

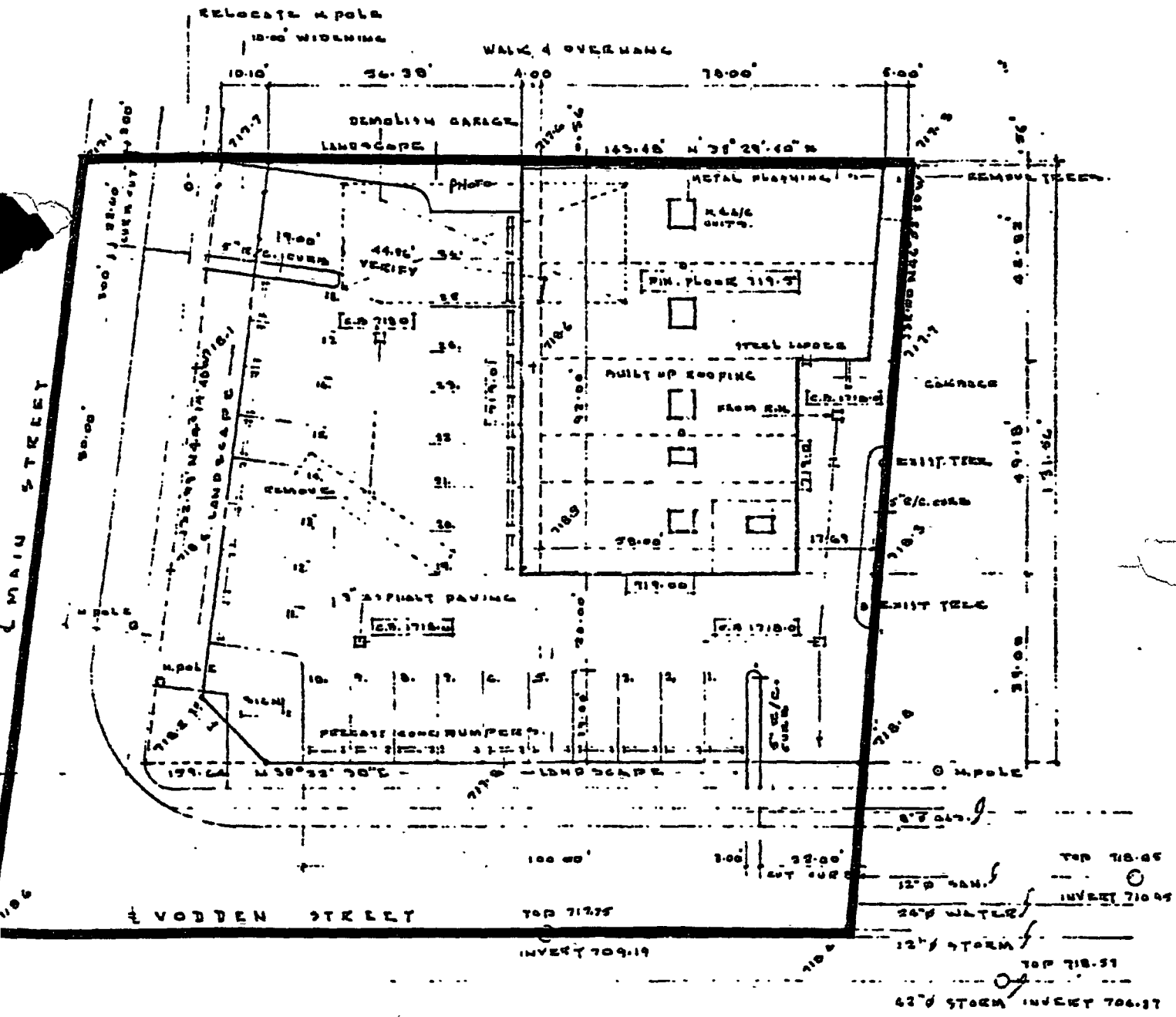
**City  
of  
Brampton**

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**By-law**

**25~79**

COMPREHENSIVE RESTRICTED AREA BY-LAW FOR  
THE AREA CONTAINED WITHIN THE LIMITS OF  
FORMER TOWN OF BRAMPTON, NOW  
IN THE CITY OF BRAMPTON



**SCHEDULE C-139**

**— Zone Boundary**

THE PLAN  
 1. REMOVE ALL FENCING ETC.  
 2. PART LOT 1 & PART LOT 7. CONC. I.  
 3. OP. MUNICIPAL ST.  
 4. PLOT BR 12  
 CITY OF BRAMPTON  
 M. PASTORIAN P.L.S.

|                                    |          |  |
|------------------------------------|----------|--|
| FOUNDATION & SITE PLAN.            |          |  |
| SCALE                              | AS SHOWN |  |
| DATE                               | JAN. 77  |  |
| JOB NO.                            | 79-1     |  |
| SHEET NO.                          | 1        |  |
| MAIN & VORDEN<br>PLAZA<br>BRAMPTON |          | JACK CAMPBELL<br>ARCHITECT<br>GUELPH ONTARIO |

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PART I  
GENERAL



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

25-79

**Number** \_\_\_\_\_  
A By-law to regulate and permit the use of land  
and the rection, use, bulk, height and location of  
buildings in the City of Brampton.

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

## SECTION 1.0 APPLICATION

- 1.1 This By-law applies to those lands within the geographic boundaries of the former Town of Brampton which are shown outlined on Schedule A attached hereto, and to Block I, Registered Plan M-161, and this by-law supersedes all the provisions of and repeals all existing by-laws applying to those lands.
- 1.2 This By-law does not come into force without the approval of the Ontario Municipal Board.

## SECTION 2.0 ADMINISTRATION

- 2.1 Administration  
This By-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons that may from time to time be appointed by resolution of Council.
- 2.2 Violation and Penalty  
Every person who contravenes any of the provisions of this By-law is guilty of an offence and upon summary conviction shall be liable in respect of each offence to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.
- 2.3 Conformity with By-law  
No lands shall be used and no building or structure shall be erected or altered nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this By-law.
- 2.4 Existing Uses Continued  
Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.
- 2.5 Building Permits Issued  
Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Commissioner of Buildings and By-law Enforcement prior to the date of passing of this By-law provided:

- (i) when the building or structure is erected, it shall be used and shall continue to be used for the purpose for which the building permit was issued; and
- (ii) the erection of such building or structure is commenced within 2 years of the date of passing of this By-law and provided the erection of such building or structure is completed within a reasonable time after the erection thereof is commenced.

#### 2.6 Compliance with Other Restrictions

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

### SECTION 3.0 ZONES AND SCHEDULES

#### 3.1 Zones

For the purpose of this By-law, the following zones are hereby established.

|    | <u>CLASS</u>  | <u>ZONE</u>                     | <u>SYMBOL</u> |
|----|---------------|---------------------------------|---------------|
| 1. | Residential   | Residential Single Family A     | R1A           |
|    |               | Residential Single Family B     | R1B           |
|    |               | Residential Two Family          | R2A           |
|    |               | Residential Two Family Extended | R2B           |
|    |               | Residential Townhouse           | R3A           |
|    |               | Residential Street Townhouse    | R3B           |
|    |               | Residential Apartment A         | R4A           |
|    |               | Residential Apartment B         | R4B           |
|    |               | Residential Development         | RD            |
| 2. | Commercial    | Commercial One                  | C1            |
|    |               | Commercial Two                  | C2            |
|    |               | Commercial Three                | C3            |
|    |               | General Commercial              | GC            |
|    |               | Service Commercial              | SC            |
|    |               | Highway Commercial One          | HC1           |
|    |               | Highway Commercial Two          | HC2           |
|    |               | Highway Commercial Three        | HC3           |
| 3. | Industrial    | Light Industrial                | M1            |
|    |               | General Industrial              | M2            |
| 4. | Institutional | Institutional                   | I             |
| 5. | Open Space    | Open Space                      | OS            |

### 3.2 Schedules

Schedules A, B and C with notations and references shown thereon are hereby declared to the part of this By-law and are described as follows:

**SCHEDULE A: ZONE MAPS**

Each of the Zone Maps covers a certain part of the area to which the By-law applies and is identified by a Sheet Number (for example, Schedule A Sheet 1).

**SCHEDULE B: ROAD SETBACKS**

Schedule B is comprised of two maps, Schedule B-1 and Schedule B-2 and a table, Schedule B-3.

**SCHEDULE C: SPECIAL PROVISIONS**

Schedule C is comprised of site plans and subdivision plans upon which are indicated provisions applicable only to a particular property or subdivision. The location and areal extent of the specific site plans and plans are indicated on Schedule A by the applicable zoning category followed by the appropriate section number (for example, R4A, Sec. 74).

The plans comprising Schedule C are as follows:

|            |   |            |
|------------|---|------------|
| Schedule C | - | Section 58 |
| Schedule C | - | Section 59 |
| Schedule C | - | Section 60 |
| Schedule C | - | Section 61 |
| Schedule C | - | Section 62 |
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| Schedule C | - | Section 66 |
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|            |   |             |
|------------|---|-------------|
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| Schedule C | - | Section 91  |
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| Schedule C | - | Section 93  |
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| Schedule C | - | Section 135 |
| Schedule C | - | Section 136 |
| Schedule C | - | Section 137 |
| Schedule C | - | Section 138 |
| Schedule C | - | Section 139 |

## SECTION 4.0 INTERPRETATION

### 4.1 Scope

The provisions of this by-law shall be interpreted and applied so as to recognize that their purpose is to promote the public health, safety, convenience and general welfare of the residents of the area governed by the By-law.

### 4.2 Interpretation of Zone Boundaries

Where the boundary of any zones, as shown on the attached Schedules, is uncertain, the following provisions shall apply:

- (a) Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane;
- (b) Where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or lots registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such lot lines;
- (c) Where a street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse, is included on the Zoning Maps said street, lane, railroad, or railway right-of-way, electrical transmission line right-of-way, or watercourse shall, unless otherwise indicated, be included in the zone of the abutting property on either side thereof;
- (d) Where a zone boundary is indicated as following the limits of the municipality of the former Town of Brampton, the limits shall be the boundary; and
- (e) Where none of the above provisions apply, the zone boundary shall be scaled from the attached Schedules.

#### 4.3 Interpretation of Certain Words

- (a) **Singular and Plural Words:**  
In this By-law, unless the context requires otherwise,
  - (i) words used in the singular number include the plural, and
  - (ii) words used in the plural include the singular number.
- (b) **Shall is Mandatory:**  
In this By-law, the word "shall" is mandatory.
- (c) **Used and Occupied:**  
In this By-law, unless the context requires otherwise:
  - (i) the word "used" shall include "designed to be used" and "arranged to be used"; and
  - (ii) the word "occupied" shall include "designed to be occupied" and "arranged to be occupied".
- (d) **Building, Structure and Use Classification:**  
In this By-law, all buildings, structures and uses permitted and classified under the headings "RESIDENTIAL USES" or "NON-RESIDENTIAL USES" may be referred to as Residential or Non-Residential buildings, structures or uses respectively.

## SECTION 5 DEFINITIONS

ACCESSORY BUILDING shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, and shall include garages, sheds, barns and similar storage facilities.

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

AGRICULTURAL USE shall mean the use of land, structure or building for the purpose of general farming and, without limiting the generality of the foregoing, includes forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made.

ANIMAL HOSPITAL shall mean the premises where animals, birds or other livestock are kept for the purposes of veterinary treatment, and shall include the offices of a veterinary surgeon.

ART GALLERY shall mean a building, place or area where paintings, sculptures or other works of art are exhibited or sold.

BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one half of its height, from finished floor to finished ceiling, above the adjacent finished grade.

BOARDING HOUSE shall mean a dwelling in which the proprietor resides and supplies for hire or gain either room or room and board to more than two persons but not more than five persons, exclusive of the proprietor and members of the proprietor's family, but shall not include a hotel, motel or a group home.

BUILDING shall mean any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

BUILDING AREA shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls, including air wells and all other spaces within the building, but excluding open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

BUILDING HEIGHT shall mean the vertical distance between the established grade and:

- (a) in the case of a flat roof, the highest point of the roof surface; or,

- (b) in the case of a mansard roof, the deck line; or,
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

BUILDING, MAIN shall mean the building in which is carried on the principal purpose for which the lot is used.

BULK STORAGE YARD shall mean a place where land is used for the storage in the open of goods and materials such as coal, lumber, building supplies, construction equipment and the like, but does not include salvage, junk or scrap yards.

CARPORT means an accessory building or structure or part thereof, the perimeter of which is more than 40 per cent unenclosed and which is used for the parking or temporary storage of vehicles.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below adjacent finished grade.

CEMETERY shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of The Cemeteries Act (R.S.O. 1970, Chapter 57, as amended).

COMMERCIAL USE shall mean the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

COMMUNITY CENTRE shall mean a building or place used for community activities of a social, cultural or recreational character and operated on a non-profit basis.

CONSERVATION AREA shall mean an area of land owned by a conservation authority.

COVERAGE shall mean that percentage of the land or lot area covered by the main building and accessory buildings.

CUSTOM WORKSHOP shall mean a building or place where goods are produced to special order and sold on the premises.

DAY NURSERY shall mean a day nursery within the meaning of The Day Nurseries Act (R.S.O. 1970, Chapter 104, as amended).

DETACHED, when used in reference to a building, shall mean a building which is not dependent on any other building for structural support or enclosure.

DRYCLEANING AND LAUNDRY DISTRIBUTION STATION shall mean a building or place used for the purpose of receiving and distributing articles or goods or fabrics to be drycleaned, dry-dyed, cleaned or pressed off the premises.

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

DWELLING shall mean a building, occupied or capable of being occupied, as a home or sleeping place by one or more persons.

DWELLING, APARTMENT shall mean a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements.

DWELLING, BACHELOR shall mean a dwelling unit designed for occupancy by one or two persons and consisting of a combined living and bedroom, a kitchen or kitchenette, and a bathroom.

DWELLING, DOUBLE DUPLEX shall mean a detached building that consists of 2 duplex dwellings attached to each other containing a total of 4 dwelling units.

DWELLING, DUPLEX shall mean a building that is divided horizontally into 2 dwelling units, each of which has an independent entrance directly or through a common vestibule.

DWELLING, MAISONETTE shall mean a building that is divided into 3 or more dwelling units, each of which has at least 2 independent entrances, at least one of which is directly accessible from the outside yard area abutting the said dwelling unit.

DWELLING, MULTIPLE FAMILY shall mean a building or place designed or used for occupancy by 3 or more families living independently of one another.

DWELLING, SEMI-DETACHED shall mean a building comprised of 2 attached dwelling units divided vertically each of which has independent entrance from the outside. Said dwelling units shall be attached above grade to a height of not less than 2 metres by means of a common or party wall between the 2 dwelling units extending in depth a distance of not less than 2 metres.

DWELLING, SINGLE-FAMILY DETACHED shall mean a completely detached dwelling unit, occupied or intended to be occupied by 1 family only.

DWELLING, STREET TOWNHOUSE shall mean a dwelling unit in a townhouse dwelling, which dwelling unit is located on its own lot.

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above grade into 3 or more dwelling units, each of which has independent entrances to a front and a rear yard immediately abutting the front and rear walls of each unit.

DWELLING, TRIPLEX shall mean a detached building that is divided horizontally into three dwelling units, each of which have an independent entrance directly or through a common vestibule.

DWELLING UNIT shall mean one or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which a separate kitchen and sanitary facilities are provided for the use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

ERECT shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FAMILY shall mean:

- (a) 1 person, or 2 or more persons living together and interrelated by bonds of consanguinity marriage or legal adoption, and shall include non-paying guests and domestic servants, and not more than 2 persons who receive their lodging or board for compensation, or
- (b) not more than 5 unrelated people.

FLOOR AREA, GROSS 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. (When calculating Gross Floor Area with respect to a residential building the following shall not be included: any porch, verandah, unfinished attic, cellar or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, children's play area, recreation area, parking of motor vehicles, or storage.

FLOOR AREA, NET shall mean the total of the area of all floor levels in the building, including any basement, cellar, mezzanine and area covered by interior walls and partitions, but excluding the roof area, exterior perimeter walls, areas occupied by stairwells or elevators, covered mall areas not used as retail sales floor area, and the floor area contained in or attributable to a dwelling unit or bowling alley.

FLOOR SPACE INDEX shall mean the ratio of gross floor area of a building to the area of the lot upon which the building is situated.

FRATERNAL ORGANIZATION shall mean a non-government, non-profit, non-commercial organization which carries on social, cultural and welfare programs for the benefit of the community.

GARAGE, PRIVATE shall mean an enclosed structure for the storage of 1 or more vehicles in which no business, occupation or service is conducted for profit.

GARAGE, PUBLIC shall mean a building or place where motor vehicles are kept or stored for remuneration, or a building or place used as a motor vehicle repair shop.

GOLF COURSE shall mean an area operated for the purpose of playing golf and includes a driving range, a miniature golf course and putting greens.

GRADE, ESTABLISHED shall mean the average finished surface elevation at the outside walls of any building or structure which is arrived at by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

GROUP HOME shall mean a single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents, excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents, and licenced by the Province if so required by Provincial statute.

HABITABLE ROOM means any room in a dwelling unit used or intended to be used for purposes of living, sleeping, cooking or eating.

HOME OCCUPATION shall mean an occupation conducted for gain or profit within a dwelling unit, provided that:

- (a) the home occupation is secondary to the use of the dwelling unit as private residence and does not occupy more than fifteen per cent of the gross floor area of the dwelling, excluding the basement or cellar;
- (b) no change in the external character of the dwelling unit as a private residence results;
- (c) there are no goods, wares or merchandise offered or exposed for sale or sold or kept for sale in the dwelling unit;
- (d) there is no outside storage of material, goods or vehicles in conjunction with the home occupation use;
- (e) not more than 1 person other than members of the family residing in a dwelling unit is employed in the residence in connection with the home occupation.

HOSPITAL, PRIVATE shall mean a private hospital as defined by The Private Hospitals Act (R.S.O. 1970, Chapter 361, as amended).

HOSPITAL, PUBLIC shall mean an institution that is approved under the Public Hospitals Act (R.S.O. 1970, Chapter 378, as amended).

HOTEL OR MOTEL shall mean a building or place that provides, for gain or profit, sleeping accommodation for the public but without providing individual private cooking facilities.

INSTITUTIONAL USE shall mean the use of land, buildings or structures by an organized body or society for the promotion of a particular purpose, with no intent of profit, but shall not include a private club.

KENNEL shall mean a place, whether enclosed or not, where cats, dogs, or other household pets are kept for the purposes of raising, breeding, boarding, training, or selling them.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land open to the sky on a lot, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

LANE shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general circulation of traffic, and shall not include a street.

LOADING SPACE shall mean an unobstructed area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- (a) is provided for the parking of 1 commercial motor vehicle while merchandise upon the same lot or lots are being loaded or unloaded from such vehicle;
- (b) consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;
- (c) is not upon or partly upon any street or lane;
- (d) is accessible from a street or lane by means of driveways, aisles, manouvering areas or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by Section 29 of The Planning Act. (R.S.O. 1970, C.349, as amended).



LOT, CORNER shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT, THROUGH shall mean a lot bounded on 2 opposite sides by streets, provided however that if any lot qualifies as being both a corner lot and a through lot, such lot shall be deemed to be a corner lot for the purposes of this By-law.

LOT AREA shall mean the total horizontal area enclosed within the lot lines of a lot, excluding the horizontal area covered by water, marsh or flood plain, or between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal.

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

LOT WIDTH shall mean the straight line distance between side lot lines.

- (a) Where such lot lines are not parallel, but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6 metres back from the front lot line.
- (b) Where such lot lines are not parallel but converge toward the rear lot line the lot width shall be the straight line distance between points on the side lot lines measured on a line 18 metres back from the front lot line.
- (c) In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer lot line which abuts the street on a corner lot.

LOT LINE, FRONT shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and a longer line that abuts a street shall be deemed to be the flankage lot line.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, SIDE shall mean a lot line other than a front or rear lot line.

MOTOR VEHICLE includes an automobile, a truck, a motorcycle, a motor-assisted bicycle, a snowmobile, any other vehicle propelled or driven otherwise than by muscular power, a travel trailer, and a farm implement, whether self-propelled or not.

MOTOR VEHICLE REPAIR SHOP shall mean a building or place used for the repair or servicing of motor vehicles, but shall not include a motor vehicle sales establishment, a motor vehicle washing establishment, a self-serve service station, or a service station.

MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

MOTOR VEHICLE WASHING ESTABLISHMENT shall mean a building or place containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices, and includes a self-service operation.

NON-CONFORMING shall mean that the lot, building or structure which is described as such is being used for a purpose not permitted in the zone in which it is located.

NON-COMPLYING shall mean the lot, building or structure which is described as such is being used for a purpose permitted in the zone in which it is located, but does not comply with 1 or more of the other requirements and restrictions relating to that zone.

NURSING HOME shall mean any building or place maintained and operated for persons requiring nursing care.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for 1 or more persons, does not include a travel trailer or tent trailer or trailer otherwise designed.

OBNOXIOUS USE shall mean a use which, from its nature of operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials, and, without limiting the generality of the foregoing, shall include any uses which, under The Public Health Act (R.S.O. 1970, Chapter 377, as amended) and regulations made thereunder, are declared by the Peel Regional Health Unit to be an obnoxious or offensive trade, business or manufacture.

OFFICE shall mean any building or place in which 1 or persons are employed in the management, direction or conducting of an agency, profession, business, brokerage, labour or fraternal organization, and shall exclude any office for a veterinary surgeon and such purposes as retail sales, manufacture, assembly or storage of goods, or places of assembly and amusement.

PARK, PUBLIC shall mean a park owned or controlled by the City of Brampton, the Regional Municipality of Peel or any conservation authority, and shall include a walkway leading from a street to a public park.

PARKING LOT shall mean an open area, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients, visitors, customers or residents.

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

PERSON shall include any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

PRIVATE CLUB shall mean a building or place operated by an athletic, cultural, social or recreational organization operating on a non-profit basis and includes the premises of a fraternal organization.

PUBLIC AUTHORITY includes the Corporation of the City of Brampton, the Regional Municipality of Peel and the Province of Ontario, and any board, commission, committee or body established or exercising any power or authority under any statute of Ontario with respect to any of the affairs or purposes, including school purposes, of the City of Brampton or parts thereof.

RECREATIONAL AREA shall mean an area set aside for recreational purposes, and without limiting the generality of the foregoing may include athletic fields, community centres, day camps, golf courses, lawn bowling greens, picnic areas, playgrounds, indoor or outdoor skating hockey rinks, swimming pools, tennis courts, and similar uses.

RECREATIONAL USE shall mean the use of land, buildings or structures for any purpose relating to recreational activity.

RELIGIOUS INSTITUTION shall mean a building or place used by a religious organization for public worship, but shall not include a building so used and also used for human habitation.

RESTAURANT shall mean a building or place where food and drink are served to the public for consumption within the same building or place, and where drive-in, take-out, or packaged fast food services are not available.

RESTAURANT, DRIVE-IN shall mean a building or place where food and drink are served primarily to the public seated in motor vehicles.

RESTAURANT, TAKE-OUT shall mean a building or place where food is prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

SCHOOL, COMMERCIAL shall mean a building or place where training in language skills, or in secretarial or other trade skills is provided for compensation.

SCHOOL, PRIVATE shall mean a school that is not a public school that provides essentially the same services as a public school.

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education or the Dufferin-Peel Roman Catholic Separate School Board.

SELF-SERVE SERVICE STATION shall mean any building or place where gasoline, diesel fuel or other fuel is dispensed by the customers themselves into their own motor vehicles, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, or a motor vehicle washing establishment, although motor vehicles may be oiled, lubricated or washed, and minor or running repairs essential to the actual operation of motor vehicles may be carried out.

SERVICE SHOP shall mean a building or place used primarily for the repair, servicing, or incidental sales of articles or materials, but shall not include a building or place where articles or materials are assembled or manufactured, or where internal combustion engines, or motor vehicles are repaired.

SERVICE SHOP, PERSONAL shall mean an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

SERVICE STATION shall mean a building or place where gasoline, diesel fuel, oil, lubricants, anti-freeze, tires, tubes, light bulbs, spark plugs, batteries, and other minor parts and accessories for motor vehicles are kept for sale at retail, a motor vehicle washing establishment, or a self-serve service station, although motor vehicles may be oiled, lubricated or washed, and minor or running repairs essential to the actual operation of motor vehicles may be carried out.

SETBACK, CENTRE LINE shall mean a minimum distance between the centre line of a street and the nearest main wall of any building or structure.

SETBACK, STREET LINE shall mean the minimum distance between a lot line and the nearest main wall of any building or structure.

SHOPPING CENTRE shall mean the premises upon which a group of commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

SIGN shall mean a name, identification, description, device, display or illustration which is affixed to, represented upon or placed nearby a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

STOREY shall mean that portion of a building which is included between 1 floor level and the next higher floor level or the roof, and which has its floor level not lower than 2 metres below the line where the roof and outer wall meet.

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by the Crown in the Right of the Province of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles but shall not include a public lane.

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, and shall include fences which exceed 1.8 metres in height.

SWIMMING POOL shall mean any structure, basin, chamber or tank containing or capable of containing an artificial body of water for swimming, wading, diving or recreational bathing, and having, when filled, a water depth of 0.5 metre or more at any point.

TRAILER shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

TRAILER, TRAVEL shall mean a trailer that is used or intended to be used for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

TRUCK TERMINAL shall mean a building or place where trucks are rented, leased, kept for hire or stored or parked for remuneration or from which trucks or transports are dispatched for hire as common carriers.

USE OR TO USE shall include anything that is done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, building or structure.

UTILITY INSTALLATION shall mean any building, structure, plant or equipment essential to the provision and operation of electricity, water, sewage disposal, telephone service, telegraph service, pipeline, railway, telecommunications or cable television.

YARD shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as specifically permitted elsewhere in this By-law, and located between the main building and one of the lot lines of the said lot.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot.

YARD, REAR shall mean a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot.

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

YARD, EXTERIOR SIDE shall mean a side yard immediately adjoining a street.

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

ZONE shall mean an area of land designated for certain uses by this By-law.

PART II  
GENERAL ZONING PROVISIONS

**SECTION 6.0 GENERAL PROVISIONS FOR ALL ZONES****6.1 Non Conforming Uses**

Nothing in this By-law shall prevent the repair or renovation of an existing, non-conforming building or structure provided that such repair or renovation shall not:

- (a) cause those provisions of this By-law with which the existing building or structure does not comply to be contravened to a greater extent; or
- (b) cause non-compliance with any other provisions of this By-law.

**6.2 Non-Complying Buildings**

Where a building or structure was erected prior to the date of the passing of this By-law on a lot having less than the minimum requirements and restrictions of this By-law, said building or structure may be reconstructed, repaired, renovated or enlarged provided that such reconstruction, repair or renovation shall not:

- (a) cause those provisions of this By-law with which the existing building or structure does not comply to be contravened to a greater extent; or
- (b) cause non-compliance with any other provisions of this By-law.

**6.3 Lot Frontage or Area Reduced by Public Action**

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in the right of Ontario or Canada, a lot is caused to have less lot frontage or less lot area than that required by this by-law, a building or structure may be erected or used on such a lot if all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this By-law.

**6.4 Yards or Building Setbacks Reduced by Public Action**

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in the right of Ontario or Canada, the yards or building setbacks are reduced to less than the requirements of this by-law, an existing building or structure may be repaired, converted or altered as long as the setbacks or yards are not further reduced by such repair, conversion or alteration, and as long as all other requirements of this by-law are complied with, notwithstanding anything to the contrary in this By-law.

**6.5 Frontage on Road or Street**

No person shall erect any building or structure in any zone unless the lot upon which building or structure is to be erected fronts upon a street.

**6.6 Building to be Moved**

No building may be moved into any zone where it is not permitted.



**6.7 Multiple Uses**

Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

**6.8 Dwelling Unit Prohibited Below Grade**

No dwelling unit shall in its entirety be located in a cellar.

**6.9 Public Uses Permitted**

The provisions of this By-law shall not apply to prevent the use of any land or the erection or use of any building or structure by a public authority or for a utility installation, and such use or erection may be permitted provided that:

- (a) the size, height, coverage and yard regulations required for the zone in which such land, building or structure is located are complied with;
- (b) no goods, material or equipment are stored in the open in a Residential Zone or in a lot adjacent to a Residential Zone;
- (c) any parking and loading regulations prescribed for these uses are complied with;
- (d) areas not used for parking, driveways or storage shall be landscaped.

**6.10 Special Uses Permitted**

Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure for a scaffold or other temporary building or structure, including a sales or rental office incidental to construction in progress, until such time as the work has been discontinued for a period of one year or finished.

**6.11 Permitted Yard Encroachments**

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except for:

- (a) an accessory building or structure permitted by the provisions of this By-law;
- (b) the structures listed in the Table 6.11 (b) which shall be permitted to project into the minimum yards indicated for the distances specified ;

Table 6.11(b)

| <u>STRUCTURE</u>   | <u>YARD</u>                         | <u>MAXIMUM PROJECTION INTO YARD</u>      |
|--|-------------------------------------|--|
| Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies | Any Yard                            | 0.5 metre                                |
| Window bays  | Front, rear and exterior side yards | 1.0 metre to a maximum width of 3 metres |
| Balconies  | Front, rear and exterior side yards | 1.5 metres                               |
| Open, roofed porches not exceeding one (1) storey in heights, uncovered terraces         | Front, rear and exterior side yards | 1.5 metres including eaves and cornices  |

- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

#### 6.12 Visibility Triangle

On a corner lot, a sign, fence, hedge, shrub, bush or tree or any other structure or vegetation shall not be permitted to be erected or to grow to a height greater than 0.8 metre above the grade of the streets that abut the lot within the triangular area formed by measuring from the point of intersection of the lot lines abutting the streets a distance of 6.0 metres along each such lot line to two points and joining those two points, nor shall any sign be permitted to overhang the said triangular area.

#### 6.13 Height regulations in this By-law do not apply to:

- (a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities; or to
- (b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.

#### 6.14 Parking Spaces and Lots

Each parking space shall be an angled outdoor parking space, a parallel outdoor parking space or and indoor parking space.

- (a) An angled outdoor 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 outdoor parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length.
- (c) An indoor parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.1 metres in length which is entirely located within or beneath a building or structure.

6.15 Where parking spaces are provided or required for Commercial Uses, Industrial Uses and Residential Uses other than 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 area shall be provided or maintained on the same lot or parcel as the building or use for which it is required or intended;
- (b) the parking area shall be surfaced with a hard surface and dustless materials;
- (c) 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;
- (d) each parking space shall have unobstructed access to an aisle leading to a driveway or street;
- (e) 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> |
|--|----------------------------|
| (i) up to 45 degrees                           | 4.6 metres                 |
| (ii) 45 degrees up to 70 degrees               | 5.2 metres                 |
| (iii) 70 degrees up to 80 degrees              | 6.1 metres                 |
| (iv) 80 degrees up to and including 90 degrees | 6.7 metres                 |

- (f) the lights used for the illumination of the parking facilities shall be so arranged as to divert light away from the adjacent lots.

