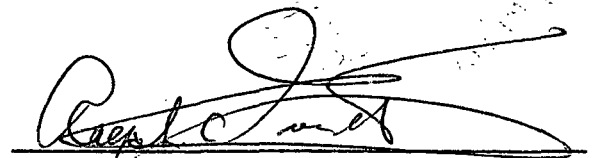
6.21 The use of a dwelling or residential building as a place where rooms or room and board are supplied for hire or gain to more than two persons is not permitted in any zone unless it is listed as a permitted purpose in a zone."

2. This By-law does not come into force without the approval of the Ontario Municipal Board.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL

this 14th day of January, 1980.


James E. Archdekin, Mayor.

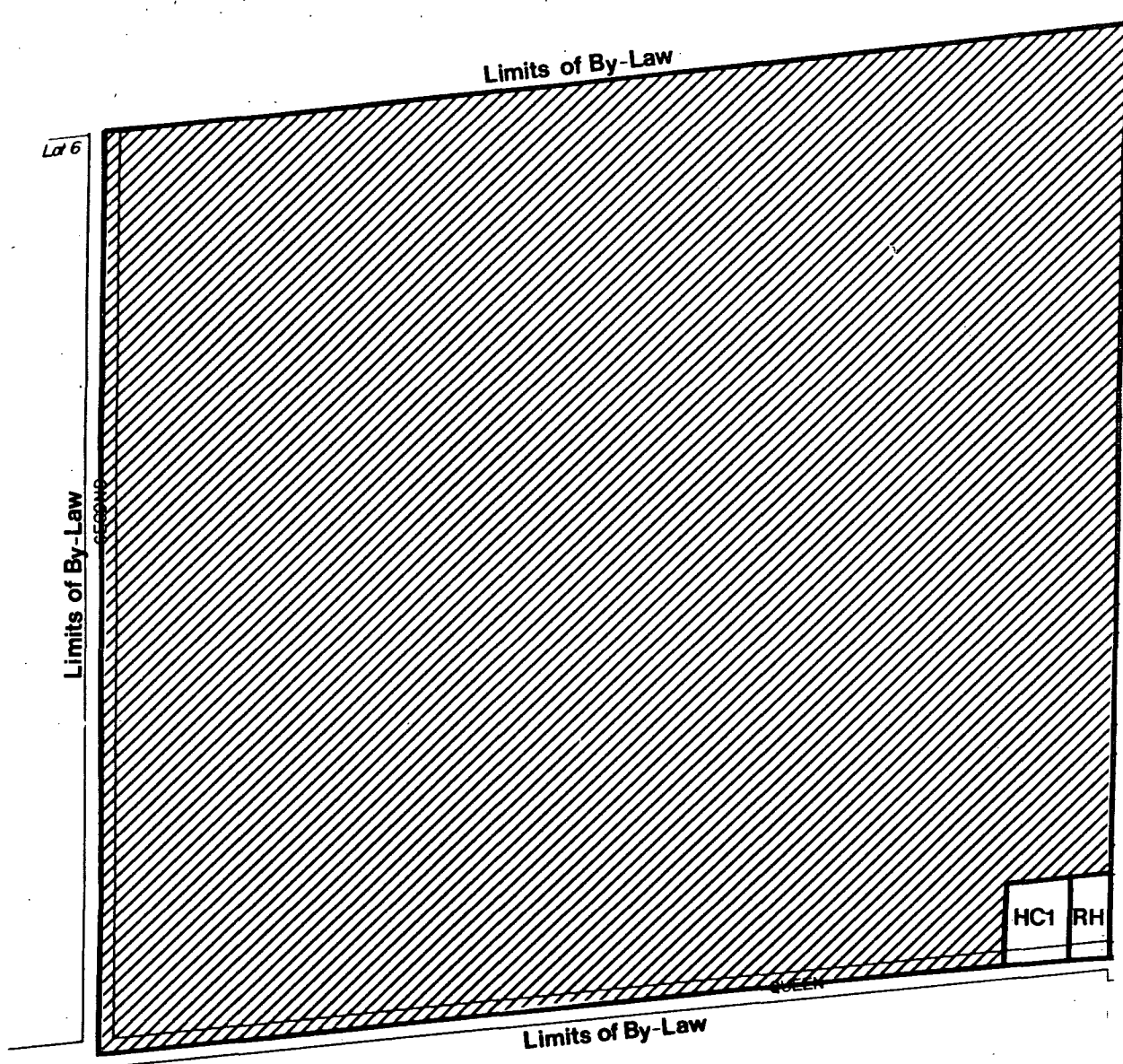

Ralph A. Everett, Clerk.

PASSED _____ 19 _____



BY-LAW

No. _____



Schedule A Sheet 1
BY-LAW 25-79

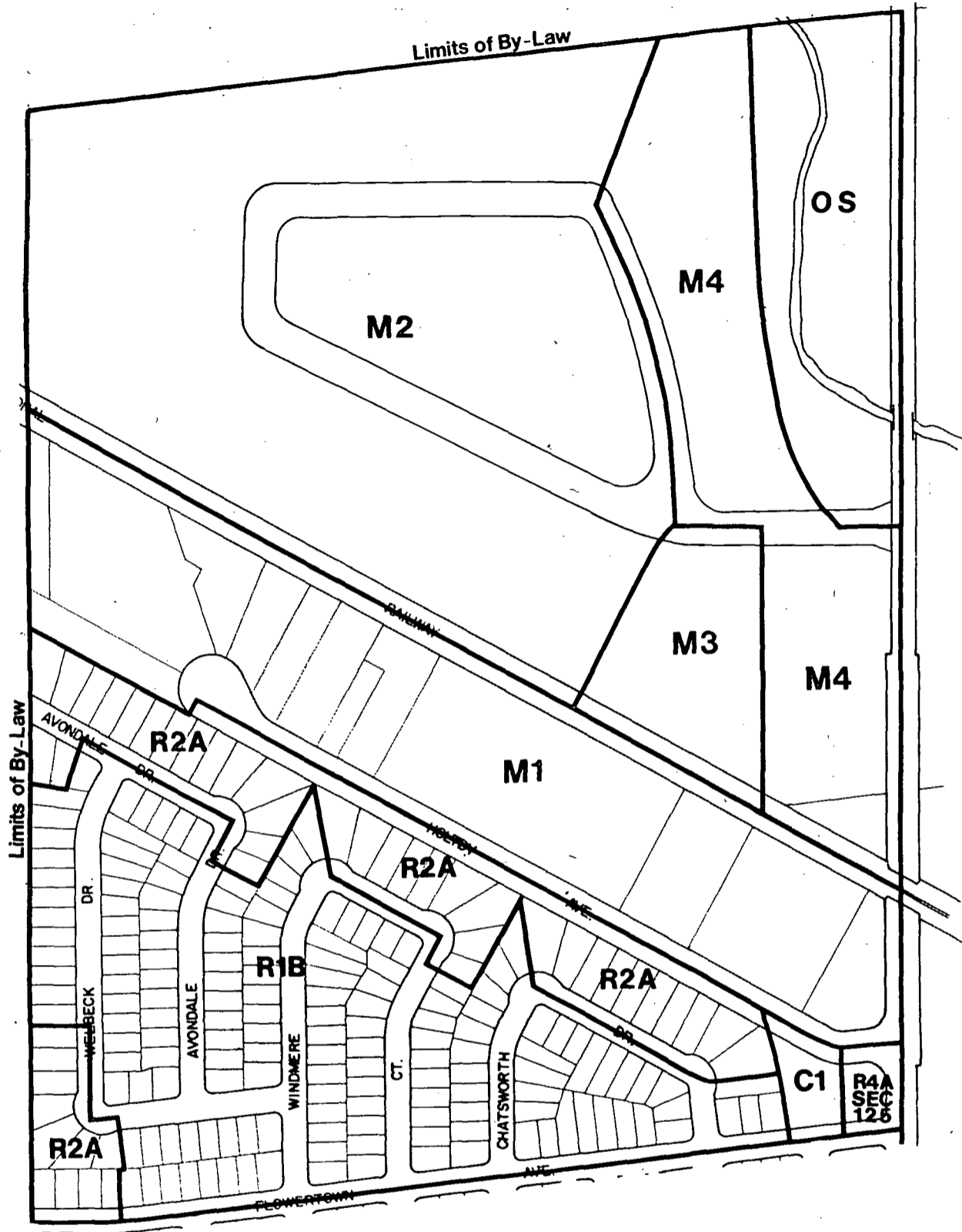
Schedule A By-Law 16-80



CITY OF BRAMPTON

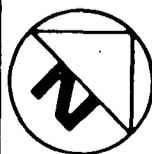
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Schedule A Sheet 2
BY-LAW 25-79

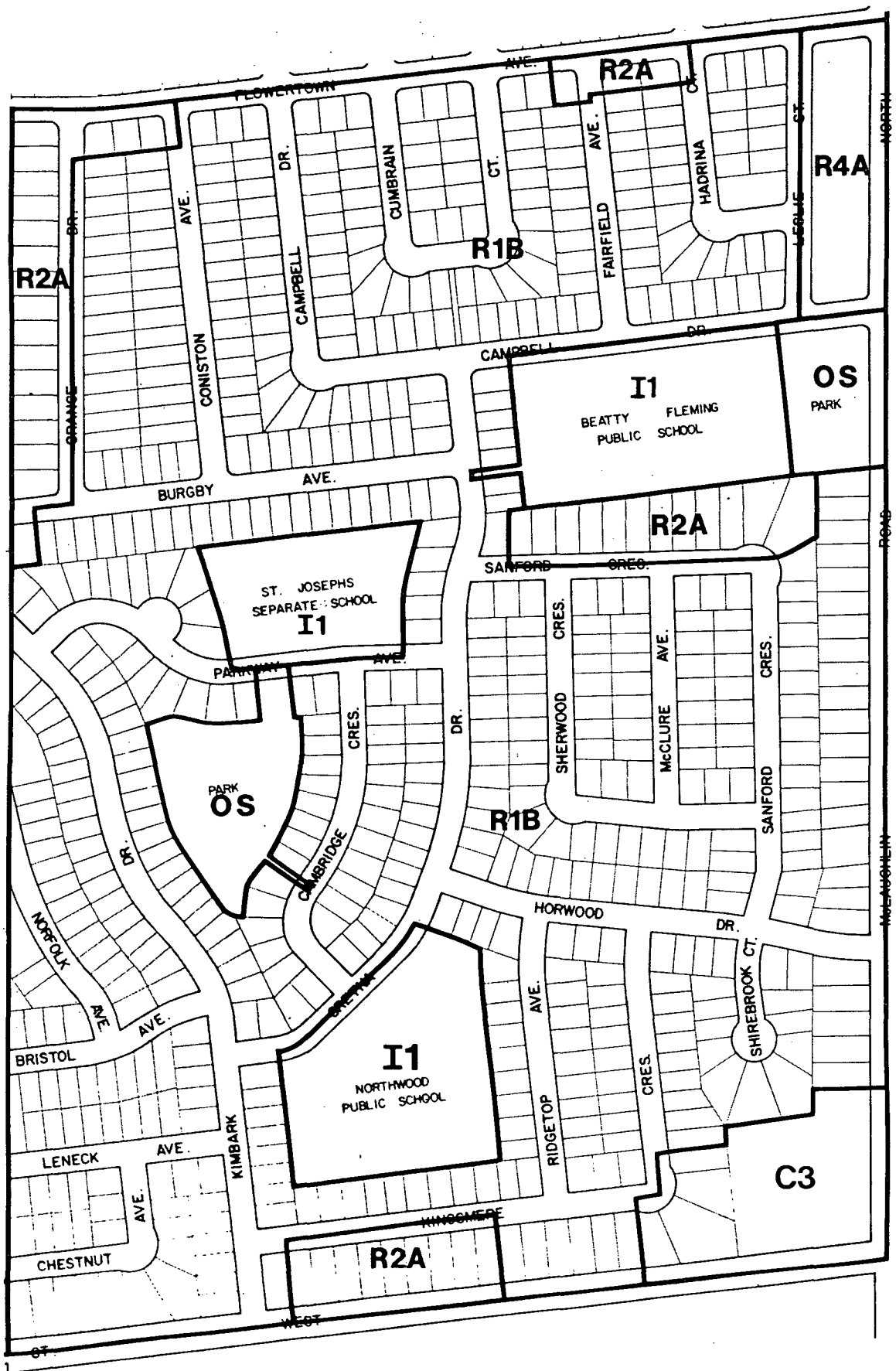
Schedule B By-Law 16-80



CITY OF BRAMPTON

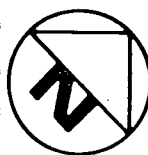


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Schedule A Sheet 3
BY-LAW 25-79

Schedule C By-Law 16-80

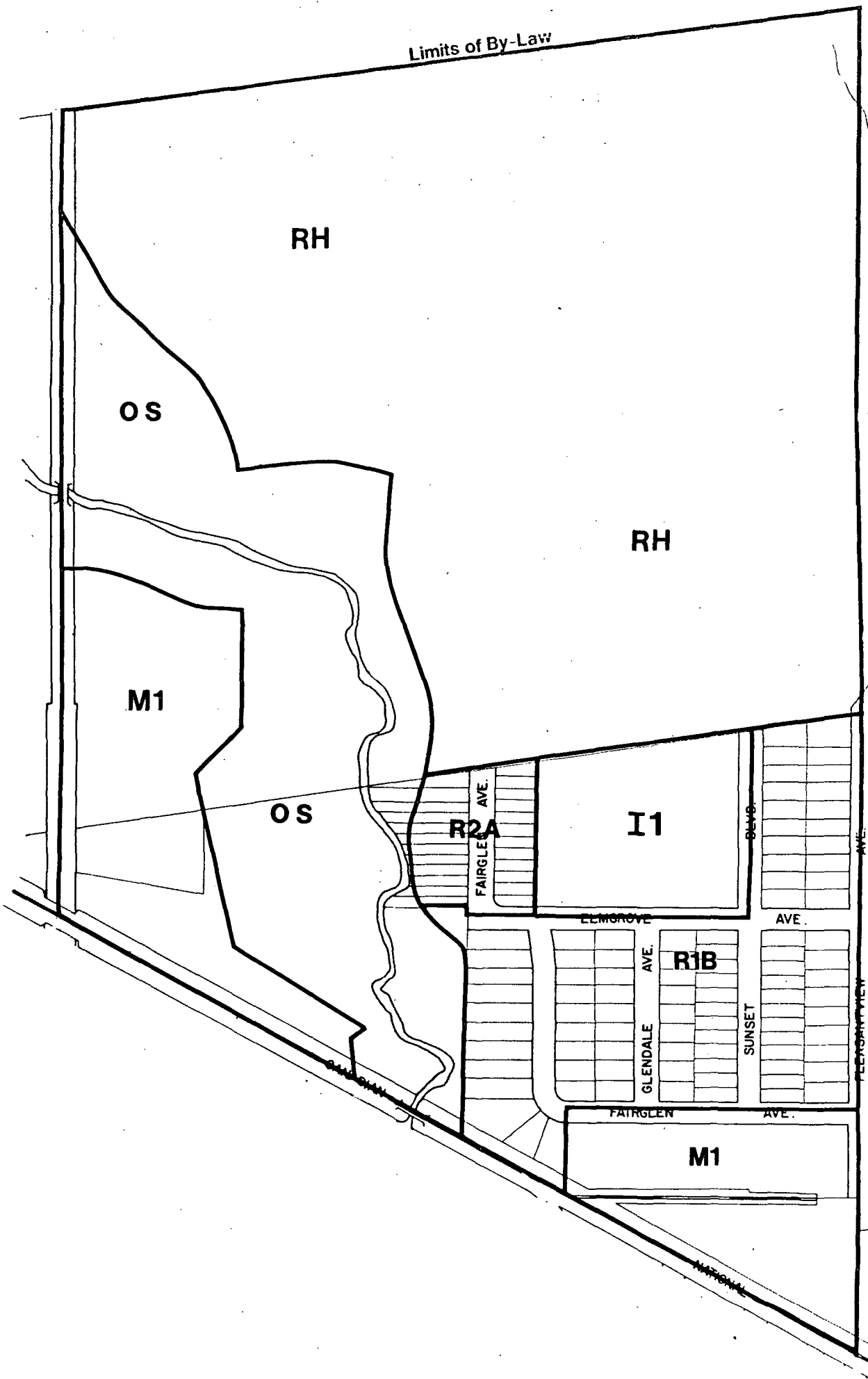


CITY OF BRAMPTON



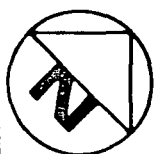
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Limits of By-Law



Schedule A Sheet 4
BY-LAW 25-79

Schedule D By-Law *16-80*

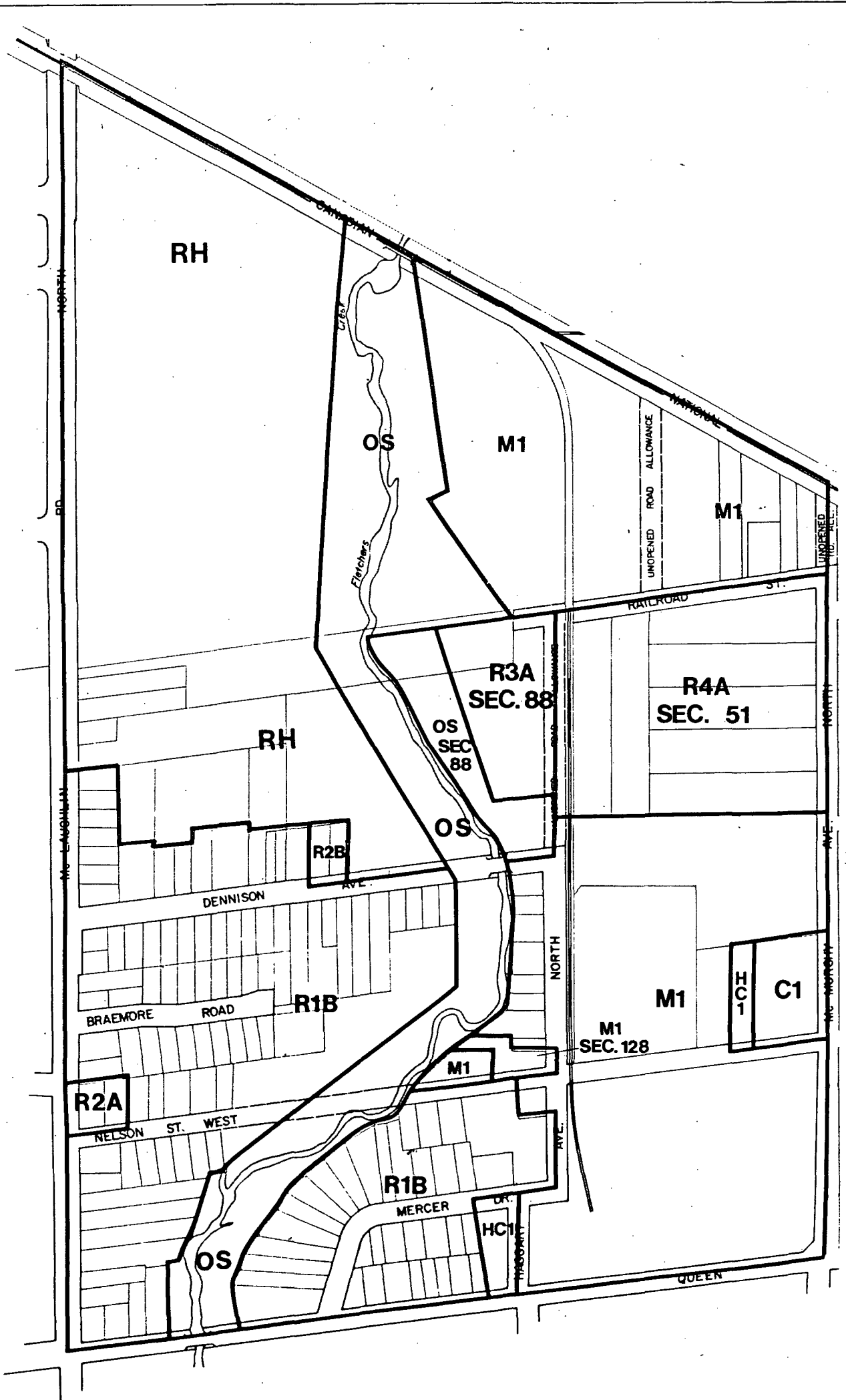


CITY OF BRAMPTON

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Lands Not Included
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Schedule A Sheet 5
BY-LAW 25-79