6.16 (a) Trailers, travel trailers and mobile homes may not be located in any zone if used or intended to be used for the accommodation of and occupation by persons.

- (b) Trailers and travel trailers may be stored in any zone in accordance with the other provisions of this by-law.

**6.17 Loading Spaces**

Each loading space shall be a small loading space or a large loading space.

- (a) A small loading space shall be a rectangular area measuring not less than 3.66 metres in width and 9.15 metres in length.
- (b) A large loading space shall be a rectangular area measuring not less than 3.66 metres in width and 15.25 metres in length.

6.18 No sign, billboard or poster shall be erected in any zone except in compliance with the 'Sign By-law' of the City of Brampton.

6.19 No building or structure shall be erected or used except in accordance with the setback requirements of Schedule B-1 of this By-law.

6.20 Except as provided for under Section 6.12 no fence or hedge:

- (a) Within a required front yard shall exceed 1.0 metre in height.
- (b) Within an exterior side yard exceed 1.2 metres in height.
- (c) Within any other required yard exceed 2.0 metres in height except that a chain link fence for a school or park may exceed these permitted limits.

**6.21 Development Control**

As a condition of the development or redevelopment of lands or buildings within the lands to which this By-law as shown applies, the City requires the provision, maintenance, and use of the following facilities and matters:

- (a) Widening of highways that abut on the land that it being developed or redeveloped.
- (b) Subject to the Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbs including the number, location and size of such facilities and the direction of traffic thereon.
- (c) Off-street vehicular parking and loading areas and access driveways including the surfacing of such areas and driveways.
- (d) Walkways and all other means of pedestrian access.
- (e) Removal of snow from access ramps, driveways, parking areas and walkways.
- (f) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any building or structures thereon.

- (g) Conveyance to the municipality, without cost, of easements required for the construction, maintenance or improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the land.
  - (h) Floodlighting of the land or of any buildings or structures thereon.
  - (i) Walls, fences, hedges, shrubs, or other suitable groundcover to provide adequate landscaping of the land or protection to adjoining lands.
  - (j) Vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material.
  - (k) Plans showing the location of all buildings and structures to be erected on the land and the location of other facilities required by the By-law.
  - (l) Perspective drawings and plans showing building elevations and cross sections of industrial and commercial buildings and residential buildings containing twenty-five or more dwelling units.
- 6.22 The Council is authorized to regulate the maintenance and use of the facilities and matters referred to in Section 6.21.
- 6.23 The facilities and matters required by Section 6.21 shall be provided and maintained by the owner of the land at his sole risk and expense, and to the satisfaction of the City, and in default thereof the provisions of Section 469 of The Municipal Act shall apply.
- 6.24 The owner of the land may is required as a condition of development or redevelopment of any land or buildings to enter into one or more agreements with the City dealing with the facilities and matters referred to in Section 6.21.
- 6.25 No building permit shall be issued until the plans required by Subsections 6.21 (k) and 6.21 (l) have been approved by the City and until the agreements required by Section 6.24 have been entered into.

## SECTION 7.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

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

### 7.2 One Dwelling per Lot

No person shall erect more than one (1) single family detached dwelling, one (1) semi-detached dwelling, one (1) duplex dwelling, one (1) triplex dwelling or one (1) double duplex dwelling on one lot.

### 7.3 Accessory Buildings

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

- (a) not be used for human habitation;
- (b) not exceed 4.5 metres in height in the case of a peaked roof;
- (c) not exceed 3.5 metres in height in the case of a flat roof;
- (d) not be constructed in a front yard or a flankage side yard;
- (e) not be less than 0.6 metres from any lot line; and
- (f) not cover in the excess of 10 percent of the lot area.

### 7.4 Detached Garage or Carport

A detached private garage or carport as an accessory building may be located in a side or rear yard of a lot in a Residential Zone provided that it is:

- (a) no closer than 1.2 metres to a main building;
- (b) no closer than 1.2 metres to an interior side lot line if in an interior side yard or 0.6 metre to an interior side lot line or rear lot line if in a rear yard;
- (c) no closer to a street than the required set-back for a main building, and in no case shall be closer to the front lot line than 7 metres.

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

- (a) the garages for the two lots abutting said side or rear lot line are designed as one building;

- (b) a common wall on and along the said side or rear lot line divides the garages;
- (c) the garages for the two lots abutting said side or rear lot line are constructed or reconstructed simultaneously.

7.6 Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit on the lot on which it is located it shall not be considered an accessory building and shall comply with the yard and area requirements for the Residential Zone in which it is located, except that the front wall of any garage or carport shall not be located closer than 7 metres from the front lot line.

7.7 Travel Trailers and Commercial Vehicles

A travel trailer or a commercial vehicle not exceeding 2,700 kilos gross vehicle weight may be parked in a Residential Zone provided that the travel trailer or commercial vehicle:

- (a) is not parked closer to a lot line than a detached private garage is permitted by this By-law;
- (b) is owned by the occupant of the lot on which said trailer or vehicle is stored or parked;
- (c) is not used for human habitation.

7.8 Unenclosed Swimming Pools

A private, uncovered swimming pool shall be permitted in the side or rear yard of a lot provided that it is:

- (a) no closer than 1.5 metres to any side lot line;
- (b) no closer than 1.5 metres to any rear lot line, provided that does not abut the side lot line of another lot in which case it shall be no closer than 3 metres to the said lot line.

7.9 Enclosed Swimming Pools

A building that covers a swimming pool may be located in the side or rear yard of a lot provided that it is:

- (a) no closer than 1.2 metres to an interior side lot if in an interior side yard;
- (b) no closer than 0.6 metre to an interior side lot line or a rear lot line if in rear yard, provided that it does not abut the side lot line of another lot, in which case it shall be no closer than 3 metres to the said lot line;

(c) no closer to a street than the required setback for a main building.

7.10 A swimming pool covered by a permanent structure shall be considered an accessory building for the purposes of calculating the building area of accessory buildings.

7.11 Semi-Detached Dwelling Units

Where semi-detached dwelling units are held in separate ownership, the line or lines which divide the lot into separate parcels must pass along the common wall.

7.12 Through Lots

One of the front yards of a through lot may serve as a required rear yard and may have the rear yard depth required by this By-law.

7.13 Parking spaces and areas are required in Residential Zones in accordance with the following provisions:

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

(i) except for a driveway, no parking space shall be permitted in the front yard;

(ii) a garage attached to a dwelling unit may be located in the front yard but may not be located closer than 7 metres from the front lot line;

(iii) the minimum width of a driveway shall be 3 metres.

7.14 For each dwelling unit within a single-family dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling a minimum of 2 parking spaces are required.

7.15 For each dwelling unit in an apartment or multiple family dwelling, the following number of parking spaces are required:

|                     | <u>Resident<br/>Spaces</u> | <u>Visitor<br/>Spaces</u> | <u>Recreation<br/>Equipment<br/>Spaces</u> | <u>Total<br/>Spaces</u> |
|---------------------|----------------------------|---------------------------|--|-------------------------|
| Bachelor Unit       | 1.00                       | 0.20                      | 0.03                                       | 1.23                    |
| One-bedroom Unit    | 1.18                       | 0.20                      | 0.03                                       | 1.41                    |
| Two-bedroom Unit    | 1.36                       | 0.20                      | 0.03                                       | 1.59                    |
| Three-bedroom Unit  | 1.50                       | 0.20                      | 0.03                                       | 1.73                    |
| Senior Citizen Unit | 0.20                       | 0.25                      | -  | 0.45                    |



(b) Condominium Apartment

|                    |      |      |      |      |
|--------------------|------|------|------|------|
| One-bedroom Unit   | 1.38 | 0.32 | 0.03 | 1.73 |
| Two-Bedroom Unit   | 1.42 | 0.32 | 0.03 | 1.77 |
| Three-Bedroom Unit | 1.59 | 0.32 | 0.03 | 1.94 |

- 7.16 For each dwelling unit in a townhouse dwelling that does not have a private garage and driveway, the following number of parking spaces shall be provided:

|                             | <u>Resident<br/>Spaces</u> | <u>Visitor<br/>Spaces</u> | <u>Recreation<br/>Equipment<br/>Spaces</u> | <u>Total<br/>Spaces</u> |
|-----------------------------|----------------------------|---------------------------|--|-------------------------|
| (a) <u>Rental Townhouse</u> |                            |                           |  |                         |
| Two-Bedroom Unit            | 1.25                       | 0.25                      | 0.05                                       | 1.55                    |
| Three-Bedroom Unit          | 1.41                       | 0.25                      | 0.05                                       | 1.71                    |
| Four-Bedroom Unit           | 1.95                       | 0.25                      | 0.05                                       | 2.25                    |

(b) Condominium Townhouse

|                    |      |      |      |      |
|--------------------|------|------|------|------|
| Two-Bedroom Unit   | 1.49 | 0.38 | 0.05 | 1.92 |
| Three-Bedroom Unit | 1.62 | 0.38 | 0.05 | 2.05 |
| Four-Bedroom Unit  | 1.71 | 0.38 | 0.05 | 2.14 |

- 7.18 For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:

|                           | <u>Visitor<br/>Spaces</u> | <u>Recreation<br/>Equipment<br/>Spaces</u> |
|---------------------------|---------------------------|--|
| (a) Rental Townhouse      | 0.25                      | 0.05                                       |
| (b) Condominium Townhouse | 0.38                      | 0.05                                       |

- 7.19 For boarding houses a minimum of one parking space for each bedroom or bedsitting room plus one parking space for the proprietor.

- 7.20 For home occupation uses, a minimum of one parking space shall be provided for every 20 square metres of floor area occupied by the home occupation.

7.21 Boat, Snowmobile and Trailer Storage

The owner or occupant of any lot building or structure in a Residential Zone may store or park not more than one of the following items on said lot: a boat, a snowmobile, a trailer, a boat and trailer, or a snowmobile and trailer not exceeding 7 metres in length; subject to the following regulations and restrictions:

- (a) none of the said items shall occupy any parking space required under this By-law, unless otherwise permitted;
- (b) the said items shall be stored or parked only within a private garage or carport or in an interior side yard or rear yard; and
- (c) in the case of a lot, the rear lot line of which abuts a street or reserve owned by a public authority any of the said items shall be located not less than 7.5 metres from said rear lot line.

## SECTION 8.0 RESIDENTIAL SINGLE-FAMILY "A" ZONE - R1A

### 8.1 Uses Permitted

No person shall within any R1A Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- (a) Residential Uses:
  - (i) a single-family detached dwelling;
- (b) Non-Residential Uses:
  - (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
  - (ii) a home occupation;
  - (iii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
  - (iv) public school; or
  - (v) public park or public recreation area.

### 8.2 Zone Requirements and Restrictions

No person shall within any R1A 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 Area:
  - (i) Interior Lot - 645 square metres
  - (ii) Exterior Lot - 740 square metres
- (b) Minimum Lot Width:
  - (i) Interior Lot - 18 metres
  - (ii) Exterior Lot - 21 metres
- (c) Minimum Lot Depth - 35 metres
- (d) Minimum Front Yard Depth - 6 metres
- (e) Minimum Interior Side Yard Width

- (i) in the case where there is an attached garage or carport, 1.2 metres plus 0.6 metres for each additional storey or part thereof;
  - (ii) in the case where there is no attached garage or carport, the minimum width of one side yard shall be not less than 3 metres and the other side yard shall be in accordance with section 8.2 (e) (i).
- (f) Minimum Exterior Side Yard Width - 3 metres
  - (g) Minimum Rear Yard Depth - 7.5 metres
  - (h) Minimum Gross Floor Area per Unit - 93 square metres
  - (i) Maximum Building Height - 10.6 metres
  - (j) Maximum Lot Coverage by Principal Building - 33.3 per cent
  - (k) Minimum Landscaped Open Space - 70 per cent of the front yard

**SECTION 9.0 RESIDENTIAL SINGLE-FAMILY "B" ZONE - R1B****9.1 Uses Permitted**

No person shall within any R1B Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

**(a) Residential Uses:**

- (i) a single-family detached dwelling;

**(b) Non-Residential Uses:**

- (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
- (ii) a home occupation;
- (iii) a day nursery provided that the operation is conducted within a public school or a public recreational facility;
- (iv) public school; or
- (v) public park or public recreation area.

**9.2 Zone Requirements and Restrictions**

No person shall within any R1B 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:**

- (i) Interior Lot - 460 square metres
- (ii) Exterior Lot - 550 square metres

**(b) Minimum Lot Width:**

- (i) Interior Lot - 15 metres
- (ii) Exterior Lot - 18 metres

**(c) Minimum Lot Depth - 30 metres****(d) Minimum Front Yard - Depth - 6 metres****(e) Minimum Interior Side Yard Width**

- (i) in the case where there is an attached garage or carport, 1.2 metres plus 0.6 metres for each additional storey or part thereof;
  - (ii) in the case where there is no attached garage or carport, the minimum width of one side yard shall be not less than 3 metres and the other side yard shall be in accordance with section 9.2 (e) (i).
- (f) Minimum Exterior Side Yard Width - 3 metres
  - (g) Minimum Rear Yard Depth - 7.5 metres
  - (h) Minimum Gross Floor Area per Unit - 83 square metres
  - (i) Maximum Building Height - 10.6 metres
  - (j) Maximum Lot Coverage by Principal Building - 33.3 per cent
  - (k) Minimum Landscaped Open Space - 60 per cent of the front yard in the case of an interior lot, and 70 per cent of the front yard in the case of an exterior lot.

## SECTION 10.0 RESIDENTIAL TWO FAMILY ZONE - R2A

10.1 No person shall within any R2A Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

(a) Residential Uses:

- (i) a single-family detached dwelling;
- (ii) a semi-detached dwelling;
- (iii) a duplex dwelling;

(b) Non-Residential Uses:

- (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
- (ii) a home occupation within a single-family detached dwelling;
- (iii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
- (iv) public school;
- (v) public park or public recreation area.

### 10.2 Zone Requirements and Restrictions

No person shall within any R2A 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 Area:

(i) Single-Family Detached Dwelling

Interior Lot - 460 square metres  
Exterior Lot - 550 square metres

(ii) Semi-Detached Dwelling

Interior Lot - 550 square metres per lot, and 275 square metres per dwelling unit

Exterior Lot - 645 square metres per lot, and 370 square metres for the dwelling unit closest to the flankage lot line

- (iii) Duplex Dwelling
  - Interior Lot - 550 square metres
  - Exterior Lot - 550 square metres
- (b) Minimum Lot Width
  - (i) Single-Family Detached Dwelling
    - Interior Lot - 15 metres
    - Exterior Lot - 18 metres
  - (ii) Semi-Detached Dwelling
    - Interior Lot - 18 metres, and 9 metres per dwelling unit
    - Exterior Lot - 21 metres, and 12 metres for the dwelling unit closest to the flankage lot line
  - (iii) Duplex Dwelling
    - Interior Lot - 15 metres
    - Exterior Lot - 18 metres
- (c) Minimum Lot Depth - 30 metres
- (d) Minimum Front Yard Depth - 6 metres
- (e) Minimum Interior Side Yard Width - 1.2 metres plus 0.6 metres for each additional storey or part thereof
- (f) Minimum Exterior Side Yard Width - 3 metres
- (g) Minimum Rear Yard Depth - 7.5 metres
- (h) Minimum Gross Floor Area per Unit
  - (i) Single-Family Detached Dwelling - 83 square metres
  - (ii) Semi-Detached Dwelling - 74 square metres
  - (iii) Duplex Dwelling - 74 square metres
- (i) Maximum Building Height - 10.6 metres
- (j) Maximum Lot Coverage by Principal Building



- (i) Single-Family Detached Dwelling - 33.3 per cent
- (ii) Semi-Detached Dwelling -40 per cent
- (iii) Duplex Dwelling - 40 per cent
  
- (k) Minimum Landscaped Open Space - 60 per cent of the front yard in the case of an interior lot, and 70 per cent of the front yard in the case of an exterior lot for a single-family detached dwelling; and 50 per cent of the front yard in the case of an interior lot, and 60 per cent of the front yard in the case of an exterior lot for all other dwellings

## SECTION 11.0 RESIDENTIAL EXTENDED ZONE - R2B

### 11.1 Uses Permitted

No person shall within any R2B Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

#### (a) Residential Uses:

- (i) a single-family detached dwelling;
- (ii) a semi-detached dwelling;
- (iii) a duplex dwelling; ✓
- (iv) a triplex dwelling; ✓
- (v) a double duplex building; ✓
- (vi) a multiple family dwelling containing no more than 4 dwelling units;
- (vii) a boarding house;

#### (b) Non-Residential Uses:

- (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
- (ii) a home occupation within a single-family detached dwelling;
- (iii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
- (iv) public school;
- (v) public park or public recreation area.

### 11.1 Zone Requirements and Restrictions

No person shall within any R2B 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 Area

- (i) Single-Family Detached Dwelling

Interior Lot - 460 square metres

Exterior Lot - 550 square metres

(ii) Semi-Detached Dwelling

Interior Lot - 550 square metres per lot, and 275 square metres per dwelling unit

Exterior Lot - 645 square metres per lot, and 370 square metres for the dwelling unit closest to the flankage lot line

(iii) Duplex Dwelling

Interior Lot - 550 square metres

Exterior Lot - 550 square metres

(iv) Triplex Dwelling

Interior Lot - 660 square metres

Exterior Lot - 750 square metres

(v) Double Duplex Dwelling or Multiple Family Dwelling Containing 4 Dwelling Units

Interior Lot - 925 square metres

Exterior Lot - 1040 square metres

(b) Minimum Lot Width

(i) Single-Family Detached Dwelling

Interior Lot - 15 metres

Exterior Lot - 18 metres

(ii) Semi-Detached Dwelling

Interior Lot - 18 metres, and 9 metres per dwelling unit

Exterior Lot - 21 metres, and 12 metres for the dwelling unit closest to the flankage lot line

(iii) Duplex Dwelling

Interior Lot - 15 metres

Exterior Lot - 18 metres

## (iv) Triplex Dwelling

Interior Lot - 18 metres

Exterior Lot - 21 metres

## (v) Double Duplex Dwelling or Multiple Family Dwelling containing 4 Dwelling Units

Interior Lot - 20 metres

Exterior Lot - 22 metres

## (c) Minimum Lot Depth - 30 metres

## (d) Minimum Front Yard Depth - 6 metres

## (e) Minimum Interior Side Yard Width

(i) in the case where there is an attached garage or carport, 1.2 metres plus 0.6 metres for each additional storey or part thereof;

(ii) for single-family dwellings, duplex dwellings, triplex dwellings, double duplex dwellings and multiple family dwellings where there is no attached garage or carport, the minimum width of one side yard shall be not less than 3 metres and the other side yard shall be in accordance with section 11.2 (e) (i)

## (f) Minimum Exterior Side Yard Width - 3 metres

## (g) Minimum Rear Yard Depth - 7.5 metres

## (h) Minimum Gross Floor Area per Unit

(i) Single-Family Detached Dwelling - 83 square metres

(ii) Duplex Dwelling - 74 square metres

(iii) Triplex Dwelling - 74 square metres

(iv) Double Duplex Dwelling - 74 square metres

## (i) Maximum Building Height - 10.6 metres

## (j) Maximum Lot Coverage by Principal Building

(i) Single-Family Detached Dwelling - 33.3 per cent

- (ii) Semi-Detached Dwelling - 40 per cent
- (iii) Triplex Dwelling - 40 per cent
- (iv) Double Duplex Dwelling or a Multiple Family Dwelling Containing 4 Dwelling Units - 40 per cent
- (k) Minimum Landscaped Open Space - 60 per cent of the front yard in the case of an interior lot, and 70 per cent of the front yard in the case of an exterior lot for a single-family detached dwelling; and 50 per cent of the front yard in the case of an interior lot, and 60 per cent of the front yard in the case of an exterior lot for all other dwellings

**SECTION 12 RESIDENTIAL TOWNHOUSE ZONE - R3A****12.1 Uses Permitted**

No person shall within any R3A Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

**(a) Residential Uses:**

- (i) a townhouse dwelling;

**(b) Non-Residential Uses:**

- (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
- (ii) a day nursery, provided that the operation is conducted within a public school, a public recreational facility, or an accessory building;
- (iii) public school;
- (iv) public park or public recreation area

**12.2 Zone Requirements and Restrictions**

No person shall within any R3A 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 Area - 230 square metres per dwelling unit
- (b) Minimum Lot Width
  - (i) Interior Lot - 30 metres
  - (ii) Exterior Lot - 33 metres
- (c) Minimum Lot Depth - 30 metres
- (d) Minimum Front Yard Depth - 7.5 metres
- (e) Minimum Interior Side Yard Width
  - (i) No building with any windows in the exterior wall facing a side lot line shall be erected closer than 7.5 metres to said side lot line.
  - (ii) No building without windows in the exterior wall facing a side lot line shall be erected closer than 4.6 metres to said side lot line.
- (f) Minimum Exterior Side Yard Width - 7.5 metres
- (g) Minimum Rear Yard Depth - 7.5 metres

- (h) Minimum Gross Floor Area per Unit - 74 square metres
- (i) Maximum Building Height - 10.6 metres
- (j) Maximum Lot Coverage by Principal Building(s) - 30 per cent of lot area
- (k) Minimum Landscaped Open Space - 40 per cent of the lot area
- (l) Minimum Distance Between Buildings
  - (i) Between two exterior walls which contain no windows to habitable rooms - 3 metres.
  - (ii) Between two exterior walls one of which contains windows to habitable rooms - 7.5 metres.
  - (iii) Between two exterior walls both of which contain windows to habitable rooms - 15 metres
  - (iv) Notwithstanding subsections (i), (ii) and (iii) of this subsection the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

## SECTION 13 RESIDENTIAL STREET TOWNHOUSE ZONE - R3B

### 13.1 Uses Permitted

No person shall within any R3B Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

- (a) Residential Uses
  - (i) a townhouse dwelling containing street townhouse dwellings;
- (b) Non-Residential Uses
  - (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
  - (ii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
  - (iii) public school;
  - (iv) public park or public recreation area

### 13.2 Zone Requirements and Restrictions

No person shall within any R3B 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 Area:
  - (i) Interior Lot - 185 square metres
  - (ii) Exterior Lot - 275 square metres
- (b) Minimum Lot Width
  - (i) Interior Lot - 6 metres
  - (ii) Exterior Lot - 9 metres
- (c) Minimum Lot Depth - 30 metres
- (d) Minimum Front Yard Depth - 4.6 metres provided that the front of any garage or carport shall not be closer than 7 metres to the front lot line..
- (e) Minimum Interior Side Yard Width - 1.2 metres plus 0.6 metres for each additional storey or part thereof
- (f) Minimum Exterior Side Yard Width - 3 metres



- (g) Minimum Rear Yard Depth - 7.5 metres
- (h) Minimum Gross Floor Area per Unit - 74 square metres
- (i) Maximum Building Height - 10.6 metres
- (j) Maximum Lot Coverage by Principal Building - 45 per cent
- (k) Minimum Landscaped Open Space - 40 per cent of the front yard

## SECTION 14 RESIDENTIAL APARTMENT "A" ZONE - R4A

### 14.1 Uses Permitted

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 uses:

- (a) Residential Uses:
  - (i) a multiple family dwelling;
  - (ii) an apartment dwelling;
- (b) Non-Residential Uses:
  - (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
  - (ii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
  - (iii) public school;
  - (iv) public park or public recreation area.

### 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 Area
  - (i) Multiple Family Dwelling - 230 square metres per dwelling unit
  - (ii) Apartment Dwelling
    - Interior Lot - 660 square metres
    - Exterior Lot - 750 square metres
- (b) Minimum Lot Width
  - (i) Multiple Family Dwelling
    - Interior Lot - 30 metres
    - Exterior Lot - 33 metres
  - (ii) Apartment Dwelling
    - Interior Lot - 22 metres

Exterior Lot - 25 metres

- (c) Minimum Lot Depth - 30 metres
- (d) Minimum Front Yard Depth - 7.5 metres
- (e) Minimum Interior Side Yard Width
  - (i) Multiple Family Dwelling  
No building with any windows in the exterior wall facing a side lot line shall be erected closer than 7 metres to said side lot line.  
  
No building without windows in the exterior wall facing a side lot line shall be erected closer than 4.6 metres to said side lot line.
  - (ii) Apartment Dwelling - 6 metres or 1/2 the height of the building, whichever is greater
- (f) Minimum Exterior Side Yard Width
  - (i) Multiple Family Dwelling - 7.5 metres
  - (ii) Apartment Dwelling - 6 metres or 1/2 height of the building, whichever is greater
- (g) Minimum Rear Yard Depth
  - (i) Multiple Family Dwelling - 7.5 metres
  - (ii) Apartment Dwelling - 9 metres or 1/2 the height of the building, whichever is greater
- (h) Minimum Gross Floor Area per Unit
  - (i) Multiple Family Dwelling - 74 square metres
- (i) Maximum Building Height
  - (i) Multiple Family Dwelling - 10.6 metres
  - (ii) Apartment Dwelling - 6 storeys
- (j) Maximum Lot Coverage by Principal Building(s)
  - (i) Multiple Family Dwelling - 30 per cent
  - (ii) Apartment Dwelling - 25 per cent

(k) Maximum Floor Space Index for Apartment Dwelling - 1.0

(l) Minimum Landscaped Open Space

(i) Multiple Family Dwellings - 35 per cent of the lot area

(ii) Apartment Dwellings

A minimum landscaped open space shall be provided for each apartment dwelling unit in accordance with the following:

| <u>Dwelling Unit Bedroom Type</u> | <u>Required Minimum Landscaped Open Space on the Lot</u>  |
|-----------------------------------|---|
| Bachelor                          | nine (9) square metres  |
| One Bedroom                       | eighteen (18) square metres   |
| More than One Bedroom             | eighteen (18) square metres plus an additional nine (9) square metres for each additional bedroom |

## SECTION 15 RESIDENTIAL APARTMENT "B" ZONE - R4B

### 15.1 Uses Permitted

No person shall within any R4B Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

- (a) Residential Uses:
  - (i) an apartment dwelling;
- (b) Non-Residential Uses:
  - (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
  - (ii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
  - (iii) public school;
  - (iv) public park or public recreation area

### 15.2 Zone Requirements and Restrictions

No person shall within any R4B 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 Area:
  - (i) Interior Lot - 900 square metres
  - (ii) Exterior Lot - 1090 square metres
- (b) Minimum Lot Width
  - (i) Interior Lot - 30 metres
  - (ii) Exterior Lot - 33 metres
- (c) Minimum Lot Depth
  - Interior Lot - 30 metres
  - Exterior Lot - 33 metres
- (d) Minimum Front Yard Depth - 7.5 metres
- (e) Minimum Interior Side Yard Width - 7.5 metres
- (f) Minimum Exterior Side Yard Width - 7.5 metres

- (g) Minimum Rear Yard Depth - 12 metres
- (h) Maximum Building Height - 11 storeys
- (i) Maximum Lot Coverage by Principal Building - 25 per cent
- (j) Maximum Floor Space Index - 1.75
- (k) Minimum Landscaped Open Space

A minimum landscaped open space shall be provided for each apartment dwelling unit in accordance with the following:

| <u>Dwelling Unit Bedroom Type</u> | <u>Required Minimum Landscaped Open Space on the Lot</u>  |
|-----------------------------------|---|
| Bachelor                          | nine (9) square metres  |
| One Bedroom                       | eighteen (18) square metres   |
| More than One Bedroom             | eighteen (18) square metres plus an additional nine (9) square metres for each additional bedroom |

**SECTION 16 RESIDENTIAL DEVELOPMENT ZONE - RD****16.1 Uses Permitted**

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

- (a) Residential Uses:
  - (i) a single family detached dwelling;
- (b) Non-Residential Uses:
  - (i) an accessory building or use subject to the requirements and restrictions of section 7.3 of this By-law;
  - (ii) a day nursery, provided that the operation is conducted within a public school or a public recreational facility;
  - (iii) a public school;
  - (iv) a public park or public recreation area;
  - (v) a golf course;
  - (vi) a conservation area;
  - (vii) an agricultural use .

**16.2 Zone Requirements and Restrictions**

No person shall within any RD 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 Area - 1350 square metres
- (b) Minimum Lot Width - 30 metres
- (c) Minimum Lot Depth - 45 metres
- (d) Minimum Front Yard Depth - 7.5 metres
- (e) Minimum Interior Side Yard Width - 7.5 metres
- (f) Minimum Exterior Side Yard Width - 7.5 metres
- (g) Minimum Rear Yard Depth - 12 metres

- (h) Minimum Gross Floor Area per Unit - 100 square metres
- (i) Maximum Building Height - 10.6 metres
- (j) Maximum Lot Coverage by Principal Building - 20 per cent



## SECTION 17 GENERAL PROVISIONS FOR COMMERCIAL ZONES

- 17.1 The following provisions shall apply to all Commercial Zones as shown on Schedule 'A' of this By-law, in addition to the General Provisions for all Zones contained in Section 6 of this By-law.
- 17.2 In any Commercial Zone which is contiguous to a Residential Zone, no person shall erect a building or structure on a corner lot at a lesser distance from the street line on which adjoining residential lots front than the depth of the front yard required for a dwelling on the adjoining lot which is in a Residential Zone.
- 17.3 Accessory buildings, uses or structures are permitted in any Commercial 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 be considered accessory if attached to the main building;
  - (c) not exceed 4.5 metres in height;
  - (d) not be constructed in a front yard or a flankage side yard; and
  - (e) not cover in excess of 10 per cent of the lot area.
- 17.4 Parking spaces and areas are required in Commercial Zones in accordance with the following provisions:

| <u>Use</u>                           | <u>Minimum Parking Spaces Required</u>  |
|--------------------------------------|---|
| (a) Animal Hospital                  | 1 parking space for each 28 square metres of net floor area or portion thereof  |
| (b) Art Gallery                      | 1 parking space for each 100 square metres of display area or portion thereof   |
| (c) Banks                            | 1 parking space for each 12 square metres of net floor area or portion thereof  |
| (d) Commercial and technical schools | 4 parking spaces for each teaching classroom or equivalent facility   |
| (e) Funeral home                     | Where there are fixed seats 1 parking space for every 6 fixed seats or 3.8 metres of bench space or <u>OR</u> 1 parking space for each 5.6 square metres of floor area used for assembly, with a minimum of 10 parking spaces |

- (f) Furniture, furnishings, appliance or floor coverings store 1 parking space per 93 square metres of net floor area or portion thereof
- (g) Hotel or Motel 1 parking space per suite plus additional parking spaces for accessory uses as provided for in this By-law
- (h) Offices excluding a physicians, drugless practitioner's, dentist's or real estate office 1 parking space for each 28 square metres of net floor area or portion thereof
- (i) Physician's, drugless practitioner's, or dentist's office 1 parking space for each 11 square metres of net floor area or portion thereof
- (j) Real estate office 1 parking space per 12 square metres of net floor area or portion thereof
- (k) Restaurant, not including a take-out restaurant or drive-in restaurant 1 parking space for each 5 square metres of floor area devoted to patron use, which shall be interpreted to mean all of the floor area normally used for the consumption of food and beverage by the patron but shall not mean kitchens, food preparation and storage areas, hallways, stairways and restroom facilities
- (l) Take-out restaurant, drive-in restaurant 1 parking space for each 5 square metres of floor area
- (m) Shopping Centres greater than 10,000 square metres net floor area, department stores, supermarkets, and retail stores 1 parking space for each 19 square metres of net floor area or portion thereof
- (n) Combination Auto Accessories/Sporting Goods/ Hardware Store 1 parking space for each 11.6 square metres of net floor area
- (o) All other commercial uses not included in Section 17.4 1 parking space for each 28 square metres of net floor area or portion thereof
- (p) Place of Assembly 1 parking space for every 6 fixed seats or 3.8 metres of bench space OR 1 parking space for each 6 square metres of floor area used for assembly, whichever is greater

- |     |   |                                    |
|-----|---|------------------------------------|
| (q) | Tennis, squash, handball court  | 4 parking spaces per court         |
| (r) | Billiard parlour or pool hall   | 4 parking spaces per table         |
| (s) | Curling rink  | 10 parking spaces per sheet of ice |
| (t) | Swimming Pool   | 10 parking spaces per pool         |
| (u) | 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 |                                    |

17.5 In shopping centres having a net floor area of more than 10 000 square metres, the parking requirements shall not apply to office net floor area that amounts to less than 15 per cent of the retail net floor area in the same centre.