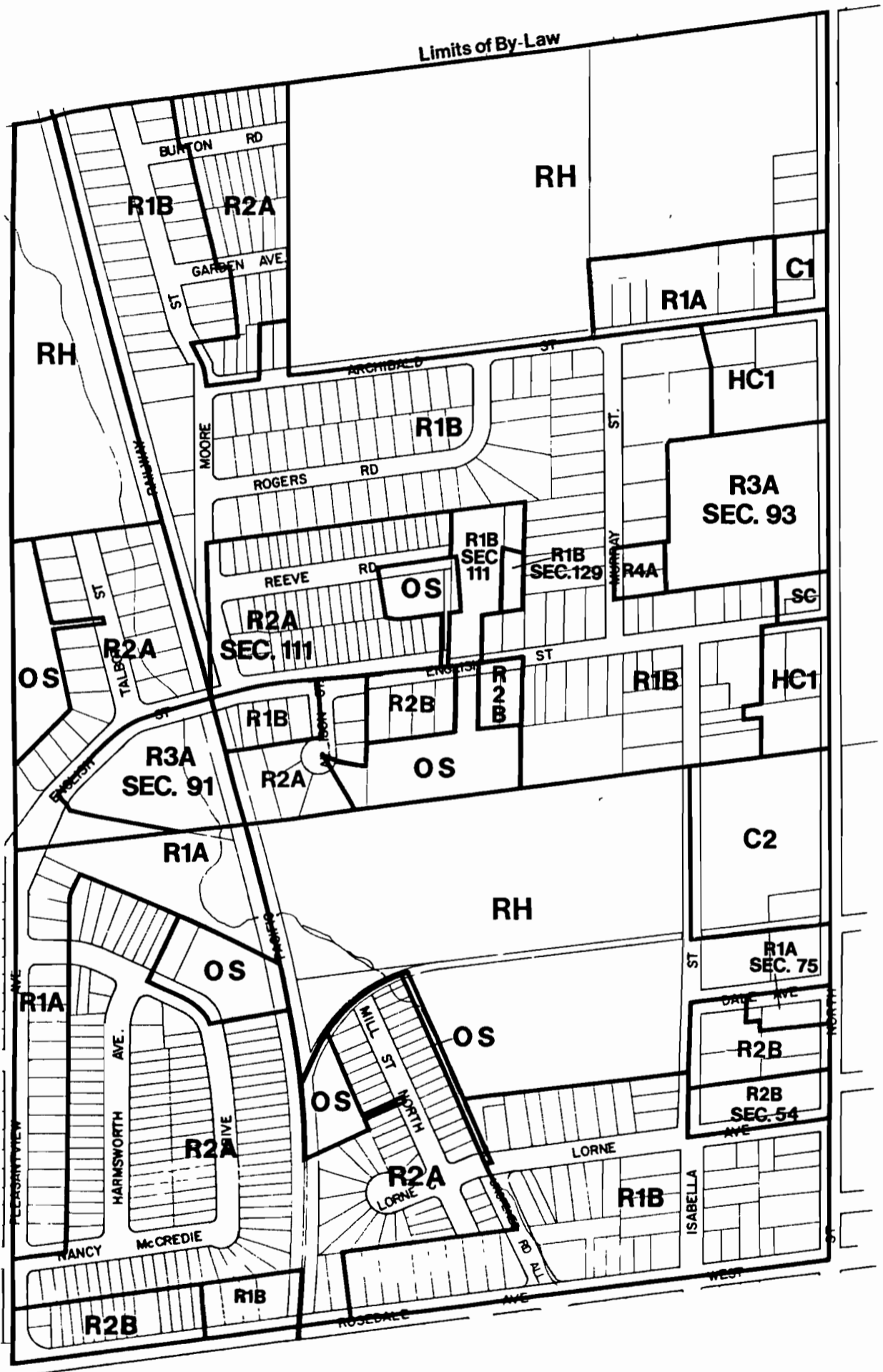
Schedule E By-Law 16-80



CITY OF BRAMPTON



Lands Not Included
 In This By-Law



Schedule A Sheet 6
BY-LAW 25-79

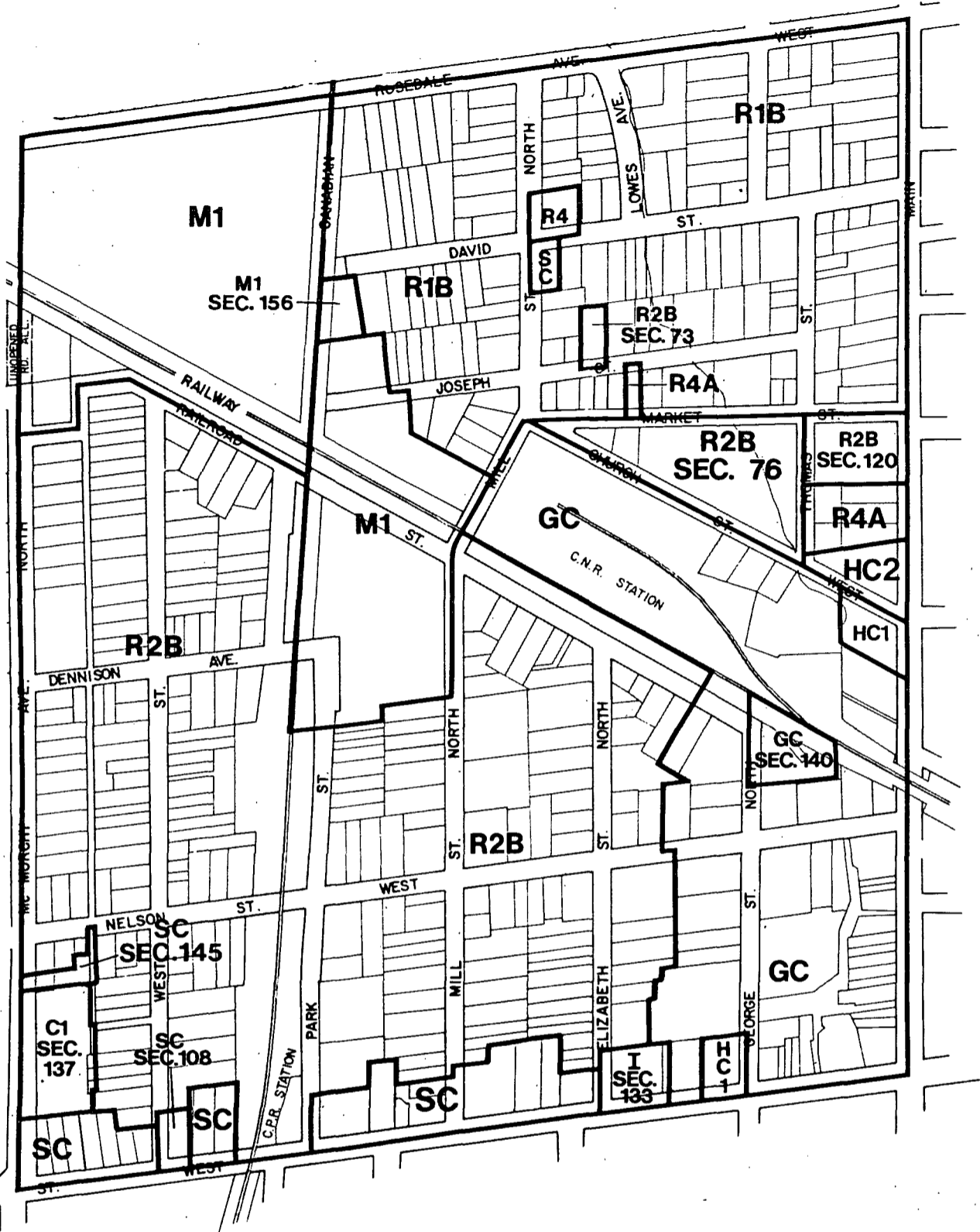
Schedule F By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 7
BY-LAW 25-79

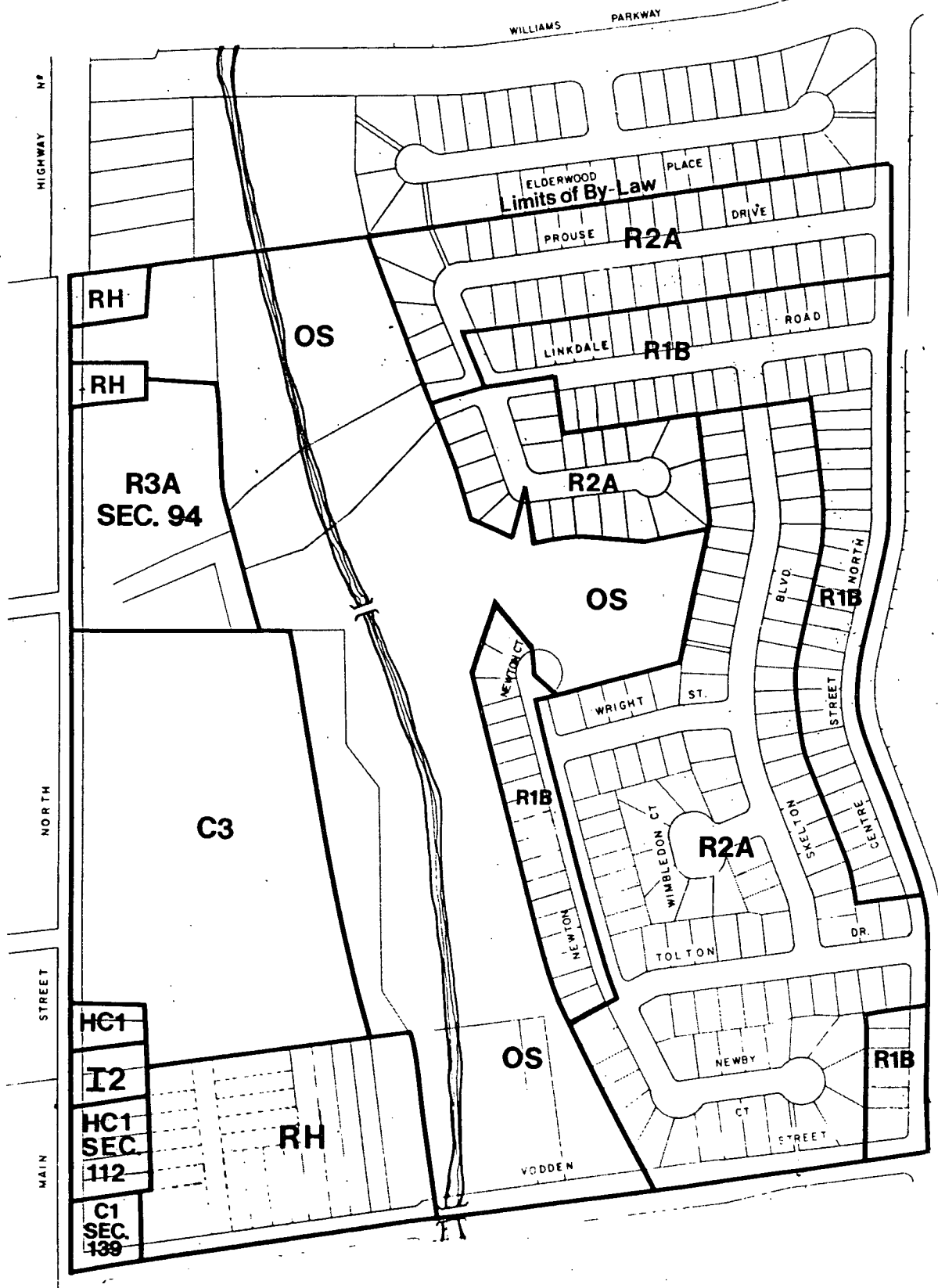
Schedule G By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included In This By-Law



Schedule A Sheet 8
BY-LAW 25-79

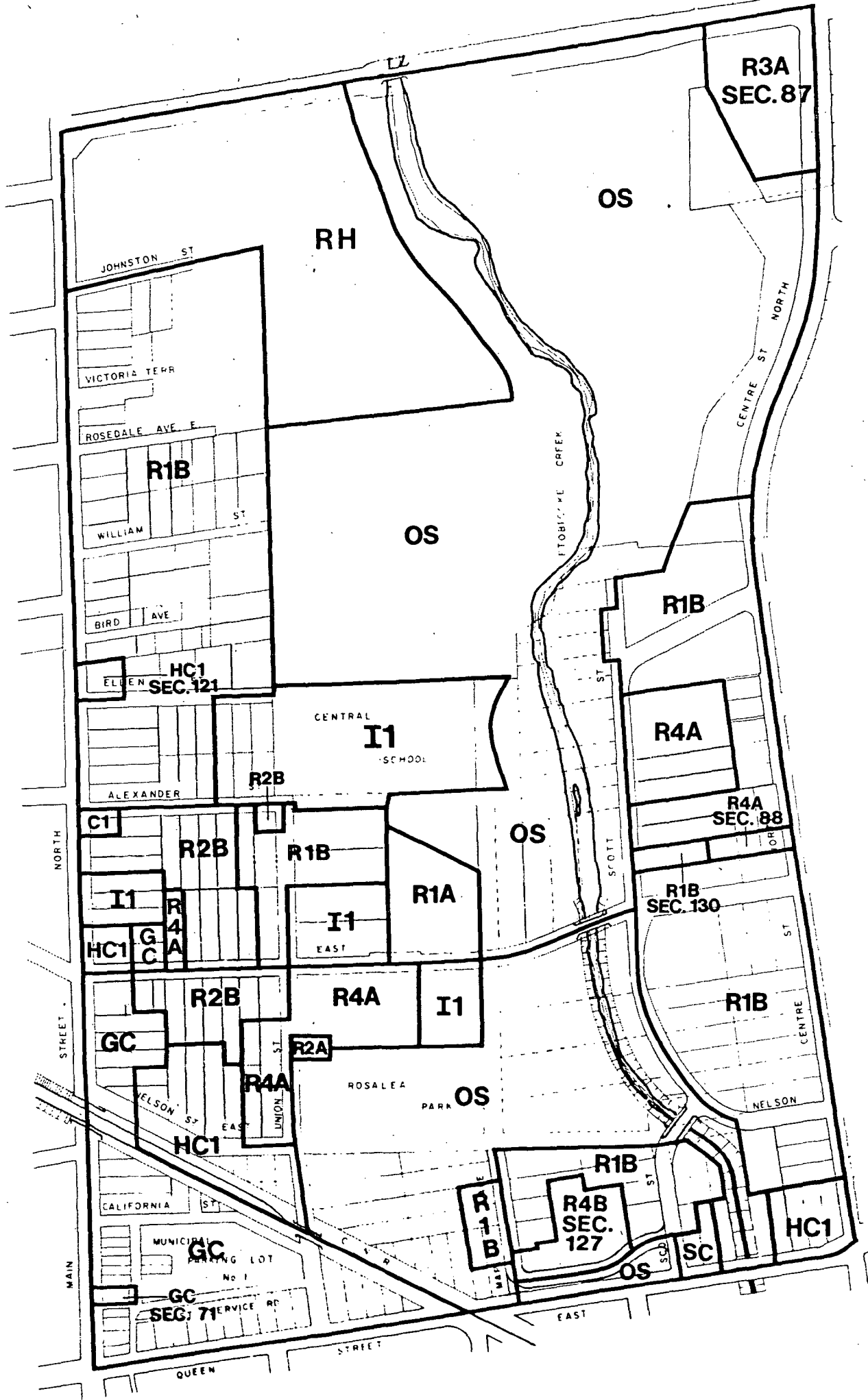
Schedule H By-Law 16-80



CITY OF BRAMPTON

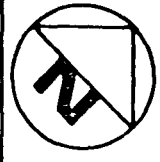


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Schedule A Sheet 9
BY-LAW 25-79

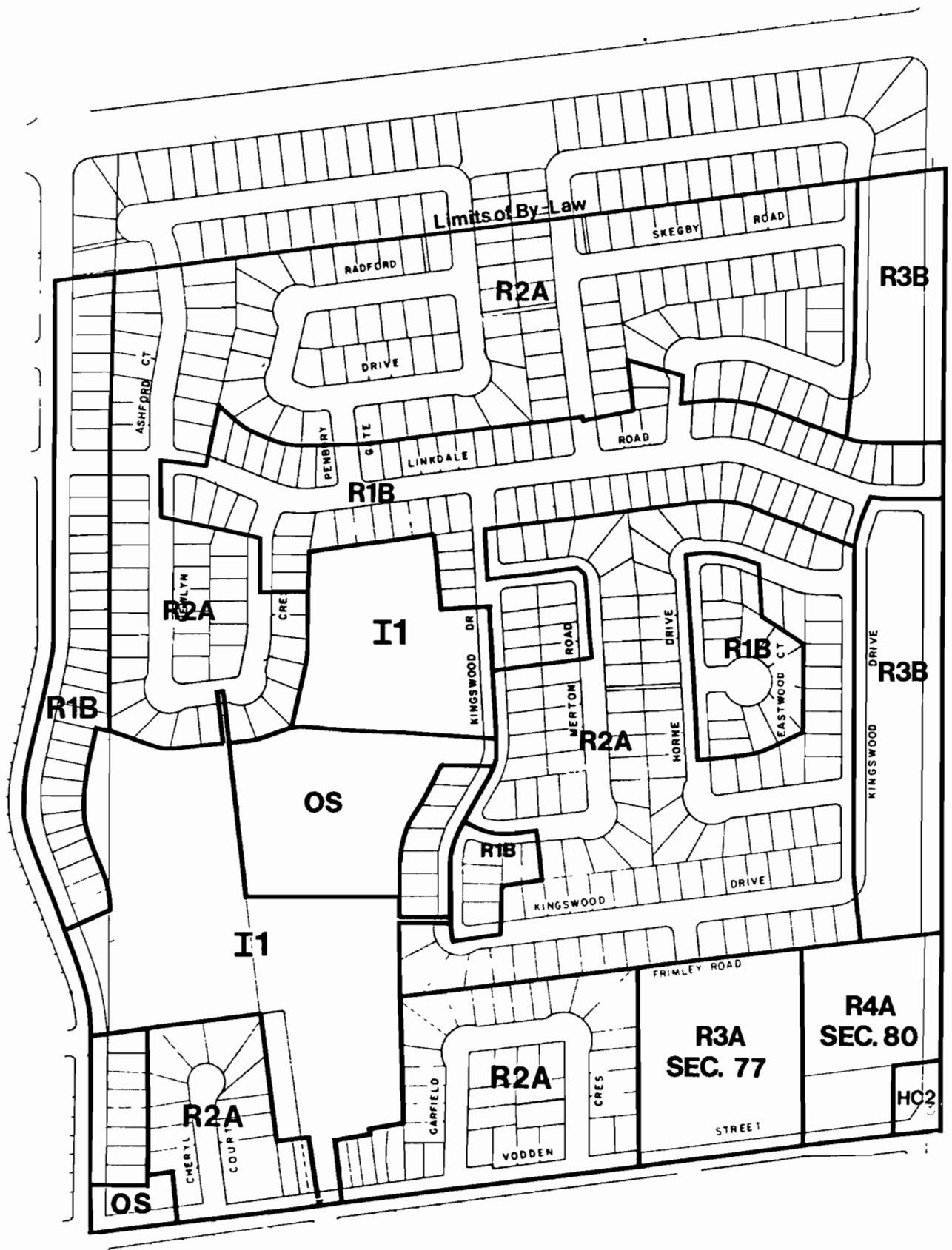
Schedule I By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
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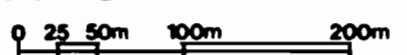


Schedule A Sheet 10
BY-LAW 25-79

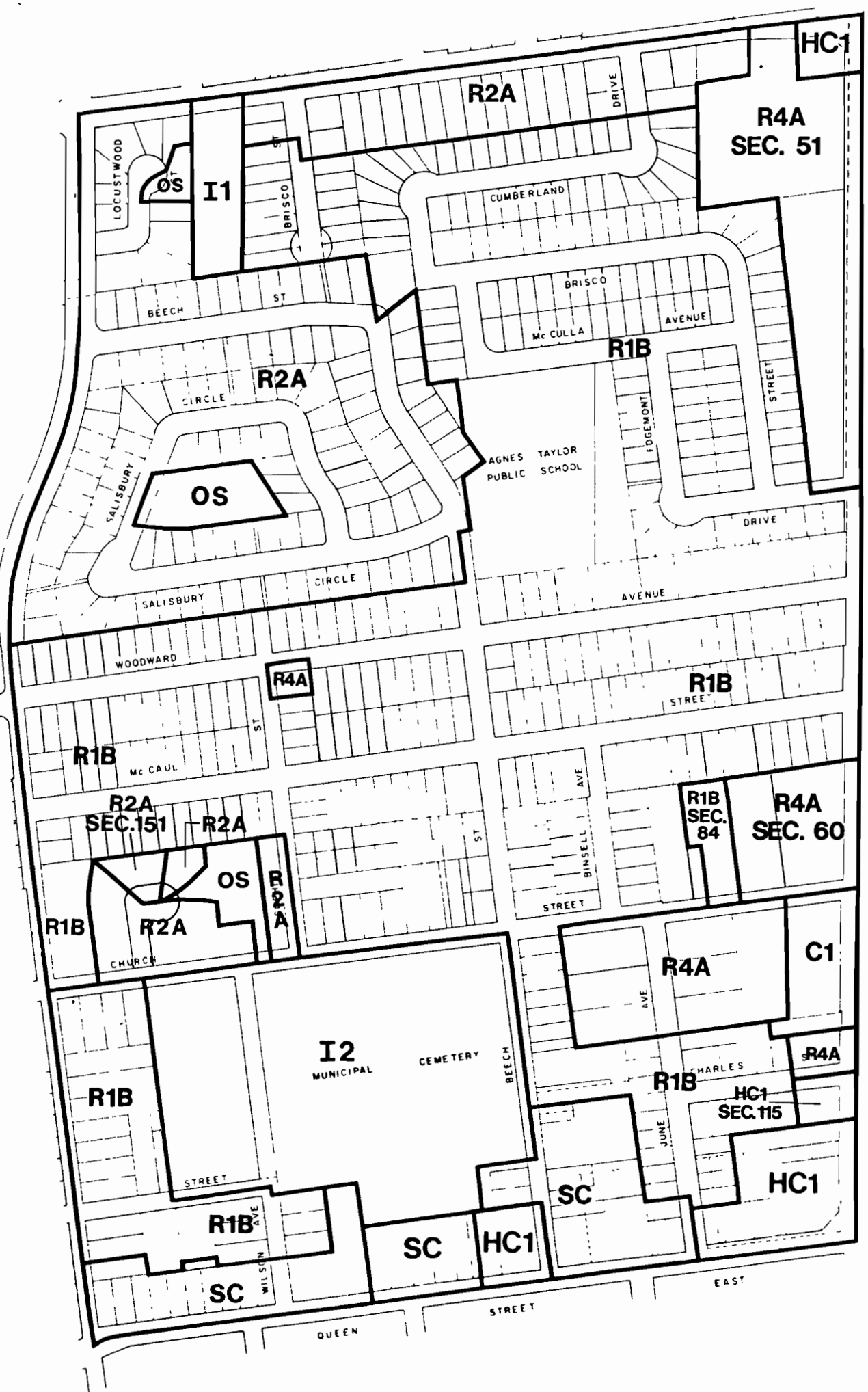
Schedule J By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
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Schedule A Sheet 11
BY-LAW 25-79

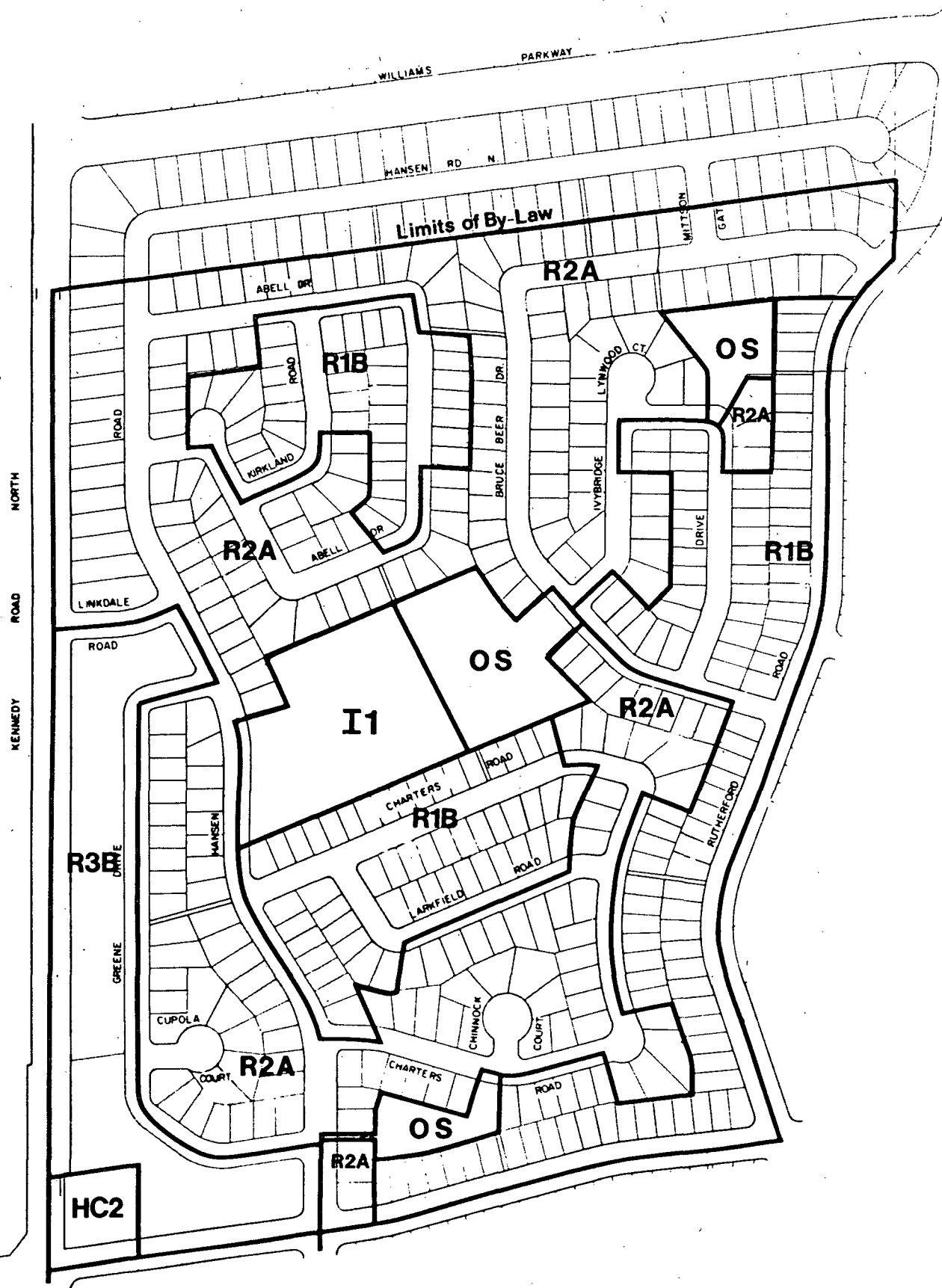
Schedule K By-Law 16-80



CITY OF BRAMPTON

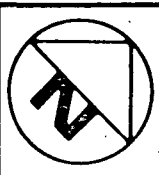


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Schedule A Sheet 12
BY-LAW 25-79