17.6 Notwithstanding any other provisions of this By-law, in the Central Area as defined on Schedule B-2 of this By-law commercial uses shall be exempted from the requirements of Section 17.4.

17.7 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) | <u>Net Floor Area of Building<br/>in Square Metres</u> | <u>Number of<br/>Loading Spaces</u>   |
|-----|--|---|
|     | 372 or less  | 1 small loading space   |
|     | over 372 up to 930                                     | 2 small loading spaces  |
|     | over 930 up to 2,325                                   | 2 large loading spaces  |
|     | over 2,325 up to 7,430                                 | 3 large loading spaces  |
|     | over 7,430 up to 9,290                                 | 4 large loading spaces  |
|     | over 9,290 up to 18,500                                | 5 large loading spaces  |
|     | over 18,500 up to 27,870                               | 6 large loading spaces  |
|     | over 27,870 up to 37,160                               | 7 large loading spaces  |
|     | over 37,160 up to 46,450                               | 8 large loading spaces  |
|     | over 46,450  | 8 large loading spaces plus 1 additional large loading space for each 9,290 square metres of net floor area or part thereof in excess of 46,450 square metres |

- (b) no loading space shall be provided within the front yard or within the exterior side yard of a lot;
- (c) 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;
- (d) each loading space shall be surfaced with a hard surface and dustless materials.

## SECTION 18 COMMERCIAL ONE ZONE - C1

18.1 No person shall within any C1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

(a) Commercial Uses

- (i) bake shop;
- (ii) a bank, trust company, finance company;
- (iii) a beauty salon, barber shop or personal service shop;
- (iv) a confectionery store;
- (v) a drug store;
- (vi) a dry cleaning and laundry distribution station;
- (vii) a flower shop;
- (viii) a gift shop;
- (ix) grocery store;
- (x) a laundromat;
- (xi) a news-stand;
- (xii) an office;
- (xiii) a parking lot;
- (xiv) a restaurant and take-out restaurant;
- (xv) a service shop;
- (xvi) a shoe repair store;
- (xvii) a variety store.

(b) Accessory Building or Use

- (i) an accessory building or use provided that it is not used for human habitation;

(c) Non-Commercial Uses

- (i) a religious institution including an associated place of public assembly;
- (ii) a library.

18.2 Zone Regulations 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 requirements and restrictions:

- (a) Minimum Front Yard Depth - 18.0 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 3.0 metres
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 6.0 metres
- (c) Minimum Exterior Side Yard Width - 6.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Commercial or Industrial Zone - 6.0 metres
  - (ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 9.0 metres
- (e) Maximum Building Height - 2 storeys or 7.3 metres, whichever is the lesser
- (f) Minimum Landscaped Open Space - 8 per cent of the Lot Area

**SECTION 19 COMMERCIAL TWO ZONE - C2****19.1 Uses Permitted**

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 uses:

**(a) Commercial Uses**

- (i) an animal hospital;**
- (ii) an art, antique store;**
- (iii) a bake shop;**
- (iv) a bank, trust company, finance company;**
- (v) a beauty salon or barber shop;**
- (vi) a blue printing establishment;**
- (vii) a book or stationery store;**
- (viii) a clothing or footwear store;**
- (ix) a confectionery store;**
- (x) a custom workshop;**
- (xi) a drug store;**
- (xii) a dry cleaning and laundry distribution station;**
- (xiii) a flower shop;**
- (xiv) a furniture, furnishings or appliance sales;**
- (xv) a garden centre sales establishment;**
- (xvi) a gift shop;**
- (xvii) a grocery store or supermarket;**
- (xviii) a hardware, paint and wallpaper sales establishment;**
- (xx) a jewellery and watch repair or sales establishment;**
- (xxi) a news-stand;**
- (xxii) an office;**

- (xxiii) a parking lot;
- (xxiv) a pet store;
- (xxv) a photographic studio or sales;
- (xxvi) a place of commercial entertainment;
- (xxvii) a private club or fraternal organization;
- (xxviii) a recreation and health centre;
- (xxix) a restaurant and take-out restaurant;
- (xxx) a service shop;
- (xxxi) a personal service shop;
- (xxxii) a sporting goods store;
- (xxxiii) a tavern;
- (xxxiv) a taxi or bus station;
- (xxxv) a theatre;
- (xxxvi) a television, radio, appliance or electrical sales, repair or service establishment;
- (xxxvii) a toy store;
- (xxxviii) a variety store;
- (xxxix) a wine, beer or liquor outlet.

(b) Accessory Building or Use

- (i) an accessory building or use provided that it is not used for human habitation;

(c) Non-Commercial Uses

- (i) a religious institution including an associated place of public assembly;
- (ii) a library



**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 - 18.0 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 3.0 metres
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 6.0 metres
- (c) Minimum Exterior Side Yard Width - 18 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Commercial or Industrial Zone - 6.0 metres
  - (ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 16.6 metres
- (e) Maximum Building Height
  - (i) 2 storeys or 7.3 metres whichever is the lesser;
- (f) Minimum Landscaped Open Space - 8 per cent of the Lot Area

**SECTION 20 COMMERCIAL THREE ZONE - C3****20.1 Uses Permitted**

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 uses:

**(a) Commercial Uses**

- (i) an animal hospital;
- (ii) an art, antique store;
- (iii) a bake shop;
- (iv) a bank, trust company, finance company;
- (v) a beauty salon or barber shop;
- (vi) a blue printing establishment;
- (vii) a book or stationery store;
- (viii) a building supply sales establishment;
- (ix) a clothing or footwear store;
- (x) a confectionery store;
- (xi) a custom workshop;
- (xii) a department store;
- (xiii) a drug store;
- (xiv) a dry cleaning and laundry distribution station;
- (xv) a flower shop;
- (xvi) a furniture, furnishings or appliance sales;
- (xvii) a garden centre sales establishment;
- (xviii) a gift shop;
- (xix) a grocery store or supermarket;
- (xx) a hardware, paint and wallpaper sales establishment;

- (xvi) a laundromat;
- (xvii) a locker for cold storage;
- (xviii) a jewellery and watch repair or sales establishment;
- (xix) a motor vehicle sales, rental or repair establishment;
- (xx) a motor vehicle accessory sales establishment;
- (xxi) news-stand;
- (xxii) an office;
- (xxiii) an open air market;
- (xxiv) a parking lot;
- (xxv) a pet store;
- (xxvi) a photographic studio or sales;
- (xxvii) a place of assembly;
- (xxviii) a place of commercial entertainment;
- (xxix) a private club or fraternal organization;
- (xxx) a recreation and health centre;
- (xxxi) a restaurant and take-out restaurant;
- (xxxii) a service shop;
- (xxxiii) a personal service shop;
- (xxxiv) a sporting goods store;
- (xxxv) a swimming pool sales and service establishment;
- (xxxvi) a tavern;
- (xxxvii) a taxi or bus station;
- (xxxviii) a theatre;

(xxxix) a television, radio, appliance or electrical sales, repair or service establishment;

(xl) a toy store;

(xli) a variety store;

(xlii) a wine, beer or liquor outlet

(b) Accessory Building or Use

(i) an accessory building or use provided that it is not used for human habitation;

(c) Non-Commercial Uses

(i) a religious institution including an associated place of public assembly;

(ii) a library

## 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 Front Yard Depth - 18.0 metres

(b) Minimum Interior Side Yard Width

(i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 6.0 metres;

(ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 18.0 metres

(c) Minimum Exterior Side Yard Width - 18.0 metres

(d) Minimum Rear Yard Depth

(i) in the case where the rear yard abuts a Commercial or Industrial Zone - 6 metres

(ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 18 metres

(e) Maximum Building Height - 6 storeys

(f) Minimum Landscaped Open Space - 8 per cent of the Lot Area

**SECTION 21 GENERAL COMMERCIAL ZONE - GC****21.1 Uses Permitted**

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 uses:

**(a) Commercial Uses**

- (i) an art, antique store;
- (ii) a bake shop;
- (iii) a bank, trust company, or finance company;
- (iv) a beauty salon or barber shop;
- (v) a blue printing establishment;
- (vi) a book or stationery store;
- (vii) a clothing or footwear store;
- (viii) a confectionery store;
- (ix) a department store;
- (x) a drug store;
- (xi) a dry cleaning and laundry distribution station;
- (xii) a flower shop;
- (xiii) a funeral home;
- (xiv) a furniture, furnishings or appliance sales;
- (xv) a gift shop;
- (xvi) a grocery store or supermarket;
- (xvii) a hardware, paint and wallpaper sales establishment;
- (xviii) a hotel or motel;
- (xix) a laboratory;
- (xx) a laundromat;

- (xxi) a locker for cold storage;
- (xxii) a jewellery and watch repair or sales establishment;
- (xxiii) a news-stand;
- (xxix) an office;
- (xxv) an open air market;
- (xxvi) a parking lot;
- (xxvii) a pet store;
- (xxviii) a photographic studio or sales;
- (xxix) a place of assembly;
- (xxx) a place of commercial entertainment;
- (xxxi) a private club or fraternal organization;
- (xxxii) a restaurant and take-out restaurant;
- (xxxiii) a personal service shop;
- (xxxiv) a sporting goods store;
- (xxxv) a tavern;
- (xxxvi) a taxi or bus station;
- (xxxvii) a theatre;
- (xxxviii) a television, radio, appliance or electrical sales, repair or service establishment;
- (xxxix) a toy store;
- (xl) a variety store;
- (xli) a wine, beer or liquor outlet;

(b) Accessory Building or Use

- (i) an accessory building or use provided that it is not used for human habitation;

(c) Non-Commercial Uses

- (i) an apartment dwelling in which a maximum of 30 per cent of the gross floor area is used for commercial purposes;
- (ii) a religious institution including an associated place of public assembly;
- (iii) a library

#### 21.2 Zone Requirements and Restrictions

No person shall within any GC 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 - 6 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 0.6 metres;
  - (ii) in the case where the interior side yard abuts a Residential, Institutional, or Open Space Zone - 1.5 metres;
  - (iii) in the case where there is no access to the rear yard by public street or public or private land - 3.6 on one side;
- (c) Minimum Exterior Side Yard Width - 3.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Residential, Institutional or Open Zone - 6.0 metres;
  - (ii) in the case where there is no access to the rear yard by public street or public or private land - 6.0 metres.
- (e) Maximum Building Height - 11 storeys
- (f) The requirements and restrictions of the R4B zone, Section 15.0 of this By-law shall apply to apartment buildings in this zone.

**SECTION 22 SERVICE COMMERCIAL - SC****22.1 Uses Permitted**

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 uses:

**(a) Commercial Uses**

- (i) an animal hospital;
- (ii) an art or antique store;
- (iii) a bank, trust company, or finance company;
- (iv) a blueprinting establishment;
- (v) a building supply and sales establishment;
- (vi) a clothing or footwear store;
- (vii) a custom workshop;
- (viii) a dry cleaning and laundry distribution station;
- (ix) a equipment rental establishment;
- (x) a fabric and drapery sales establishment;
- (xi) a floor covering sales and cleaning establishment;
- (xii) a fraternal organization and private club;
- (xiii) a funeral home;
- (xiv) a furniture, furnishing and appliance sales establishment;
- (xv) a garden landscaping and nursery supply, sales or maintenance establishment;
- (xvi) a hardware, paint, wallpaper sales establishment;
- (xvii) a laboratory;
- (xviii) a locker for cold storage;
- (xix) a motor vehicle or boat sales, rental, repair or service establishment, and motor vehicle or boat parts and accessories sales establishment
- (xx) an office;



- (xxi) an open air market;
- (xxii) a parking lot;
- (xxiii) a photo studio and sales establishment;
- (xxiv) a swimming pool sales and service establishment;
- (xxv) a recreation and health centre ;
- (xxvi) a restaurant, drive-in restaurant, take-out restaurant;
- (xxvii) a fruit, vegetable and flower sales outlet;
- (xxviii) a service shop or personal service shop;
- (xxix) a sporting goods sales establishment;
- (xxx) a retail warehouse;
- (xxxi) a tavern;
- (xxxii) a television, radio, appliance, plumbing, heating, air-conditioning, refrigeration or electrical sales, repair or service establishment;
- (xxxiii) a wine, beer, liquor outlet.

(b) Accessory Building or Use

- (i) an accessory building or use provided that it is not used for human habitation;

(c) Non-Commercial Uses

- (i) a religious institution including an associated plan of public assembly;
- (ii) a library.

22.2 Zone Regulations 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 - 18.0 metres

- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial, or Industrial Zone - 3.0 metres;
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 6.0 metres.
- (c) Minimum Exterior Side Yard Width - 18.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Commercial or Industrial Zone - 5.0 metres;
  - (ii) in the case, where the rear yard abuts a Residential, Institutional or Open Space Zone 10.6 metres.
- (e) Maximum Building Height - 10.6 metres

**SECTION 23 HIGHWAY COMMERCIAL ONE ZONE - HC1****23.1 Uses Permitted**

No person shall within any 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 uses:

- (a) **Commercial Uses**
  - (i) a hotel or motel;
  - (ii) a motor vehicle or boat sales, rental, repair or service establishment, and motor vehicle or boat parts and accessories sales establishment;
  - (iii) a motor vehicle repair shop;
  - (iv) a motor vehicle washing establishment;
  - (v) a parking lot;
  - (vi) a public garage;
  - (vii) a radio or television transmission establishment;
  - (viii) a restaurant, drive-in restaurant, take-out restaurant;
  - (ix) a tavern;
  - (x) a taxi and bus station;
  - (xi) banquet facilities;
  - (xii) fraternal organization;
  - (xiii) private club.
- (b) **Accessory Building or Use**
  - (i) an accessory building or use provided that it is not used for human habitation;
- (c) **Non-Commercial Uses**
  - (i) a religious institution including an associated place of public assembly;
  - (ii) a library.

### 23.2 Zone Requirements and Restrictions

No person shall within any HCl 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 - 18.0 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 3.0 metres;
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 6.0 metres.
- (c) Minimum Exterior Side Yard Width - 18.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Commercial or Industrial Zone - 5.0 metres;
  - (ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 10.6 metres.
- (e) Maximum Building Height - 10.6 metres

**SECTION 24 HIGHWAY COMMERCIAL TWO ZONE - HC2****24.1 Uses Permitted**

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 uses:

- (a) a service station;
- (b) a motor vehicle washing establishment;
- (c) a use accessory to those in sections 24.1 (a) and (b) of this By-law.

**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 Frontage - 45.0 metres
- (b) Minimum Lot Depth - 45.0 metres
- (c) Minimum Front Yard Depth - 15.0 metres
- (d) Minimum Interior Side Yard - 6.0 metres
- (e) Minimum Exterior Side Yard - 6.0 metres
- (f) Minimum Rear Yard Depth - 9.0 metres
- (g) Maximum Floor Space Index - 0.2
- (h) Maximum Building Height - 10.6 metres
- (i) All gasoline pump islands shall be located a minimum of 6.0 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 3.0 metres back from a straight line between points on the lot lines abutting streets, each point being distant 15.0 metres from the intersection of the said lot lines.

- (j) 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 street line and a minimum of 60 ramps shall be 10.5 metres and the interior angle between the street line and the centre line of the ramp shall be not less than 60 degrees and not more than 90 degrees.
- (k) 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.
- (l) The minimum size of a waiting space shall be 2.7 metres by 6.0 metres.
- (m) 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 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 on entering or leaving the site.
- (n) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height and a landscaped strip of not less than 3.0 metres in width adjoining such areas shall be provided and maintained.
- (o) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in yards adjacent to Residential Zones.
- (p) All areas of the site not occupied by buildings, landscaping or pump islands shall be paved.
- (q) Outside storage of refuse or garbage shall be prohibited and refuse or garbage shall be stored within an enclosed structure only.
- (r) All lighting on the site shall be directed away from any Residential Zone.

**SECTION 25 HIGHWAY COMMERCIAL THREE ZONE - HC3****25.1 Uses Permitted**

No person shall within any HC3 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- (a) self-serve service station;
- (b) service station;
- (c) a motor vehicle washing establishment;
- (d) a use accessory to those in sections 25.1 (a) (b) and (c) of this By-law.

**25.2 Zone Requirements and Restrictions**

No person shall within any HC3 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 Frontage - 45.0 metres
- (b) Minimum Lot Depth - 45.0 metres
- (c) Minimum Front Yard Depth - 15.0 metres
- (d) Minimum Interior Side Yard - 6.0 metres
- (e) Minimum Exterior Side Yard - 6.0 metres
- (f) Minimum Rear Yard Depth - 9.0 metres
- (g) Maximum Floor Space Index - 0.2 metres
- (h) Maximum Building Height - 10.6 metres
- (i) All gasoline pump islands shall be located a minimum of 6.0 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 three 3.0 back from a straight line between points on the lot lines abutting streets, each point being distant 15.0 metres from the intersection of the said lot lines.

- (j) 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 15.0 metres from any intersecting street line and a minimum of 6.0 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres and the interior angle between the street line and the centre line of the ramp shall be not less than 60 degrees and not more than 90 degrees.
- (k) 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.
- (l) The minimum size of a waiting space shall be 2.7 metres by 6.0 metres.
- (m) 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 on entering or leaving the site.
- (n) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height and a landscaped strip of not less than 3.0 metres in width adjoining such areas shall be provided and maintained.
- (o) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in yards adjacent to Residential Zones.
- (p) All areas of the site not occupied by buildings, landscaping or pump islands shall be paved.
- (q) Outside storage of refuse or garbage shall be prohibited and refuse or garbage shall be stored within an enclosed structure only.
- (r) All lighting on the site shall be directed away from any Residential Zone.



## 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.

- (a) Where a lot in an Industrial Zone abuts a Residential, Institutional or Open Space Zone, a strip of land not less than 3 metres in width adjacent to and within the Industrial Zone boundary shall not be used for any purpose other than landscaped open space, but this shall not prevent the provision of entrances and exits through the required landscaped open space.
- (b) The front yard of any lot in an Industrial Zone shall not be used for any purpose other than:
  - (i) landscaped open space
  - (ii) a parking area for visitor parking provided that no parking shall be permitted within an area 6 metres from a front lot line or a flankage lot line.

### 26.2 Accessory Uses and Buildings

Accessory buildings, uses 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 be considered accessory if attached to the main building;
- (c) not exceed 4.5 metres in height;
- (d) not be constructed in a front yard or a flankage side yard; and
- (e) not cover in excess of 10 per cent of the lot area.

### 26.3 Parking

Parking spaces and areas are required in Commercial Zones in accordance with the following procedures:

- (a) Manufacturing, assembling  
wholesaling, warehousing
- 1 parking space for each 60 square metres of gross floor area plus additional parking spaces for accessory office use in accordance with section 17.4 (h) of this By-law, and additional parking spaces for accessory retail uses in accordance with section 17.4 (m) of this By-law.

#### 26.4 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) <u>Gross Floor Area of Building<br/>in Square Metres</u> | <u>Number of<br/>Loading Spaces</u>   |
|--|---|
| 372 or less  | 1 small loading space   |
| over 372 up to 930   | 2 small loading spaces  |
| over 930 up to 2,325   | 2 large loading spaces  |
| over 2,325 up to 7,430                                       | 3 large loading spaces  |
| over 7,430 up to 9,290                                       | 4 large loading spaces  |
| over 9,290 up to 18,500                                      | 5 large loading spaces  |
| over 18,580 up to 27,870                                     | 6 large loading spaces  |
| over 27,870 up to 37,160                                     | 7 large loading spaces  |
| over 37,160 up to 46,450                                     | 8 large loading spaces  |
| over 46,450  | 8 large loading spaces plus 1 additional large loading space for each 9,290 square metres of gross floor area or part thereof in excess of 46,450 square metres |
- (b) no loading space shall be provided within the front yard or within the exterior side yard of a lot;
- (c) 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;
- (d) each loading space shall be surfaced with a hard surface and dustless materials

## SECTION 27 LIGHT INDUSTRIAL ZONE - M1

27.1 Uses Permitted

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 uses:

- (a) the Industrial Uses
  - (i) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
  - (ii) a motor vehicle repair shop;
  - (iii) a parking lot;
  - (iv) a printing establishment;
  - (v) a warehouse for the storage of goods and materials in a wholly enclosed building, but not including a transport terminal;
  - (vi) a wholesale operation.
- (b) Accessory Building or Use
  - (i) an accessory building or use provided that it is not used for human habitation;
- (c) Non-Industrial Uses
  - (i) an educational use accessory to a permitted commercial or industrial use;
  - (ii) an office accessory to a permitted commercial or industrial use;
  - (iii) a radio or television transmission establishment;
  - (iv) a retail warehouse sales establishment;
  - (v) a retail outlet or service shop operated in connection with a use permitted in Section 27.1 (a) provided that the total gross floor area of such use is not more than 10 percent of the total gross floor area of the industrial building;
  - (vi) a dwelling unit as an accessory use for a caretaker, janitor or operator of a permitted use;
  - (vii) public recreational use;

- (viii) banquet facilities;
- (ix) arena;
- (x) racket courts and ancillary facilities;
- (xi) fraternal organization;
- (xii) private club.

## 27.2 Zone Regulations 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 - 18.0 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial, or Industrial Zone - 3.0 metres;
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 7.5 metres.
- (c) Minimum Exterior Side Yard Width - 6.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rear yard abuts a Commercial or Industrial Zone - 10.6 metres;
  - (ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 15.0 metres;
  - (iii) in the case where the rear yard abuts a railway line - 3.0 metres;
- (e) Maximum Building Height - 10.6 metres
- (f) Minimum Landscaped Open Space - 10 per cent of the Lot Area
- (g) Maximum Lot Coverage - 50 per cent

**SECTION 28 GENERAL INDUSTRIAL ZONE - M2****28.1 Uses Permitted**

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 uses:

**(a) Industrial Uses**

- (i) an industrial use involving the storage and manufacture of goods and materials in the open including a bulk storage yard, building supplies, concrete and asphalt manufacturing, equipment and heavy machinery storage and rental, truck terminal, and contractors' yard;
- (ii) a freight classification yard;
- (iii) the manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials within an enclosed building;
- (iv) a motor vehicle repair shop;
- (v) a motor vehicle pound;
- (vi) a parking lot;
- (vii) a printing establishment;
- (viii) a warehouse for the storage of goods and materials within a wholly enclosed building, but not including a transport terminal;
- (ix) a wholesale operation;
- (x) any other non-obnoxious industrial use except a junk yard, salvage yard, wrecking yard, quarry or pit.

**(b) Accessory Building or Use**

- (i) an accessory building or use provided that it is not used for human habitation;

**(c) Non-Industrial Uses**

- (i) an educational use accessory to a permitted commercial or industrial use;
- (ii) an office, accessory to a permitted commercial or industrial use;
- (iii) a radio or television transmission establishment;

- (iv) a retail warehouse sales establishment;
- (v) a retail outlet or service shop operated in connection with a use permitted in Section 27.1 (a) provided that the total gross floor area of such use is not more than 10 per cent of the total gross floor area of the industrial building;
- (vi) 1 dwelling unit as an accessory use for a caretaker, janitor or operator of a permitted use;
- (vii) public recreational use;
- (viii) banquet facilities;
- (ix) arena;
- (x) racket courts and ancillary facilities;
- (xi) fraternal organization;
- (xii) private club.

## 28.2 Zone Regulations 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 - 18 metres
- (b) Minimum Interior Side Yard Width
  - (i) in the case where the interior side yard abuts a Commercial or Industrial Zone - 3.0 metres;
  - (ii) in the case where the interior side yard abuts a Residential, Institutional or Open Space Zone - 7.5 metres
- (c) Minimum Exterior Side Yard Width - 6.0 metres
- (d) Minimum Rear Yard Depth
  - (i) in the case where the rearyard abuts a Commercial or Industrial Zone - 10.6 metres;
  - (ii) in the case where the rear yard abuts a Residential, Institutional or Open Space Zone - 15.0 metres;
  - (iii) in the case where the rear yard abuts a railway line - 3.0 metres;
- (e) Maximum Building Height - 10.6 metres
- (f) Minimum Landscaped Open Space - 10 per cent of the Lot Area
- (g) Maximum Lot Coverage - 50 per cent

**SECTION 29 INSTITUTIONAL ZONE - I****29.1 Uses Permitted**

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

**(a) Institutional Uses**

- (i) an administrative office of any public authority;
- (ii) an arena;
- (iii) an art gallery operated by a public authority;
- (iv) a cemetery;
- (v) a college or university;
- (vi) a community centre;
- (vii) a day nursery;
- (viii) a fairground;
- (ix) a fraternal organization;
- (x) a hospital, public or private;
- (xi) a library;
- (xii) a nursing home;
- (xiii) a public or private school;
- (xiv) a reform or penal institutional;
- (xv) a religious institution;
- (xvi) a YMCA, YWCA, or similar use.

**(b) Accessory Building or Use**

- (i) an accessory building or use;

**(c) Non-Institutional Uses**

- (i) any residential use which is accessory to a permitted institutional use;

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

**29.2 Zone Requirements and Restrictions**

No person shall within any I 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 1/2 the height of the building, whichever is the greater
- (d) Minimum Exterior Side Yard Depth - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (e) Minimum Rear Yard Depth - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (f) **Parking**  
For every building or structure erected or lot used in any I zone, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 7.0 and 17.0 of this By-law



## SECTION 30 OPEN SPACE ZONE - OS

### 30.1 Uses Permitted

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

- (a) any public or private indoor or outdoor recreation facility;
- (b) any conservation area or use;
- (c) one single family detached dwelling for staff employed on the lot.

### 30.2 Zone Regulations and Restrictions

No person shall within any OS 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 1/2 the height of the building, whichever is the greater
- (d) Minimum Exterior Side Yard Depth - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (e) Minimum Rear Yard Depth - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (f) For every building or structure erected or lot used, in any OS Zone, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 7.0 and 17.0 of this By-law

(SECTIONS 31 to 49 RESERVED)

PART III  
PROVISIONS RELATING TO SPECIFIC SITES

## SPECIAL PROVISIONS

50. Notwithstanding their R4A zone designation, the lands delineated on Schedule 'A' of this By-law as R4A - Section 50 shall only be used for those uses permitted in the R4A zone classification in compliance with the following regulations:
- 50.1 Minimum lot frontage - 22 metres;
  - 50.2 Minimum lot area - 785 square metres;
  - 50.3 Minimum front yard - 22 metres;
  - 50.4 Minimum side yard - 2.4 metres or 1/2 the height of the building, whichever is the greater;
  - 50.5 Minimum rear yard - 7.5 metres;
  - 50.6 Minimum gross floor area/dwelling unit
    - 50.6.1 Bachelor apartment unit - 32 square metres;
    - 50.6.2 One bedroom apartment unit - 46 square metres;
    - 50.6.3 Two bedroom apartment unit - 55 square metres;
    - 50.6.4 Each bedroom in an apartment with more than two bedrooms - 7 square metres;
  - 50.7 Minimum distance between buildings - 7.5 metres;
  - 50.8 Maximum residential gross floor area - 1 times the lot area;
  - 50.9 Parking - 1.25 parking spaces per dwelling unit;
  - 50.10 Access - only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as R4A - Section 50 on Schedule 'A' and running southerly a maximum of 10.6 metres.
51. Notwithstanding their R4A zone designation, the lands delineated on Schedule 'A' of this By-law as R4A - Section 50 shall only be used for those uses permitted in the R4A zone classification in compliance with the following regulations:
- 51.1 Minimum lot frontage - 22 metres;
  - 51.2 Minimum lot area - 785 square metres;
  - 51.3 Minimum front yard - 7.5 metres;
  - 51.4 Minimum side yard - 2.4 metres or 1/2 the height of the building, whichever is the greater;
  - 51.5 Minimum rear yard - 7.5 metres;
  - 51.6 Minimum distance between main buildings - 7.5 metres;
  - 51.7 Minimum gross floor area/dwelling unit
    - 51.7.1 Bachelor apartment unit - 32 square metres;
    - 51.7.2 One bedroom apartment unit - 46 square metres;
    - 51.7.3 Two bedroom apartment unit - 55 square metres;
    - 51.7.4 Each bedroom in an apartment with more than two bedrooms - 7 square metres;
  - 51.8 Maximum residential gross floor area - 1 times the lot area;
  - 51.9 Parking - one parking space per dwelling unit
52. Notwithstanding their R4 zone designation, the lands delineated on Schedule 'A' of this By-law as R4 - Section 52 shall only be used for the purpose of a 'Group House Project' in compliance with the following regulations:
- 52.1 In this section:
    - 52.1.1 Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls.
    - 52.1.2 Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of Section 52.1.1 for the purpose of letting the dwelling units therein to tenants.