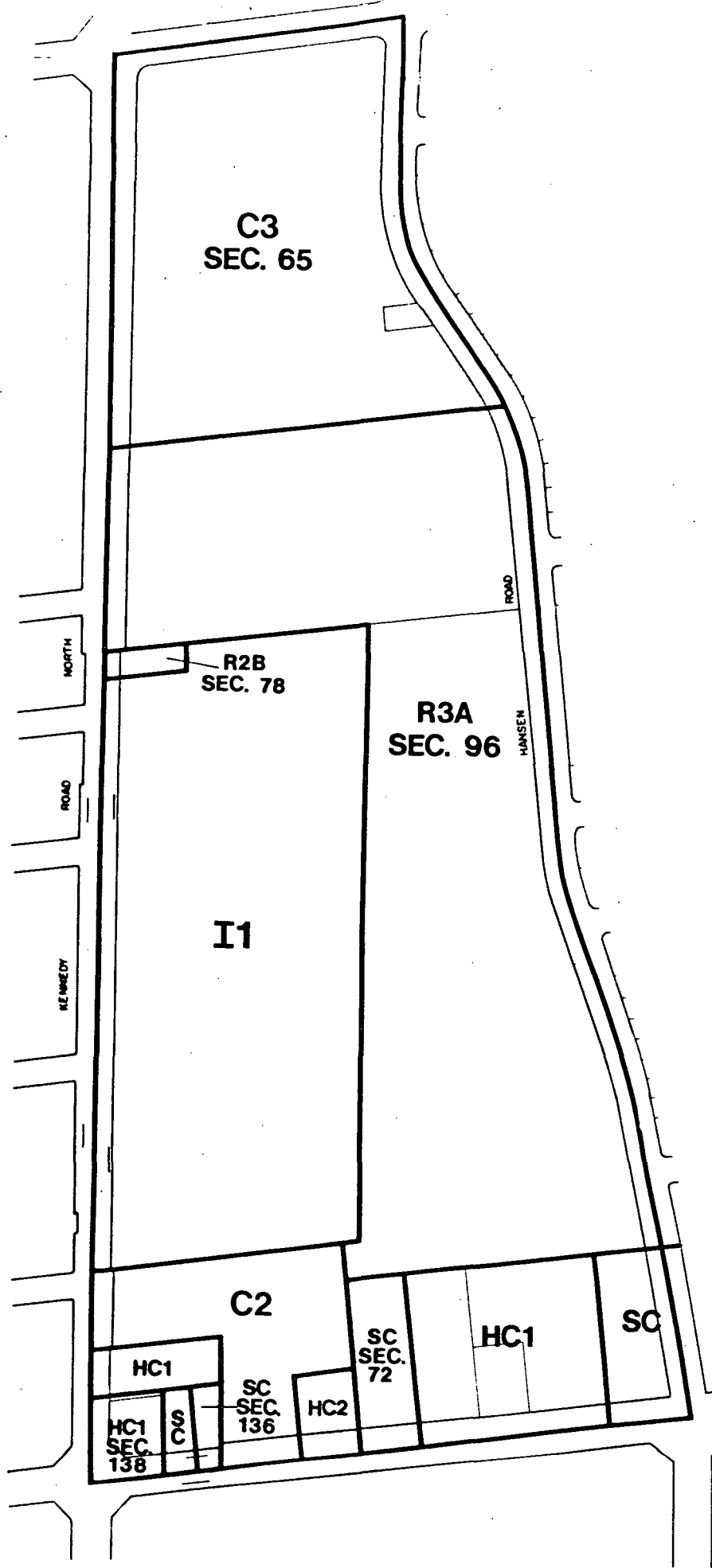
Schedule L By-Law 16-80



CITY OF BRAMPTON

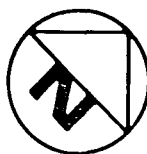


 Lands Not Included In This By-Law



Schedule A Sheet 13
BY-LAW 25-79

Schedule M By-Law 16-80

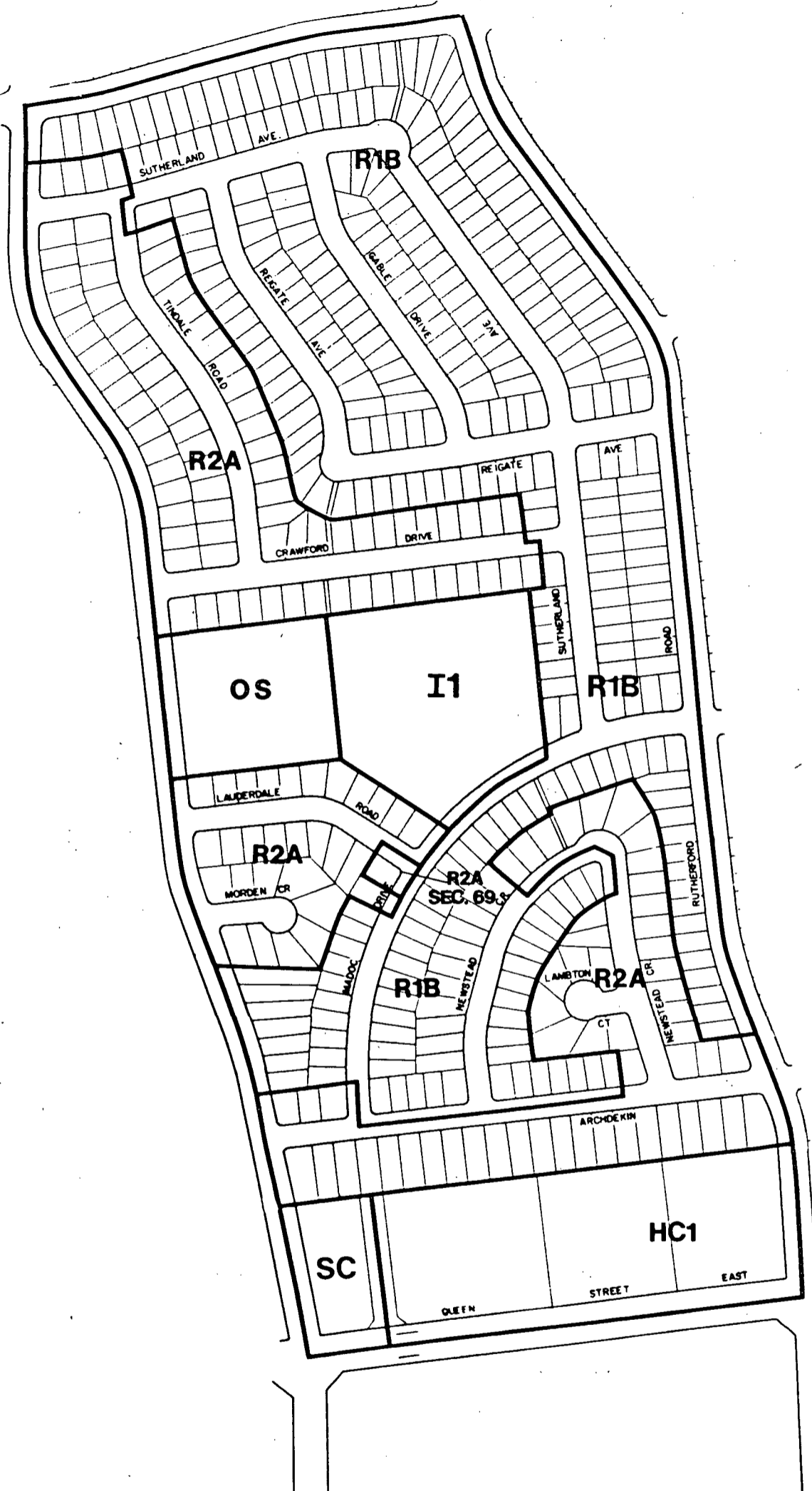


CITY OF BRAMPTON

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Lands Not Included
 In This By-Law



Schedule A Sheet 14
BY-LAW 25-79

Schedule N By-Law 16-80

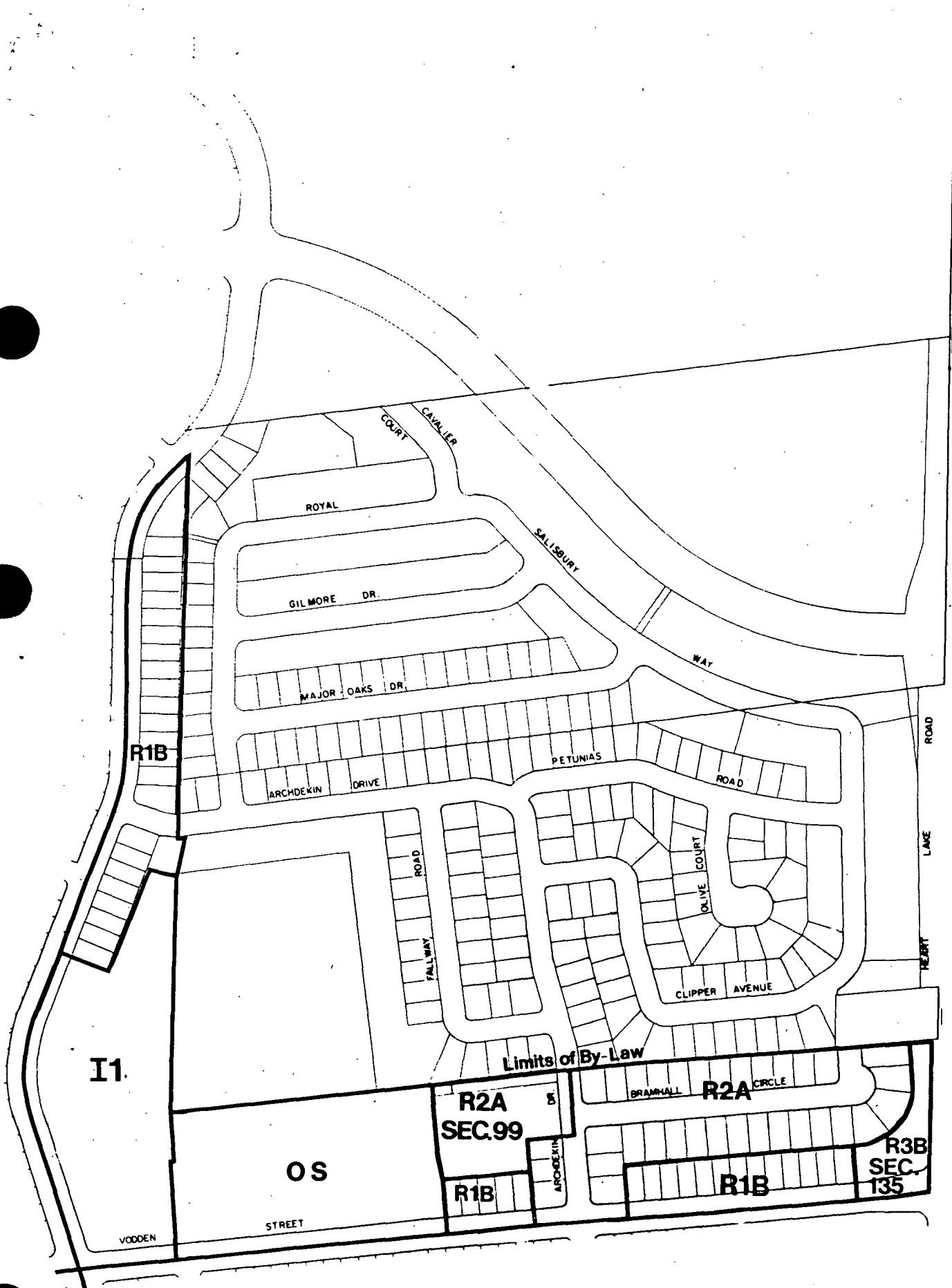


CITY OF BRAMPTON

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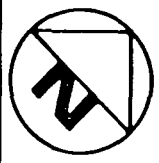
Lands Not Included
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EAST
LINE
SECOND

Schedule A Sheet 15
Y-LAW 25-79

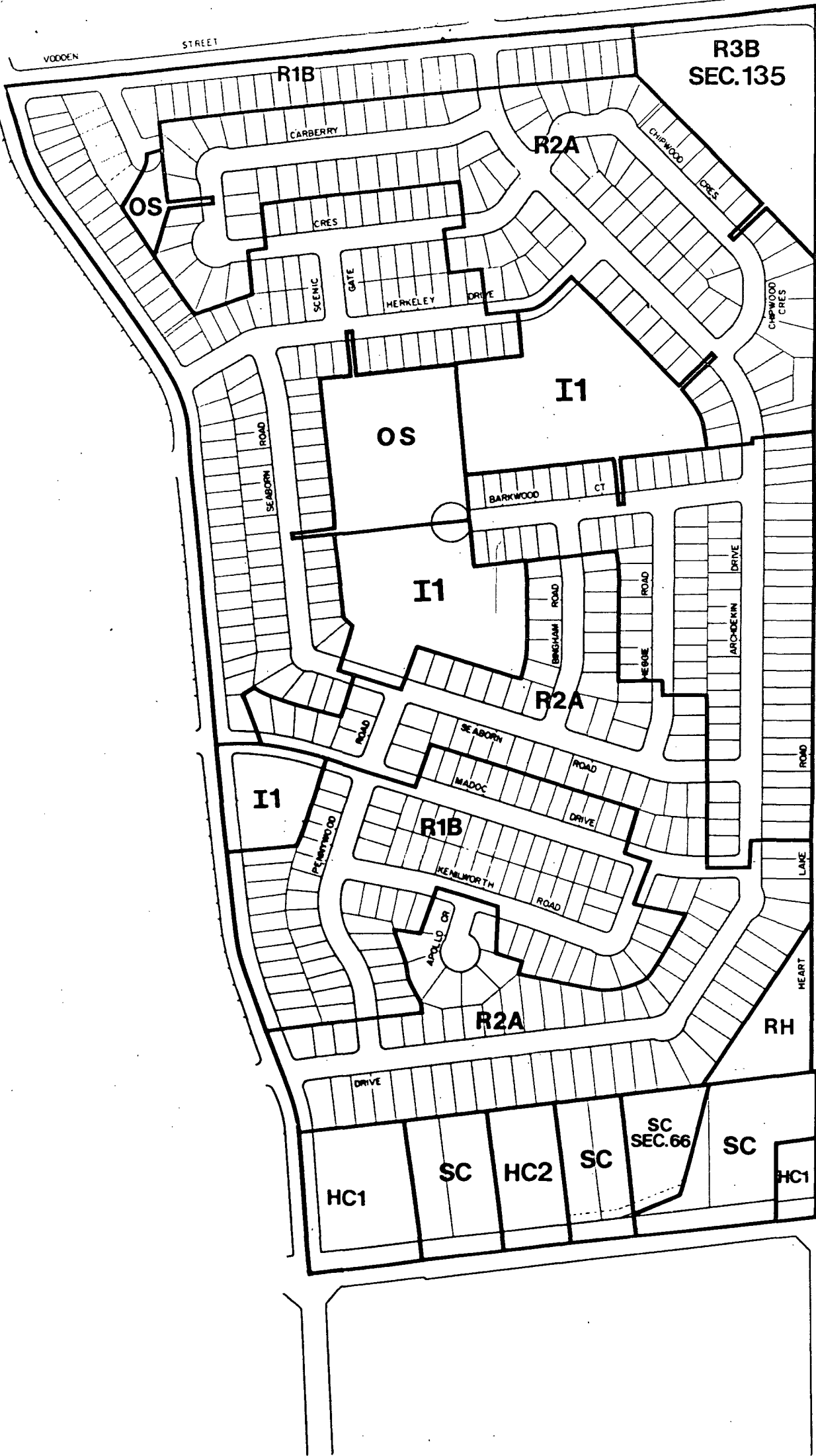
Schedule O By-Law 16-80



CITY OF BRAMPTON

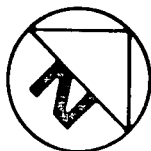


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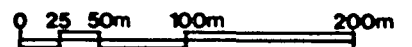


Schedule A Sheet 16
BY-LAW 25-79

Schedule P By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law

QUEEN ST. W.