52.1.3 The definition for Landscaped Open Space given in Section 2.66 of this By-law shall apply.

52.2 Maximum lot coverage - 25 percent of lot area;

52.3 Minimum setback, all yards - 7.5 metres;

52.4 Maximum height - group house - 7.6 metres, accessory building - 3.6 metres;

52.5 Maximum number of units per hectare - 49.4

52.6 Minimum residential gross floor area/dwelling unit - 79 square metres;

52.7 Minimum landscaped open space - 30 percent of the lot area;

52.8 Parking:

52.8.1 One parking space per dwelling unit shall be provided.

52.8.2 Parking spaces may be located within the area required for building setbacks.

52.8.3 No group house shall be located further than 4.5 metres from the parking area provided for the use of its occupants.

52.8.4 All other general parking provisions of this By-law shall be complied with.

52.9 Minimum distance between group houses:

52.9.1 Fifteen (15) metres provided that at least one exterior exposed wall of each dwelling unit shall be a minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house.

52.10 Group houses may be connected by an unenclosed covered breezeway however the provisions of Section 52.9 of this By-law shall apply between group houses so connected.

53. Notwithstanding their HCI zone designation, the lands delineated as HCI - Section 33 on Schedule 'A' of this By-law shall only be used for those uses permitted in the HCI zone classification and for those uses set out in sub-section 53.1 below and subject to compliance with the additional regulations set out in Section 53.2 below.

53.1 Additional Permitted Uses

53.1.1 Automobile service station.

53.2 Regulations For All Permitted Uses

53.2.1 Minimum front yard setback - 22 metres;

53.2.2 Minimum side yard setback - 4.5 metres;

53.2.3 Maximum building coverage - 50 percent of the lot area;

53.2.4 A maximum of three points of access shall be permitted, each having a maximum width of 10.6 metres at the lot line, and being a minimum of 4.5 metres from each other.

54. Notwithstanding their R2B zone designation, the lands delineated as R2B - Section 54 on Schedule 'A' of this By-law shall only be used for those uses permitted in an R2B zone classification, or for a funeral home, a residence within the funeral home or for parking in connection therewith in compliance with the R2B zone provisions contained in this By-law and with the following regulations:

54.1 The north-westerly 4.5 metres of the lands shall be provided as landscaped open space.

55. Notwithstanding their RIA zone designation, the lands delineated as RIA - Section 55 on Schedule 'A' of this By-law shall only be used in compliance with the RIA zone provisions contained in this By-law and for the purposes of a Training School operated by the Brampton and District Association for Retarded Children.

56. Notwithstanding their I zone designation, the lands delineated as I - Section 56 on Schedule 'A' of this By-law shall only be used for the purposes set out in Section 56.1, and in compliance with the regulations set out in Section 56.2 below:

56.1 Permitted Uses

- 56.1.1 Recreation centre;
- 56.1.2 Education centre;
- 56.1.3 Auditorium;
- 56.1.4 Meeting rooms;
- 56.1.5 Parking  
provided that such uses shall only be conducted by a non-profit making organization.

56.2 Regulations

- 56.2.1 Minimum lot area - 1.2 hectares;
- 56.2.2 Minimum lot frontage - 52 metres;
- 56.2.3 Minimum front yard depth - 12 metres;
- 56.2.4 Minimum side yard width - 6 metres;
- 56.2.5 Minimum rear yard depth - 30 metres;
- 56.2.6 Minimum parking requirement
  - one (1) parking space for each 18 square metres of floor space devoted to office use;
  - one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditorium and meeting room uses provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity in lieu of the parking requirement as determined by the area covered by such fixed seats.

56.3 Landscaped Open Space

A strip of land not less than three (3) metres in perpendicular depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

57. Notwithstanding their R2B zone designation, the lands delineated on Schedule 'A' of this By-law as R2B - Section 57 shall only be used in compliance with the following regulations:

- 57.1 Except as hereinafter provided no person shall use the land delineated as R2B - Section 57 except for residential purposes and no person shall erect or use any building for any purpose other than a single family dwelling.
- 57.2 For the purpose of this section a single family dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.
- 57.3 Nothing in this section shall prevent the occupant of a single family dwelling carrying on any domestic or household art not affecting the amenity of the neighbourhood or of a professional person from occupying one or more rooms as an office providing there is not display of goods or advertising other than a plate not larger than .3 square metres.
- 57.4 No dwelling shall have a floor area, exclusive of basement, verandah, garage or attic of less than 74 square metres.
- 57.5 Not more than one dwelling shall be erected or placed on a single lot as shown on the plan of subdivision covering the said defined area except in the case of Lot 1 Plan 354 in which case two single family dwellings shall be permitted.
- 57.6 No part of any dwelling or accessory building shall be erected or placed at a distance less than eight (8) metres from any lot line abutting a street, provided that this subsection shall not apply to detached garages which are located at least 2.5 metres to the rear of the dwelling; in which case a detached garage may be erected or placed at a distance of not less than one (1) metre from any lot line.
- 57.7 All buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar or the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be not less than one-half (.5) metres.

- 57.8 No excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building.
- 57.9 No building waste or other waste material of any kind shall be dumped or stored on the said lands.

58. Notwithstanding their SC zone designation, the lands delineated on Schedule 'A' of this By-law as SC - Section 58 shall only be used in compliance with the following regulations:

58.1 Permitted Uses

- 58.1.1 Medical and dental office or clinic;
- 58.1.2 Drug store, florist shop, restaurant or smoke confection shop provided that said uses shall only be located on the ground floor and shall occupy no more than sixty (60) percent of the ground floor area;
- 58.1.3 Uses accessory to the above.

58.2 Building Requirements

- 58.2.1 The building shall occupy an area within the building area shown on Schedule C - 58 attached hereto;
- 58.2.2 The ratio of gross floor area of the building to lot area shall not exceed 0.6.

58.3 Yard Requirements

- 58.3.1 The front and exterior side yards shall have a minimum depth and width respectively as shown on Schedule C-58 attached hereto.

58.4 Parking Requirements

- 58.4.1 Off-street parking areas shall be located within the area shown as 'parking area' on Schedule C-58 attached hereto;
- 58.4.2 Off-street parking spaces calculated as set out below shall be provided within the site:

| <u>Use</u>          | <u>Minimum Parking Spaces Required</u>                        |
|---------------------|---|
| Office of Physician | three (3) spaces per office                                   |
| Office of Dentist   | four (4) spaces per office                                    |
| Retail              | one (1) space per nine (9) square metres of retail floor area |

- 58.4.3 For the purposes of this section, retail floor area shall mean that area of a building which is devoted to retail use and shall exclude exterior walls, stairwells, elevator shafts, laundry or washrooms, building maintenance or service areas, loading areas and any area used only for the parking of motor vehicles;

- 58.4.4 All other provisions regarding parking as set out in Sections 6 and 17 this By-law shall be complied with.

59. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 59 on Schedule A of this By-law shall only be used for the erection of an apartment building for uses accessory thereto in compliance with the following regulations:

59.1 Yard Requirements

- 59.1.1 The front and side yards shall have a minimum depth and width respectively as shown on Schedule C-59 of this By-law.

59.2 Building Requirements

- 59.2.1 An apartment building shall occupy a building area within the area shown on Schedule C-59 of this By-law;
- 59.2.2 The ratio of gross residential floor area of building to lot area shall not exceed 1.0;

59.2.3 The maximum building coverage shall not exceed eleven (11) percent of the lot area;

59.2.4 Maximum number of dwelling units - 115 dwelling units;

59.2.5 Maximum height main building - 12 storeys.

59.3 Landscaped Open Space

59.3.1 A minimum of fifty (50) percent of the lot area shall be maintained as landscaped open space.

59.4 Parking Requirements

59.4.1 A minimum of one hundred and thirty six (136) spaces shall be provided or shown on Schedule C-59 of this By-law;

59.4.2 A minimum of eight (8) spaces shall be provided within the apartment dwelling;

59.4.3 All other general parking provisions of this By-law, as set out in Section 6 and Section 7 shall be complied with.

60. Notwithstanding their R48 zone designation, the lands delineated as R48 - Section 60 on Schedule 'A' of this By-law shall only be used for the purposes set out in sub-section 60.1 below, in compliance with the regulations set out in sub-section 60.2 below:

60.1 Permitted Uses

60.1.1 Apartment dwelling;

60.1.2 Tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that the gross floor area does not exceed fourteen (14) square metres;

60.1.3 Uses accessory to the above.

60.2 Yard Requirements

60.2.1 The front, side and rear yards shall have a minimum depth, width and depth respectively as shown on Schedule C-60 of this By-law;

60.2.2 A ramp to an underground garage shall be permitted in the front yard within the area shown on Schedule C-60 of this By-law.

60.3 Lot Requirement

60.3.1 Each apartment dwelling shall be located on a site with an area of not less than 4,870 square metres.

60.4 Building Requirement

60.4.1 An apartment dwelling shall occupy a building area within the area shown on Schedule C-60 of this By-law;

60.4.2 The ratio of gross floor area to lot area shall not exceed 1.5;

60.4.3 Maximum building coverage - eighteen (18) percent;

60.4.4 Maximum number of dwelling units - ninety-two (92);

60.4.5 Maximum height - 12 storeys.

60.5 Landscaped Open Space

60.5.1 Minimum sixty (60) percent of the lot area.

60.6 Parking Requirements

60.6.1 Minimum number of spaces to be provided one hundred and fifteen (115) of which one hundred and one (101) shall be located in an underground parking garage and fourteen (14) spaces provided in the area designated parking on Schedule C-60 of this By-law;

All parking areas shall have a direct and unobstructed access to and from a public street, by a driveway or ramp as shown on Schedule C-60 of this By-law;

60.6.2 All other provisions regarding parking contained in Section 7 shall apply;



61. Notwithstanding their R4B zone designation, the lands delineated as R4B - Section 61 on Schedule 'A' of this By-law shall only be used for the erection of an apartment dwelling or for a use accessory to an apartment dwelling in compliance with the following regulations:

61.1 Yard Requirements

61.1.1 The front and side yards shall have a minimum depth and width respectively as shown on Schedule C-61 attached hereto.

61.2 Building Requirements

61.2.1 An apartment dwelling shall occupy a building area within the area shown on Schedule C-61 of this By-law;

61.2.2 The ratio of gross floor area of building to lot area shall not exceed 1.75;

61.2.3 Maximum building coverage - sixteen (16) percent of the lot area;

61.2.4 Maximum number of dwelling units - ninety-nine (99);

61.2.5 Maximum height - 13 storeys.

61.3 Landscaped Open Space

61.3.1 Minimum sixty (60) percent of the lot area.

61.4 Parking Requirements

61.4.1 Minimum number of spaces to be provided, one hundred and nineteen (119) of which one hundred and six (106) spaces shall be located in an underground parking garage and thirteen (13) spaces provided in the area designated parking on Schedule C-61 of this By-law;

61.4.2 All parking areas shall have a direct and unobstructed access to and from a public street, by a driveway or ramp as shown on Schedule C-61 of this By-law.

61.4.3 All other provisions regarding parking contained in Section 6 and Section 7 shall apply.

62. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 62 shall only be used for the erection of apartment and townhouse dwellings, and for a use accessory thereto in compliance with the following regulations:

62.1 Apartment Dwelling Requirements

62.1.1 An apartment dwelling shall occupy an area designated as 'Building Area 1' as shown on Schedule C-62 of this By-law;

62.1.2 Maximum number of units per apartment dwelling - forty-eight (48);

62.1.3 Maximum number of bedrooms per apartment dwelling unit - one (1).

62.2 Townhouse Dwelling Requirements

62.2.1 Townhouse dwellings shall occupy areas designated as 'Building Areas 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12' as shown on Schedule C-62 of this By-law;

62.2.2 Maximum number of dwelling units in areas set out in Section 60.2.1 ninety-eight (98).

62.3 Landscaped Open Space

62.3.1 Landscaped open space shall be provided as shown on Schedule C-62 of this By-law.

62.4 Parking Requirements

62.4.1 A minimum of twelve (12) off-street parking spaces shall be provided for the apartment dwelling, and shall be located within the area designated as 'Area 1' on Schedule C-62 of this By-law;

62.4.2 A minimum of ninety-eight (98) off-street parking spaces shall be provided for the townhouse dwellings and shall be located within the areas designated as 'Area 2, 3, 4, and 5' on Schedule C-62 of this By-law;

62.4.3 All parking area shall have direct and unobstructed access to and from a public highway by a driveway or ramp as shown on Schedule C-62 of this By-law;

62.4.4 All other parking provisions of this By-law as set out in Sections 6 and 7 shall apply;

63. Notwithstanding their R1A zone designation, the lands delineated on Schedule 'A' of this By-law as R1A - Section 14 shall only be used in compliance with the R1A zone provisions contained in this By-law and subject to compliance with the following additional regulations.

63.1 Additional Permitted Uses

63.1.1 Photographic studio, not including the retailing of photographic equipment or supplies, as a home occupation.

63.2 Yard Requirements

63.2.1 Front yard - minimum 7.5 metres;

63.2.2 Side yard - minimum 7.5 metres;

63.2.3 Rear yard - minimum 12 metres.

63.3 Building Requirements

63.3.1 A single family dwelling shall have a minimum gross floor area of ninety (90) square metres exclusive of any area devoted to a photographic portrait studio;

63.3.2 Maximum building coverage - twenty (20) percent of the lot area;

63.3.3 Maximum floor area for a home occupation shall not exceed fifteen (15) percent of the gross floor area of the main building.

63.4 Parking Requirements

63.4.1 Minimum parking requirements:

Photographic portrait studio - two (2) parking spaces

Single family dwelling unit - one (1) parking space;

63.4.2 No parking space shall be located within a required front yard;

63.4.3 All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials.

63.5 Signs

63.5.1 The provisions of the Sign By-law of the City of Brampton shall apply, however nothing shall prevent the erection of a permitted sign which is externally illuminated.

64. Notwithstanding their C2 zone designation, the lands delineated as C2 - Section 64 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

64.1 Permitted Uses

64.1.1 Use permitted under the Commercial Two zone classification of this By-law;

64.1.2 Department store;

64.1.3 Use accessory to the above.

64.2 Yard and Building Requirements

64.2.1 The front, side and rear yards shall have a minimum depth and width respectively as shown on Schedule C-64 of this By-law;

64.2.2 All buildings shall be located within the building area as shown on Schedule C-64 of this By-law;

64.2.3 The ratio of gross floor area of building to lot area shall not exceed 0.3.

64.3 Landscaped Open Space

64.3.1 Landscaped open space shall be provided in the areas so designated on Schedule C-64 of this By-law.

64.4 Parking Requirements

- 64.4.1 Off-street parking shall be provided in the areas designated 'parking' on Schedule C-64 of this By-law;
- 64.4.2 All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-64 of this By-law;
- 64.4.3 All other parking provisions of this By-law as set out in Section 2 and Section 6 and 7 shall apply;

64.5 Loading Spaces

- 64.5.1 Off-street space for standing, loading and unloading of trucks, shall be provided in the areas designated 'loading' on Schedule C-64 of this By-law;
- 64.5.2 Loading spaces shall have unobstructed ingress and egress to and from a public street or lane.

64.6 Signs

- 64.6.1 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:
- 64.6.2 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;
- 64.6.3 One (1) building identification or fascia 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;
- 64.6.4 One (1) fascia sign, which may be illuminated, for each store or use not provided for in sub-section 64.3 may be erected provided that the lettering does not exceed .5 metres in height.

65. Notwithstanding their C2 zone designation, the lands delineated as C2 - Section 65 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

65.1 Permitted Uses

- 65.1.1 Use permitted in the Commercial Two zone classification of this By-law;
- 65.1.2 Department store;
- 65.1.3 Use accessory to the above.

65.2 Yard Requirements

- 65.2.1 Minimum street setback shall be not less than the following:
 

| <u>Street</u>      | <u>Distance</u> |
|--------------------|-----------------|
| Kennedy Road North | 36 metres       |
| Vodden Street      | 31 metres       |
| Hansen Road        | 31 metres;      |
- 65.2.2 Minimum interior side yard abutting a Residential Zone - six (6) metres;
- 65.2.3 Minimum rear yard abutting a Residential Zone - six (6) metres.

65.3 Building Requirements

- 65.3.1 Maximum building coverage - twenty-five (25) percent of the lot area;
- 65.3.2 Maximum height - main building 10.6 metres - accessory building six (6) metres.

65.4 Parking Requirements

- 65.4.1 The parking provisions of Sections 6 and 17 of this By-law shall apply;

65.5 Loading Requirements

- 65.5.1 The loading provisions of Sections 6 and 17 of this By-law shall apply;

66. Notwithstanding their SC zone designation, the lands delineated as SC - Section 66 on Schedule 'A' of this By-law shall only be used for a furniture and appliance store and for uses accessory thereto, in compliance with the following regulations:
- 66.1 A building shall only be located within the area designated as 'Building Area' on Schedule C-66 of this By-law;
  - 66.2 The floor space index shall not exceed 1.0;
  - 66.3 The area designated as 'Landscaped Open Space' on Schedule C-66 of this By-law shall be maintained as landscaped open space;
  - 66.4 The parking provisions of Sections 6 and 17 of this By-law shall apply;
  - 66.5 The loading provisions of Sections 6 and 17 of this By-law shall apply.
67. Notwithstanding their C2 zone designation, the lands delineated as C2 - Section 67 on Schedule 'A' of this By-law shall only be used for those uses permitted in a C2 zone and for the additional uses set out in sub-section 67.1 below in compliance with the regulations set out in sub-section 67.2 below:
- 67.1 Additional Permitted Uses
- 67.1.1 Automobile accessory sales, but not including the sale or service of automobiles;
  - 67.1.2 Coin operated cleaning establishment;
  - 67.1.3 Department store;
  - 67.1.4 Gas regulator facility.
- 67.2 Buildings shall only be erected within the areas designated as 'Building Area B, C, D, E, F or G' as shown on Schedule C-67 of this By-law provided that nothing shall prevent the use of underground corridors and stairs not within the designated building areas.
- 67.3 The floor space index of all buildings erected within the designated Building Areas shall not exceed 0.3.
- 67.4 Maximum building height: two (2) storeys or 7.3 metres, whichever is the lesser.
- 67.5 The area designated as 'Landscaped Open Space' on Schedule C-67 of this By-law shall be maintained as landscaped open space.
- 67.6 Off-street parking shall be provided in the areas designated 'Parking' on Schedule C-67 of this By-law.
- 67.7 The parking provisions of Sections 6 and 17 of this By-law shall apply.
- 67.8 The loading provisions of Sections 6 and 17 of this By-law shall apply.
- 67.9 The provisions of the Sign By-law of the City of Brampton shall apply, except that only one entrance sign, which may be illuminated, may be erected at the parking area ramp located on Main Street South and on Meadowland Gate South East provided that each such sign does not exceed 2.3 square metres in area for each sign and is located no closer than .6 metres to any lot line.
68. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 68 on Schedule 'A' of this By-law shall only be used for the erection of an apartment building and for uses accessory thereto, in compliance with the following regulations:
- 68.1 A main building shall only be erected within the area designated as 'Building Area' on Schedule C - 68 of this By-law.
  - 68.2 A canopy which may be used as a terrace or balcony shall not be included in any calculations of building coverage, provided that the canopy is located entirely within the 'canopy area' as designated on Schedule C-68 of this By-law.
  - 68.3 Maximum building coverage - thirty (30) percent of the lot area.
  - 68.4 Maximum number of dwelling units - eight (8), and no dwelling unit shall be located in a cellar.
  - 68.5 Maximum height main building - 9.1 metres.
  - 68.6 Maximum elevation of canopy above grade - 3.6 metres.

- 68.7 Minimum front yard setback, minimum required rear yard depth, minimum required side yard width and minimum distance between facing walls shall be as shown on Schedule C-68 of this By-law.
- 68.8 Minimum landscaped open space - forty (40) percent of the lot area.
- 68.9 Off-street parking facilities shall be provided as follows: for each dwelling unit in a multiple dwelling, at least one (1) parking space for each dwelling unit plus one (1) additional parking space for each four (4) dwelling units shall be provided on the same lot.
- 68.10 All other parking provisions of this By-law as set out in Sections 6 and 17 shall apply.
69. Notwithstanding their R2A zone designation, the lands delineated as R2A - Section 69 on Schedule 'A' of this By-law, each semi-detached building, each semi-detached dwelling unit and each semi-detached dwelling unit lot as shown on Schedule C-69 of this By-law shall be deemed to comply with the minimum lot area and lot depth requirement of this By-law.
70. Notwithstanding their R1B zone designation, the lands delineated as R1B - Section 70 on Schedule 'A' of this By-law shall only be used for the erection and use of single family dwellings and uses accessory thereto in compliance with the following regulations:
- 70.1 For the purpose of this section a single family dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.
- 70.2 Nothing in this section shall prevent the occupant of a single family dwelling carrying on any domestic or household art not affecting the amenity of the neighbourhood or of a professional person from occupying one or more rooms as an office providing there is no display of goods or advertising other than a plate not larger than .09 square metres.
71. Notwithstanding their GC zone designation, the lands delineated as GC - Section 71 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:
- 71.1 Permitted Uses
- 71.1.1 Office use: bank  
professional and business administration  
real estate  
trust savings and loans
- 71.1.2 Residential - a residential dwelling unit as an accessory use provided that the dwelling unit is occupied by the operator of a permitted commercial use located on the lot.
- 71.2 Building Requirements
- 71.2.1 A building shall only be erected within the area designated as 'Building Area' on Schedule C-71 of this By-law;
- 71.2.2 The projection of a canopy shall only be permitted within the area designated as 'Canopy Area' on Schedule C-71 of this By-law;
- 71.2.3 The floor space index shall not exceed 6.0;
- 71.2.4 Building heights  
Main building maximum - NIL  
Accessory building - maximum six (6) metres  
Canopy - minimum 2.5 metres
- 71.3 Parking Requirements
- 71.3.1 No off-street parking shall be required to be provided;
- 71.3.2 Parking areas which are provided shall comply with Sections 2, 6 and 17 of this By-law.
- 71.4 Loading Requirements
- 71.4.1 The provisions of Sections 2, 6 and 17 shall apply

72. Notwithstanding their SC zone designation, the lands delineated as SC - Section 72 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:
- 72.1 Permitted Uses
- 72.1.1 Furniture and appliance store;
  - 72.1.2 Clothing store;
  - 72.1.3 Real estate office;
  - 72.1.4 Finance company;
  - 72.1.5 Flower shop;
  - 72.1.6 Sporting goods store;
  - 72.1.7 Travel agency;
  - 72.1.8 Paint and wallpaper store;
  - 72.1.9 Mirror and glass store;
  - 72.1.10 Musical instrument store;
  - 72.1.11 Use accessory to the above.
- 72.2 A building shall only be erected within the area designated as 'Building Area' on Schedule C-72 of this By-law.
- 72.3 The floor space index shall not exceed 1.0.
- 72.4 The area designated as Landscaped Open Space on Schedule C-72 of this By-law shall be maintained as landscaped open space and shall include a screen of evergreen shrubs not less than 1.8 metres in height at maturity.
- 72.5 The parking provisions of Section 2, 6 and 17 of this By-law shall apply.
- 72.6 The loading provisions of Section 2, 6 and 27 of this By-law shall apply.
73. Notwithstanding their R2B zone designation, the lands delineated as R2B - Section 73 on Schedule 'A' of this By-law shall only be used for the erection of a building containing four dwelling units and uses accessory thereto in compliance with the following regulations:
- 73.1 A building containing four dwelling units shall only be erected within the area designated as 'Building Area' on Schedule C-73 of this By-law.
- 73.2 Maximum building coverage (main building) - thirty-three and one third (33-1/3) percent of the lot area.
- 73.3 Maximum building height - main building two (2) storeys.
- 73.4 Maximum number of dwelling units - four (4), of which not more than two (2) dwelling units shall contain the maximum number of three (3) bedrooms each.
- 73.5 Parking Requirements
- 73.5.1 At least six (6) parking spaces shall be provided on the same lot with the building, of which not less than two (2) parking spaces shall be located within the main building;
  - 73.5.2 The parking provisions of this By-law as set out in Sections 6 and 17 shall apply;
- 73.6 Accessory Building Requirements
- 73.6.1 The provisions of Sections 6 and 17 of this By-law shall apply;
74. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 74 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:
- 74.1 Permitted Uses
- 74.1.1 Apartment dwelling;
  - 74.1.2 Stacked townhouse dwelling;
  - 74.1.3 Day nursery operated as a non-commercial venture;
  - 74.1.4 Use accessory to the above.

74.2 For the purposes of this section, a stacked townhouse dwelling shall mean a building that is divided into twenty (20) or more dwelling units, of which not less than eight (8) dwelling units shall have two (2) separate means of egress, one of which shall be to a common interior corridor and one of which shall be directly to a yard adjacent to the dwelling unit and the remaining dwelling units shall have separate means of egress to two separate interior corridors.

74.3 Yard Requirements

74.3.1 The minimum front yard depths, rear yard depth and side yard width shall be as shown on Schedule C-74 of this By-law.

74.4 Building Requirements

74.4.1 One apartment dwelling may only be erected within the area defined as 'Building Area C' on Schedule C-74 of this By-law;

74.4.2 One stacked townhouse dwelling may only be erected within each of the areas defined as 'Building Area A, B and D' on Schedule C-74 of this By-law.

74.5 Maximum Lot Coverage

74.5.1 Apartment dwelling - 1450 square metres of the lot area;

74.5.2 Stacked townhouse dwellings - 3725 metres of the lot area.

74.6 Maximum Height

74.6.1 Apartment dwelling - eleven (11) storeys;

74.6.2 Stacked townhouse dwelling - four (4) storeys.

74.7 Maximum number of dwelling units and the maximum number of bedrooms in each dwelling unit shall be as follows:

| Building Area | Maximum Number of Dwelling Units | Maximum number of Bedrooms per Dwelling Unit |     |                 |   |
|---------------|----------------------------------|--|-----|-----------------|---|
|               |                                  | 1  | 2   | 3               | 4 |
| A             | 35                               |  |     | 28              | 7 |
| B             | 35                               |  |     | 28              | 7 |
| C             | 140                              | 14   | 112 | 14 <sup>1</sup> |   |
| D             | 28                               |  |     | 21              | 7 |

1. provided said dwelling unit is located on the bottom two storeys of the apartment dwelling.

74.8 A parking garage may only be erected within the area defined as 'Building Area E' on Schedule C-74 attached hereto in accordance with the following requirements:

74.8.1 The parking garage shall provide three (3) levels of parking area with the uppermost level not to exceed the elevation of the second storey floor level of the apartment building to be located within 'Building Area C'.

74.8.2 Pedestrian ramps to be provided in relation to 'Building Areas A, B and D' and the pedestrian bridge to be provided in relation to 'Building Areas C and E' shall be considered as buildings or structures for the purposes of this By-law.

74.9 Not less than sixty-four (64) percent of the lot area shall be maintained as landscaped open space.

74.10 Not less than three hundred and fifty-seven (357) spaces shall be provided within the area delineated as R4A - Section 74.

74.10.1 A minimum of two hundred and sixty two (262) spaces shall be located in a structure occupying the aforesaid Building 'E', and;

74.10.2 A minimum of fifty-three (53) spaces and forty-two (42) spaces shall be located with Parking Areas 'A' and 'B' respectively as shown on Schedule C-74 of this By-law.

74.11 The parking provisions of Sections 6 and 17 of this By-law shall apply;

74.12 No fence, hedge or structure, except outdoor recreation facilities and signs permitted in accordance with Section 6 of this By-law shall exceed a height of 2.4 metres within the landscaped open space area designated on Schedule C-74 of this By-law.

74.13 A service area for the loading or unloading of persons, animals or goods, with unobstructed egress and ingress to a public street shall be provided as shown on Schedule C-74 of this By-law.

75. Notwithstanding their R1 zone designation, the land delineated as R1A - Section 75 on Schedule 'A' of this By-law shall only be used for those uses permitted in an R1A zone, and for an art gallery and art studio, subject to compliance with the R1A zone provisions contained in this By-law and with the following additional regulations:

- 75.1 An art gallery or art studio shall only be located within the existing residential building and shall not occupy more than two-thirds (2/3) of the gross floor area of the building;
- 75.2 One dwelling unit which shall occupy not less than one third (1/3) of the local floor area of the existing building shall be maintained as a use;
- 75.3 No outside storage of commercial vehicles shall be permitted;
- 75.4 Minimum front yard setback, Main Street North: twenty-five (25) metres;
- 75.5 Minimum off-street parking shall be provided as follows:
- | <u>Use</u>             | <u>Minimum Parking</u>  |
|------------------------|---|
| Art gallery and Studio | one (1) parking space for every 20 square metres of floor space |
| Residential            | two (2) parking spaces per dwelling unit;                       |
- 75.6 The parking provisions of Sections 6 and 17 of this By-law shall apply.

76. Notwithstanding their R2B zone designation, the lands delineated as R2B - Section 76 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

76.1 Permitted Uses

- 76.1.1 An existing single family dwelling;
- 76.1.2 An existing single family dwelling converted to provide residential accommodation for not more than twelve (12) mentally retarded persons and not more than two (2) staff members;
- 76.1.3 Use accessory to the above.

76.2 Minimum setback main building - 17.6 metres, and the yards so constituted shall be deemed to be the minimum required front and side yards.

76.3 Minimum depth or width of a yard not abutting a street - three (3) metres.

76.4 Maximum Building Height

- 76.4.1 Main building shall not exceed the height of the existing single family dwelling;
- 76.4.2 Accessory building - 4.5 metres.

76.5 Parking Requirements

- 76.5.1 Off-street parking shall be provided in accordance with the following standards:
- |  |   |
|--|---|
| - residential, single family                       | two (2) spaces per dwelling which may be located in a driveway  |
| - converted dwelling for mentally retarded persons | one (1) space for each three (3) beds or fraction thereof provided for mentally retarded persons and one (1) for each staff member; |
- 76.5.2 All other parking provisions of Sections 6 and 17 of this By-law shall apply.

76.6 No fence or hedge within the required yards shall exceed a height of 1.8 metres except within nine (9) metres of the intersection of two street lines in which case the limit shall be .9 metres

76.7 Accessory Buildings

- 76.7.1 The provisions regarding accessory buildings set out in Sections 6 and 17 of this By-law shall apply;



77. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 77 on Schedule 'A' of this By-law shall only be used in compliance with the R3A zone provisions contained in this By-law and subject to compliance with the following additional regulations:
- 77.1 Minimum lot area per townhouse dwelling unit - 269 square metres.
- 77.2 Maximum number of townhouse dwelling units - 60 units;
- 77.3 Townhouse dwellings shall only be erected within the areas defined as 'Building Area' and in accordance with the building and yard dimensions indicated on Schedule C-77 of this By-law.
- 77.4 Open Space
- 77.4.1 Each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than six (6) metres by six (6) metres in minimum dimension;
- Any fence erected between the closest main building and Vodden Street shall not exceed 1.8 metres in height;
- 77.4.3 A townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area.
- 77.5 Parking Requirement
- 77.5.1 Where any parking area is located in a yard which abuts any zone in which residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height shall be placed between the parking area and the lot line and the land between the hedgerows and the lot line shall be landscaped open space.
78. Notwithstanding their R2B zone designation, the lands delineated as R2B - Section 78 on Schedule 'A' of this By-law shall only be used for the erection of a building containing four dwelling units and for uses accessory thereto in compliance with the following regulations:
- 78.1 A building containing four dwelling units shall only be erected within the area defined as 'Building Area' on Schedule C-78 of this By-law.
- 78.2 The depth of the front or rear yard and width of a side yard shall not be less than that shown on Schedule C-78 of this By-law.
- 78.3 Maximum building coverage - main building, thirty (30) percent of the lot area.
- 78.4 An accessory building or structure including a swimming pool covered or enclosed by a permanent structure, may be located within the area defined as 'Landscaped Open Space' on Schedule C-78 of this By-law provided that the building area of all accessory buildings and structures does not exceed ten (10) percent of the lot area.
- 78.5 Maximum building height - main building, two (2) storeys; accessory building, 4.5 metres.
- 78.6 Parking Requirements
- 78.7 78.7.1 One and one-half (1-1/2) parking spaces per dwelling unit shall be provided on the same lot with the building or use.
- 78.7.2 The parking provisions of Sections 6 and 17 of this By-law shall apply;
79. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 30 on Schedule 'A' of this By-law shall only be used for the erection of townhouse dwellings and for uses accessory thereto in compliance with the R3A zone provisions contained in this By-law and subject to compliance with the following additional regulations:
- 79.1 The maximum number of dwelling units shall be seventy-three (73) units.
- 79.2 The minimum lot area per dwelling unit shall be two hundred and sixty (260) metres.
- 79.3 Townhouse dwellings shall only be erected within the areas defined as 'Building Area' and in accordance with the minimum yard and building dimensions indicated on Schedule C-79 of this By-law.
- 79.4 Minimum gross floor area per townhouse dwelling unit - eighty-three (83) square metres.
- 79.5 Maximum building coverage - thirty (30) percent of the lot area.

79.6 Maximum building height - 10.6 metres.

79.7 Open Space

79.8.1 Each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than 5.5 metres by six (6) metres in minimum dimension;

79.8.2 Any fence erected between a building and court shall not exceed 1.8 metres in height;

79.8.3 A townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area.

79.9 Parking Requirements

79.9.1 Two (2) parking spaces per townhouse dwelling unit shall be provided, one of which shall be located within the unit and one in the driveway to the unit;

79.9.2 For any parking area which is in a yard which abuts any zone where residential uses are permitted a hedgerow of evergreen shrubs not less than 1.5 metres in height must be placed between the parking area and the lot line and the remaining land between the hedgerow and the lot line shall be landscaped open space.

79.9.3 The parking provisions of Sections 6 and 17 of this By-law shall apply;

80. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 80 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

80.1 Permitted Uses

80.1.1 A senior citizens' apartment dwelling on Lot A as shown on Schedule C-80 of this By-law;

80.1.2 A church which may contain a church assembly hall, reading rooms and administrative offices on Lot B as shown on Schedule C-80 of this By-law.

80.1.3 A day nursery and gymnasium as shown on Lot B on Schedule C-80 of this

80.2 A senior citizens' apartment shall only be erected within the area defined as 'Building Area X' and in accordance with the minimum yard and building dimensions as shown on Schedule C-80 of this By-law.

80.3 Canopies shall be allowed to extend from the first floor of the building as shown on Schedule C-80 of this By-law.

80.4 The maximum building height of the apartment dwelling shall be ten (10) storeys.

80.5 The maximum floor space index of the apartment building shall be 1.0;

80.6 The maximum number of dwelling units shall be as follows:

| <u>Bedroom/Unit</u>    | <u>Maximum Number of Units</u>                |
|------------------------|---|
| Bachelor dwelling unit | sixty-three (63) dwelling units               |
| One bedroom dwelling   | forty (40) dwelling units                     |
| Two bedroom dwelling   | twenty (20) dwelling units                    |
| Total dwelling units   | one hundred twenty-three (123) dwelling units |

80.6.1 No dwelling units with more than two bedrooms shall be permitted.

80.7 A church shall only be erected within the area defined as 'Building Area Y' and in accordance with the minimum yard and building dimensions as shown on Schedule C-80 of this By-law.

80.8 An underground pedestrian tunnel shall be constructed between 'Building Area X' and 'Building Area Y' as shown on Schedule C-80 of this By-law.

80.9 The existing buildings within 'Building Area Z' as shown on Schedule C-80 of this By-law shall only be used for a day nursery and a gymnasium.

80.10 Landscaped Open Space

- 80.10.1 Not less than fifty (50) percent of the area of Lot A on Schedule C-80 shall be maintained as landscaped open space;
- 80.10.2 Not less than sixty-five (65) percent of the roof of the senior citizens' apartment dwelling shall be maintained as a roof garden;
- 80.10.3 Landscaped open space shall be provided on Lot B as shown on Schedule C-80 of this By-law;
- 80.10.4 For the purposes of this section, 'Roof Garden' shall mean an open space at roof-top level of a building which is used for growth, maintenance, preservation of grass, flowers, trees and shrubs and other landscaping including a surfaced walk, patio, pool or similar amenity but excluding any ramp, stairwell, retaining wall or any covered space within any main building or structure.

80.11 Parking Requirements

- 80.11.1 All parking areas shall be located as shown on Schedule C-80 of this By-law and shall have direct and unobstructed access to and from a public street by driveways as shown on Schedule C-80 of this By-law;
- 80.11.2 Not less than thirty-one (31) parking spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizen apartment dwelling;
- 80.11.3 Not less than one hundred seventy-nine (179) spaces shall be provided on Lots A and B which shall be for the use of the church, day nursery and gymnasium.

80.12 Service Area

- 80.12.1 A service area for the loading or unloading of persons, animals or goods with unobstructed ingress and egress to a public street shall be provided as shown on Schedule C-80 of this By-law.

- 80.13 No fence, hedge or structure, except outdoor recreation facilities and signs shall exceed a height of 1.8 metres within the landscaped open space area designated on Schedule C-80 of this By-law.

c1. Notwithstanding the R1B zone designation the lands delineated as R1B - Section 81 on Schedule 'A' of this By-law three single family dwellings may be permitted provided that:

- 81.1 No part of any dwelling or accessory building shall be erected or placed at a distance less than 1.2 metres for a one storey dwelling and an additional .6 metres for each additional storey or part thereof, from either side boundary of the lot and except in the case of Part 2, Plan of Survey 43-R-2196 as shown on Schedule C-81 of this By-law, in which case a minimum distance of 1.8 metres from the dwelling to the south westerly boundary of the lot is permitted provided that the existing dwellings remain.
- 81.2 The front yard setback and building height of the R1B zone provisions of this By-law are complied with.
- 81.3 The minimum gross floor area per dwelling unit shall be 74 square metres.

82. Notwithstanding their SC zone designation, the lands delineated as SC - Section 82 on Schedule 'A' of this By-law shall only be used in compliance with the SC zone provisions contained in this By-law and for the additional uses listed in sub-section 82 below, subject to compliance with the regulations in Section 82.2 to 82.9 inclusive:

82.1 Additional Permitted Uses

- 82.1.1 Retail furniture, household appliances and furnishing store and furniture warehouse, not to exceed a gross floor area of 2920 square metres occupying part of the building defined as 'Building Area A' on Schedule C-82 of this By-law;
- 82.1.2 Catalogue Centre with a gross floor area of not less than fifteen thousand 1393.5 metres together with retail uses excepting the sale of food occupying a building shown as Building Area 'B' as shown on Schedule C-82 of this By-law;
- 82.1.3 Uses accessory to the above.

82.2 Only one (1) building may be erected within the area defined as SC - Section 92 on Schedule 'A' of this By-law.

82.3 The minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-82 of this By-law.

82.4 Maximum building height - 10.6 metres.

82.5 Landscaped open space shall be provided and maintained as shown on Schedule C-82 of this By-law.

82.6 Parking Requirements

82.6.1 For the retail store and furniture warehouse, at least one (1) parking space for every 93 square metres of floor space shall be provided;

82.6.2 For the uses permitted by Section 82.1.2 at least one hundred thirty-seven (137) parking spaces shall be provided;

82.6.3 The provisions of Sections 6 and 17 of this By-law shall apply;

82.7 No fence, hedge, structure or sign shall exceed a height of 1.2 metres within the landscaped open space area designated on Schedule C-82 of this By-law.

82.8 A service area for the loading or unloading of persons, animals or goods with unobstructed ingress and egress to a public street shall be provided as shown on Schedule C-82;

33. Notwithstanding their SC zone designation, the lands delineated as SC - Section 83 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

83.1 Permitted Uses - Ground Floor Only

83.1.1 Antique, art or crafts shop;

83.1.2 Book shop;

83.1.3 Camera or photography store;

83.1.4 Finance company;

83.1.5 Gift or flower shop;

83.1.6 Jewellery, watch or watch repair store;

83.1.7 Luggage and leather goods store;

83.1.8 Office supply or stationery store;

83.1.9 Office, business or professional;

83.1.10 Shoe store;

83.1.11 Real estate office;

83.1.12 Travel agency.

83.2 Permitted Uses - Second Floor Only

83.2.1 Offices, but not including the office of a dentist, physician, drugless practitioner or medical clinic.

83.3 Yard Requirements

83.3.1 The front and exterior side yards shall have a minimum depth and width respectively as shown on Schedule C-83 of this By-law.

83.4 Building Requirements

83.4.1 A building shall only be erected within the area defined as 'Building Area' on Schedule C-83 of this By-law;

83.4.2 The ratio of gross floor area of the building to lot area shall not exceed 0.5;

83.5 Parking Requirements

83.5.1 The parking provisions of Sections 6 and 17 of this By-law shall apply;

83.5.2 All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-83 of this By-law.

84. Notwithstanding their R1B zone designation, the lands delineated as R1B - Section 34 on Schedule A of this By-law shall only be used for a day nursery and for uses accessory thereto:
- 84.1 Yard Requirements
- 84.1.1 The front, rear and side yards shall have a minimum depth and width as shown on Schedule C-34 of this By-law.
- 84.2 Building Requirements
- 84.2.1 A building shall only be erected within the area defined as 'Building Area' on Schedule C-34 of this By-law.
- 84.3 Parking Requirements
- 84.3.1 The parking provisions of Sections 6 and 17 of this By-law shall apply;
- 84.3.2 All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-34 of this By-law.
85. Notwithstanding their OS zone designation, the lands delineated as OS - Section 85 on Schedule 'A' of this By-law may be used for the erection of a building or part of a building containing integrated educational and recreational facilities, in compliance with the following regulations:
- 85.1 A building or part of a building containing integrated educational and recreational facilities shall only be erected within the area defined as 'Building Area' on Schedule C-85 of this By-law.
- 85.2 The provisions of this By-law relating to minimum side yards and minimum rear yards shall not apply.
86. Notwithstanding their R1B zone designation, the lands delineated as R1B - Section 86 on Schedule 'A' of this By-law, the minimum R1B zone frontage requirements of Section 9 of this By-law shall not apply to Lot 17, R.P. 581.
87. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 87 and OS - Section 87 shall only be used for the erection of townhouse dwellings and open space uses and uses and buildings accessory thereto in compliance with the R3A zone and OS zone provisions respectively of this By-law and the following additional regulations:
- 87.1 Yard Requirements
- 87.1.1 The minimum front, side and rear yards shall have a minimum depth and width as shown on Schedule C-87 of this By-law.
- 87.2 Building Requirements
- 87.2.1 A townhouse dwelling shall only be erected within the area defined as 'Building Area' on Schedule C-87 of this By-law;
- 87.2.2 A maintenance building shall only be erected in the area defined as 'Building Area (Maintenance Building)' on Schedule C-87 of this By-law.
- 87.3 Parking Requirements
- 87.3.1 For each townhouse dwelling unit, two (2) parking spaces shall be provided, one of which may be located in a driveway;
- 87.3.2 Not less than seven (7) parking spaces shall be provided for visitors and guests;
- 87.3.3 The parking provisions of Sections 6 and 17 of this By-law not inconsistent with Sections 87 and 88 shall apply.
88. Notwithstanding their R3 zone designation, the lands delineated as R3A - Section 88 on Schedule 'A' of this By-law shall only be used for the erection of townhouse dwellings and a use and building accessory thereto in compliance with the R3A zone provisions contained in this By-law and subject to compliance with the following additional regulations:
- 88.1 No more than forty-seven (47) dwelling units shall be erected on the lands designated as R3A - Section 88 on Schedule C-88 of this By-law;

88.2 The minimum front, side and rear yard dimensions and the minimum separation between townhouse dwellings shall be as shown on Schedule C-88 of this By-law.

88.3 A townhouse dwelling shall only be erected within each area defined as 'Building Area' on Schedule C-88 of this By-law.

88.4 Parking Requirements

88.4.1 Off-street parking facilities shall be provided for each townhouse dwelling unit on the basis of two (2) parking spaces per townhouse dwelling unit, one (1) of which shall be provided within the unit and one in the driveway to the unit;

88.4.2 Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule of this By-law;

88.4.3 The parking provisions of Sections 6 and 7 of this By-law shall apply;

88.5 Development Control

88.5.1 The lands classified as R3A - Section 22 and OS - Section 23 as shown on Schedule C-88 of this By-law shall be subject to all the matters set in Section 35(a) of The Planning Act, R.S.O. 1970 as amended.

89. Notwithstanding their SC zone designation, the lands delineated as SC - Section 99 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

89.1 Permitted Uses - Ground Floor Only

89.1.1 Medical office;

89.1.2 Other business or professional office.

89.2 Permitted Uses - Second Floor Only

89.2.1 Medical office.

89.3 Only one (1) building may be erected within the area defined as 'Building Area' on Schedule C-89 of this By-law.

89.4 The permitted building may contain not more than three (3) medical offices should the building be occupied by medical uses only.

89.5 Maximum gross floor area of the permitted building shall not exceed 269 square metres.

89.6 Maximum building height - 7.6 metres.

89.7 Landscaped open space shall be provided and maintained as shown on Schedule C-89 of this By-law.

89.8 Parking Requirements

89.8.1 All parking areas shall be located as shown on Schedule C-89 of this By-law and shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-89 of this By-law.

89.8.2 The parking provisions of Sections 6 and 17 of this By-law shall apply.

90. Notwithstanding their R1A zone designation, the lands delineated as R1A - Section 90 on Schedule 'A' of this By-law shall be permitted to have a lot width of not less than six (6) metres.

91. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 91 on Schedule 'A' of this By-law shall only be used for the erection of townhouse dwellings and uses accessory thereto in compliance with the R3A zone provisions of this By-law and subject to compliance with the following additional regulations:

91.1 The minimum lot area per townhouse dwelling unit shall be 270 square metres.

91.2 The maximum number of townhouse dwelling units shall be thirty (30) units.

91.3 The minimum gross floor area of each townhouse dwelling unit shall be 83 square metres.

- 91.4 The minimum yard requirements shall be as shown on Schedule C-91 of this By-law.  
 91.5 Maximum building coverage shall not exceed thirty (30) percent of the lot area.

92. Notwithstanding their M1 zone designation, on the lands delineated as M1 - Section 43 on Schedule 'A' of this By-law a restaurant and a bank shall be a permitted use in that area shown as Commercial Space on Schedule C-92 of this By-law subject to compliance with the following regulations.

- 92.1 The maximum gross floor area of the restaurant shall not exceed 506 square metres and the maximum gross floor area of the bank shall not exceed 246 square metres.  
 92.2 Not less than 53 off-street parking spaces shall be provided and shall occupy an area indicated as Parking Areas for 53 cars as shown on Schedule C-92 of this By-law.  
 92.3 Landscaped Open Space shall be provided and shall occupy an area indicated as "Landscaped Open Space" as shown on Schedule C-92 of this By-law.  
 92.4 At least one loading area shall be provided for the restaurant and shall occupy an area indicated as "Loading Area" and shown on Schedule C-92 of this By-law.  
 92.5 All other provisions of this By-law shall apply.

93. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 44 on Schedule 'A' of this By-law shall only be used for the erection of street townhouse dwellings and uses accessory thereto in compliance with the R3A zone provisions of this By-law and subject to compliance with the following additional regulations:

93.1 Lot Density

- 93.1.1 Not more than fifty-six (56) townhouse dwelling units shall be erected on the lands designated as R3A - Section 93 on Schedule 'A' of this By-law.

93.2 Yard Requirements

- 93.2.1 The minimum yard requirements shall be as shown on Schedule C-93 of this By-law.

93.3 Building Requirements

- 93.3.1 Townhouse dwelling units shall only be erected within the area defined as 'Building Area' on Schedule C-93 of this By-law;  
 93.3.2 The maximum building coverage - twenty-five (25) percent of the lot area;  
 93.3.3 Maximum building height - 10.6 metres;  
 93.3.4 Minimum gross floor area - 83 square metres.

93.4 Parking Requirements

- 93.4.1 Off-street parking shall be provided on the basis of two (2) parking spaces for each townhouse dwelling unit one of which shall be provided within the unit and one in the driveway to the unit;  
 93.4.2 Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly, and shall be located as shown on Schedule C-93 of this By-law.

93.5 Development Control

- 93.5.1 The lands delineated as R3A - Section 93 on Schedule 'A' of this By-law shall be subject to all the matters set out in Section 35(a) of The Planning Act R.S.O. 1970 as amended.

94. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 94 on Schedule 'A' of this By-law shall only be used for the erection of townhouse dwellings in compliance with the R3A zone provisions of this By-law and subject to compliance with the following additional regulations:

94.1 Lot Density

94.1.1 No more than sixty (60) townhouse dwelling units shall be erected on the lands designated as R3A - Section 94 on Schedule 'A' of this By-law.

94.2 Yard Requirements

94.2.1 The minimum yard requirements shall be as shown on Schedule C-94 of this By-law.

94.3 Building Requirements

94.3.1 Townhouse dwelling units shall only be erected within the area defined as 'Building Area' on Schedule C-94 of this By-law;

94.3.2 The maximum building coverage of the townhouse dwellings shall not exceed twenty-five (25) percent of the lot area.

94.3.3 The minimum gross floor area per dwelling unit shall be 83 square metres.

94.4 Parking Requirements

94.4.1 Off-street parking facilities shall be provided for each dwelling unit on the basis of two (2) parking spaces per unit, one of which shall be provided within the unit and one in the driveway to the unit;

94.4.2 Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-94 of this By-law.

94.5 Development Control

94.5.1 The lands designated as R3A - Section 94 on Schedule 'A' of this By-law shall be subject to all the matters set out in Section 35(a) of The Planning Act R.S.O. 1970 as amended.

95. Notwithstanding their R2A zone designation, the lands delineated as R2A - Section 95 on Schedule 'A' of this By-law shall only be used for the erection of semi-detached dwellings and uses accessory thereto in compliance with the R2A zone provisions of this By-law and subject to compliance with the following additional regulations:

95.1 Lot Area Requirements

95.1.1 Interior Lot: Minimum lot area per semi-detached dwelling - 445 square metres

Minimum lot area per semi-detached unit - 210 square metres;

95.1.2 Exterior Lot: Minimum lot area per semi-detached dwelling unit - 510 square metres

Minimum lot area per semi-detached dwelling unit - 260 square metres.

95.2 Yard Requirements

95.2.1 The minimum setbacks, minimum required rear yard depth and minimum required side yard width shall be as shown on Schedule C-95 of this By-law provided that the distances shall vary by not more than .4 metre less than the measurement shown.

95.3 Building Requirements

95.3.1 Each semi-detached unit shall only be erected within the area defined as 'Building Area' on Schedule C-95 of this By-law;

95.3.2 The maximum building coverage on each semi-detached lot shall not exceed thirty-five (35) percent of the lot area;



95.3.3 The minimum gross floor area for each semi-detached unit shall be seventy-four (74) metres;

95.3.4 The maximum building height shall be two and one half (2-1/2) storeys or eight (8) metres whichever is the lesser.

95.4 Landscaped Open Space

95.4.1 A minimum 50% of the required front yard shall be maintained as landscaped open space.

95.5 All other provisions of this By-law not inconsistent with Section 95 shall apply.

96. Notwithstanding their R3A zone designation, the lands delineated as R3A - Section 96 on Schedule 'A' of this By-law shall only be used for the erection of townhouse dwellings, a recreation centre and buildings and uses or structures accessory thereto provided that they are not used for human habitation; in compliance with the following regulations:

96.1 Building Requirements

96.1.1 Townhouse dwellings shall only occupy areas indicated as 'Building Area' on Schedule C-96 of this By-law;

96.1.2 Maximum building coverage of all townhouse dwellings shall be thirty (30) percent of the lot area;

96.1.3 Maximum number of townhouse dwelling units shall be four hundred and fifty-one (451);

96.1.4 Maximum building height - 10.6 metres;

96.1.5 Minimum landscaped open space - fifty (50) percent of the lot area;

96.1.6 Lands designated as landscaped open space on Schedule C-96 of this By-law shall be developed and maintained for such purposes.

96.2 Yard Requirements

96.2.1 The minimum setback distance, minimum required rear yard depth and minimum required side yard shall be as shown on Schedule C-96 of this By-law.

96.3 Parking Requirements

96.3.1 Off-street parking facilities shall be provided equivalent to 175 percent of the number of dwelling units;

96.3.2 A driveway leading to a private garage shall be considered as providing one (1) parking space provided that the distance between the edge of the private roadway and the front walk of the garage is not less than six (6) metres;

96.3.3 Not less than one (1) parking space shall be provided for each dwelling unit not containing an attached garage and an additional parking space shall be provided for each two (2) such dwelling units;

96.3.4 Each five (5) dwelling units shall be provided with one (1) visitor parking space clearly marked and signed for visitor parking;

96.3.5 All areas containing more than two (2) parking spaces shall have direct and unobstructed access to and from a public street by a driveway

97. Notwithstanding their R2A zone designation the following provisions shall apply to the lands delineated as R2A - Section 48 on Schedule 'A' of this By-law.

97.1 A semi-detached dwelling shall only be erected within the area defined as 'Building Area' on Schedule C-97 of this By-law.

97.2 The yard requirements shall conform to those shown on Schedule C-97 of this By-law.

97.3 A driveway shall be located as shown on Schedule C-97 of this By-law.

97.4 All other provisions of this By-law not inconsistent with Section 97 shall apply.

98. Notwithstanding their SC zone designation, the lands delineated as SC - Section 49 on Schedule 'A' of this By-law shall only be used for those uses permitted in a SC zone classification in compliance with the following additional regulations:

98.1 Permitted Uses

- 98.1.1 Fruit and vegetable store;
- 98.1.2 Grocery or dairy products store.

98.2 Yard Requirements

- 98.2.1 The minimum yard requirements shall be as shown on Schedule C-98 of this By-law.

98.3 Building Requirements

- 98.3.1 A building shall only be erected within the area defined as 'Building Area' on Schedule D - 28.49 of this By-law;
- 98.3.2 The building coverage shall not exceed twenty-five (25) percent of the lot area;
- 98.3.3 The maximum building height for the main building shall not exceed 10.6 metres.

98.4 Parking Requirements

- 98.4.1 The parking provisions of Sections 2, 6 and 17 of this By-law shall apply;

98.5 Loading Requirements

- 98.5.1 The loading provisions of Sections 2, 6 and 17 of this By-law shall apply;

99. Notwithstanding their R2A zone designation the lands delineated as R2A - Section 99 on Schedule 'A' of this By-law shall only be used in compliance with the R2A zone provisions of this By-law and subject to the following additional regulations:

99.1 The following definition shall apply to the lands delineated as R2A - Section 99

- 99.1.1 Rear Yard shall mean a yard extending across the full width of the lot between rear lot line and nearest main wall of the main building or the side lot lines.

99.2 Lots 2 and 6 shown on Schedule C-99 of this By-law shall have a minimum lot depth of 29.8 metres and 28 metres respectively.

101. Notwithstanding their R4A zone designation the lands delineated as R4A - Section 101 on Schedule 'A' of this By-law shall only be used in compliance with the following regulations:

101.1 Permitted Uses

- 101.1.1 Apartment dwelling;  
101.1.2 Religious institution.

101.2 Yard Requirements

- 101.2.1 The minimum front yard setback, minimum required rear yard depth and minimum required side yard width shall be as shown on Schedule C-101 of this By-law.

101.3 Building Requirements

- 101.3.1 An apartment building shall only be erected within the area defined as 'Building Area A' on Schedule C-101 of this By-law in compliance with the following regulations:

- |      |                                      |   |                    |
|------|--------------------------------------|---|--------------------|
| i)   | Maximum height                       | : | 22 storeys         |
| ii)  | Maximum number of units              | : | 254 units          |
| iii) | Minimum required parking             | : | 381 spaces         |
| iv)  | Minimum required underground parking | : | 254 spaces         |
| v)   | Maximum ground floor coverage        | : | 1125 square metres |

- 101.3.2 An apartment building shall only be erected within the area defined as 'Building Area B' on Schedule C-101 of this By-law in compliance with the following regulations:

- |      |                               |   |                    |
|------|-------------------------------|---|--------------------|
| i)   | Maximum height                | : | 22 storeys         |
| ii)  | Maximum number of units       | : | 254 units          |
| iii) | Minimum surface parking       | : | 381 spaces         |
| iv)  | Minimum underground parking   | : | 254 spaces         |
| v)   | Minimum ground floor coverage | : | 1125 square metres |

- 101.3.3 Minimum floor area of each apartment dwelling unit:

- |      |               |   |                  |
|------|---------------|---|------------------|
| i)   | One bedroom   | : | 55 square metres |
| ii)  | Two bedroom   | : | 74 square metres |
| iii) | Three bedroom | : | 93 square metres |

- 101.3.4 Indoor swimming pools attached to apartment buildings shall be located as shown on Schedule C-101 of this By-law.

- 101.3.5 Canopies, mechanical vents, ramps and stairs may be located outside the designated 'Building Areas'.

101.4 Landscaped Open Space

- 101.4.1 Landscaped open space shall be provided as shown on Schedule C-101 of this By-law.

102. Notwithstanding their SC zone designation, the lands delineated as SC - Section 102 on Schedule 'A' of this By-law shall only be used in compliance with the SC zone provisions contained in this By-law and where the lands are used for the purposes of a bank subject to compliance with the following additional regulations:

- 102.1 The location of the bank shall be limited to the most westerly part of any structure or building to be erected on the lands designated as SC - Section 102 on Schedule 'A' of this By-law.
- 102.2 The area of any structure or building to be occupied by the bank shall be restricted to a maximum of 30.4 metres by 13.6 metres as shown on Schedule C-102 of this By-law.
- 102.3 A minimum of twenty-one (21) parking spaces shall be provided for the exclusive use of the bank employees and customers and such parking shall be in addition to any parking required in this By-law for uses located on the said lands.
- 102.4 A pedestrian walkway of 1.5 metres shall be provided along the westerly and southerly sides of the bank building.
- 102.5 Landscaped open space as shown on Schedule C-102 of this By-law shall be provided and maintained.

- 102.6 The maximum height of any structure or building to be located on the said lands shall be one (1) storey above grade.
- 102.7 The minimum yard requirements shall be as shown on Schedule C-102 of this By-law.
- 102.8 Loading and unloading shall be permitted only along the northerly side of any structure or building to be located on the said lands.
- 102.9 Open storage of goods and raw materials shall be prohibited.

103. Notwithstanding their SC zone designation, the lands delineated as SC - Section 103 on Schedule 'A' of this By-law shall only be used for a restaurant, a take-out restaurant or a retail plumbing outlet and uses accessory thereto in compliance with the SC Zone provisions of this By-law and subject to compliance with the following regulations:

103.1 Yard Requirements

- 103.1.1 The minimum front yard depth, rear yard depth and side yard width shall be determined as shown on Schedule C-103 of this By-law.

103.2 Building Requirements

- 103.2.1 Only one (1) building may be built within the zone boundary as shown on Schedule C-103 of this By-law.
- 103.2.2 Maximum gross floor area - restaurant or a take-out restaurant: 687.4 square metres.
- 103.2.3 Maximum gross floor area - retail plumbing outlet: 371.6 square metres.
- 103.2.4 A restaurant or take-out restaurant shall only be located within the area shown as Building Area 'A' on Schedule C-103 of this By-law.
- 103.2.5 A retail plumbing outlet shall only be located within the area shown as Building Area 'B' on Schedule C-103 of this By-law.

103.3 Parking Requirements

- 103.3.1 Minimum off-street parking accommodation shall be provided on the same lot as the building and shall be located as shown on Schedule C-103 of this By-law.
- 103.3.2 All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-103 of this By-law.
- 103.3.3 The parking provisions of Section 2 and Section 6 of this By-law, not in conflict with Sections 103 and 103 shall apply.

104. Notwithstanding their RIA zone designation, the lands delineated as RIA - Section 104 on Schedule 'A' of this By-law shall only be used for the erection of single family dwellings in compliance with the following additional regulations:

- 104.1 For the purpose of this section a single family dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.
- 104.2 Nothing in this section shall prevent the occupant of a single family dwelling carrying on any domestic or household art not affecting the amenity of the neighbourhood or if a professional person from occupying one or more rooms as an office providing there is not display of goods or advertising other than a plaque not larger than .09 square metres.
- 104.3 No dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic of less than seventy-four (74) square metres and shall be of brick, brick veneer, stone or stucco over masonry construction.
- 104.4 Every residence shall be constructed on land having a frontage of at least eighteen (18) metres.