I2

Lot 5
Lot 4

Limits of By-Law

I2

Schedule A Sheet 17
BY-LAW 25-79

Schedule Q By-Law 16-80

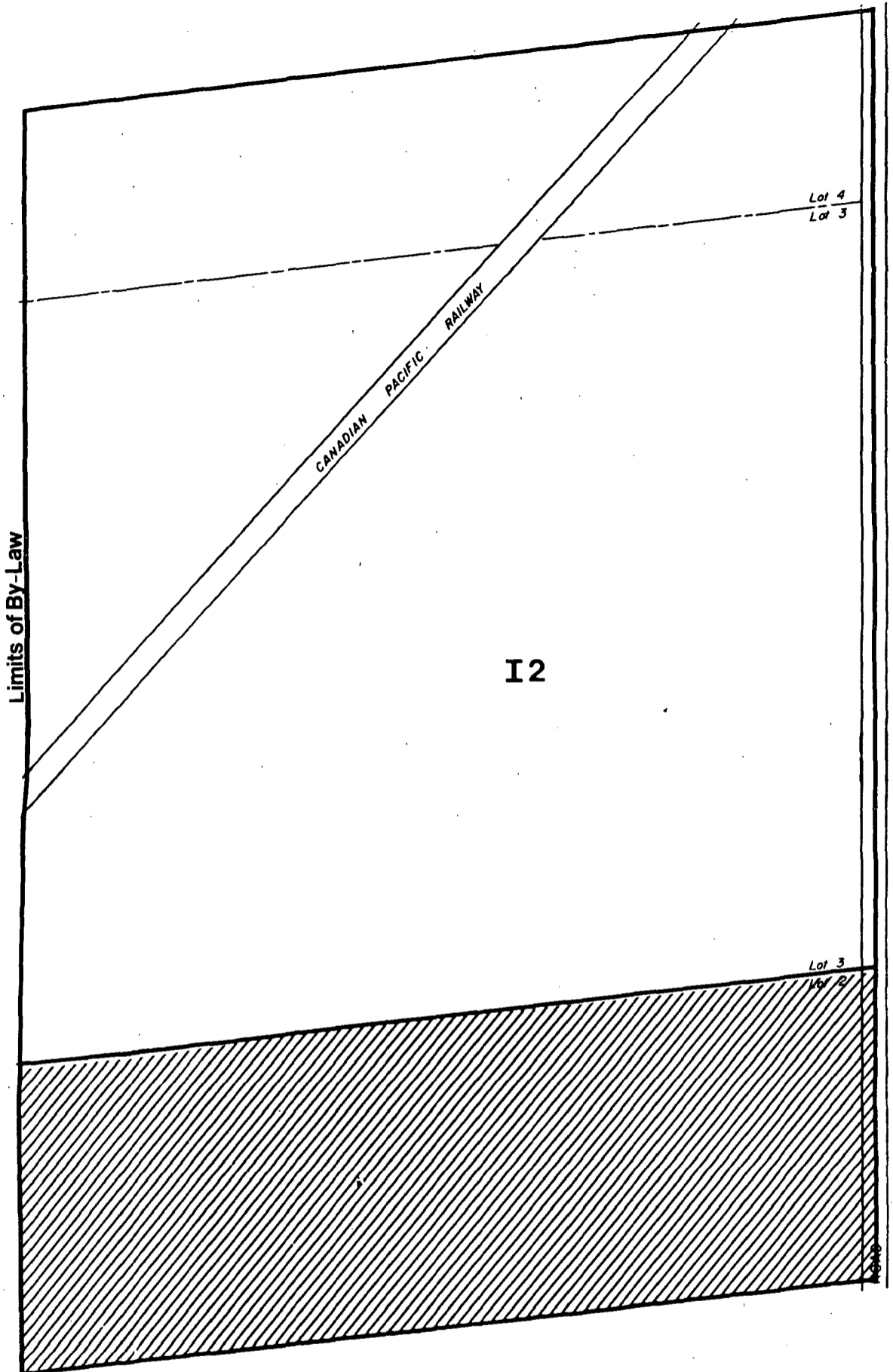


CITY OF BRAMPTON

0 25 50m 100m 200m



Lands Not Included
In This By-Law



Schedule A Sheet 18
BY-LAW 25-79

Schedule R By-Law 16-80

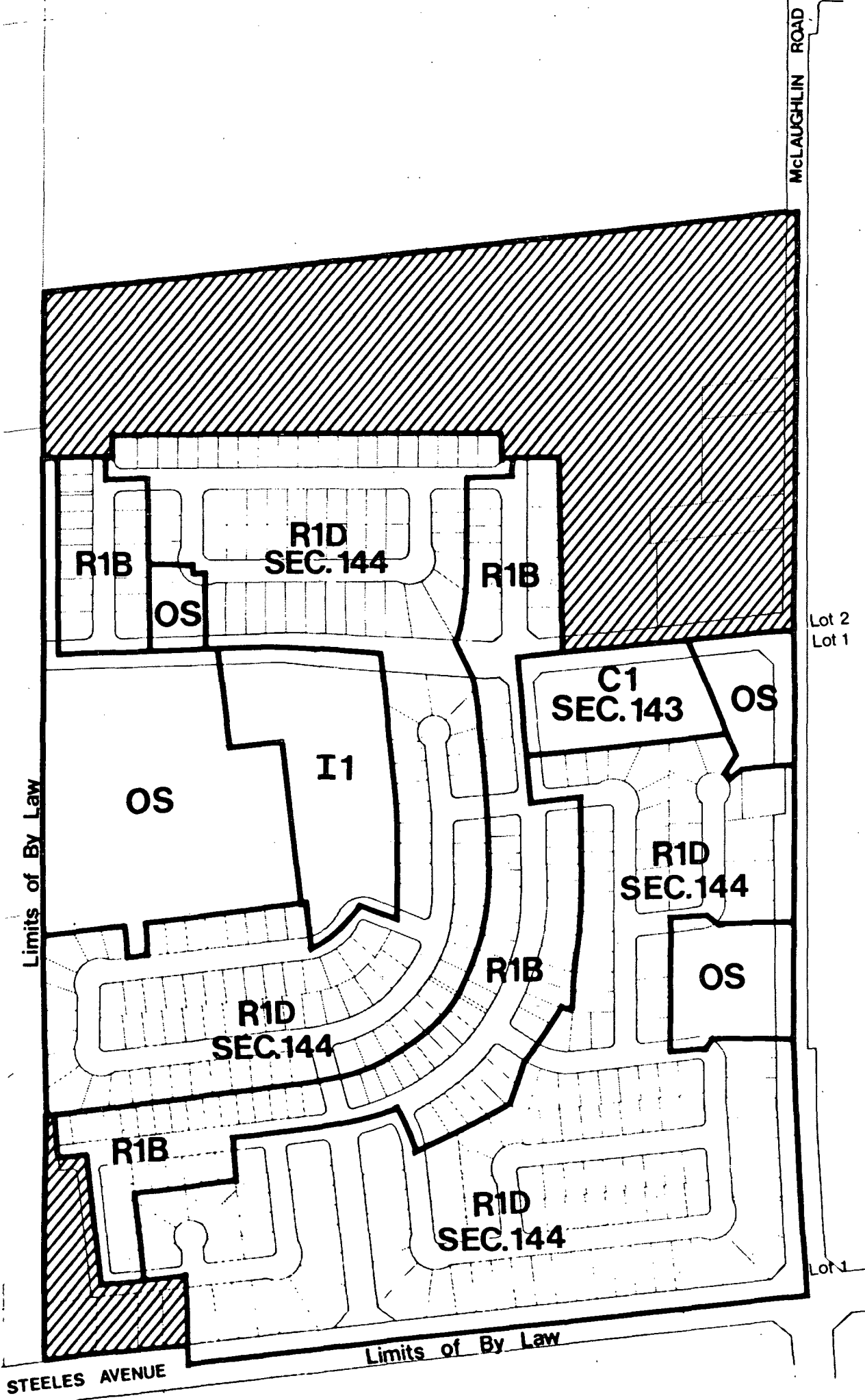


CITY OF BRAMPTON

0 25 50m 100m 200m

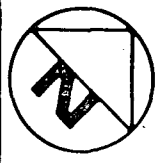


Lands Not Included
 In This By-Law

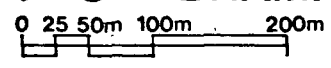



Schedule A Sheet 19
BY-LAW 25-79

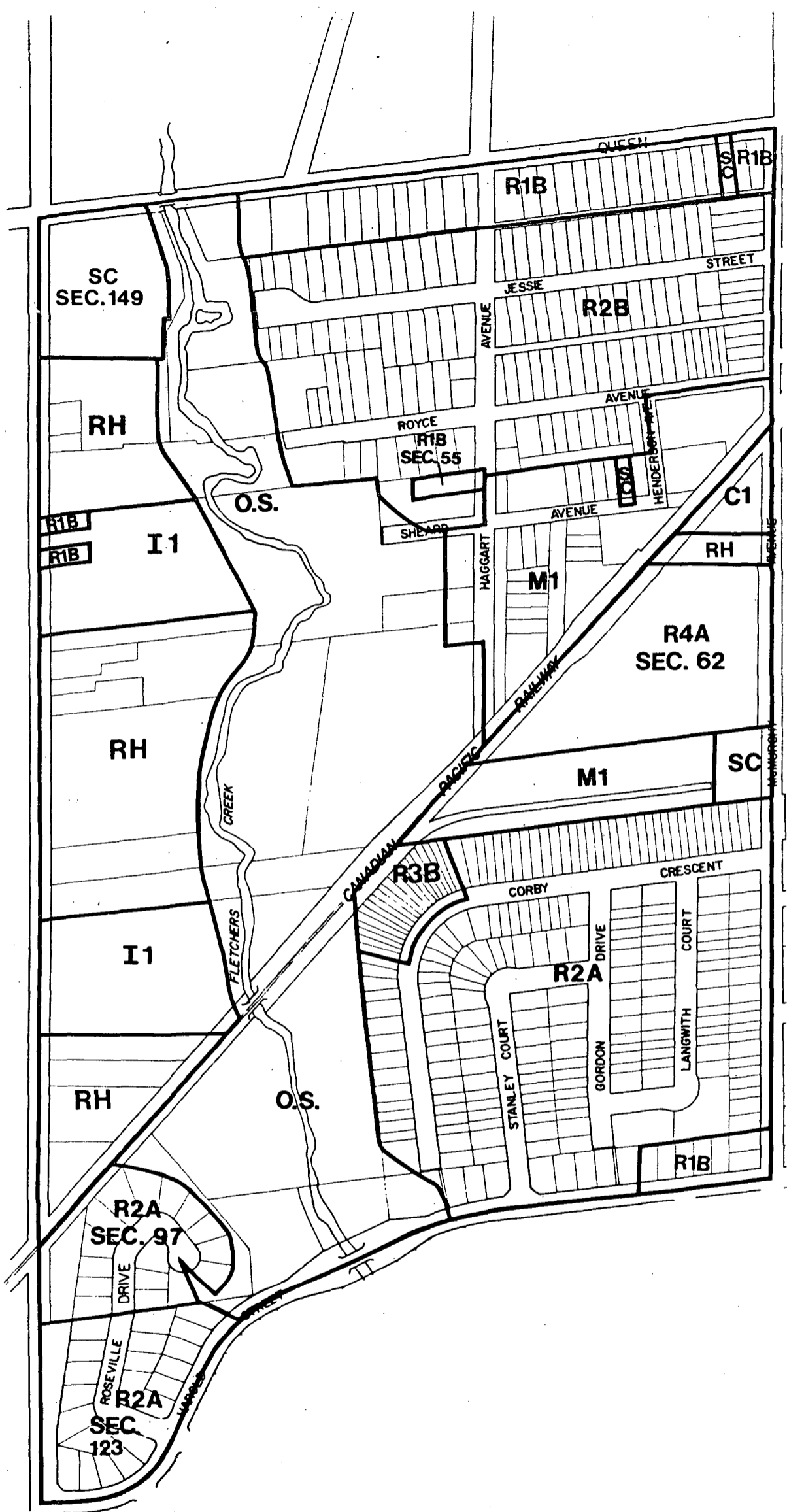
Schedule S By-Law 16-80



CITY OF BRAMPTON

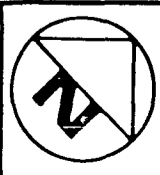


 Lands Not Included In This By-Law



Schedule A Sheet 20
BY-LAW 25-79

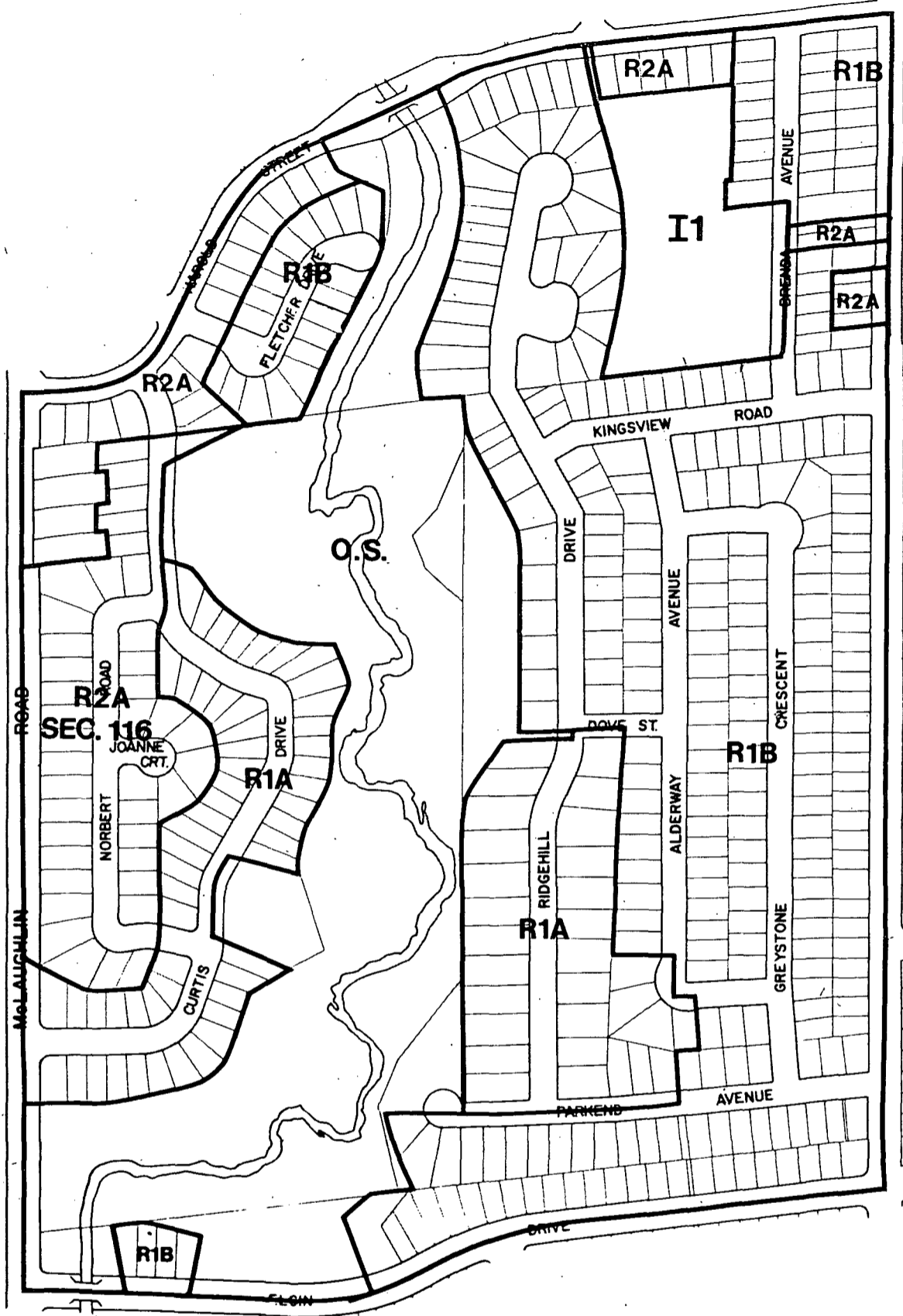
Schedule T By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law

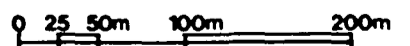


Schedule A Sheet 21
BY-LAW 25-79

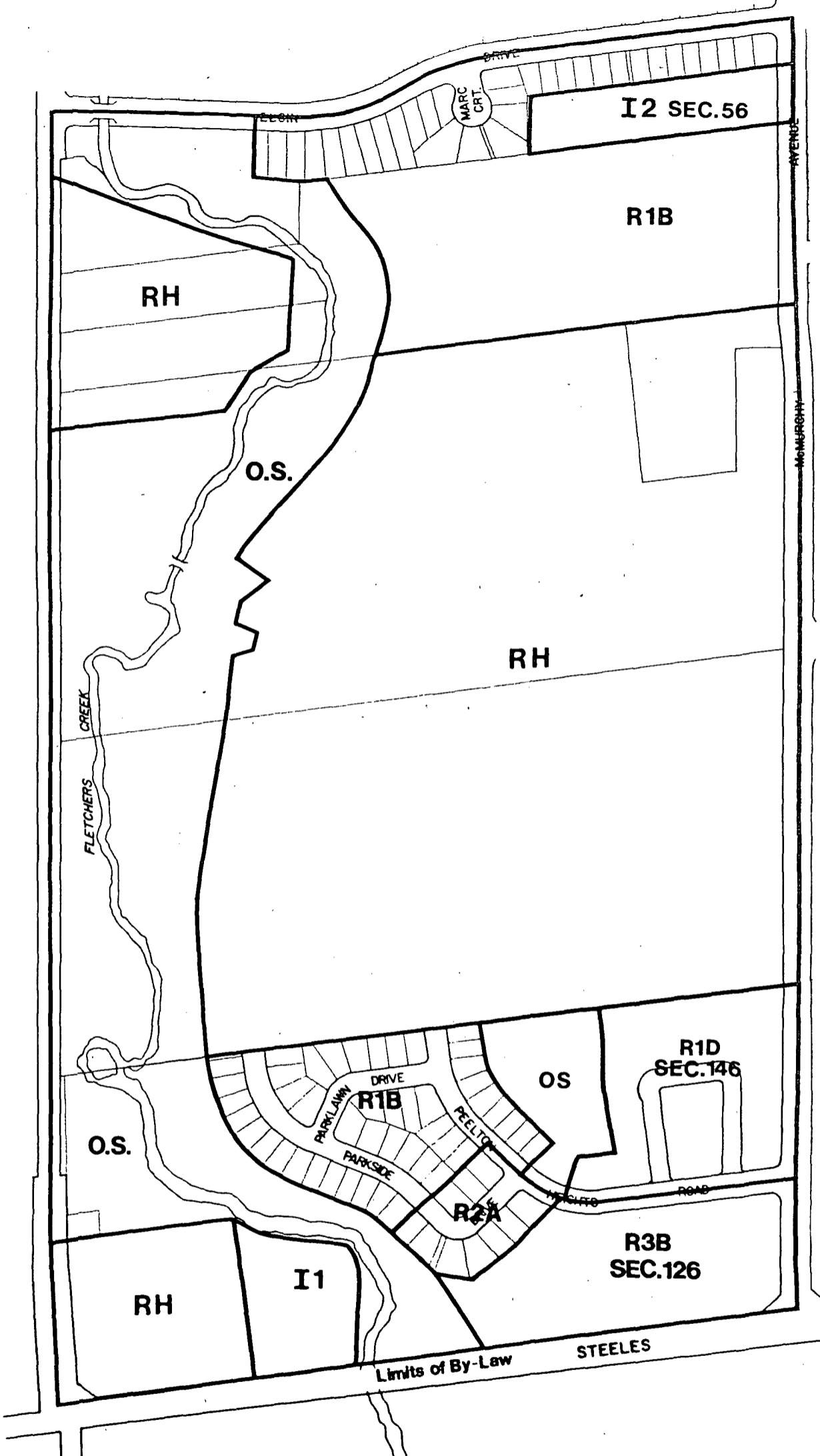
Schedule U By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 22
BY-LAW 25-79

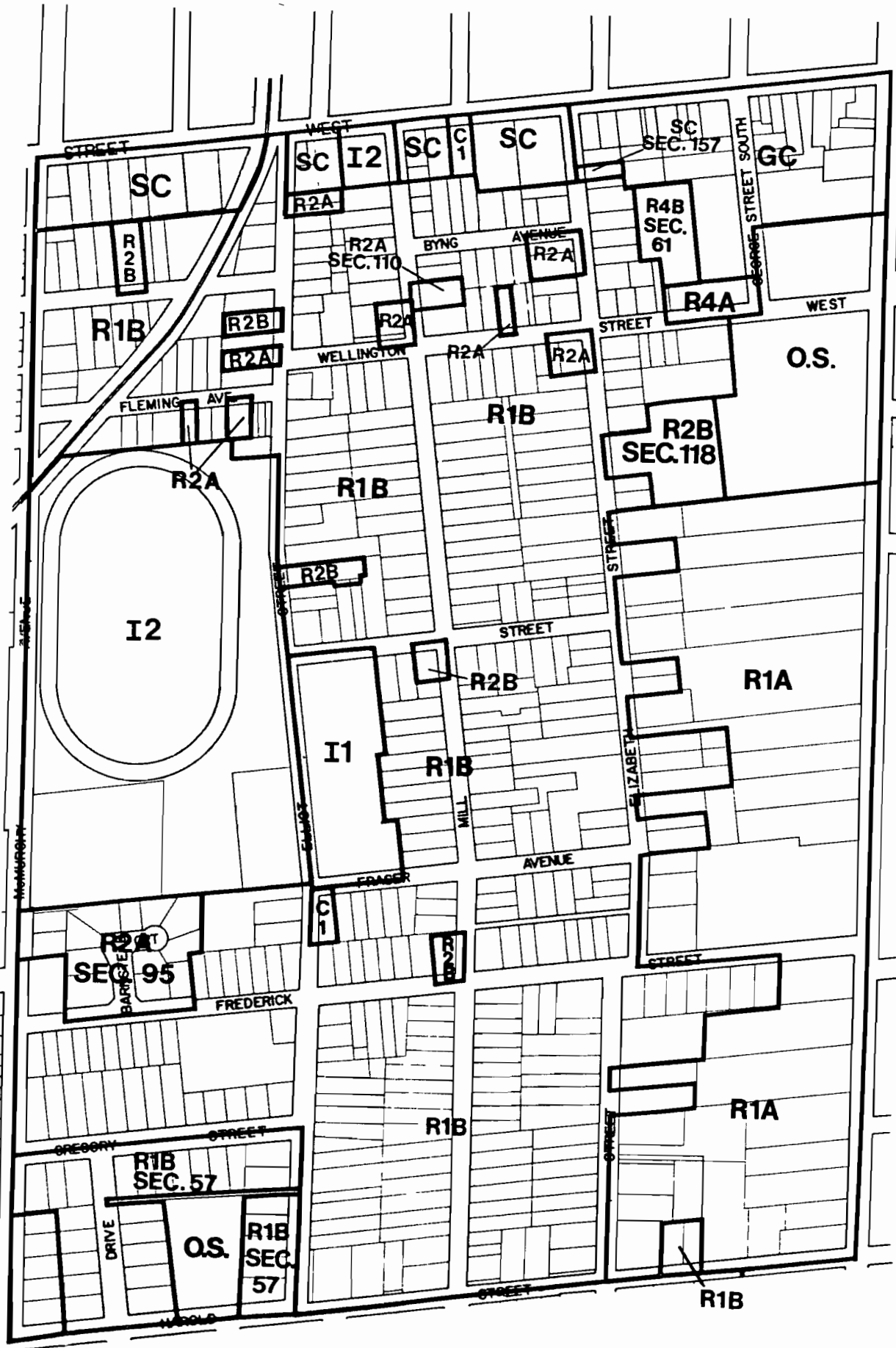
Schedule V By-Law 16-80



CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included
 In This By-Law



Schedule A Sheet 23
BY-LAW 25-79

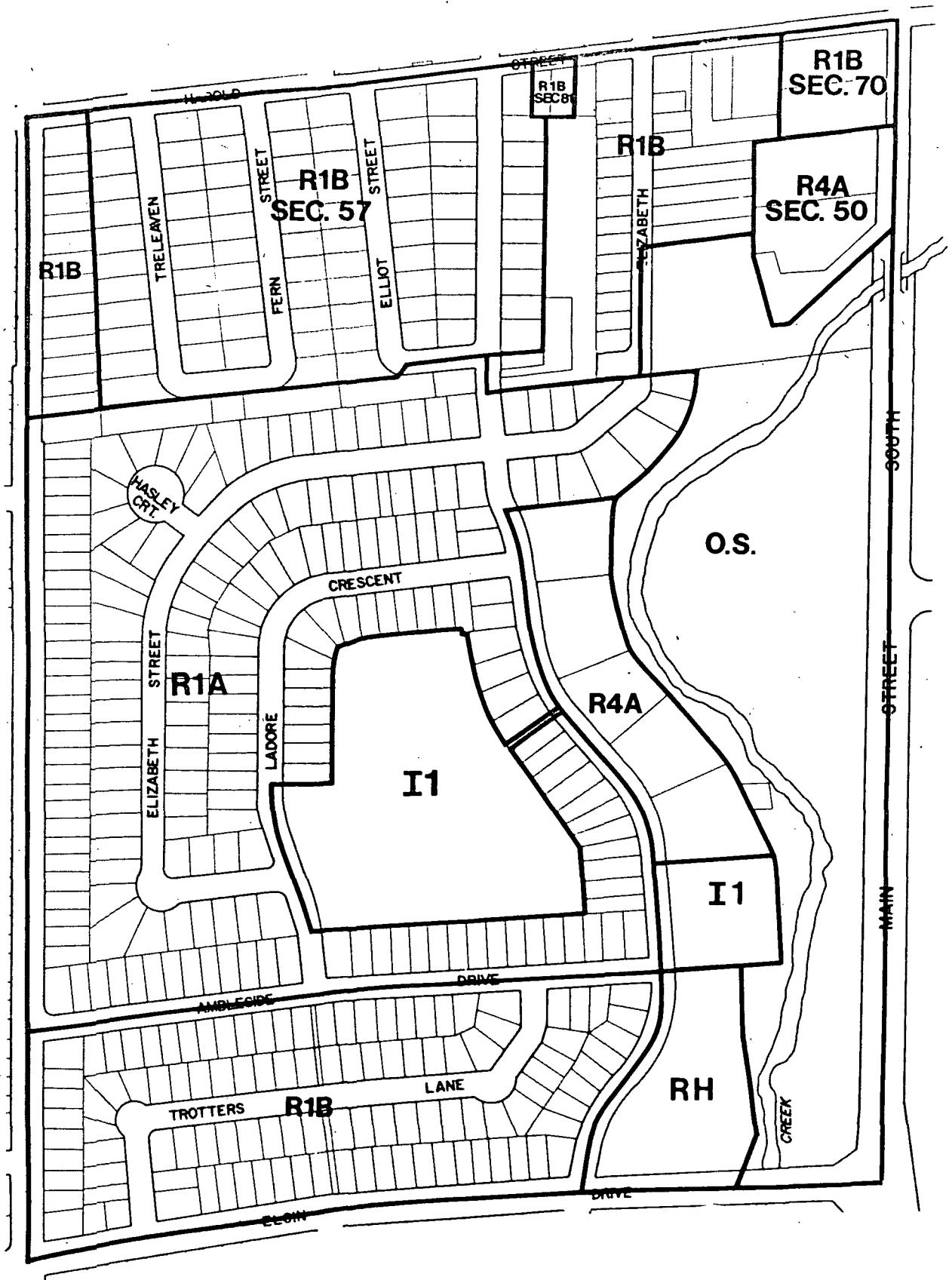
Schedule W By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 24
BY-LAW 25-79