105. Notwithstanding their SC zone designation, the lands delineated as SC - Section 105 on Schedule 'A' of this By-law shall only be used for an office building and in compliance with the SC zone provisions contained in this By-law.
106. Notwithstanding their R1B and R2A zone designations, the lands delineated as R1B - Section 106 and R2A - Section 106 on Schedule 'A' of this By-law shall only be used in compliance with the R1A and R2B zone provisions respectively of this By-law and in compliance with the front and side yard setback provisions shown on Schedule C-106 of this By-law.
107. Notwithstanding their R1B, R2A and R3A zone designations, the lands delineated as R1B - Section 107, R2A - Section 107, and R3A - Section 107 on Schedule 'A' of this By-law shall only be used in compliance with the R1B, R2A, and R3A zone provisions respectively of this By-law and in compliance with the front, side and rear yard setback provisions shown on Schedule C-107 of this By-law.
108. Notwithstanding their SC zone designation, the lands delineated as SC - Section 108 on Schedule 'A' of this By-law shall only be used for a medical clinic and offices related thereto in compliance with the SC zone provisions contained in this By-law.
109. Notwithstanding their C2 zone designation, the lands delineated as C2 - Section 109 on Schedule 'A' of this By-law, a department store shall be a permitted use, provided that all other provisions of this By-law are complied with.
110. Notwithstanding their R2A zone designation, the lands delineated as R2A - Section 110 on Schedule 'A' of this By-law, shall only be used in compliance with the R2A zone provisions contained in this By-law and in compliance with the front and side yard setback provisions shown on Schedule C-110 of this By-law.
111. Notwithstanding their R1B and R2A zone designation, the lands delineated as R1B - Section 111 and R2A - Section 111 on Schedule 'A' of this By-law shall only be used in compliance with the R1B and R2A zone provisions contained in this By-law and in compliance with the front and side yard setback provisions shown on Schedule C-111 of this By-law.
112. Notwithstanding their HCI zone designation, the lands delineated as HCI - Section 112 on Schedule 'A' of this By-law shall only be used for a radio station transmission and broadcasting establishment in compliance with the HCI zone provisions contained in this By-law.
113. Notwithstanding their R1B zone designation, the minimum lot depth for the lands delineated as R1B - Section 113 Schedule 'A' of this By-law shall be twenty-nine (29) metres. All other provisions of the R1B zone contained in this By-law shall be complied with.
114. Notwithstanding their R1B zone designation, the lands delineated as R1B - Section 114 on Schedule 'A' of this By-law may be used for the erection of a single family dwelling in compliance with the R1B zone provisions of this By-law except that the minimum lot area, lot width, lot depth, side yard, front yard and rear yard requirements shall not apply.
115. Notwithstanding their R2A zone designation the lands delineated as R2A - Section 115 on Schedule 'A' of this By-law, may only be used in compliance with the R2A zone provisions of this By-law, and in compliance with the yard requirements shown on Schedule C-115 of this By-law.
116. Notwithstanding their R1B and R2A zone designations, the lands delineated as R1B - Section 116 and R2A - Section 116 on Schedule 'A' of this By-law the lands shall be used in compliance with the R1B and R2A zone provisions respectively contained in this with the following additional regulations:
- 116.1 Any lots which flank McLaughlin Road or the .3 metre reserve adjacent thereto shall be deemed to be interior lots.
- 116.2 Adjacent to McLaughlin Road south a strip of land of not less than six (6) metres in width shall be maintained as landscaped open space and the landscaped open space shall not be considered for purposes of computing lot area, lot depth, lot width, rear yard depth and side yard width.

- 116.3 No building shall exceed a height of 7.6 metres provided that the rear or side main wall of either a single family detached dwelling or semi-detached dwelling adjacent to McLaughlin Road South does not exceed a height of one (1) storey.
117. Notwithstanding their CI zone designation, the lands delineated as CI - Section 117 on Schedule 'A' of this By-law shall only be used in compliance with the CI zone provisions of this By-law and may also be used for an automobile service station in compliance with the HC2 zone provisions of this By-law.
118. Notwithstanding their R2B zone designation the lands delineated as R2B - Section 118 on Schedule 'A' of this By-law shall only be used for the uses permitted in an R1B zone classification and/or a private club or recreation facility in accordance with the R1B provisions of this By-law.
119. Notwithstanding their GC zone designation, the lands delineated as GC - Section 119 on Schedule 'A' of this By-law shall only be used for offices of the Bell Canada, and uses and installation accessory thereto in compliance with the GC zone provisions contained in this By-law.
120. Notwithstanding their R2B zone designation, the lands delineated as R2B - Section 120 on Schedule 'A' of this By-law shall only be used in compliance with the R2B zone provisions of this By-law and for the purpose of a funeral home and uses accessory thereto.
121. Notwithstanding their HC1 zone designation, the lands delineated as HC1 - Section 121 on Schedule 'A' of this By-law shall only be used for the purposes of a Radio Station and Transmission Facility and uses accessory thereto in compliance with the HC1 zone provisions of this By-law.
122. Notwithstanding their R1A zone designation, the lands delineated as R1A - Section 122 on Schedule 'A' of this By-law shall only be used in compliance with the R1A zone provisions of this By-law and for the purposes of a funeral home and uses accessory thereto.
123. Notwithstanding their R1B and R2A zone designation, the lands delineated as R1B - Section 123 and R2A - Section 123 on Schedule 'A' of this By-law shall only be used in compliance with the R1B and R2A zone provisions respectively of this By-law, and with the side yard and front yard setback provisions shown on Schedule C-123 of this By-law.
124. ( SECTION 124 RESERVED )
125. Notwithstanding their R4A zone designation, the lands delineated as R4A - Section 125 on Schedule 'A' of this By-law shall only be used for an apartment dwelling in compliance with the R4A zone provisions of this By-law, and for a grocery or dairy products store or a variety store in compliance with the following regulations.
- 125.1 The maximum amount of floor area used for commercial purposes shall not exceed 460 square metres.
- 125.2 The commercial use shall only be permitted on the ground floor of the apartment dwelling.
- 125.3 The provisions of the 'Sign By-law' of the City of Brampton shall apply.
126. Notwithstanding their R3B zone designation the lands delineated as R3B - Section 126 on Schedule 'A' of this By-law shall only be used for the erection of single family attached dwellings in compliance with the following regulations.
- 126.1 For the purpose of this Section single family attached dwelling shall mean a building divided vertically into three (3) or more single family dwelling units by common walls and with private front and rear access to each unit.

126.2 Lot Density

- 126.2.1 Not more than 116 dwelling units shall be erected on the lands designated as R3B - Section 126 on Schedule 'A' of this By-law;

126.3 Building Requirements

- 126.3.1 Minimum gross floor area per dwelling unit - 83 square metres.  
 126.3.2 Maximum Building Area - 25 percent of the lot area.  
 126.3.3 Maximum height per dwelling unit - 18.6 metres.

126.4 Parking Requirements

- 126.4.1 Minimum number of parking spaces per unit - two (2), one (1) of which shall be provided within the unit and one of which shall be provided in the driveway to the unit.  
 126.4.2 Off-street parking facilities shall be provided for visitor parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly.  
 126.4.3 All parking spaces, aisles and driveways shall be useable in all seasons and finished with a stable, dustless surface.

126.5 Landscaped Open Space

- 126.5.1 Not less than sixty (60) percent of the total site area shall be maintained as Landscaped Open Space.

126.6 Development Control

- 126.6.1 The lands delineated as R3B - Section 126 as shown on Schedule 'A' of this By-law shall be subject to all matters set out in Section 35(a) of The Planning Act R.S.O. 1970, as amended.

127. Notwithstanding their R4B zone designation, the lands delineated as R4B - Section 127 on Schedule 'A' of this By-law shall only be used for a senior citizens' apartment dwelling and uses accessory thereto subject to compliance with the following regulations.

127.1 Definitions

- 127.1.1 Senior Citizens' Apartment dwelling. For the purpose of this Section a Senior Citizens' Apartment Dwelling shall mean a building other than a triplex, double duplex, street townhouse or multiple dwelling containing three or more dwelling units occupied by senior citizens, which have a common entrance from the street level and the occupants of which have the right to use in common halls, stairs and yards.

127.2 Yard Requirements

- 127.2.1 The minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C- 127 of this By-law.  
 127.2.2 Canopies shall be allowed to extend from the first floor of the senior citizens' apartment dwelling as shown on Schedule C-127 of this By-law.

127.3 Building Requirements

- 127.3.1 A senior citizens dwelling shall only occupy the area indicated as 'Building Area' on Schedule C-127 of this By-law.  
 127.3.2 Maximum floor space index 1.3.  
 127.3.3 Maximum building height - 11 storeys.  
 127.3.4 Maximum number of dwelling units in the senior citizens apartment dwelling shall not exceed one hundred and one (101) of which not less than one hundred (100) units shall be one (1) bedroom units, and one (1) unit shall be a two bedroom unit.  
 127.3.5 The senior citizens apartment dwelling shall contain in addition to 101 dwelling units, a common room with abutting kitchen and chair storage area, communal laundry room, washrooms, and a storage room for outside facilities. The height limitations of this By-law shall not apply to elevator enclosure, flag pole, television or radio antenna, ventilator, skylight or chimney.

127.4 Landscaped Open Space

- 127.4.1 Not less than fifty (50) percent of the area of Lot 'A' shall be maintained as landscaped open space.
- 127.4.2 Landscaped open space shall be provided on Lot 'A' as shown on Schedule C-127 of this By-law.

127.5 Parking Requirements

- 127.5.1 Not less than twenty-four (24) spaces shall be provided on Lot 'A' and reserved for use by residents and visitors of the senior citizens apartment building. All parking areas shall be located as shown on Schedule C-127 of this By-law.
- 127.5.2 The parking provisions of Sections 6 and 7 of this By-law not conflict with Section 127.4.1 shall apply.

127.6 Accessory Uses

- 127.6.1 No fence, hedge or structure, except outdoor recreation facilities, permitted in accordance with Section 127 shall exceed a height of two (2) metres within the landscaped open space area designated on Schedule C-127 of this By-law.

127.7 Service Area

- 127.7.1 A service area for the loading or unloading of persons, animals or goods with unobstructed ingress and egress to a public street shall be provided as shown on Schedule C-127 of this By-law.

127.8 Signs

- 127.8.1 The provisions of the Sign By-law of the City of Brampton shall apply.



128. Notwithstanding the designation of lands as M1 - Section 128 on Schedule 'A' of this By-law, the existing building on said lands as shown on Schedule C - 128 of this By-law may be extended to the west by a maximum gross floor area of 139.35 square metres subject to the following conditions:

128.1 Building Location Requirement

The proposed building shall be located within the area shown as "Proposed Extension" on Schedule C-128 of this By-law.

128.2 Building Height Requirement

The maximum height of the proposed building shall be one storey.

128.3 Permitted Use

The use of the proposed building shall be restricted to the inside storage of goods as accessory to the existing use, namely, an office and warehouse, of the existing building fronting on Haggert Avenue North.

128.4 Off-Street Parking Requirement

A minimum number of 12 parking spaces shall be provided on the site as shown on Schedule C-128 of this By-law.

128.5 Outside Storage Requirement

Outside storage of goods shall be prohibited.

129. The lands designated as R1B - Section 129 on Schedule 'A' of this By-law shall be used in compliance with the requirements and restrictions of the R1B Zone except where the following requirements and restrictions apply:

129.1 Lot Depth Requirement

A minimum lot depth of 24.4 metres.

129.2 Lot Area Requirement

A minimum lot area of 371.6 square metres.

129.3 Rear Yard Requirement

The rear yard shall be not less than 7.6 metres in depth except that: the rear yard may be occupied by a portion of a main building located not less than 6.1 metres from the rear lot line provided that the main building does not occupy more than fifty-five per cent of the rear yard width and that at least thirty-five per cent of the rear yard area is maintained in one contiguous unit with a depth of at least 7.6 metres.

130. The lands designated as R1B - Section 130 on Schedule 'A' of this By-law shall be used in compliance with the requirements and restrictions of the R1B Zone except where the following restrictions apply:

130.1 Setback and Yard Requirements

130.1.1 No building or structure, including an attached garage or an attached carport, shall be permitted without a minimum centre-line setback of 20.1 metres.

130.1.2 There shall be a rear yard for every building having a minimum depth of twenty per cent of the lot depth, but it need not exceed 6.1 metres.

130.1.3 Where an attached garage or an attached carport does not have a second storey above it, the side yard shall be at least 1.2 metres.

130.2 Building Height Requirement

No principal building shall exceed a height of 7.6 metres.

131. Notwithstanding their M2 designation, the lands delineated on Schedule 'A' of this By-law as M2 - Section 131 shall be used only for the following permitted uses and in compliance with the requirements and restrictions of the M2 Zone, except where the following requirements and restrictions apply:

131.1 Definition

For the purposes of this, a Prepared Food Take-Out Facility shall mean a commercial kitchen, a portion of a building used for the preparation of food to be consumed away from the building.

131.2 Permitted Uses

No person shall, within the zone boundaries as shown on Schedule C-131 of this By-law, erect or use any building or structure or use any land, in whole or in part, for purposes other than the following:

131.2.1 Prepared Food Take-Out Facility.

131.2.2 Uses permitted in the M2 Zone.

131.2.3 No facilities shall be provided to enable food to be consumed in the building.

131.3 Building Area Requirement

The building area shall be located as shown on Schedule C-131 of this By-law.

131.4 Yard Requirements

The front, side and rear yards shall be as shown on Schedule C-131 of this By-law.

131.5 Gross Floor Area Requirement

The maximum gross floor area of the Prepared Food Take-out Facility shall not exceed 325.2 square metres. No more than 23.3 square metres shall be dedicated to customers purchasing food.

131.6 Off-Street Parking Requirements

131.6.1 Not less than 45 off-street parking spaces shall be provided and shall occupy areas indicated as "Parking Areas" as shown on Schedule C-131 of this By-law.

131.6.2 No parking shall be permitted along the east side of the building. A minimum width of 7.9 metres of pavement shall be provided to permit a two way traffic flow along the east side of the building to provide access to a parcel of land to the north, as shown on Schedule C-131 of this By-law.

131.7 Loading Area Requirement

A loading area shall be provided for the various units in the building and shall occupy an area indicated as "loading area" and shown on Schedule C-131 of this By-law.

131.8 Landscaped Open Space Requirement

Landscaped Open Space shall be provided and shall occupy an area indicated as "Landscaped Open Space" and shown on Schedule C-131 of this By-law.

132. The lands designated HCl-SECTION 132 on Schedule A hereto attached:

132.1 Shall only be used for a restaurant or take-out restaurant; and

132.2 Shall be subject to the requirements and restrictions as shown on Schedule C-132 hereto attached.

133. The lands designated I-SECTION 133 on Schedule A hereto attached:

133.1 Shall only be used for:

- i) A community centre;
- ii) A day nursery;
- iii) A public or private school;
- iv) A religious institution;
- v) An accessory building or use;
- vi) Any residential use which is accessory to a permitted institutional use;
- vii) A park, playground or recreation facility operated by a public authority.

134. The lands designated Cl-SECTION 134

134.1 Shall only be used for those purposes permitted in the Cl Zone; and

134.2 Shall be subject to the requirements and restrictions as shown on Schedule C-134 hereto attached.

135.1 The lands designated R3B-SECTION 135 on Schedule A hereto attached:

135.1.1 Shall only be used for:

- i) A single family attached dwelling;
- ii) A building or use accessory to the above provided that the building is not used for human habitation; and

135.1.2 Shall be subject to the following requirements and restrictions:

- i) No more than 6 dwelling units shall be erected within Building 'J' as shown on Schedule C-135 hereto attached;
- ii) No more than 70 dwelling units in total shall be erected within Buildings 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' as shown on Schedule C-135 hereto attached;
- iii) Yards shall be as shown on Schedule C-135 hereto attached;
- iv) Separation between buildings within the group of buildings shall be as shown on Schedule C-135 hereto attached;

- v) A single family attached dwelling unit shall have a minimum gross floor area of 83.6square metres.
- vi) The buildings shall be located as shown on Schedule C-135 hereto attached and the aggregate building areas shall not exceed 30 per cent of the lot area;
- vii) No single family attached dwelling shall exceed two storeys in height;
- viii) Off-street parking facilities shall be provided for each dwelling unit located within Building 'J' on the basis of 1.33 parking spaces per dwelling unit.
- ix) Off-street parking facilities shall be provided for each dwelling unit located within buildings 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' on the basis of:
  - (a) 2 parking spaces per dwelling unit, one of which shall be provided within the unit and one in the driveway to the dwelling unit, and
  - (b) 1 parking space for each 5 dwelling units visitor and/or guest parking, and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-135 hereto attached.

135.13 Shall be subject to the requirements and restrictions of the R3B Zone which are not in conflict with the ones set out in Section 135.12.

135.2 For the purposes of Section 135.1:

Landscaped Open Space means an open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities or similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.

Single Family Attached Dwelling means a building divided vertically into 3 or more single family dwelling units by common walls and with private front and rear access to each unit.


136. The lands designated SC-SECTION 136 on Schedule A hereto attached:
- 136.1 Shall only be used for a bank; and
- 136.2 Shall be subject to the requirements and restrictions as shown on Schedule C-136 hereto attached.
137. The lands designated CI-SECTION 137 on Schedule A hereto attached:
- 137.1 Shall only be used for those purposes permitted in the CI Zone; and
- 137.2 Shall be subject to the requirements and restrictions as shown on Schedule C-137 hereto attached.
138. The lands designated HCI - SECTION 138 on Schedule A hereto attached:
- 138.1 Shall only be used for a restaurant or take-out restaurant,
- 138.2 Shall be subject to the requirements and restrictions as shown on Schedule C-138 hereto attached.
139. The lands designated CI-SECTION 139 on Schedule A hereto attached.
- 139.1 Shall only be used for:
- i) a bank or financial institute;
  - ii) a dry cleaning or coin laundry;
  - iii) a bakery;
  - iv) a real estate and professional office but excluding medical offices, i.e. dentists and doctors;
  - v) a bakery shop or beauty parlour;
  - vi) a pop shoppe;
  - vii) a photomat and camera shop;
  - viii) a florist;
  - ix) a variety store;
  - x) a hardware store or rental place;
  - xi) a sporting goods;
  - xii) an auto radio and electric store;
  - xiii) a drug store;
  - xiv) a take-out restaurant;
  - xv) a paint and wallpaper store;
  - xvi) a travel agent;
  - xvii) an office supply;
  - xviii) a candy shop;
  - xix) a health food shop;
  - xx) a delicatessen;
  - xxi) a leather goods shop;
  - xxii) a pet shop.

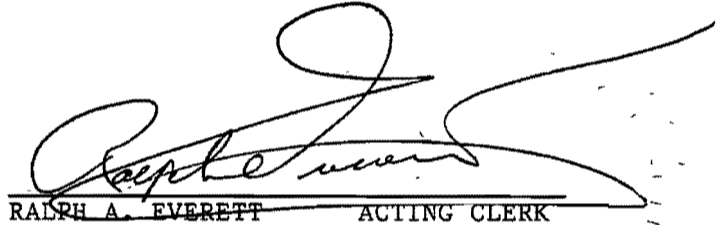


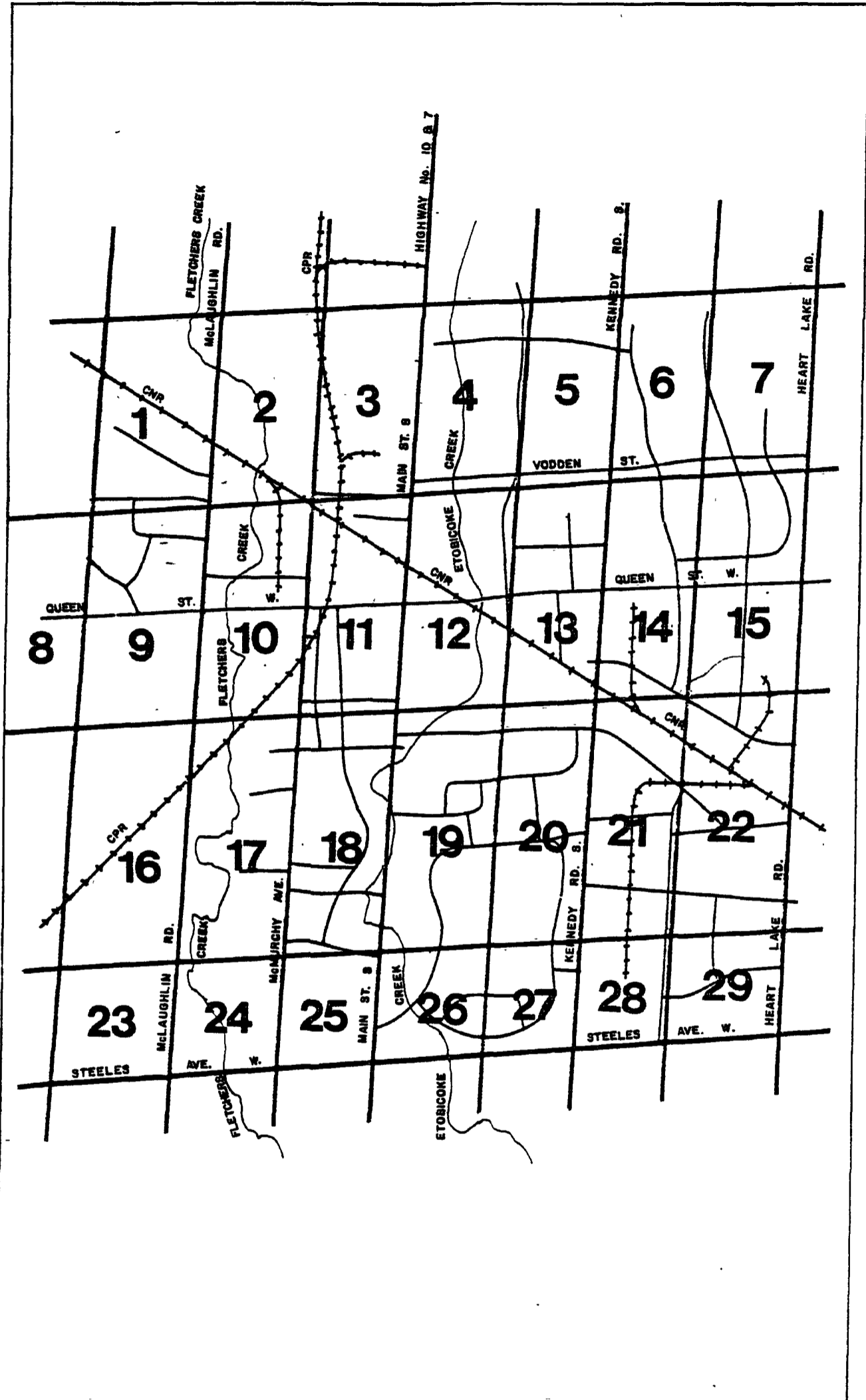
139.2 Shall be subject to the following requirements and restrictions:

- 139.2.1 Those requirements and restrictions as shown on  
Schedule C-139;
- 139.2.2 A minimum of 26 parking spaces shall be provided as  
shown on Schedule C-139 hereto attached;
- 139.2.3 The total gross floor area of the uses listed in  
Section 139.1 shall not exceed 1,900.6 square meters  
above ground and 457.2 square metres in the cellar.

READ A FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL this  
12th day of FEBRUARY, 1979

  
JAMES E. ARCHDEKIN                      MAYOR

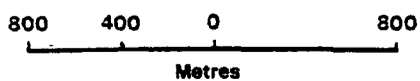
  
RALPH A. EVERETT                      ACTING CLERK

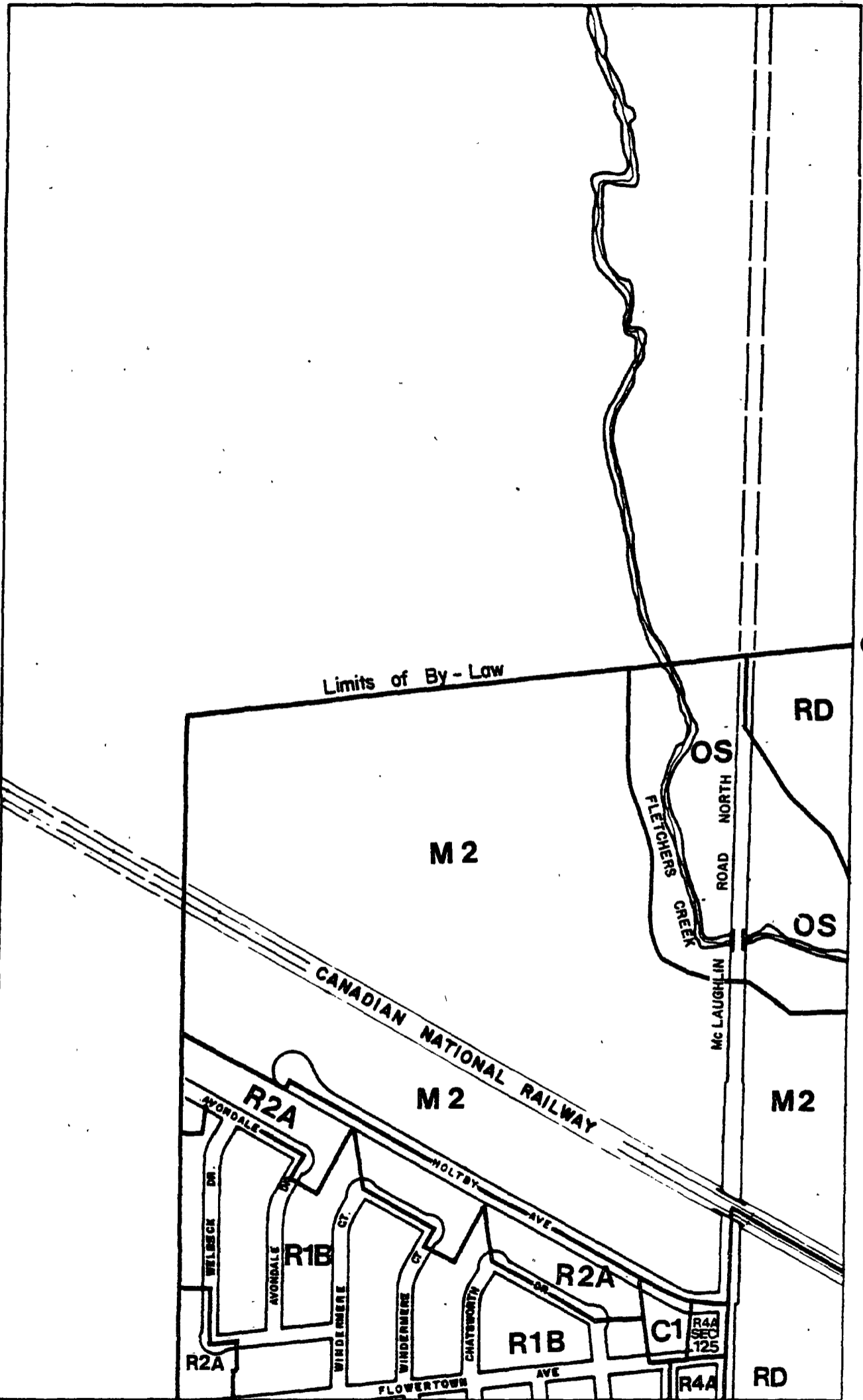


# The Corporation of The City of Brampton

By-Law

Schedule A - Key Plan

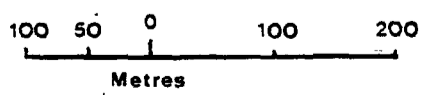




**The Corporation of The City of Brampton**

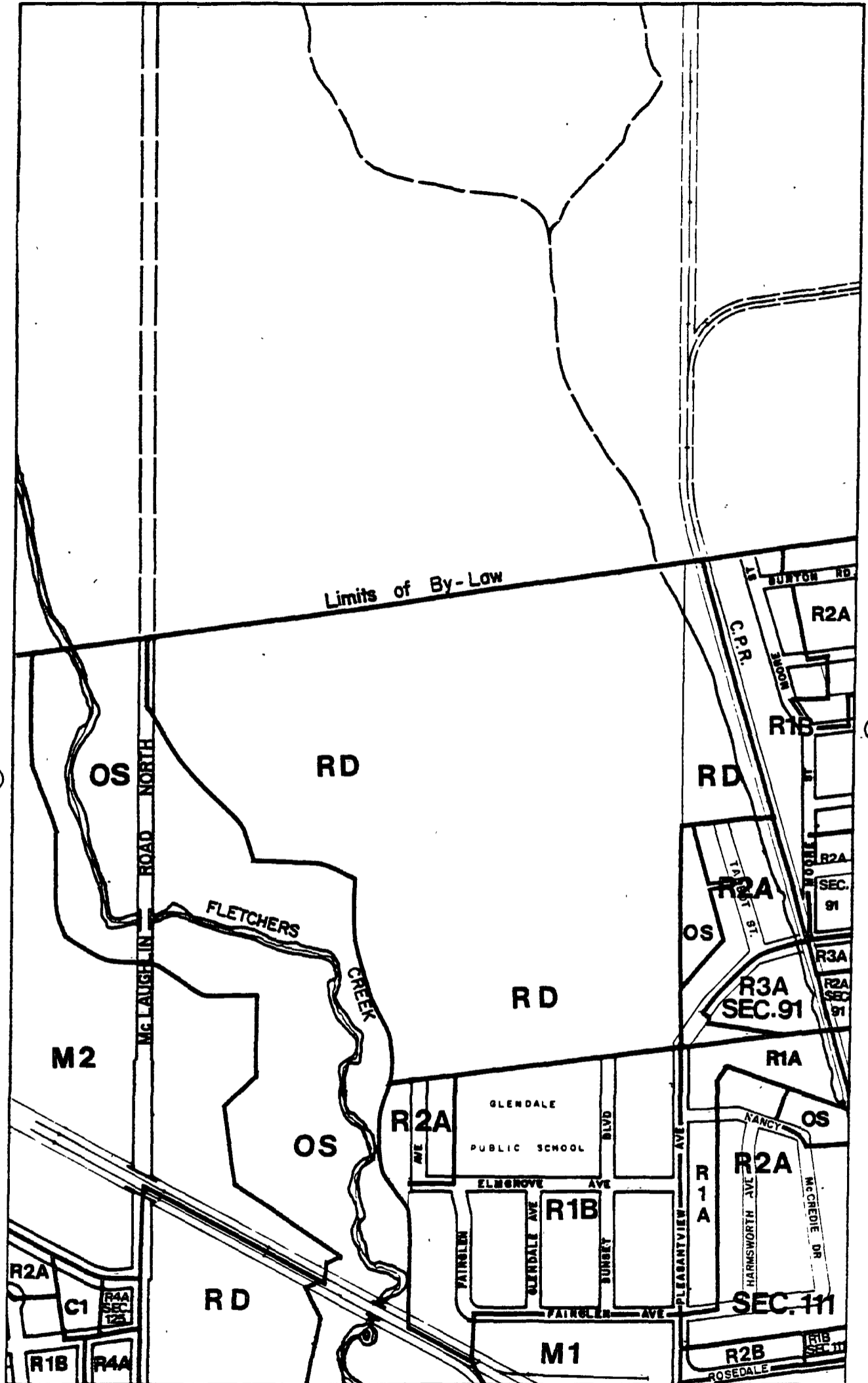
By-Law

Schedule A Sheet 1



9

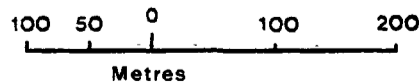
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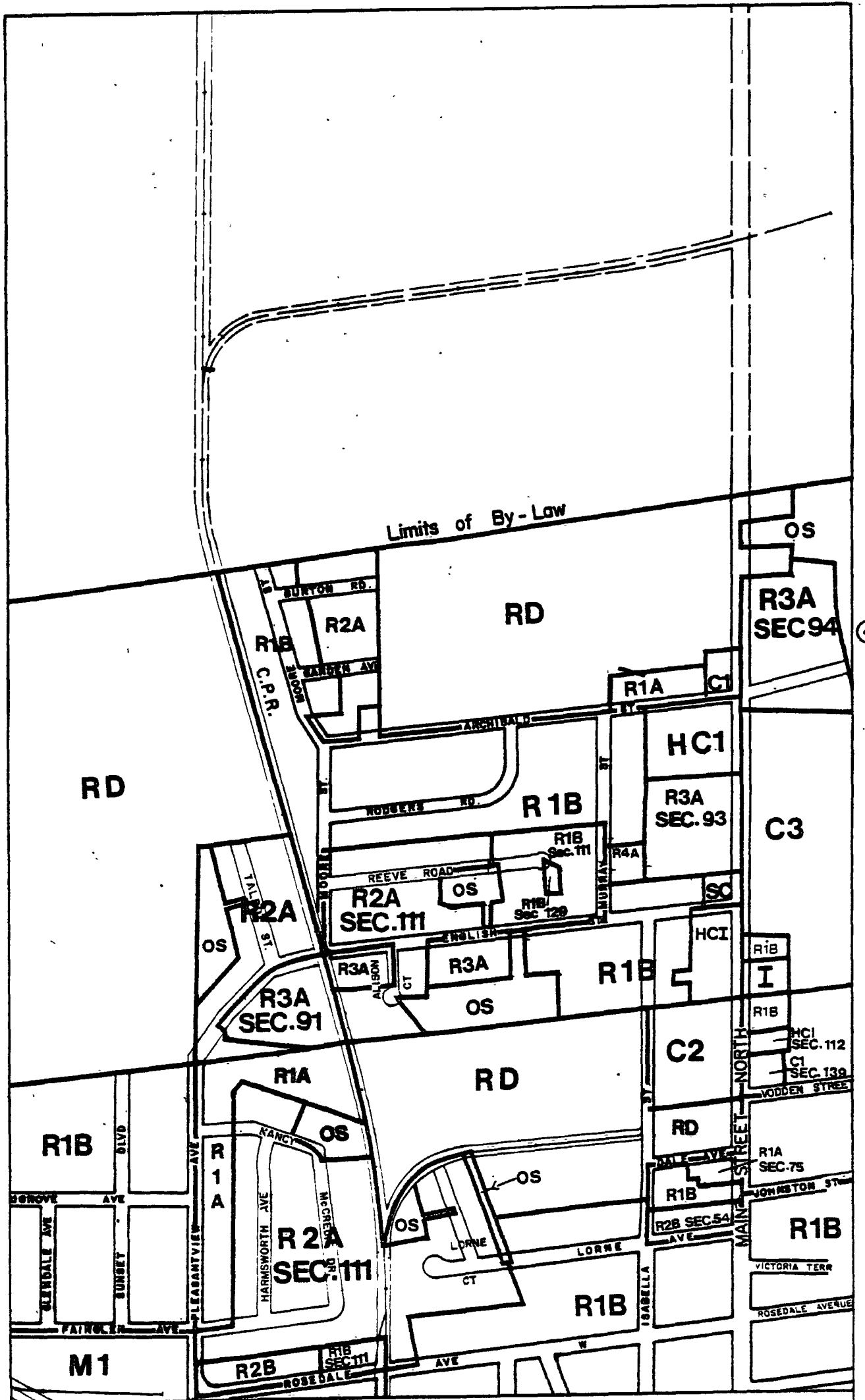


# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 2



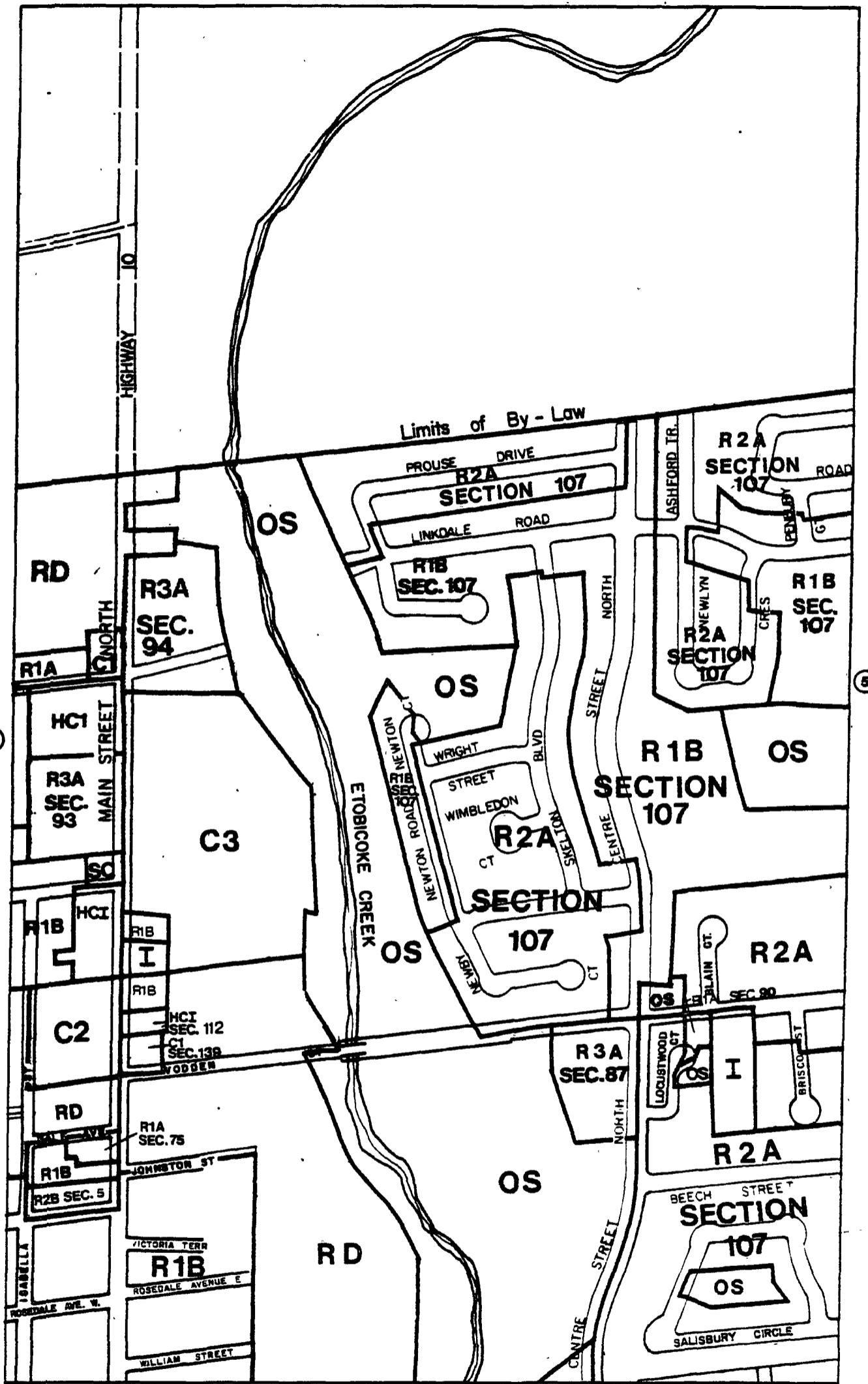


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 3

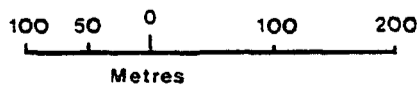


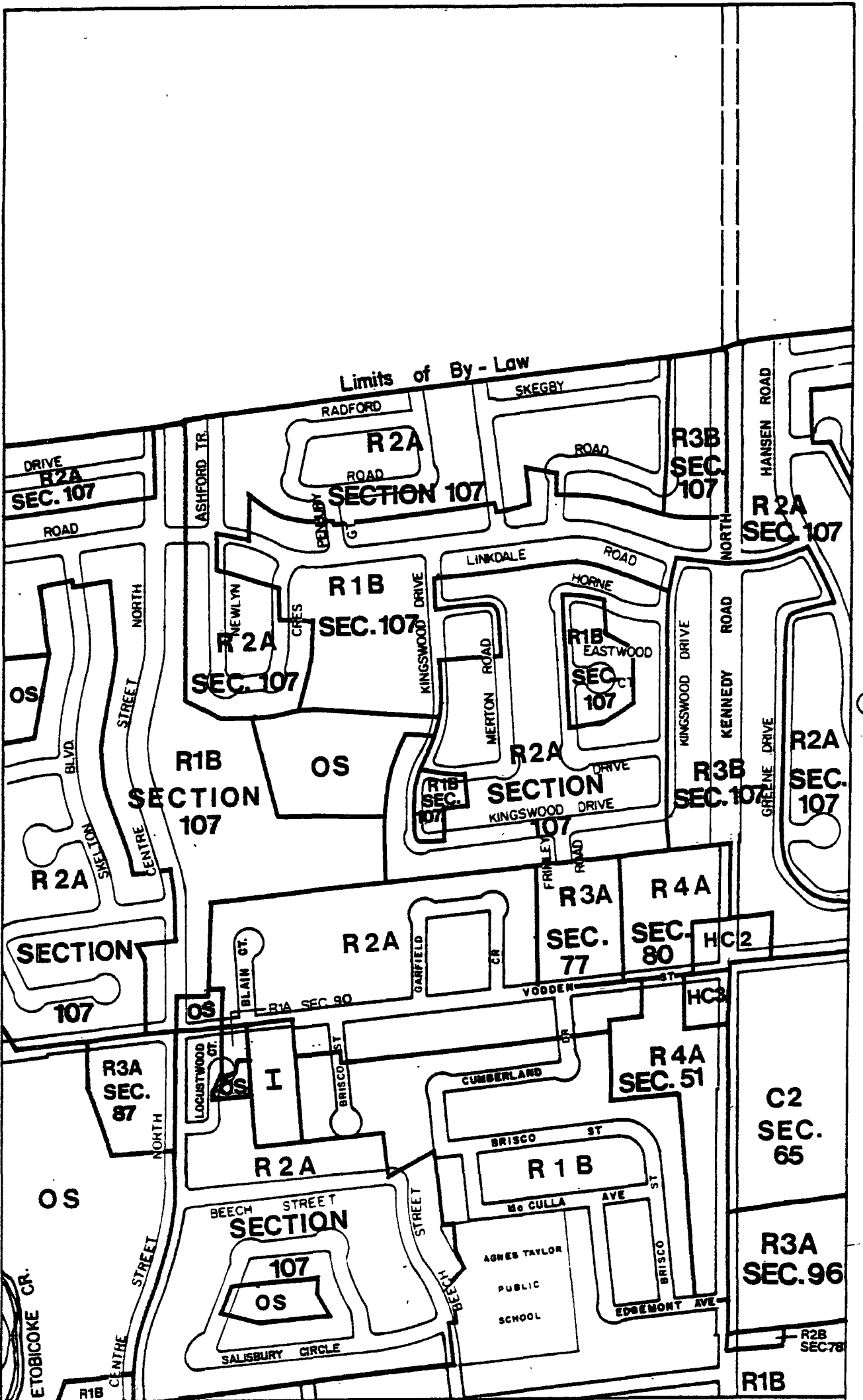


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 4



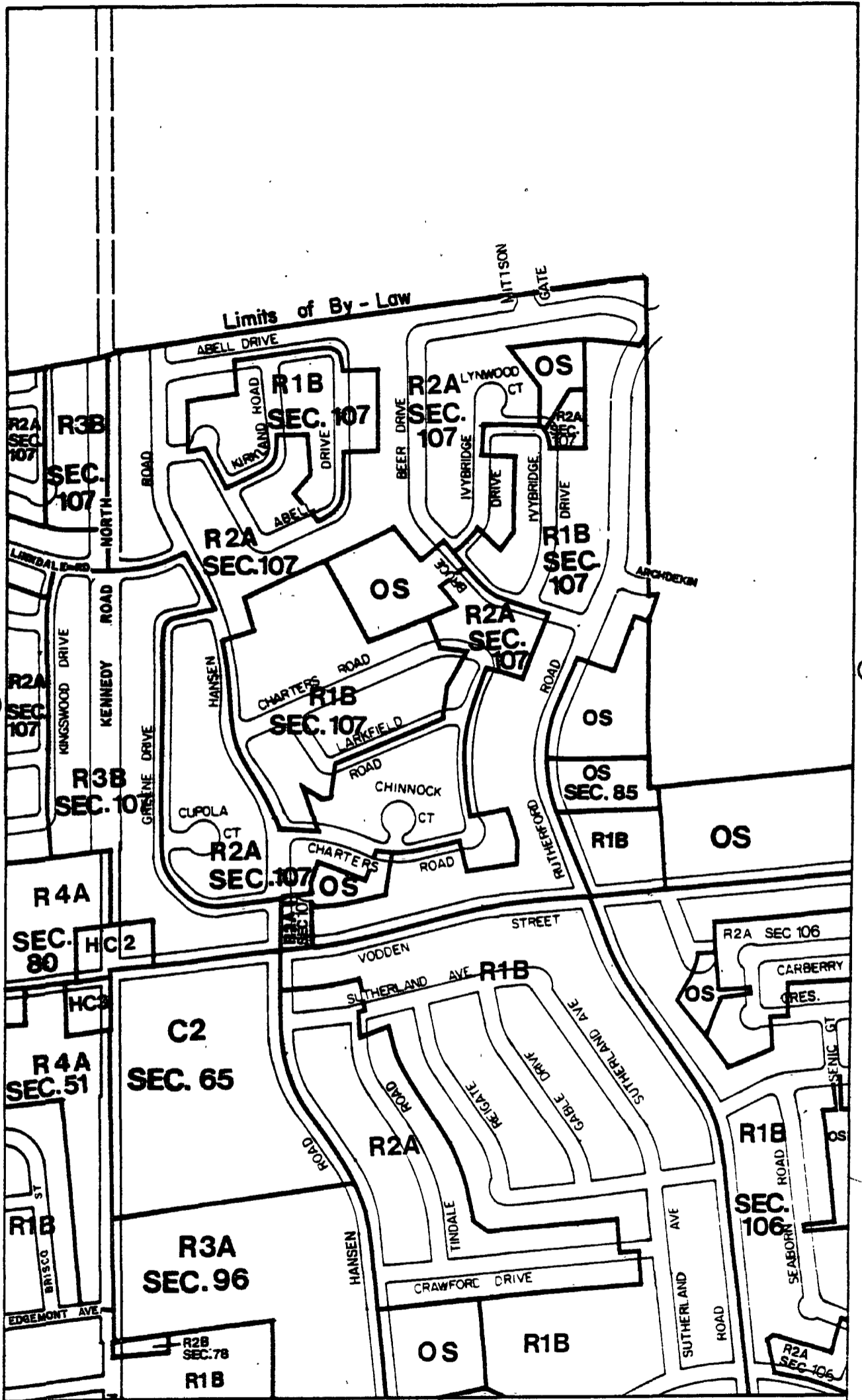


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 5

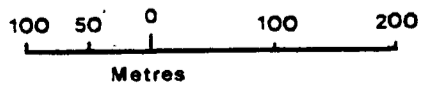




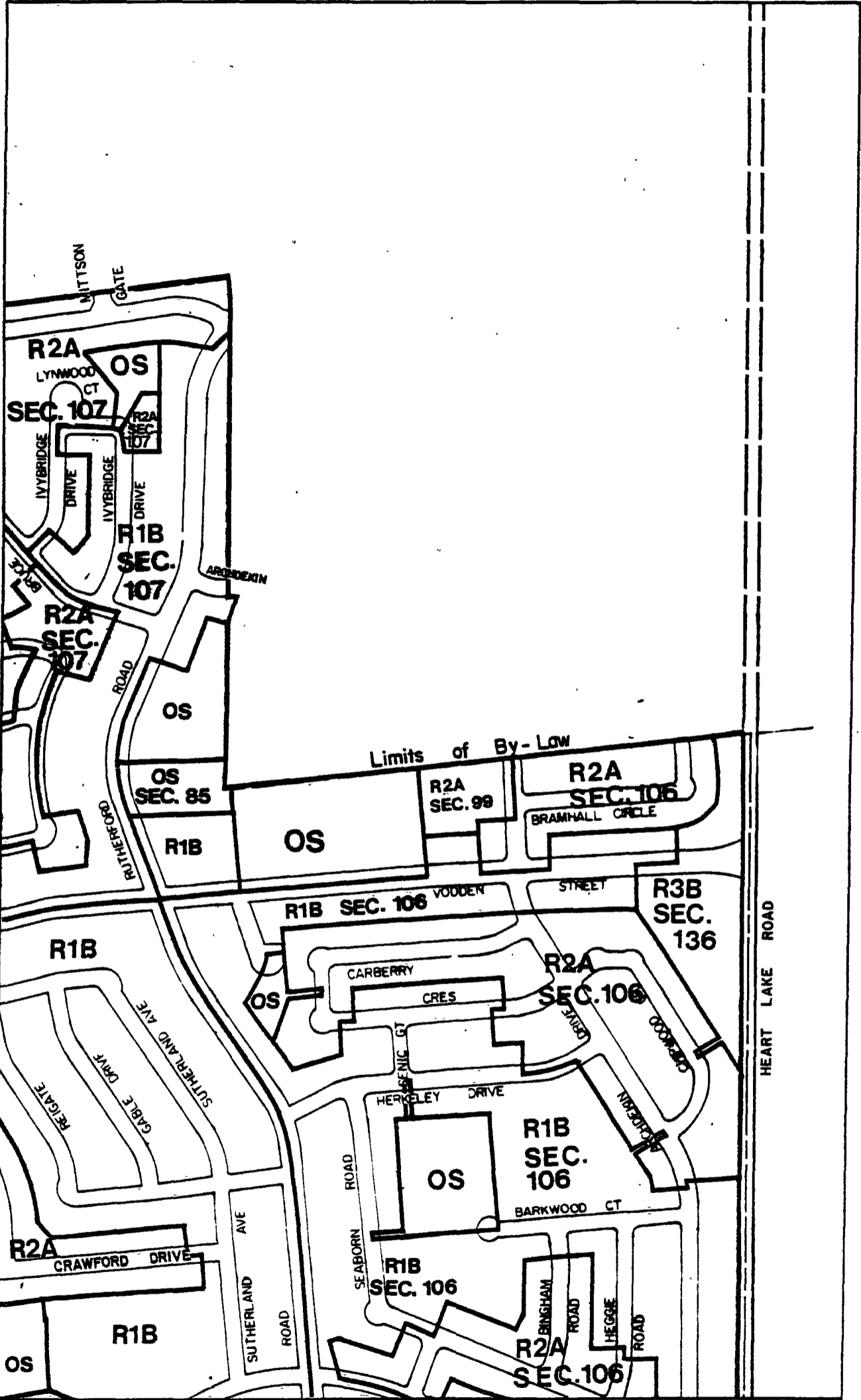
**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 6





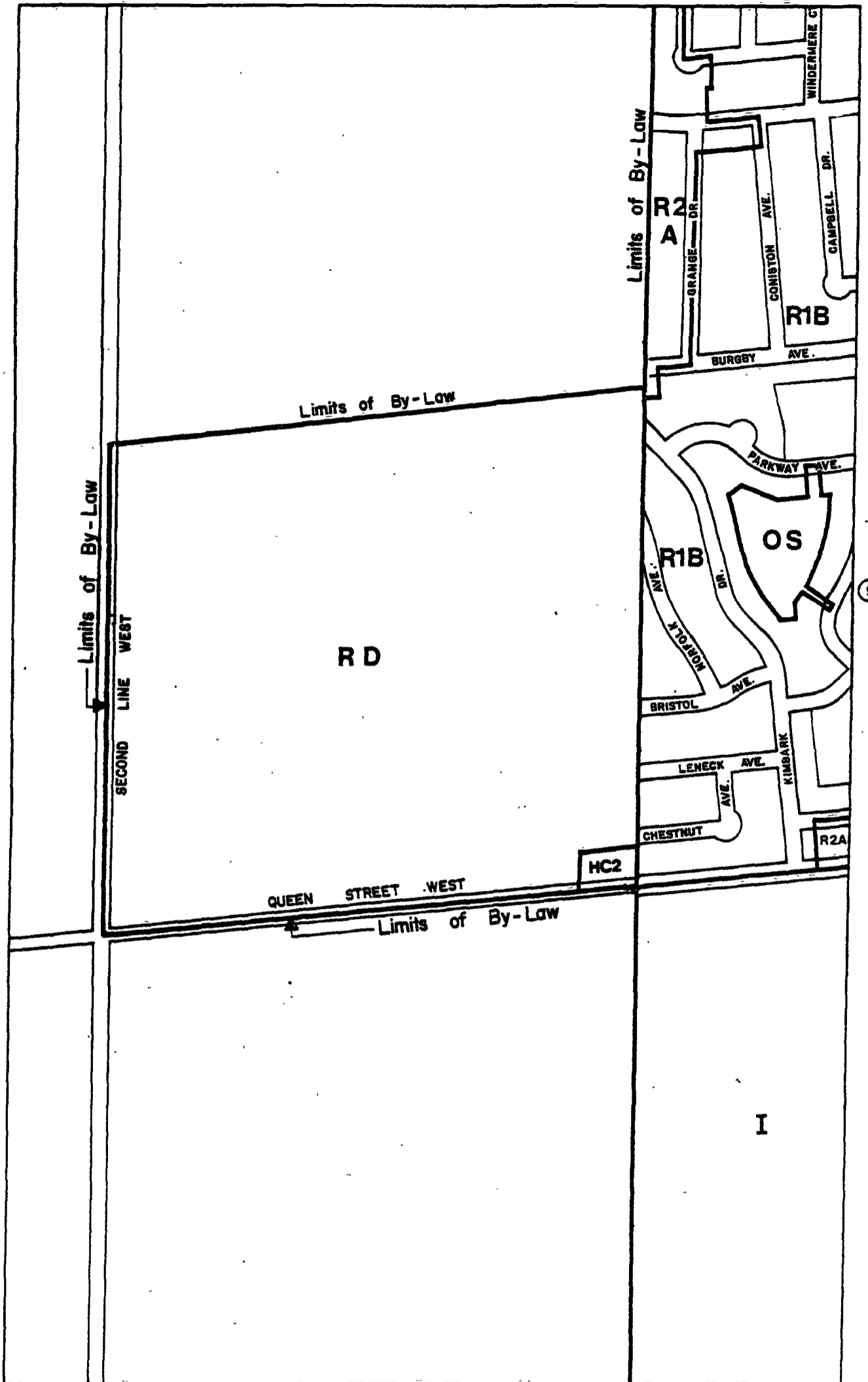


**The Corporation of The City of Brampton**

**By-Law**

**Schedule A Sheet 7**



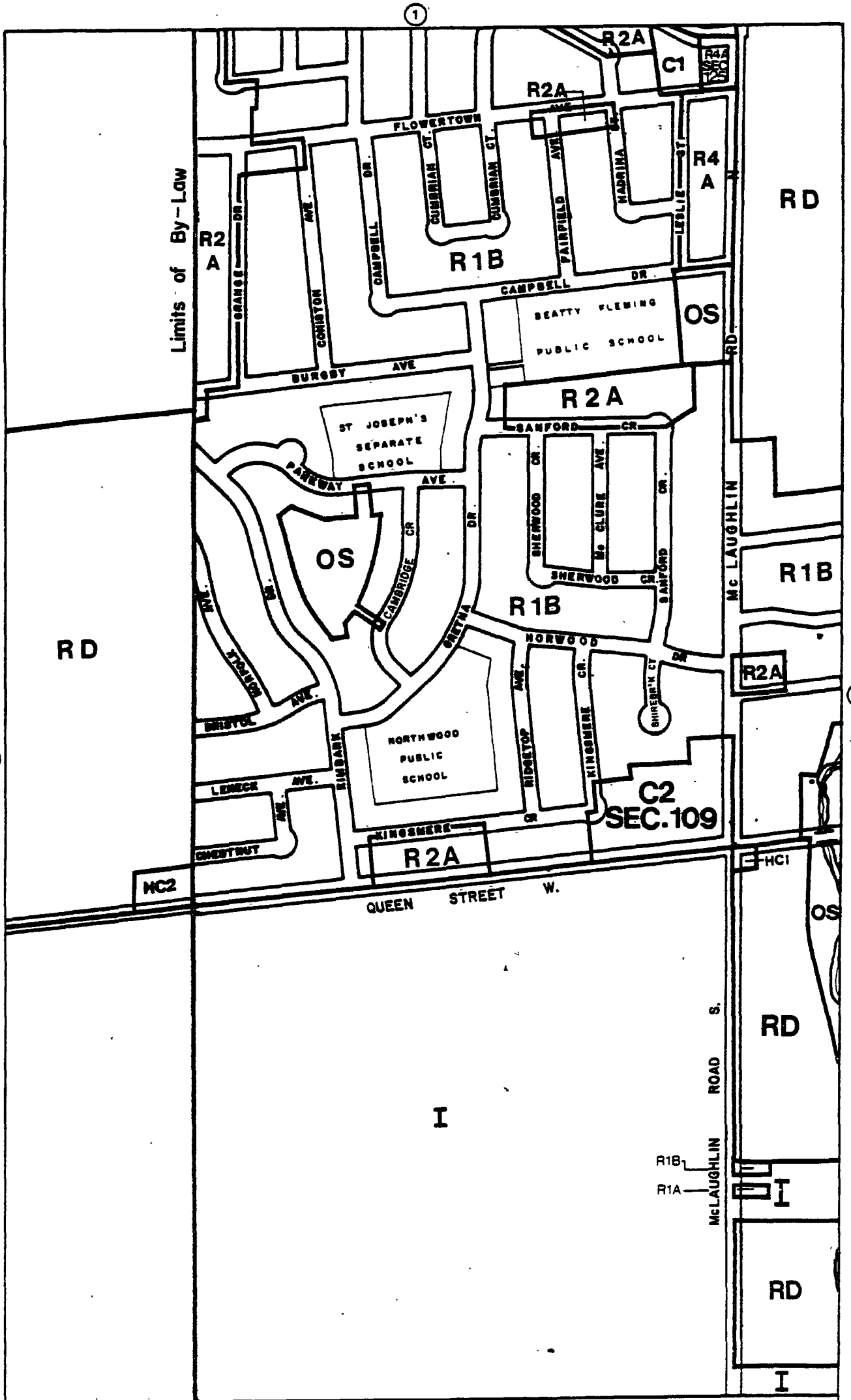


# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 8

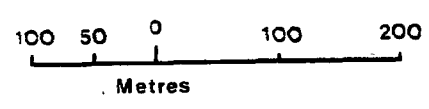




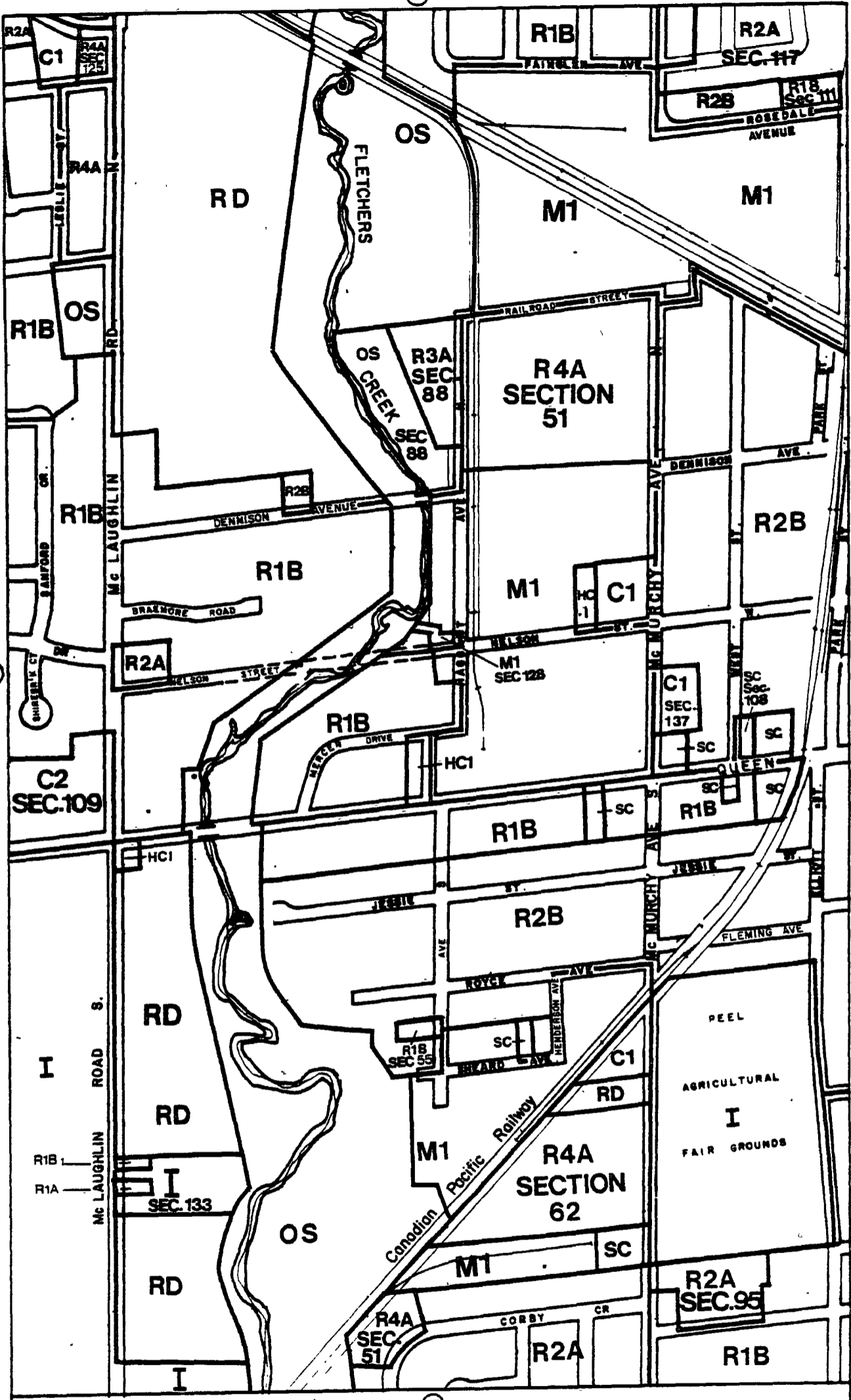
**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 9