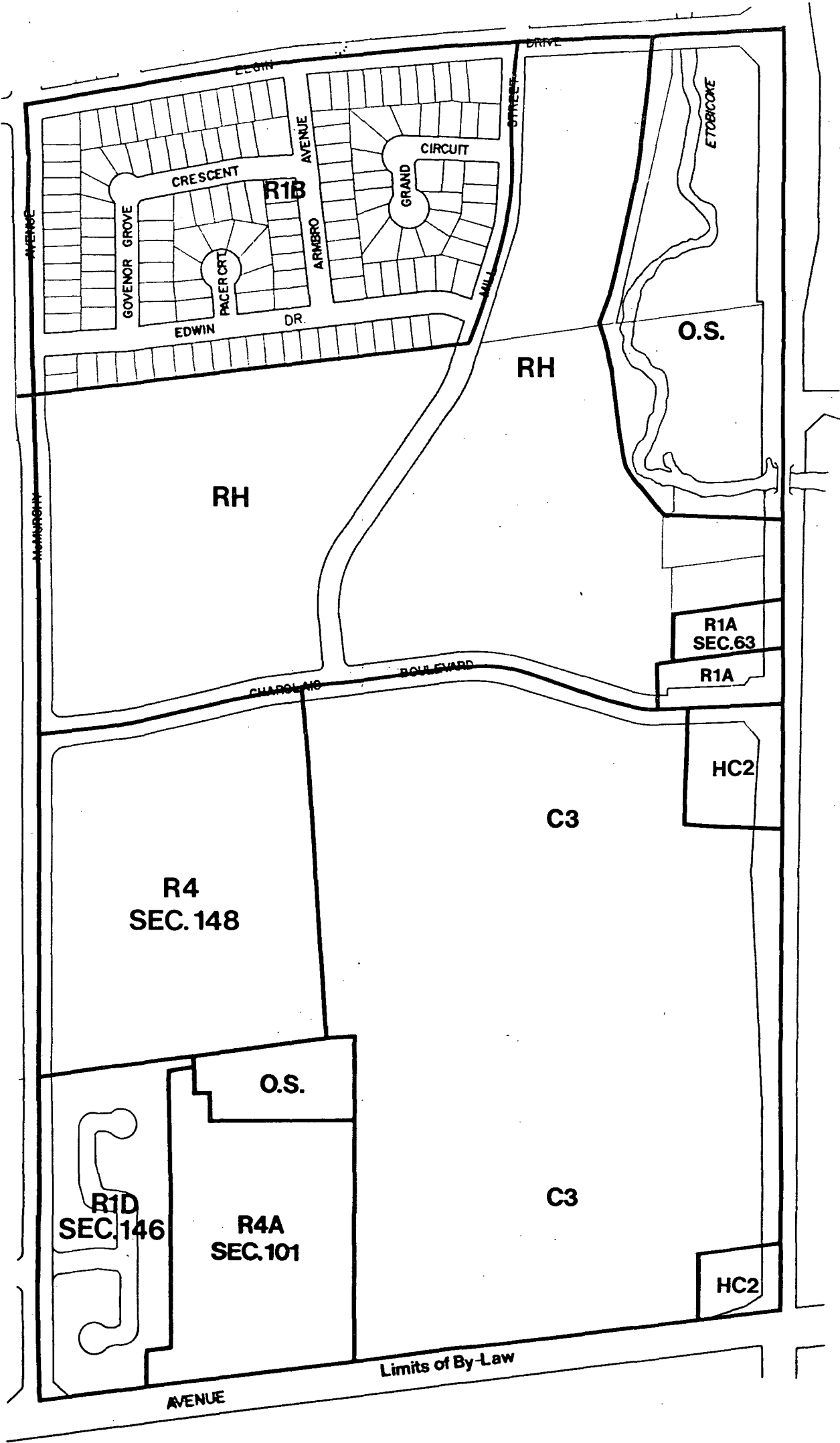
Schedule X By-Law 16-80



CITY OF BRAMPTON

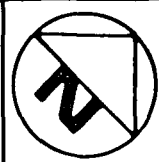


 Lands Not Included
 In This By-Law



Schedule A Sheet 25
BY-LAW 25-79

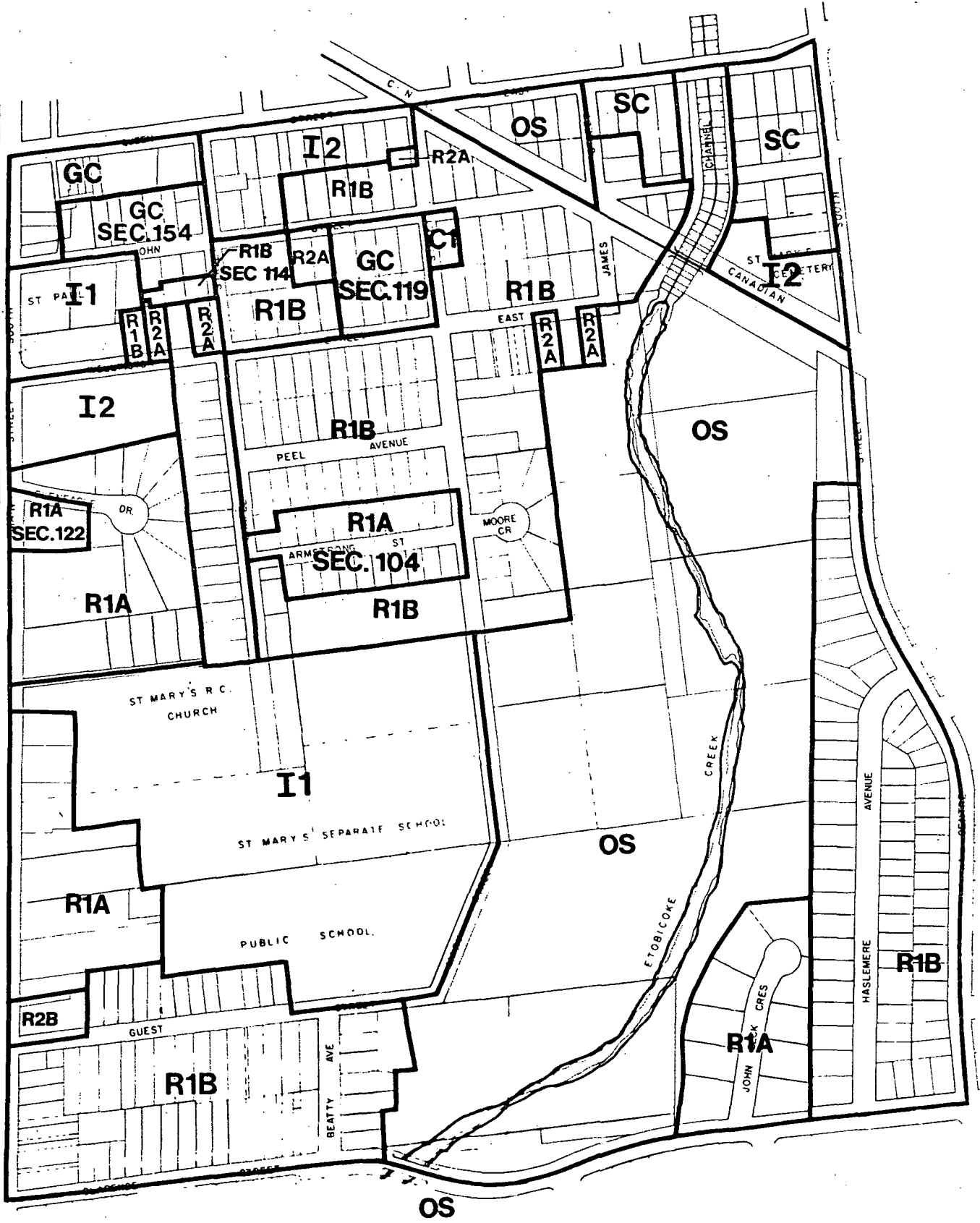
Schedule Y By-Law 16-80



CITY OF BRAMPTON

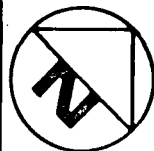


 Lands Not Included
 In This By-Law



Schedule A Sheet 26
BY-LAW 25-79

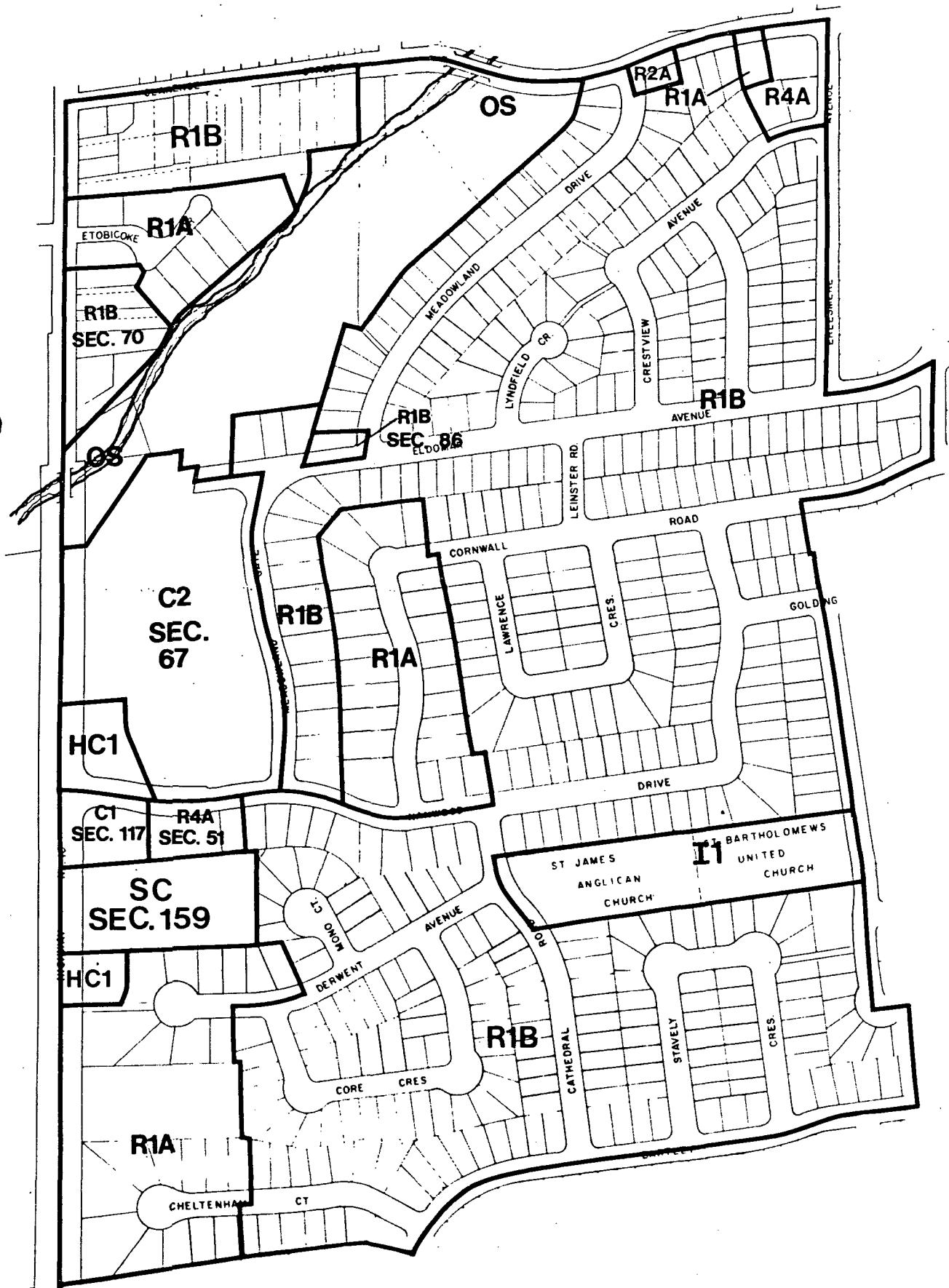
Schedule Z By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 27
BY-LAW 25-79

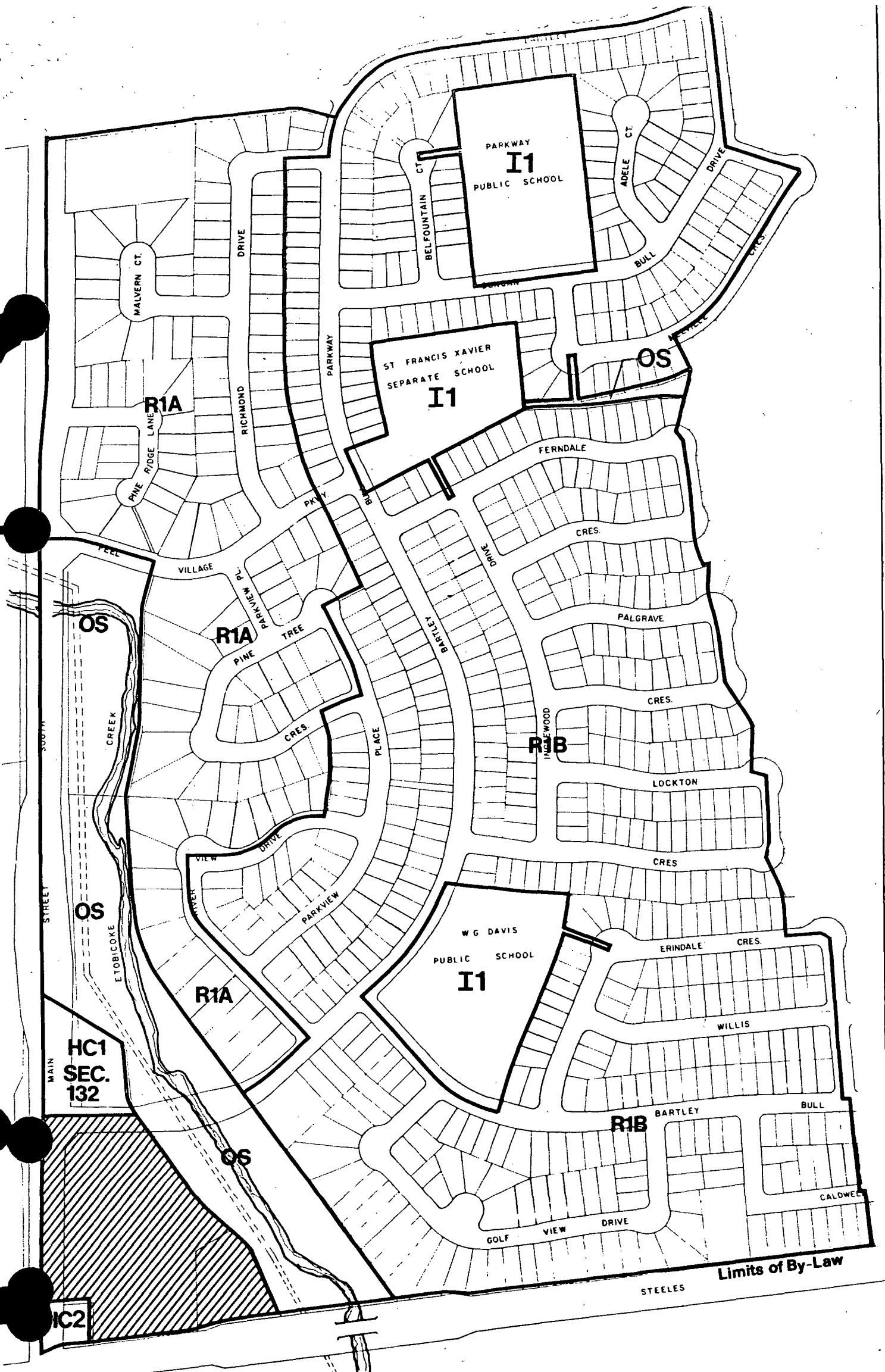
Schedule AA By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 28
BY-LAW 25-79

Schedule BB By-Law 16-80

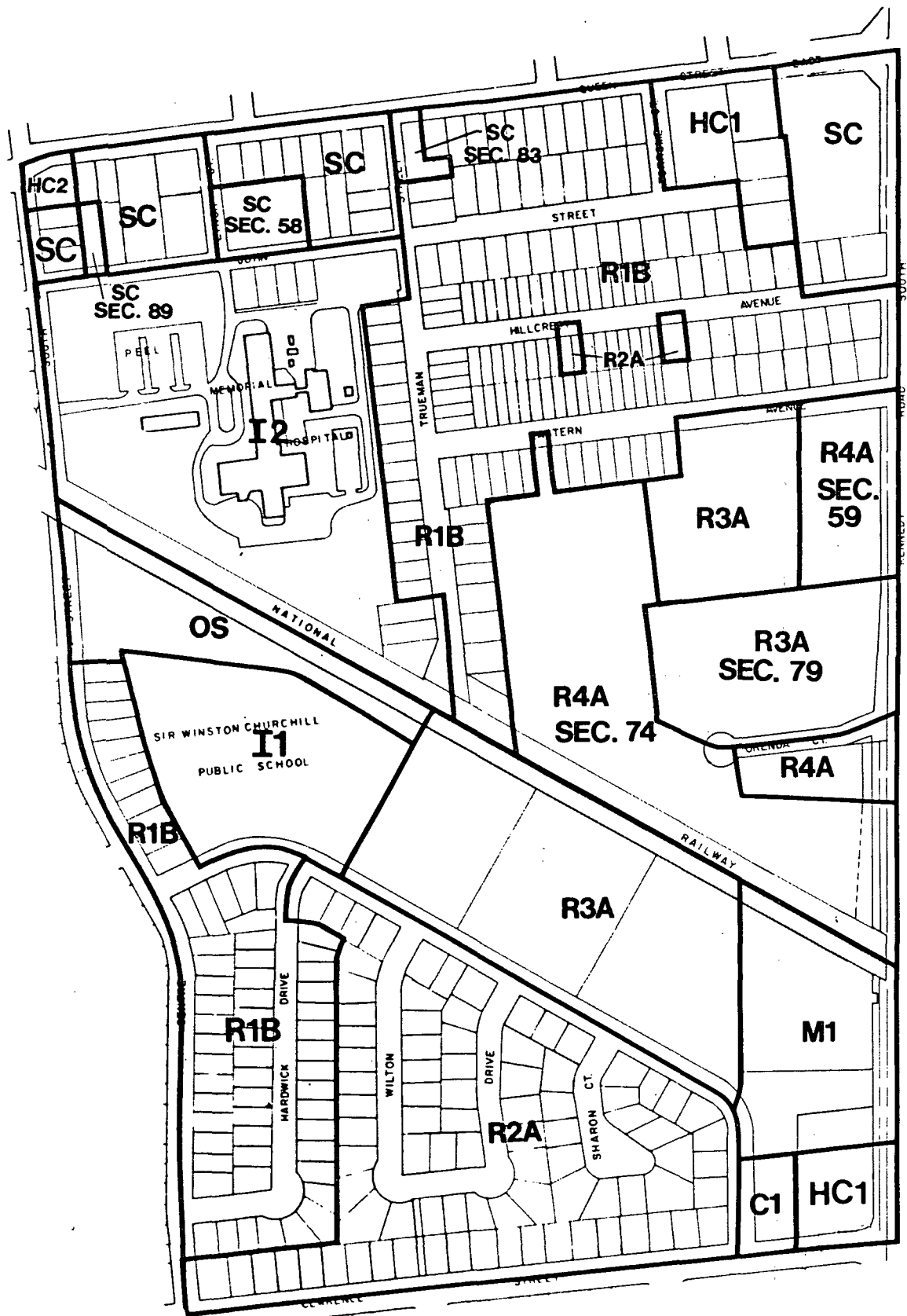


CITY OF BRAMPTON

0 25 50m 100m 200m



Lands Not Included
 In This By-Law



Schedule A Sheet 29
BY-LAW 25-79

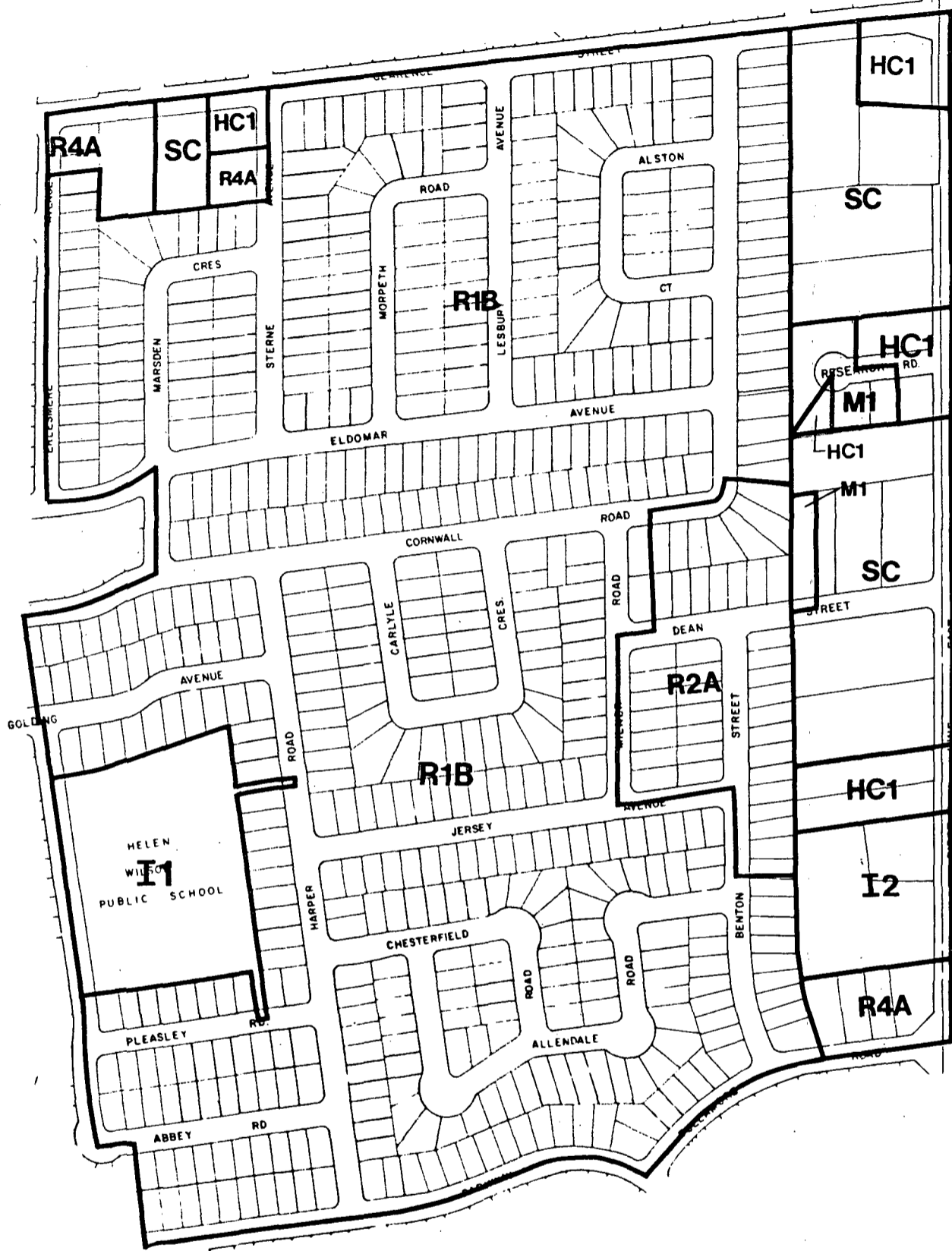
Schedule CC By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 30
BY-LAW 25-79

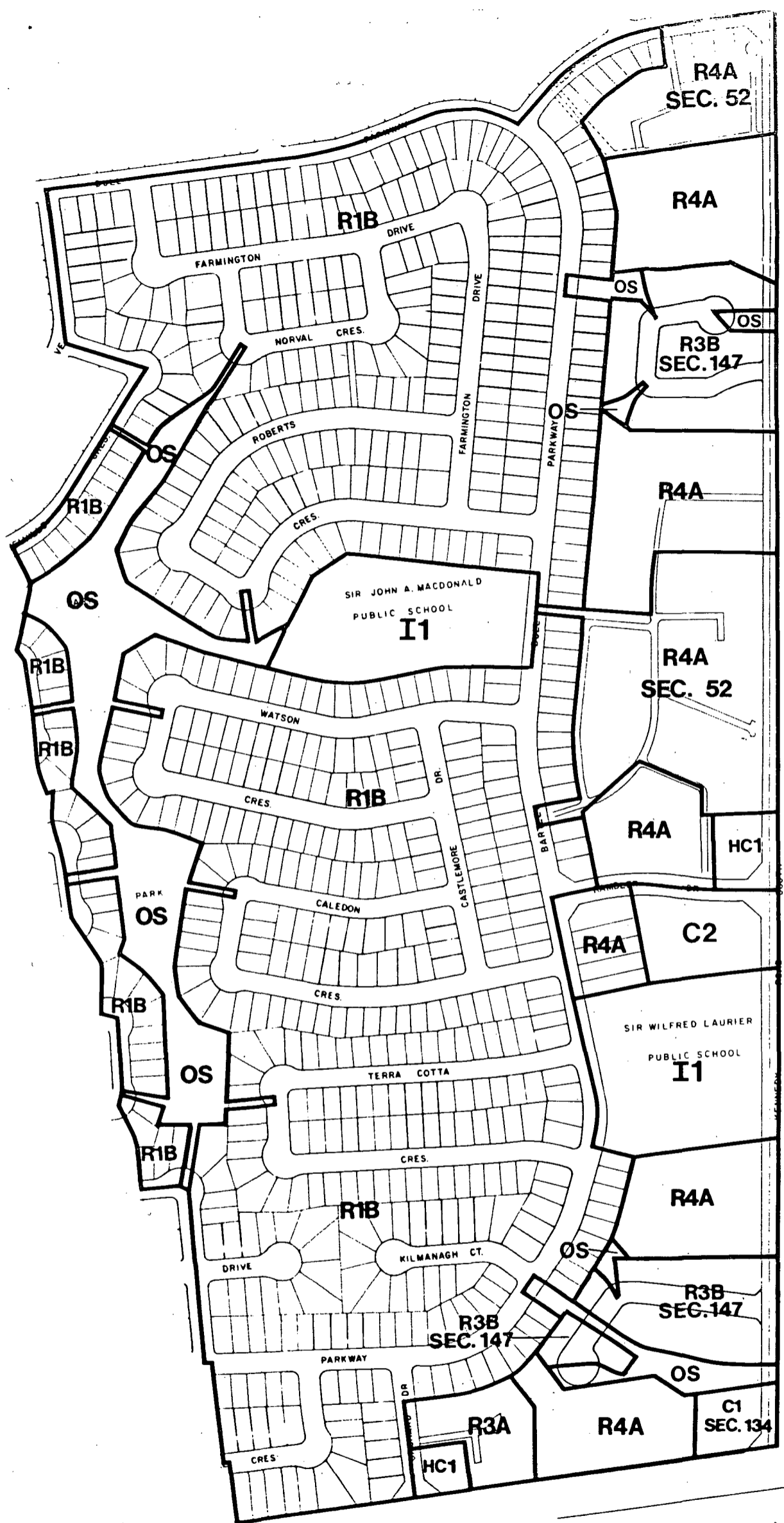
Schedule DD By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 31
BY-LAW 25-79

Schedule EE By-Law 16-80

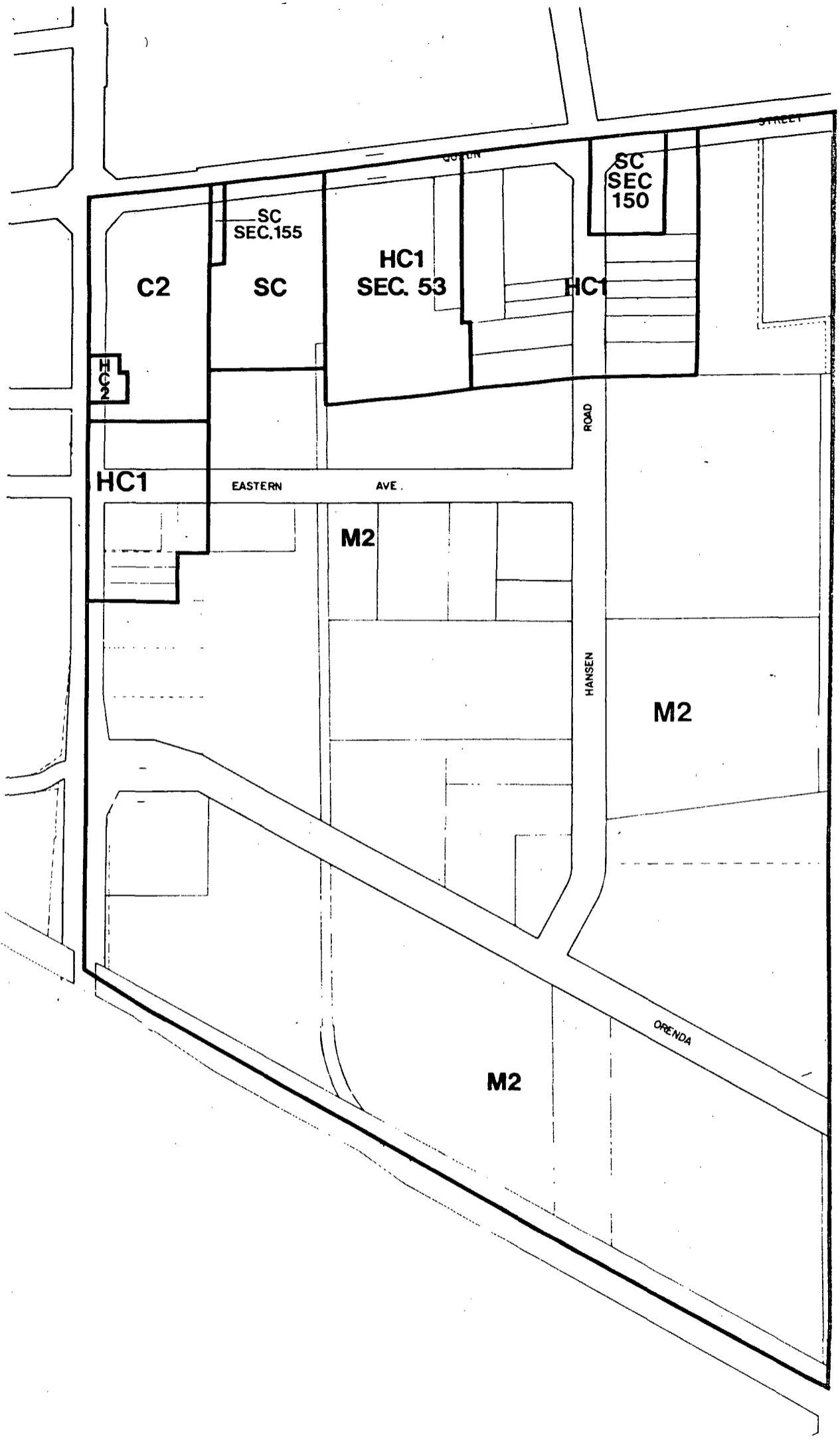


CITY OF BRAMPTON

0 25 50m 100m 200m



Lands Not Included
 In This By-Law

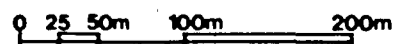


Schedule A Sheet 32
BY-LAW 25-79

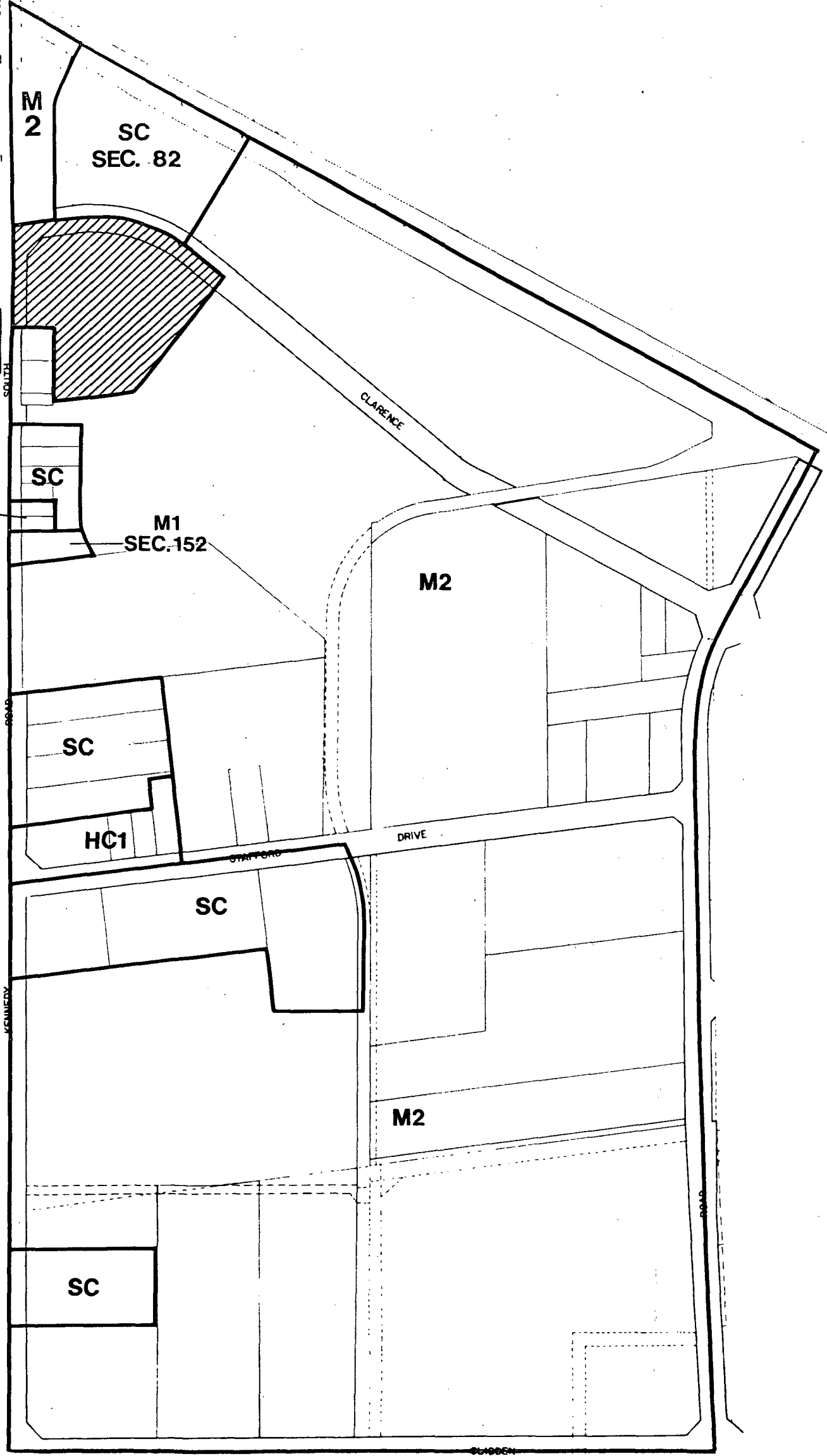
Schedule FF By-Law *16-80*



CITY OF BRAMPTON

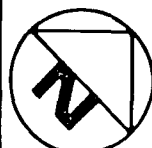


 Lands Not Included
 In This By-Law



Schedule A Sheet 33
BY-LAW 25-79

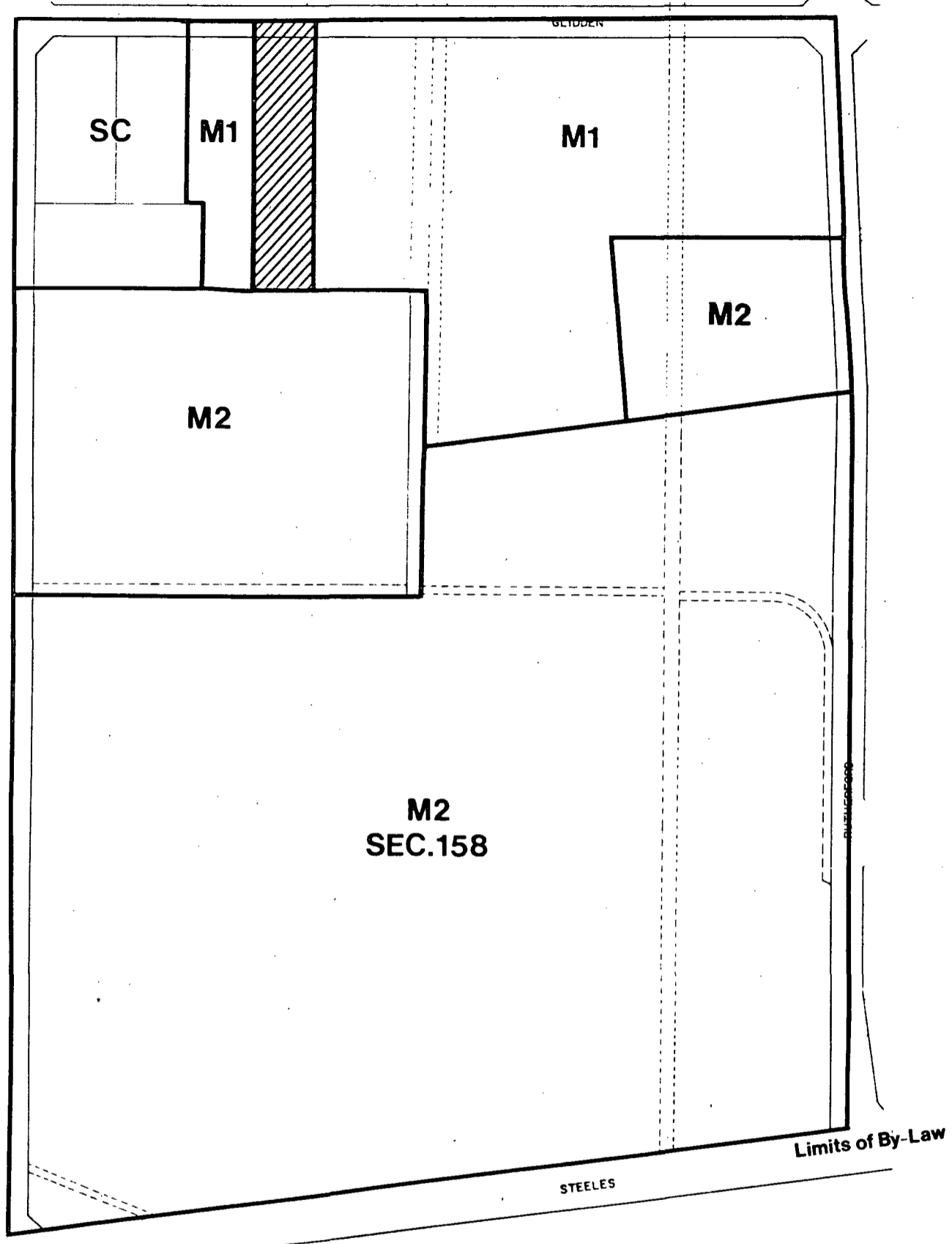
Schedule GG By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included In This By-Law



Schedule A Sheet 34
BY-LAW 25-79

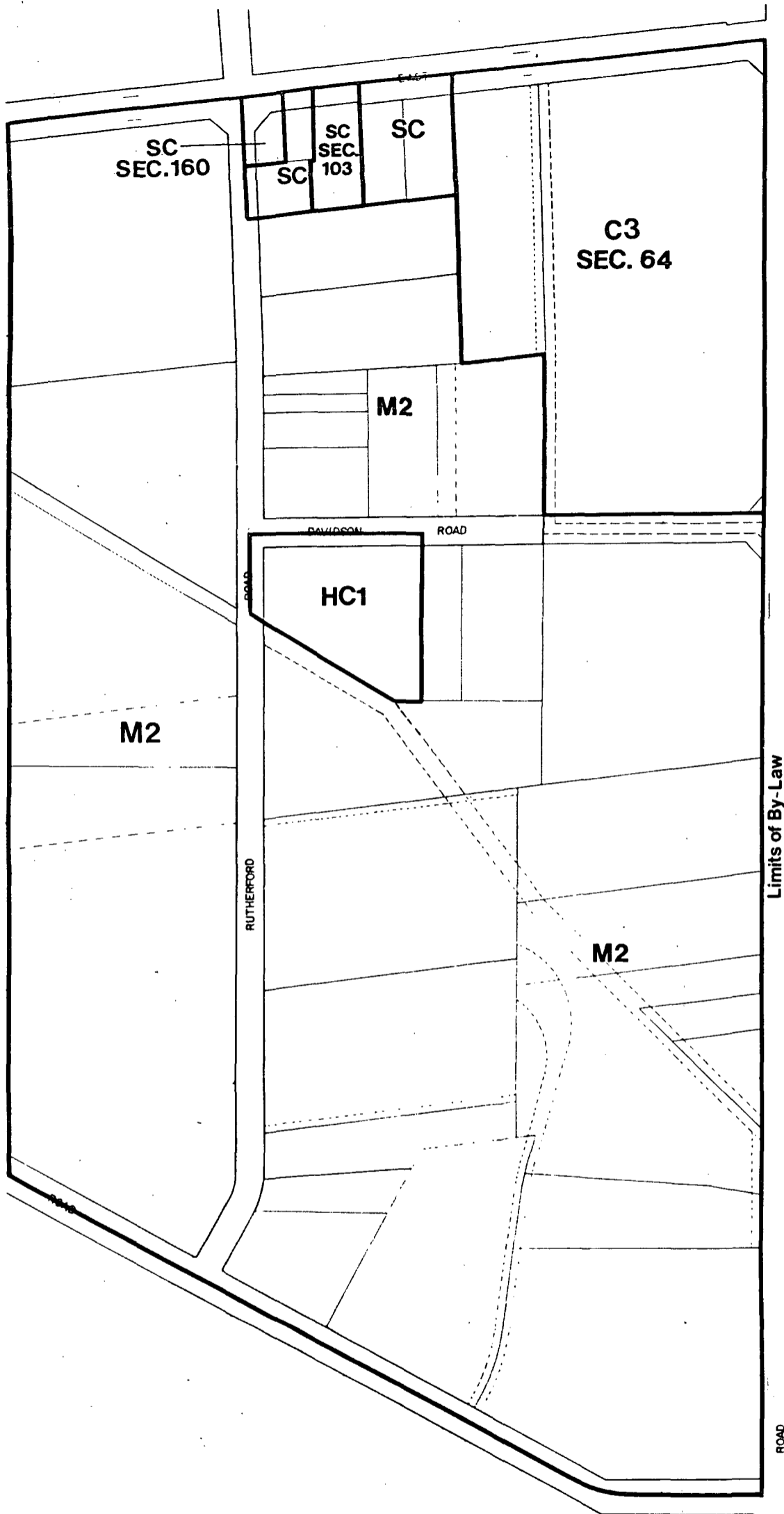
Schedule HH By-Law 16-80



CITY OF BRAMPTON



 Lands Not Included In This By-Law

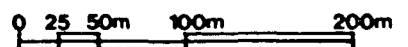


Schedule A Sheet 35
BY-LAW 25-79

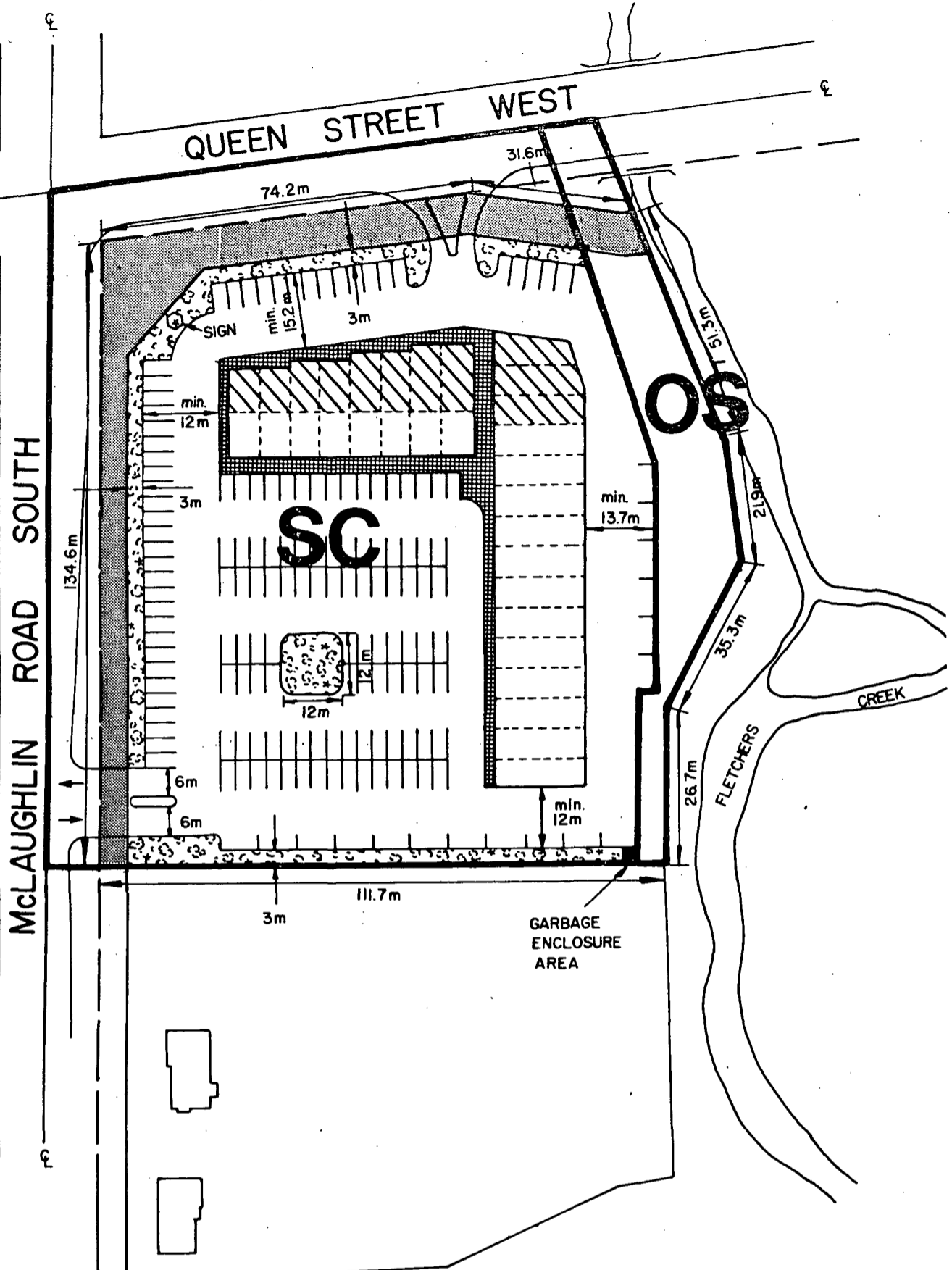
Schedule II By-Law 16-80



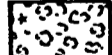




CITY OF BRAMPTON



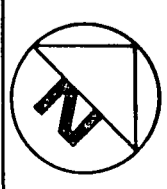
 Lands Not Included
 In This By-Law



-  ZONE BOUNDARY
-  ROAD WIDENING
-  LANDSCAPED OPEN SPACE
-  RESTRICTED USE AREA
-  CONCRETE WALKWAY

Schedule C-149
BY-LAW 25-79

Schedule RR By-Law 16-80

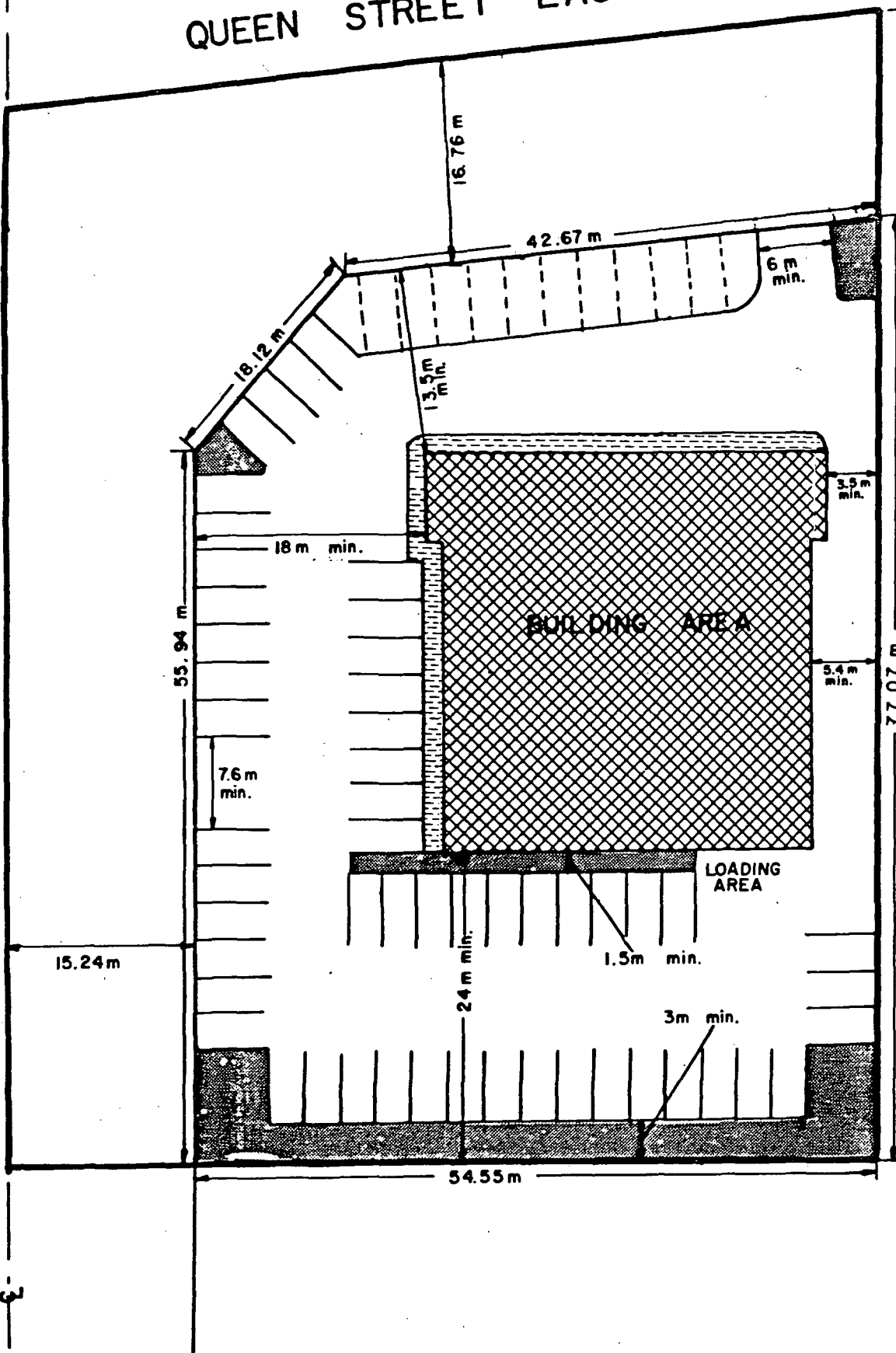


CITY OF BRAMPTON

Scale
 1:1200

QUEEN STREET EAST

HANSEN ROAD SOUTH



LANDSCAPED OPEN SPACE



SIDEWALK

Schedule C-150
BY-LAW 25-79

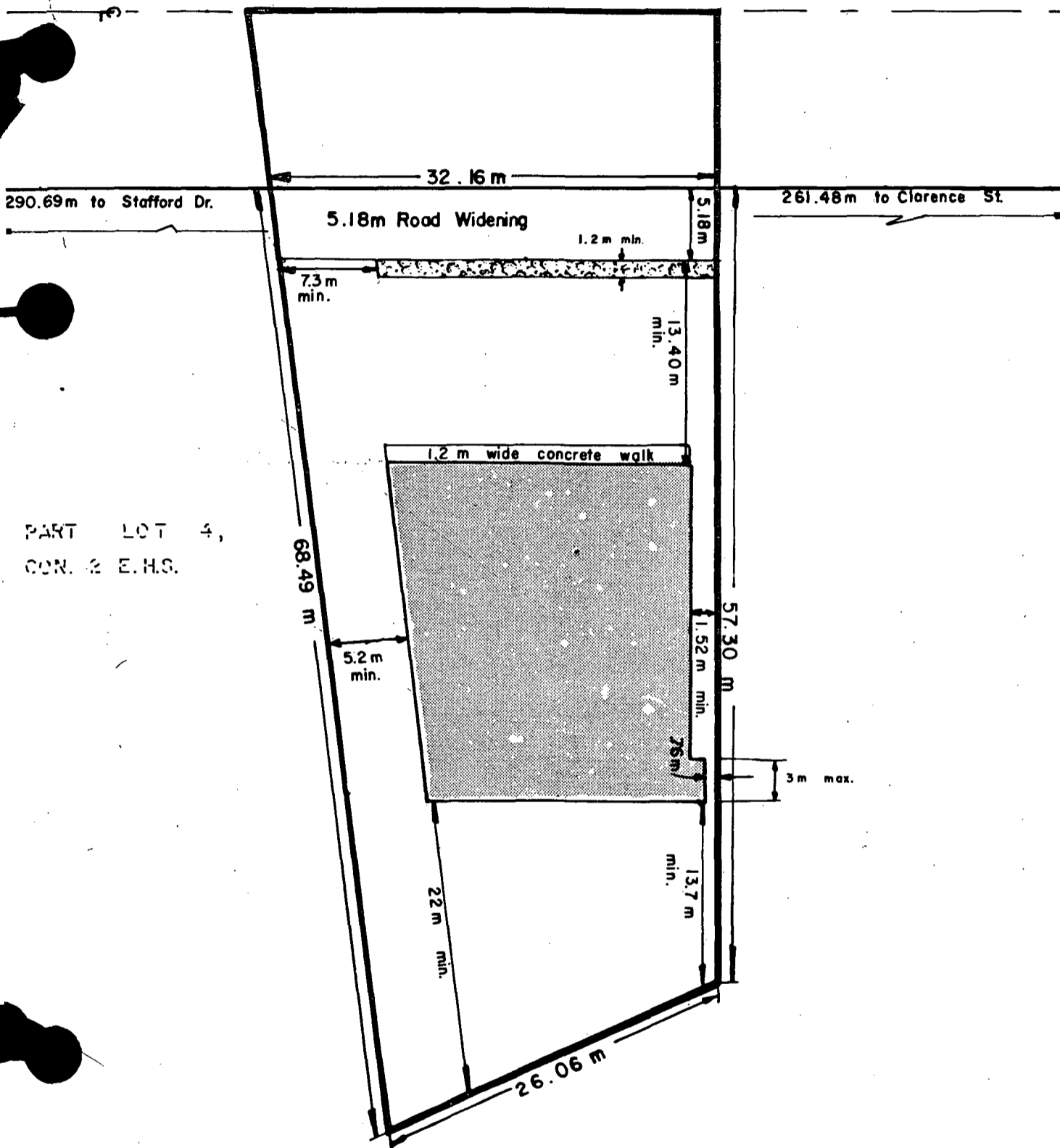
Schedule SS By-Law *16-80*



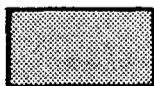
CITY OF BRAMPTON

Scale
1:500

KENNEDY ROAD SOUTH



PART LOT 4,
CON. 2 E.H.S.



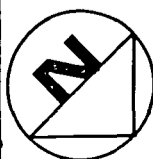
BUILDING AREA



LANDSCAPED OPEN SPACE

Schedule C-152
BY-LAW 25-79

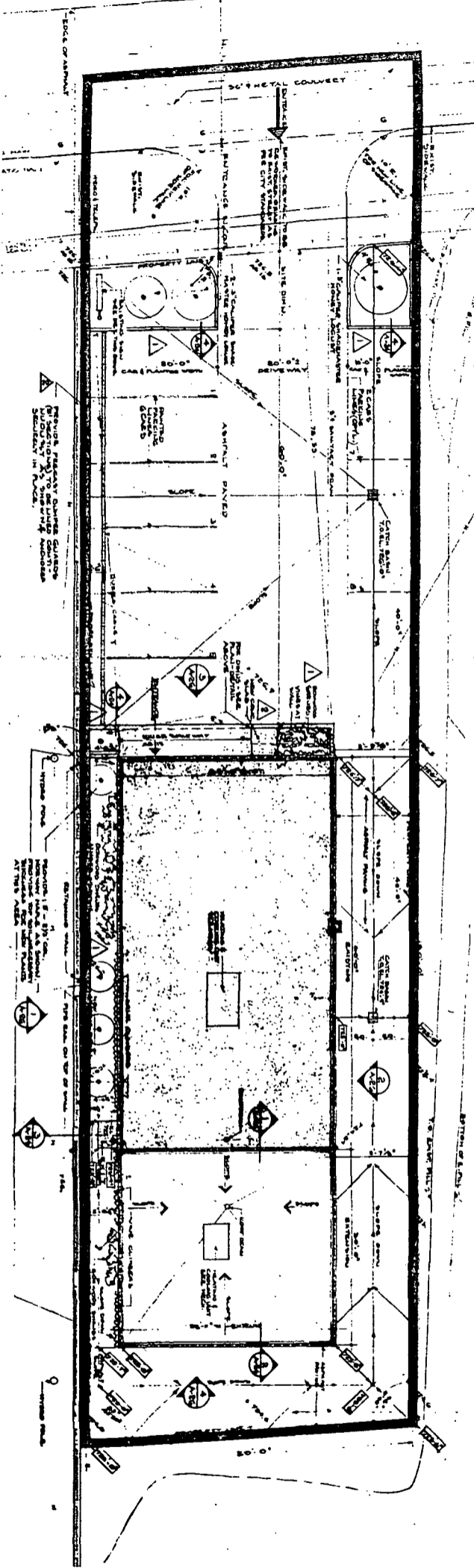
Schedule TT By-Law 1680



CITY OF BRAMPTON

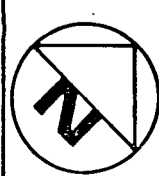
Scale
1:400

QUEEN STREET EAST



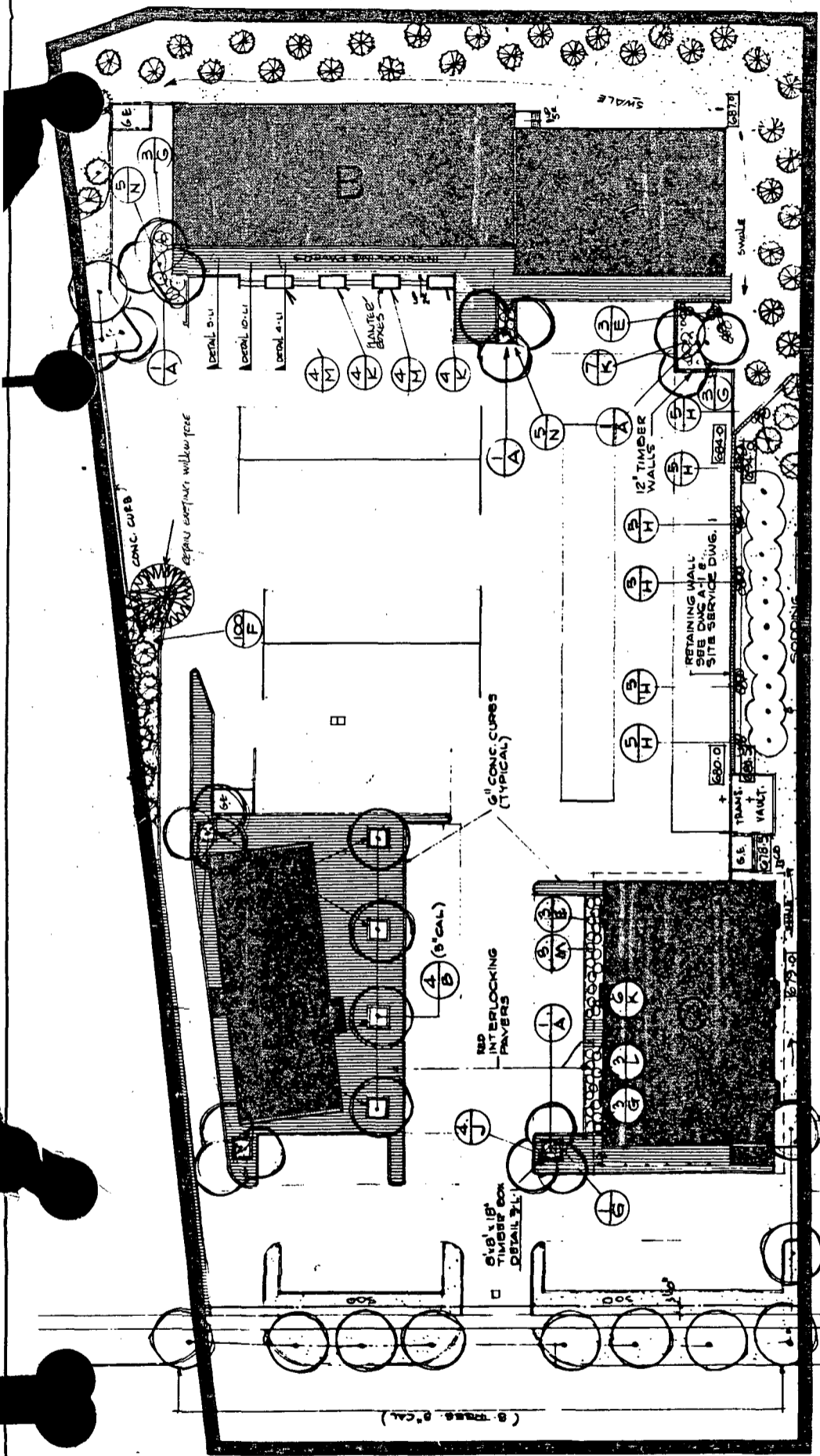
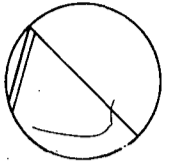
Schedule C-155
BY-LAW 25-79

Schedule UU By-Law 16-80



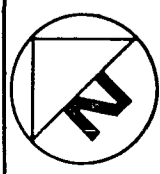
CITY OF BRAMPTON

Scale
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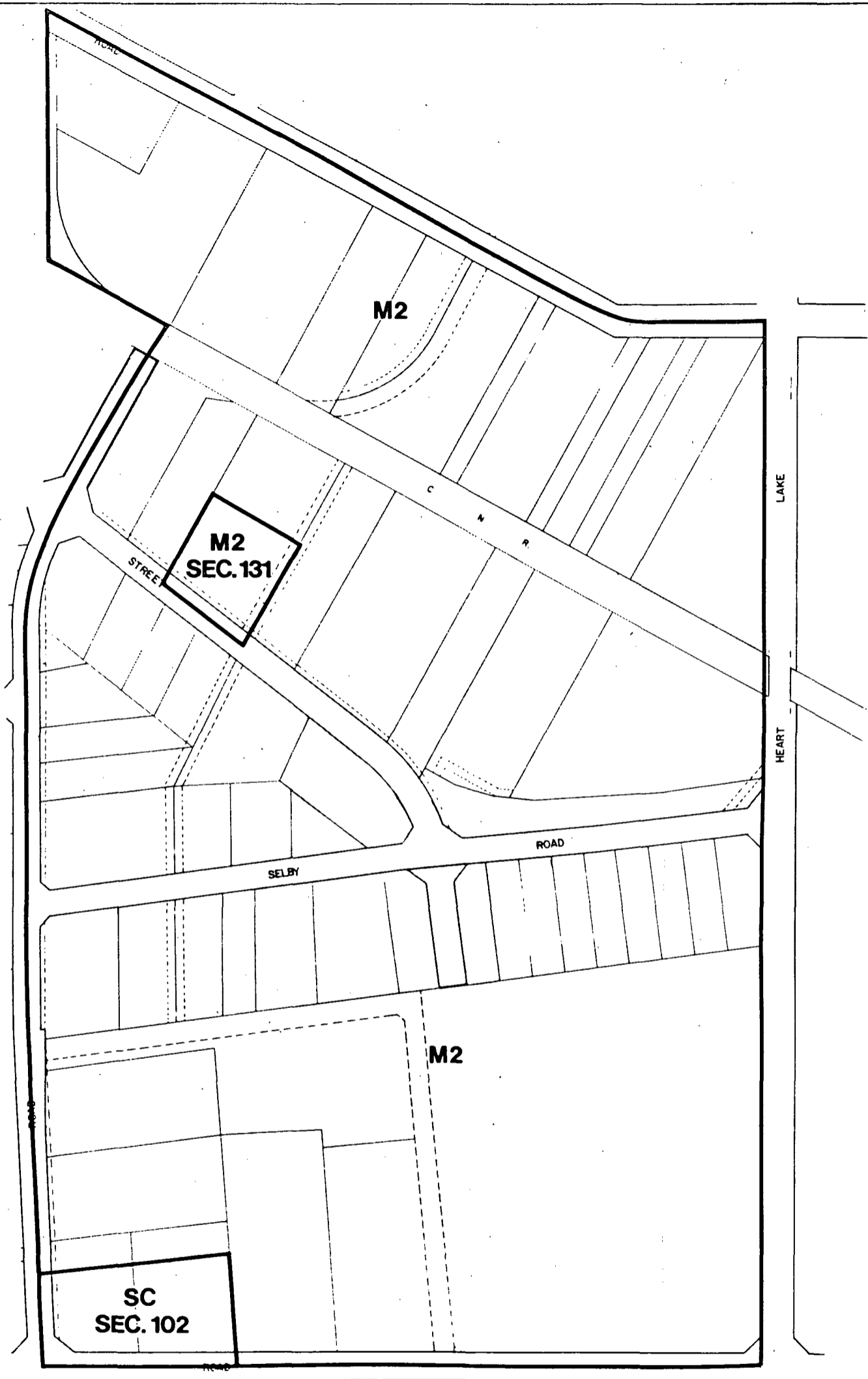
Schedule C-159
BY-LAW 25-79

Schedule VV By-Law 16-80



CITY OF BRAMPTON

Scale
 1:660



Schedule A Sheet 36
BY-LAW 25-79

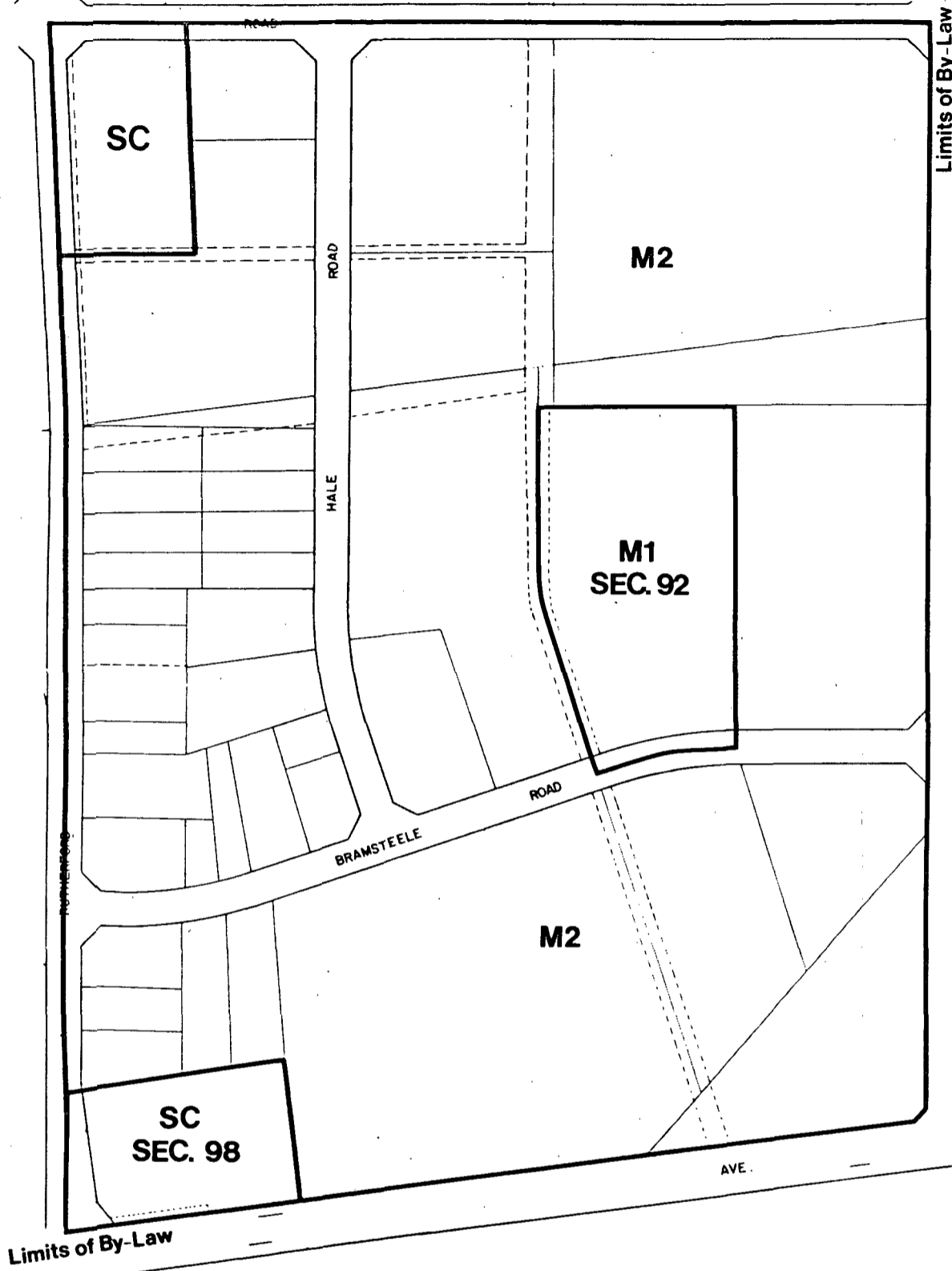
Schedule JJ By-Law *16-80*



CITY OF BRAMPTON



 Lands Not Included
 In This By-Law



Schedule A Sheet 37
BY-LAW 25-79

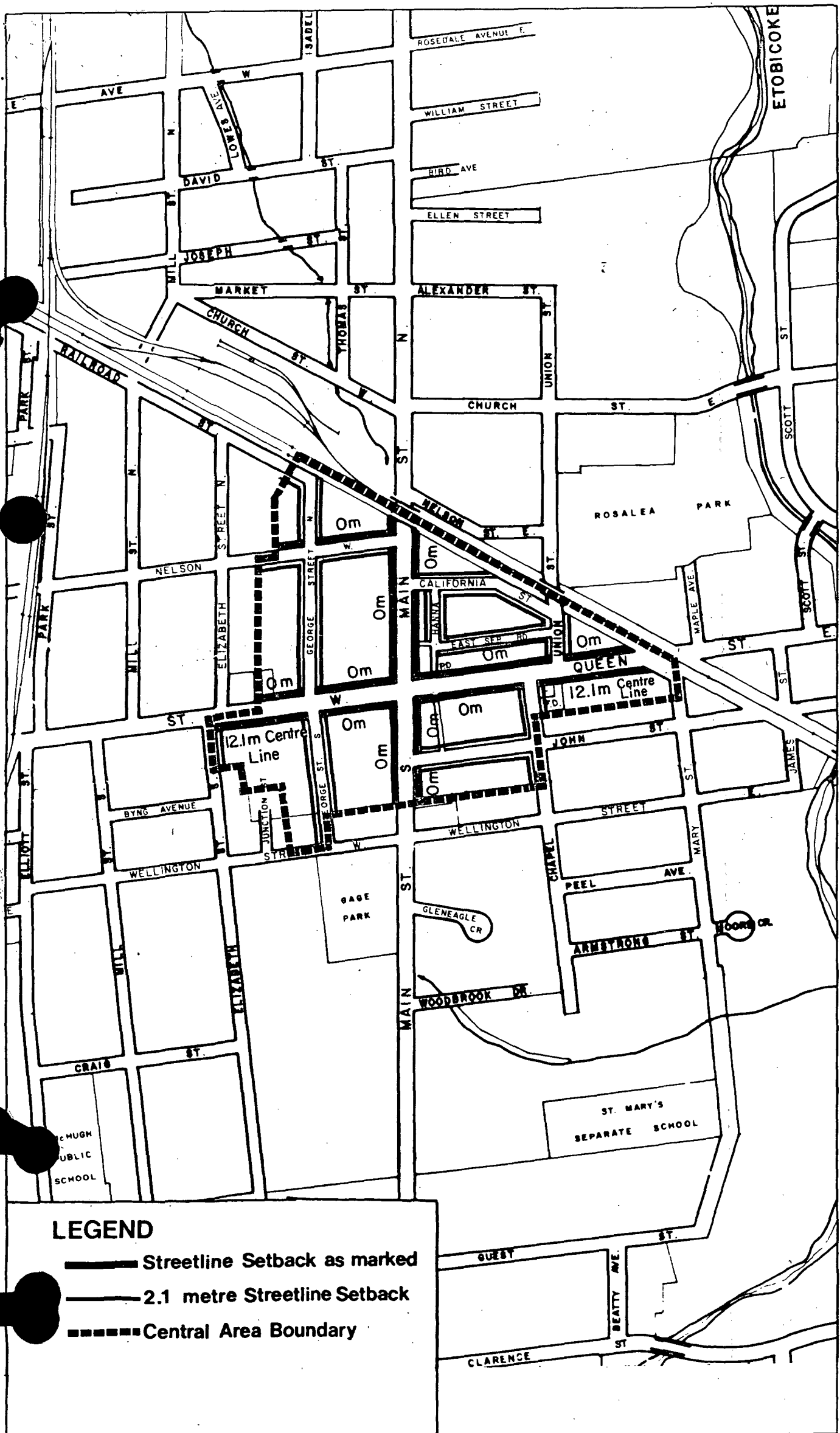
Schedule KK By-Law *16-80*






CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included
 In This By-Law

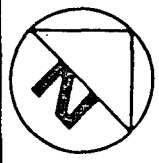


LEGEND

-  Streetline Setback as marked
-  2.1 metre Streetline Setback
-  Central Area Boundary

**Schedule B-2
BY-LAW 25-79**

Schedule LL By-Law 16-80



CITY OF BRAMPTON



ORIGINAL 66'
ROAD ALLOWANCE

QUEEN

STREET

EAST

Future Property Line of Proposed May 410 North

100' MAX.
BUILDING
AREA
20' C.C.
100' MAX.

PARKING

BUILDING AREA 'B'

PARKING

BUILDING AREA 'A'

LOADING AREA

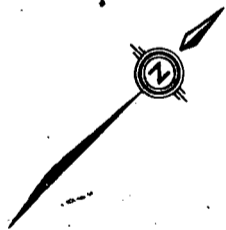
ROAD

LAKE

HEART

ORIGINAL 66' ROAD ALLOWANCE

ZONE LIMIT



SEWER

SAWDRIFT

ORIGINAL ROAD ALLOWANCE

DAVIDSON

ROAD

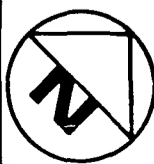
BUILDING AREA

LANDSCAPED OPEN SPACE

NOT TO SCALE
MAY BE OPEN OR BAYHEAD

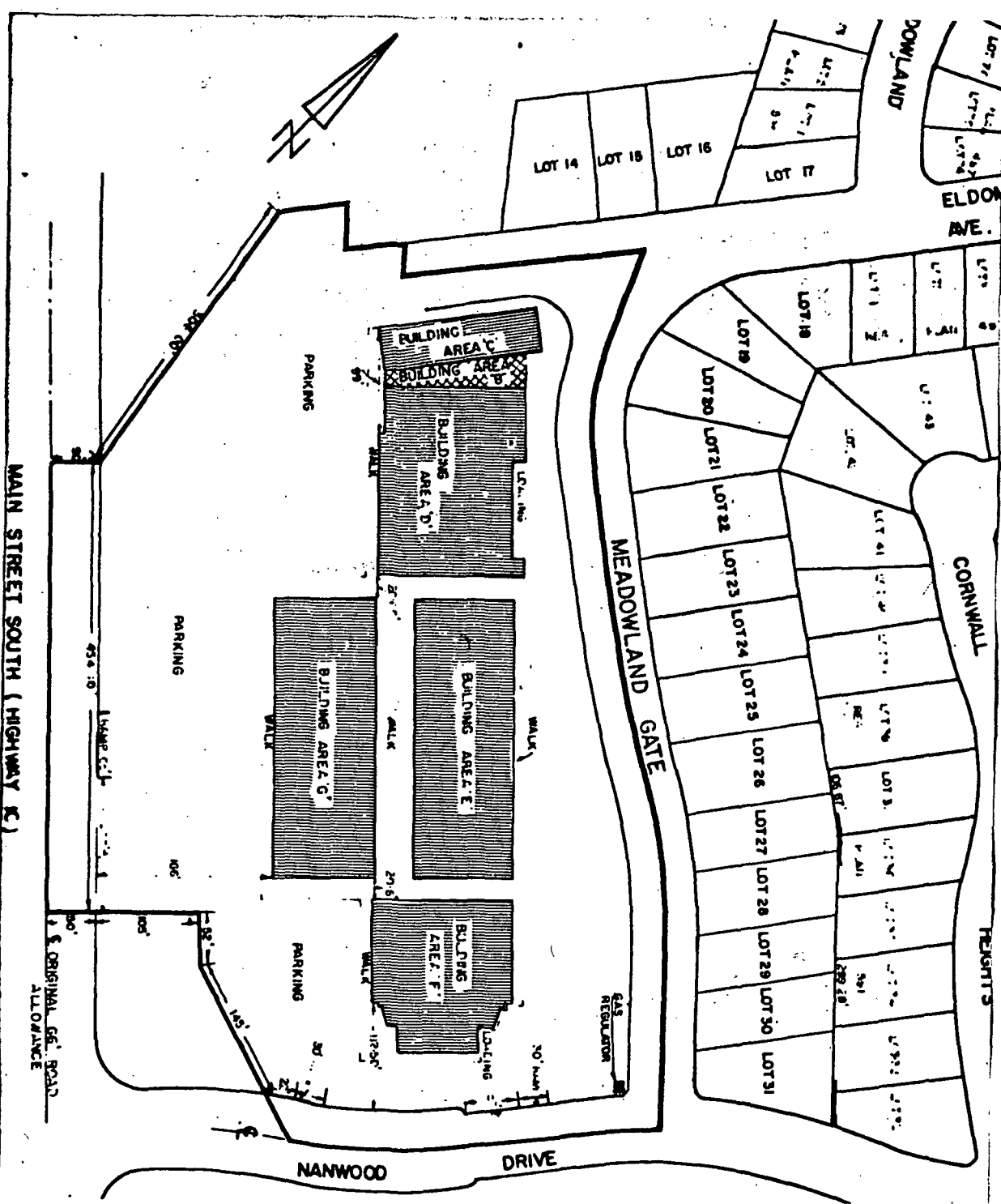
Schedule C-64 BY-LAW 25-79

Schedule MM By-Law 16-80



CITY OF BRAMPTON

Scale
1:1800



Schedule C-67
BY-LAW 25-79

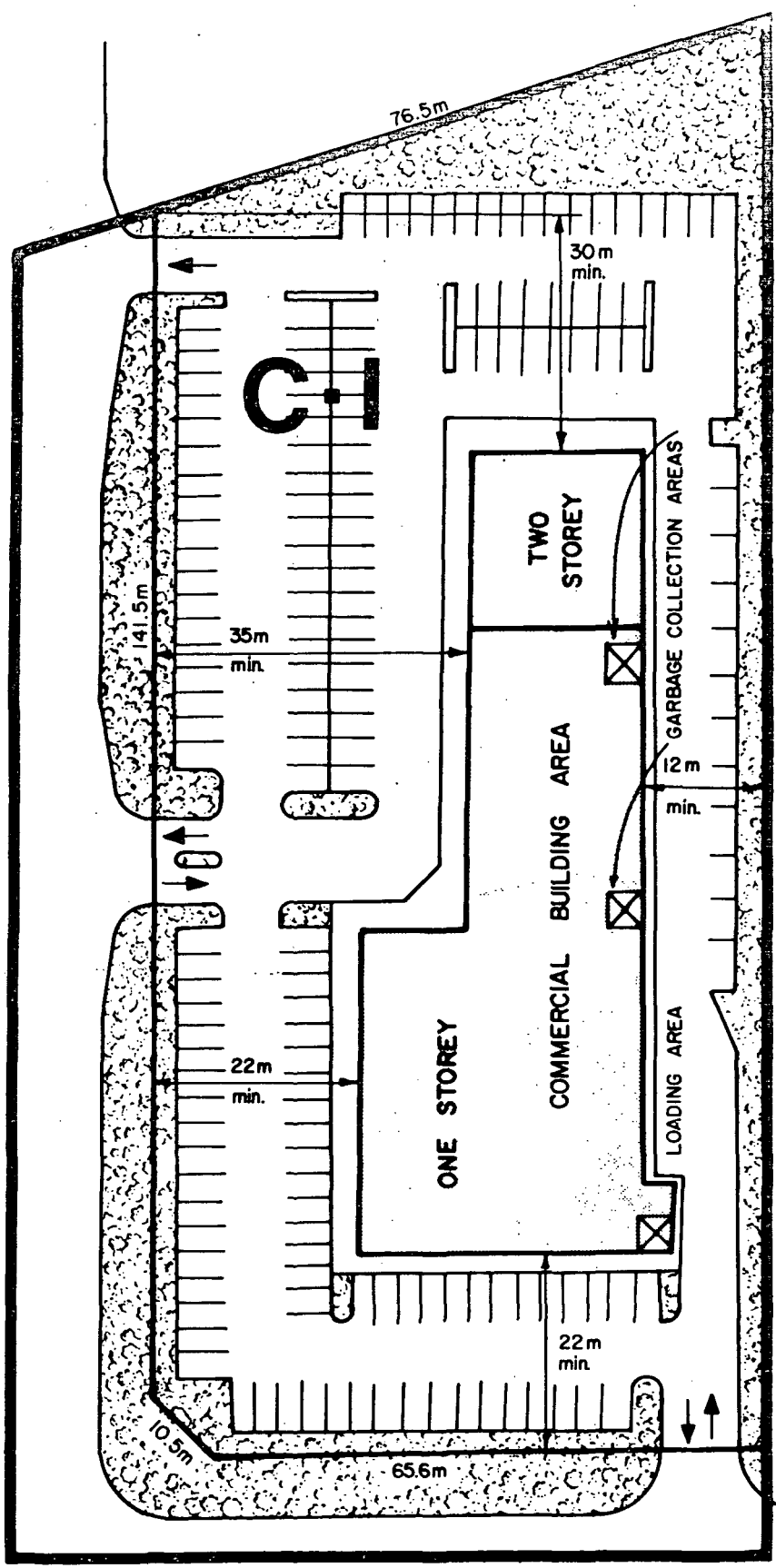
Schedule NN By-Law 16-80







CITY OF BRAMPTON

Scale
 1:1200

CHAROLAIS BOULEVARD



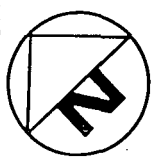
MOFFAT AVENUE

-  PARKING & DRIVEWAY AREA
-  LANDSCAPED OPEN SPACE
-  COMMERCIAL BUILDING AREA
-  C-I ZONE BOUNDARY

BLOCK 306
Registered Plan M-295

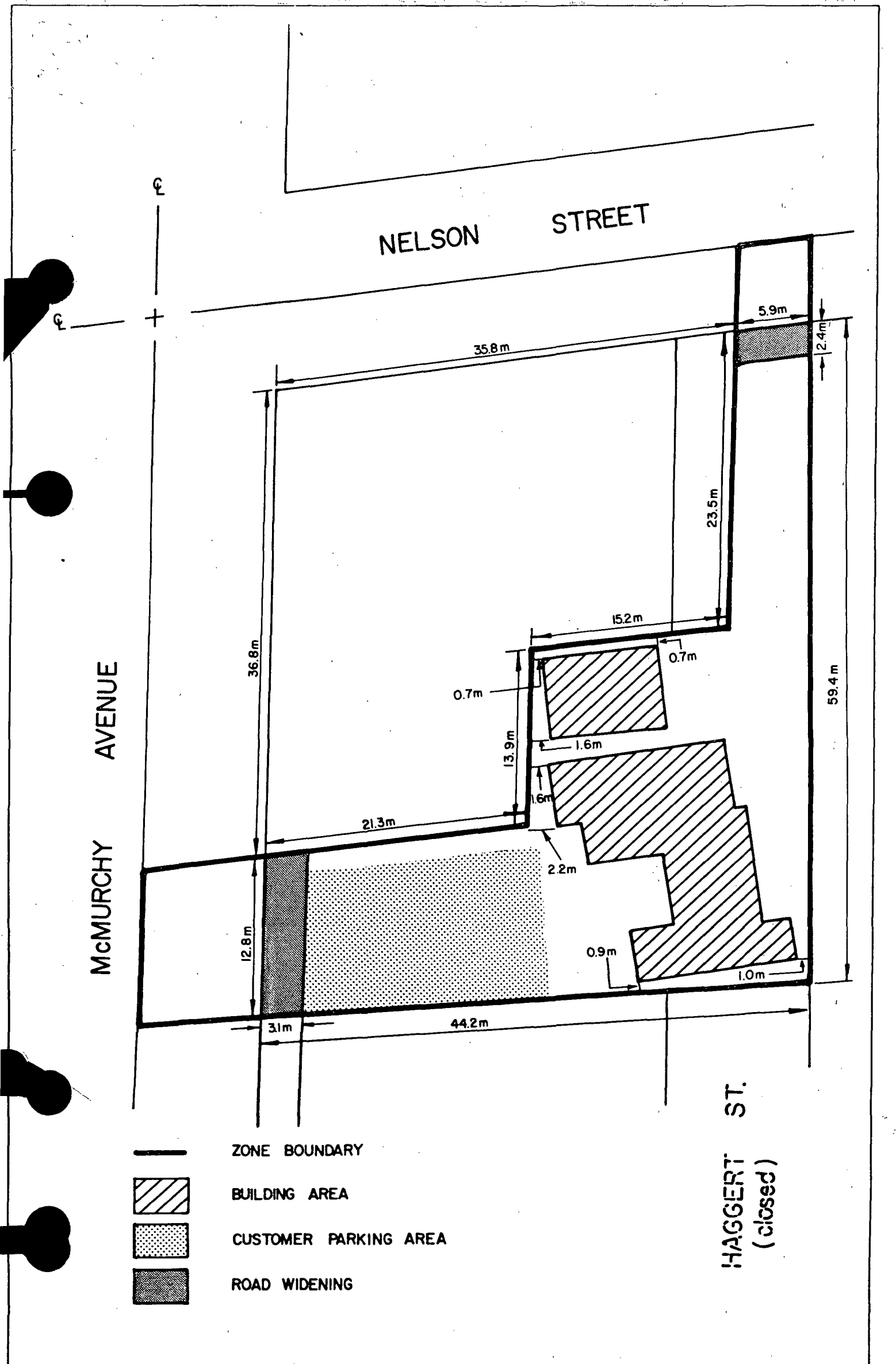
Schedule C-143
BY-LAW 25-79

Schedule OO By-Law 16-80



CITY OF BRAMPTON

Scale
1:860



McMURCHY AVENUE

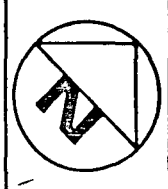
NELSON STREET

HAGGERT ST.
(closed)

- ZONE BOUNDARY
- BUILDING AREA
- CUSTOMER PARKING AREA
- ROAD WIDENING

Schedule C-145
BY-LAW 25-79

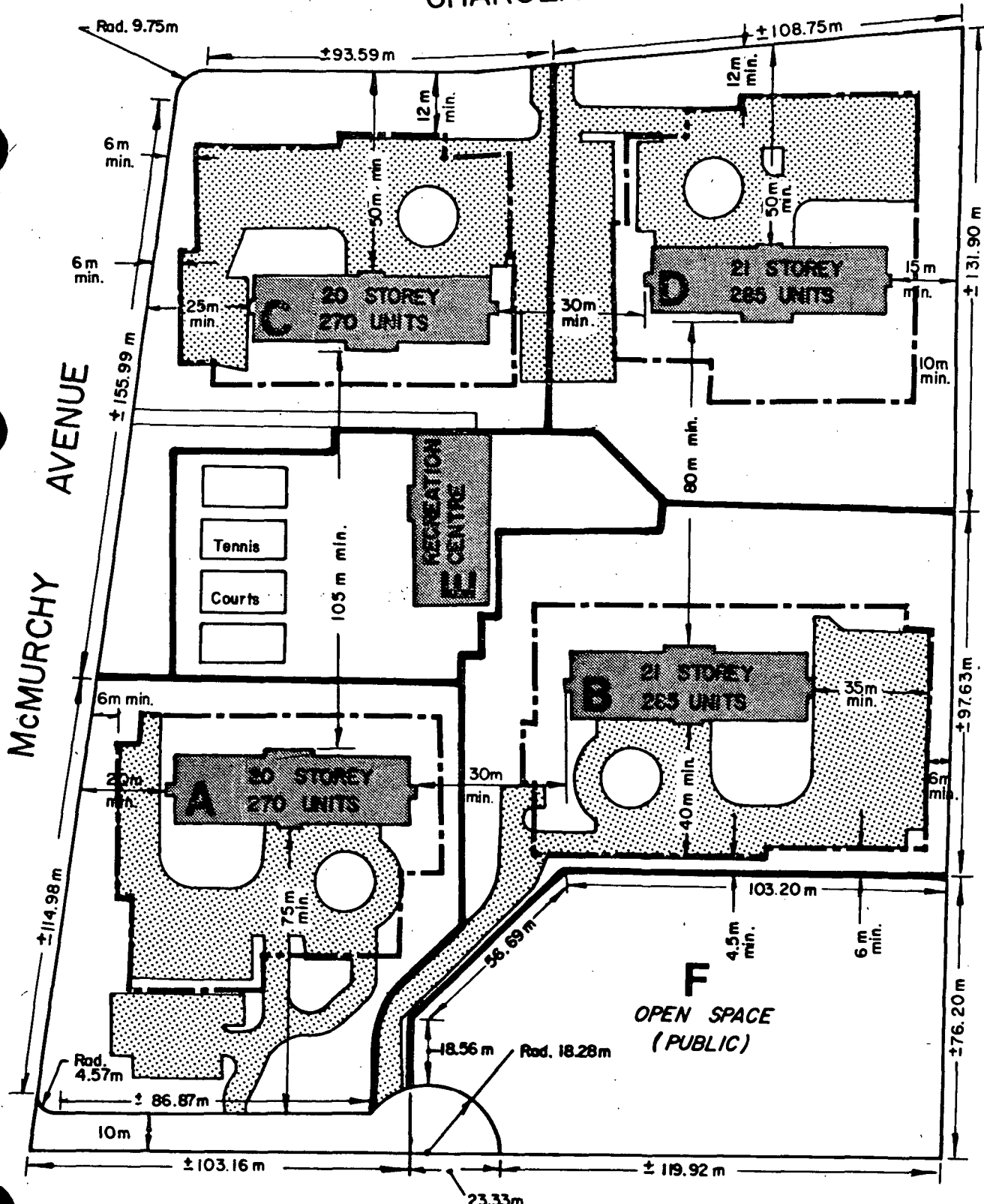
Schedule PP By-Law *16-80*







CITY OF BRAMPTON

Scale
1:360

CHAROLAIS BOULEVARD

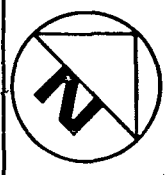


-  BUILDING AREA
-  PARKING & DRIVEWAY AREA
-  LANDSCAPED OPEN SPACE
-  LIMIT OF PARKING STRUCTURE (UNDERGROUND)

CONCESSION I WEST
LOT I, EAST 1/2

Schedule C-148
BY-LAW 25-79

Schedule QQ By-Law 16-80



CITY OF BRAMPTON

Scale
1:1560