2



9

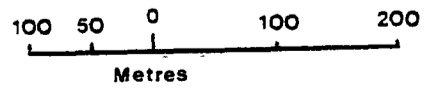
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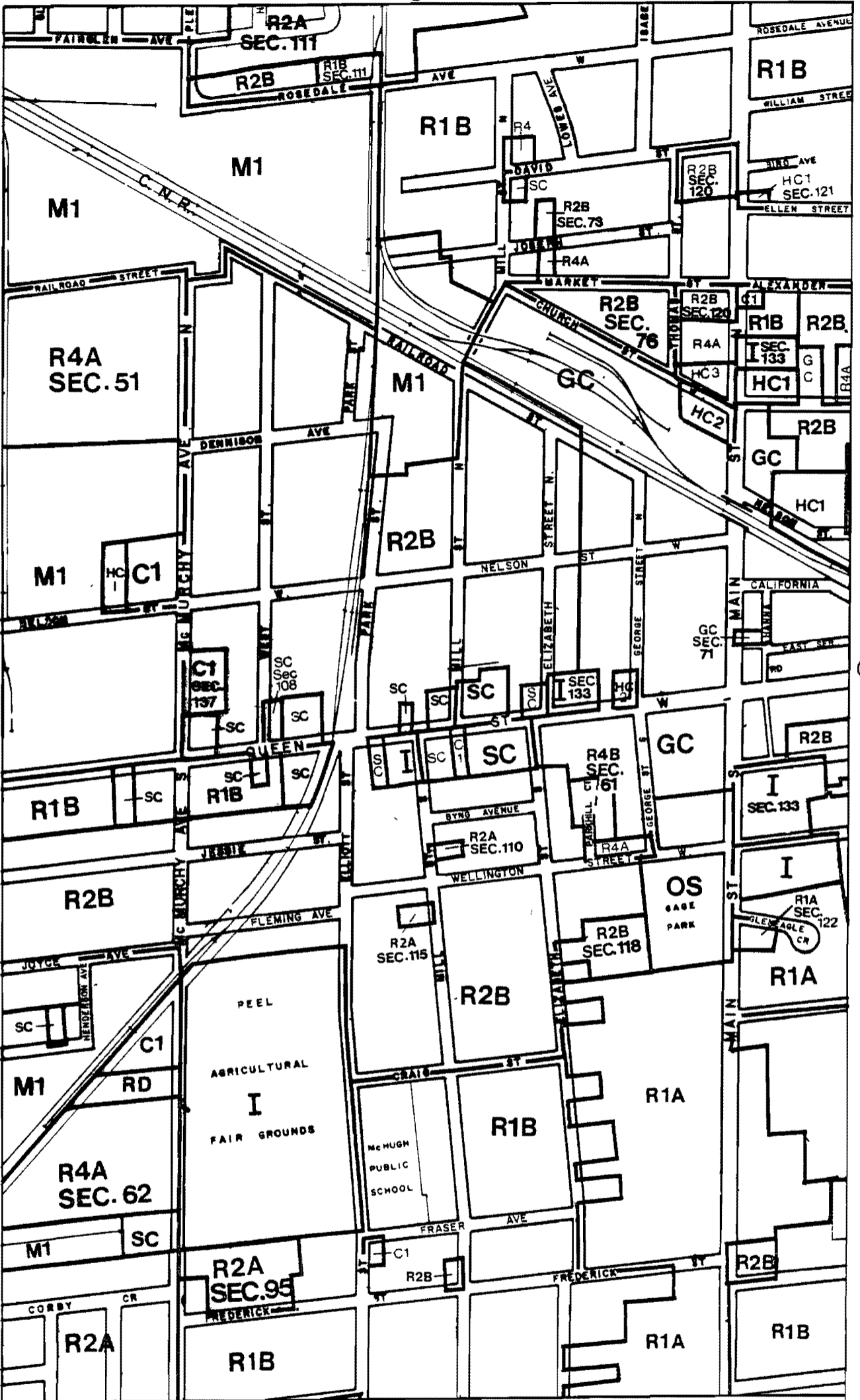
17

# The Corporation of The City of Brampton

## By-Law

### Schedule A Sheet 10

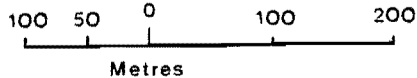


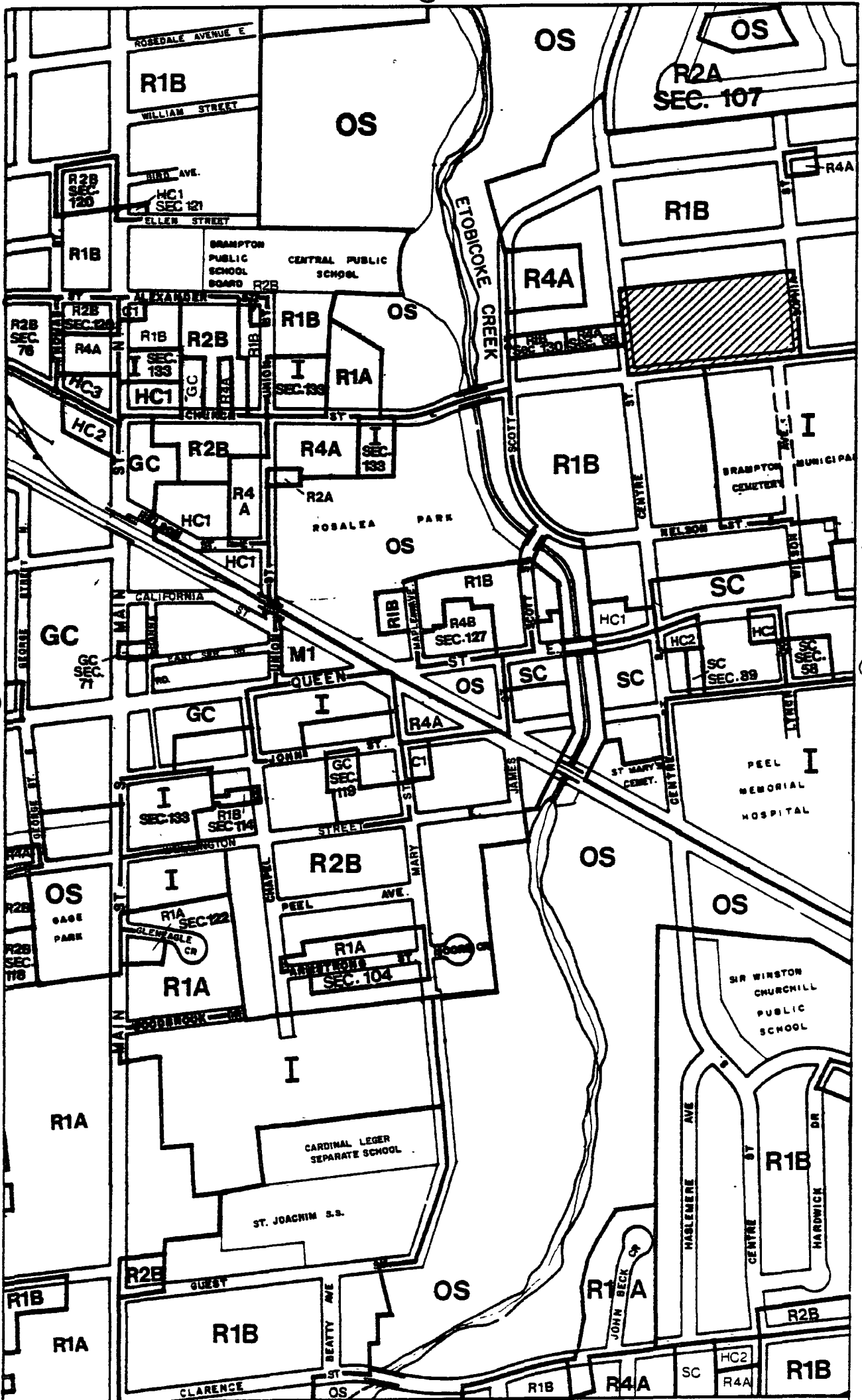


# The Corporation of The City of Brampton

By - Law

Schedule A Sheet 11





# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 12

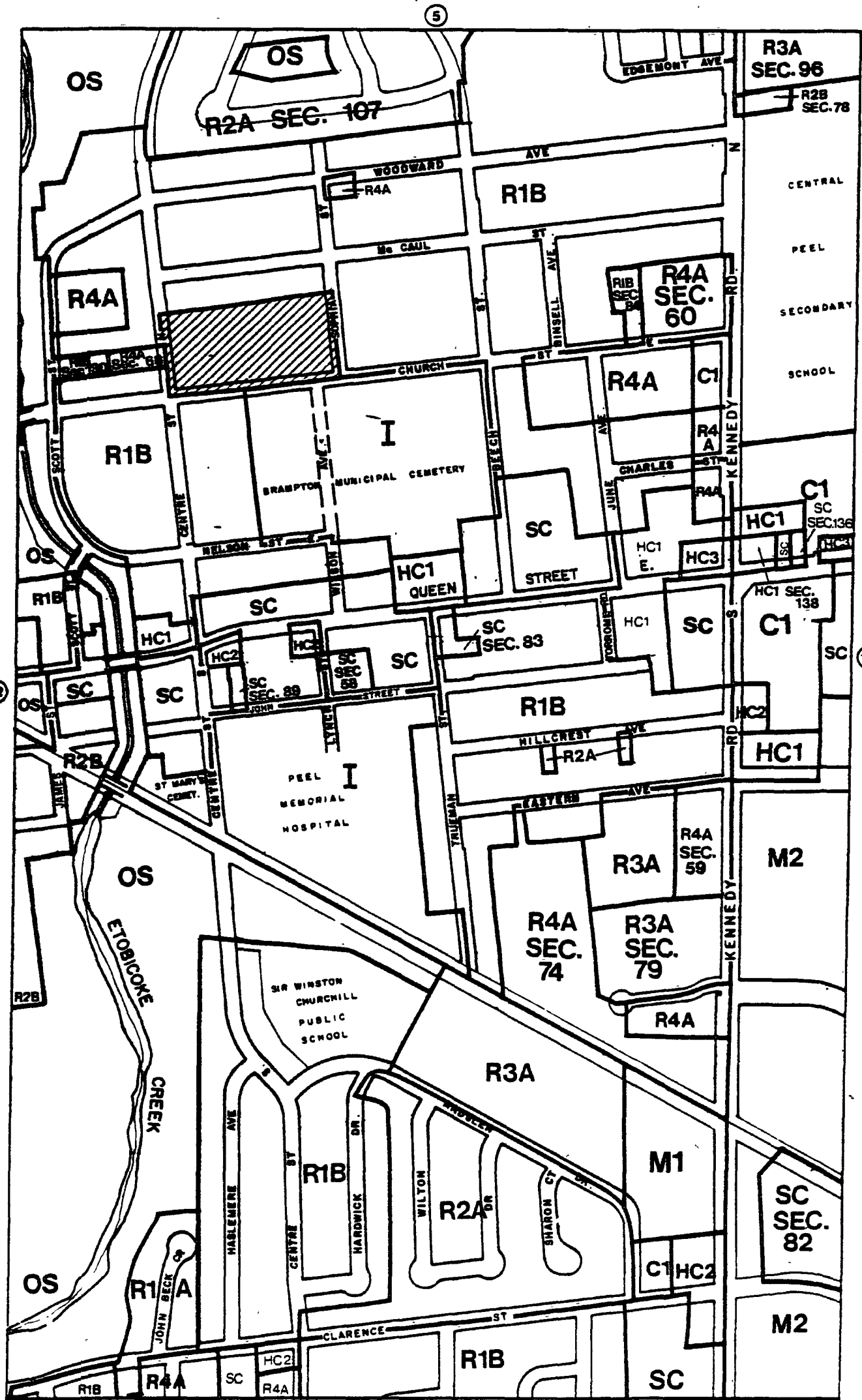


Metres



LANDS NOT INCLUDED IN THIS BY-LAW





**The Corporation of The City of Brampton**

By - Law

Schedule A Sheet 13

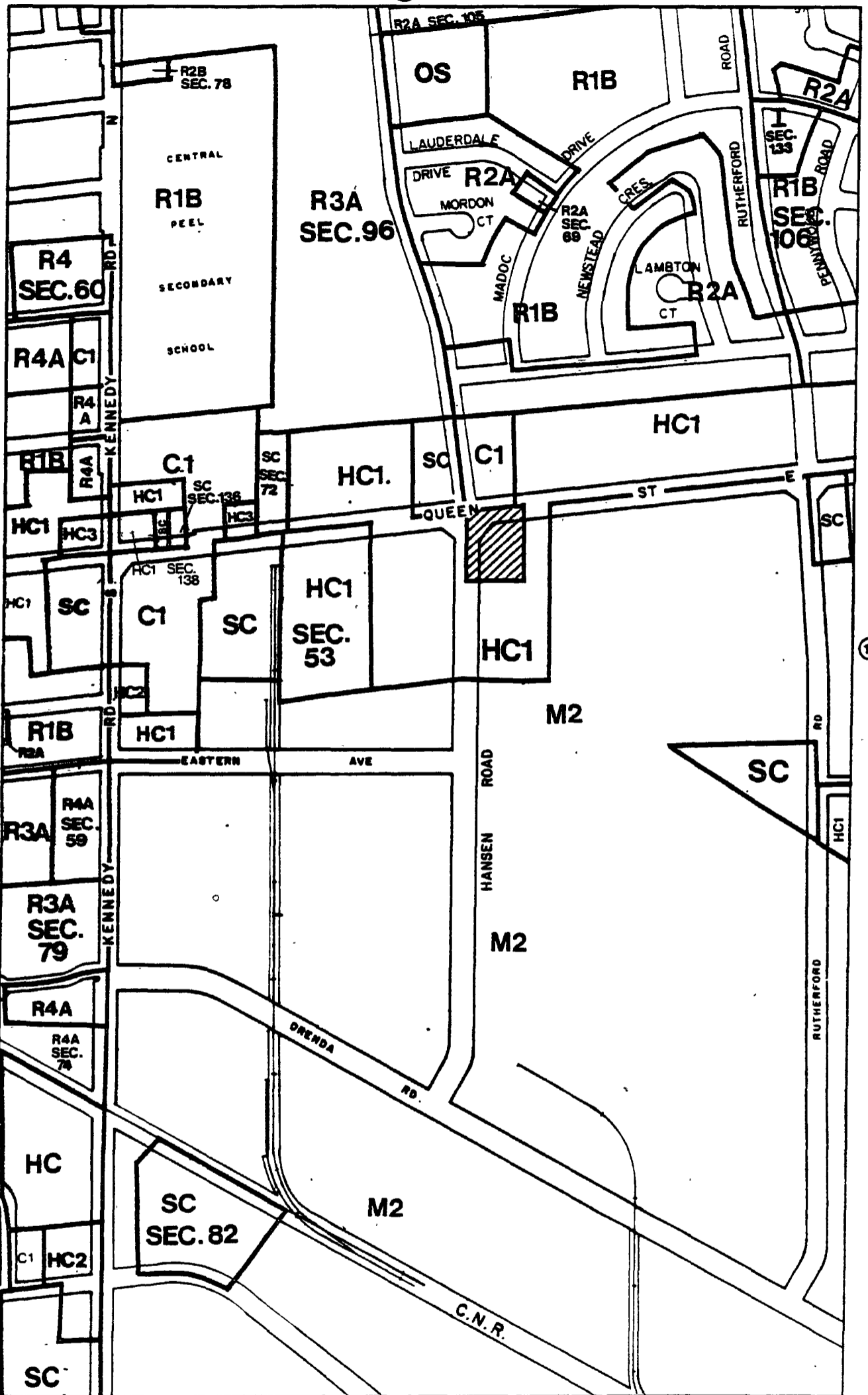
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Mefres



LANDS NOT INCLUDED IN THIS BY-LAW





**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 14



Metres



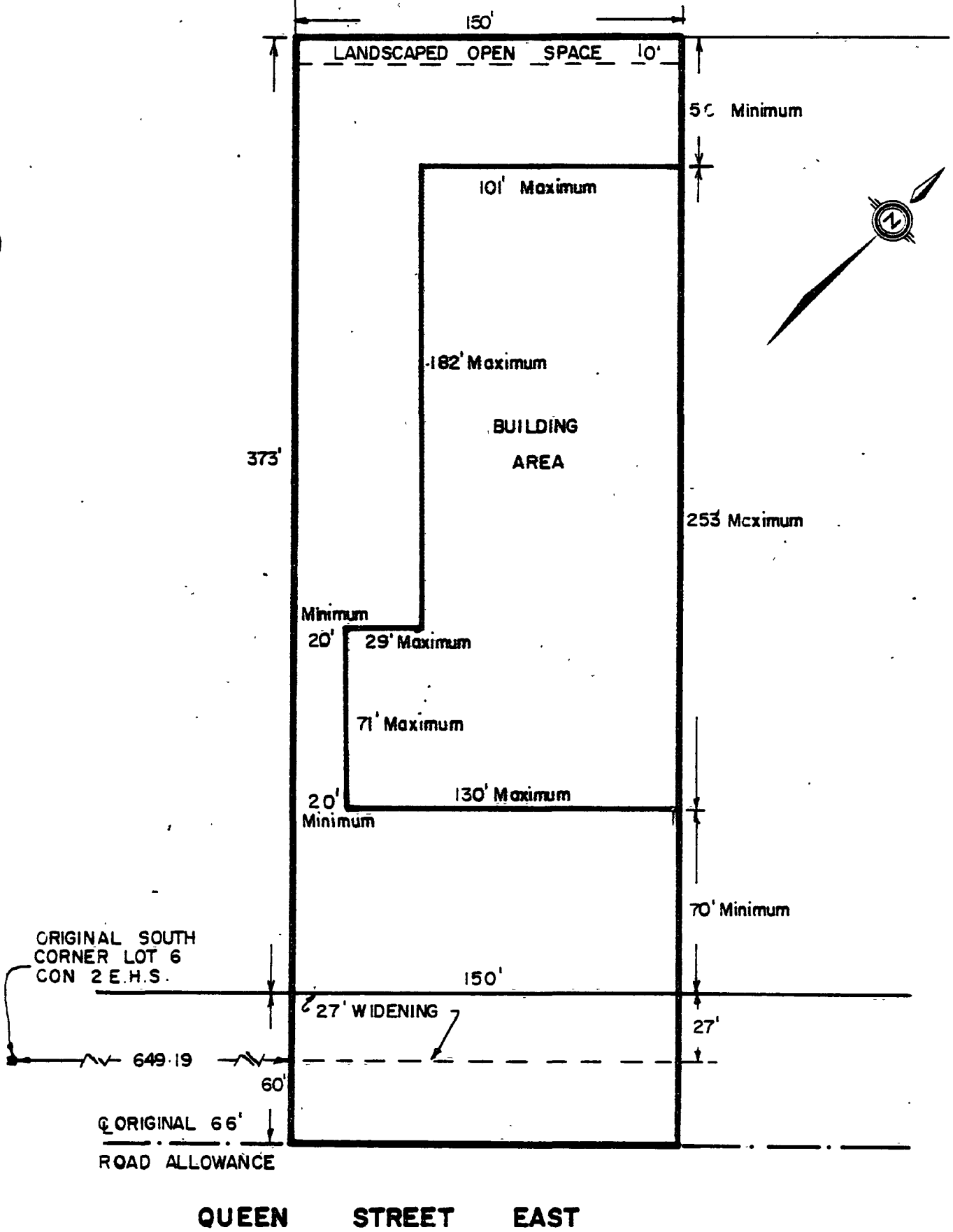
LANDS NOT INCLUDED IN THIS BY-LAW







BLOCK F R P. 889



Schedule C-72

SCALE : 1" = 50'

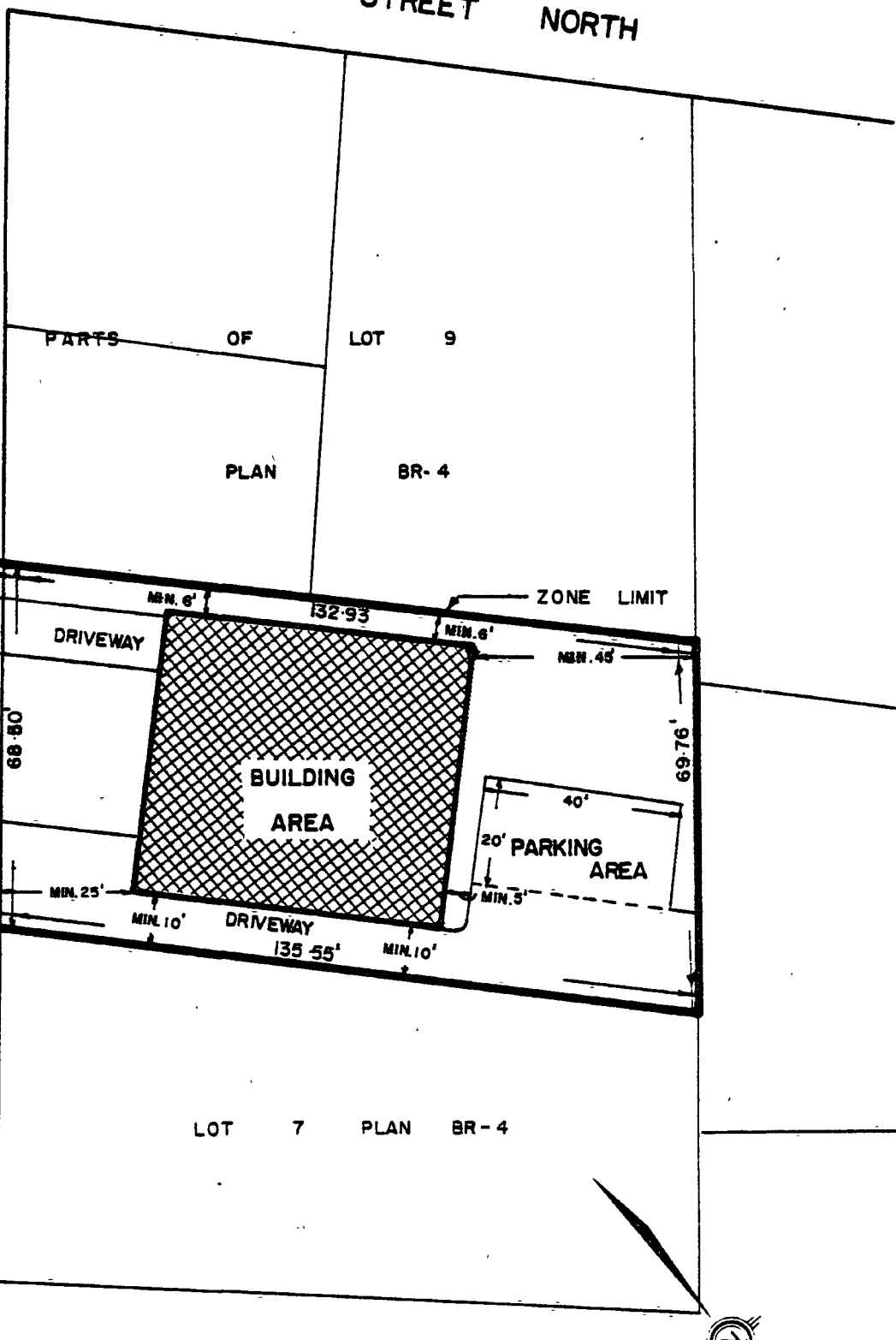
DATE JUNE 12, 1972

DRAFTSMAN : JMK

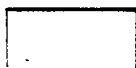
MILL STREET NORTH

JOSEPH STREET

ORIGINAL ROAD ALLOWANCE



### Schedule C-73



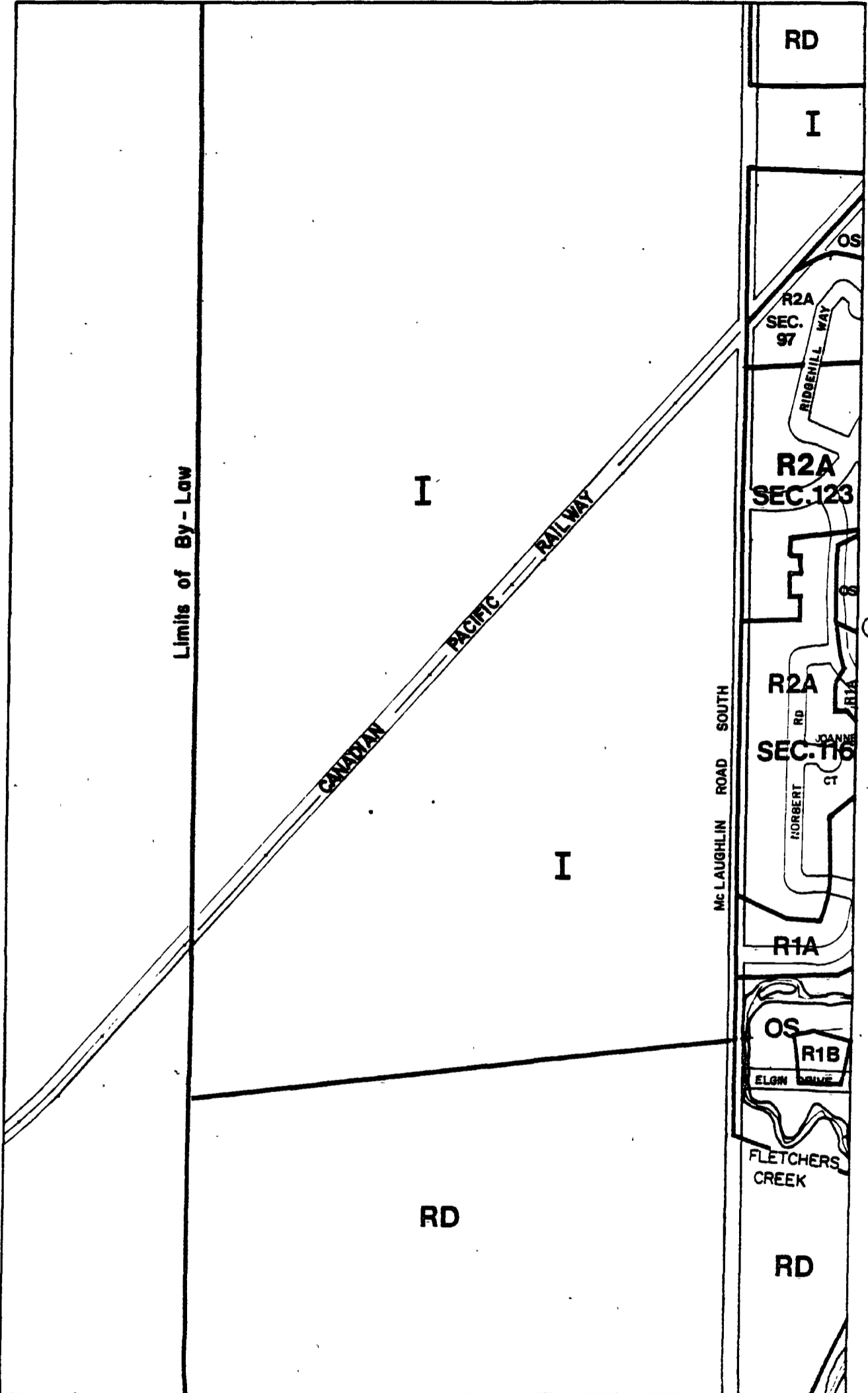
LANDSCAPED OPEN SPACE

SCALE : 1" = 30'

DATE OCT 13, 1972

DRAFTSMAN: JWK

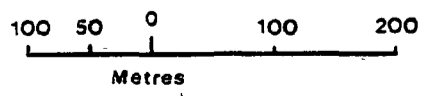
2840/1

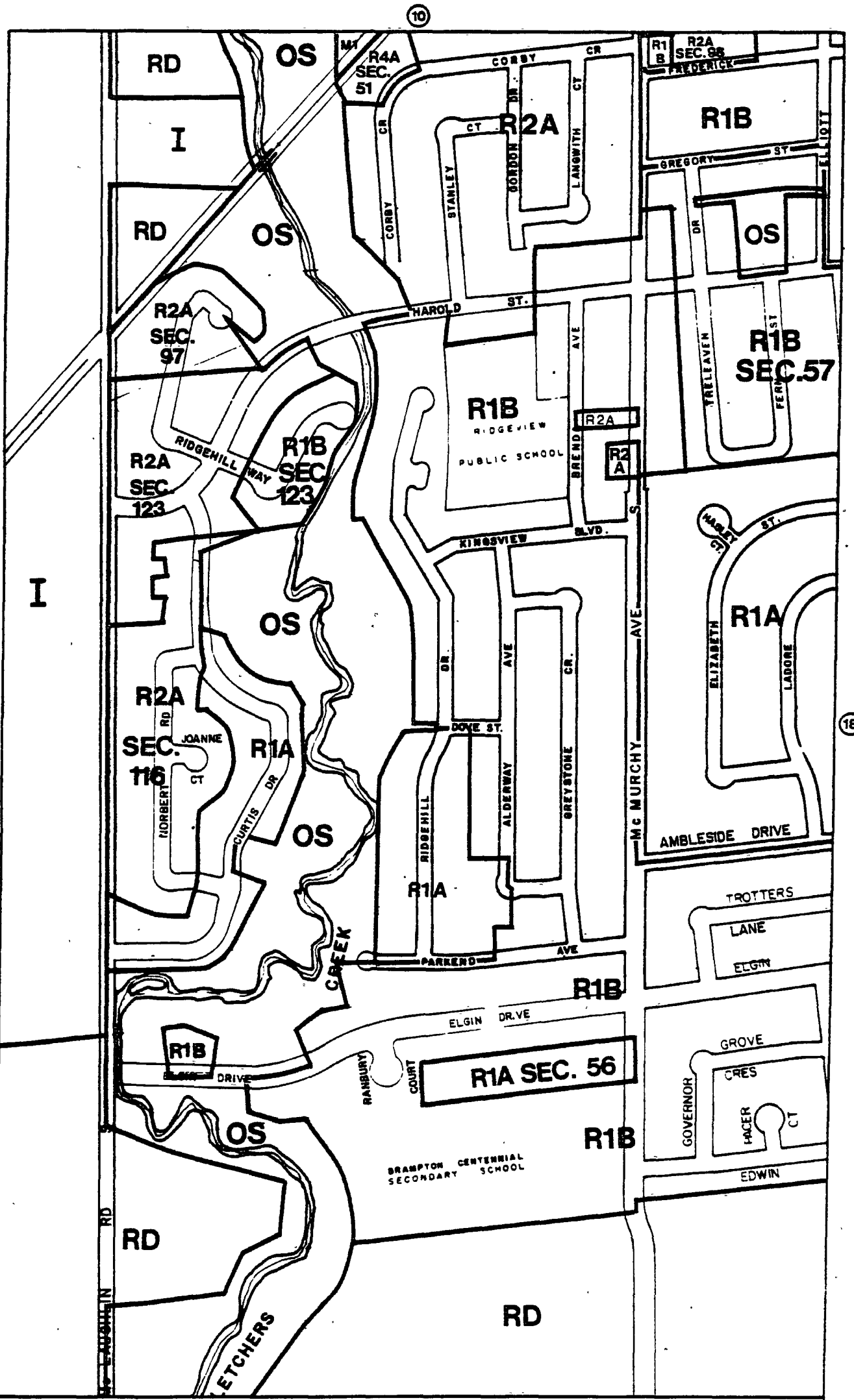


# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 16



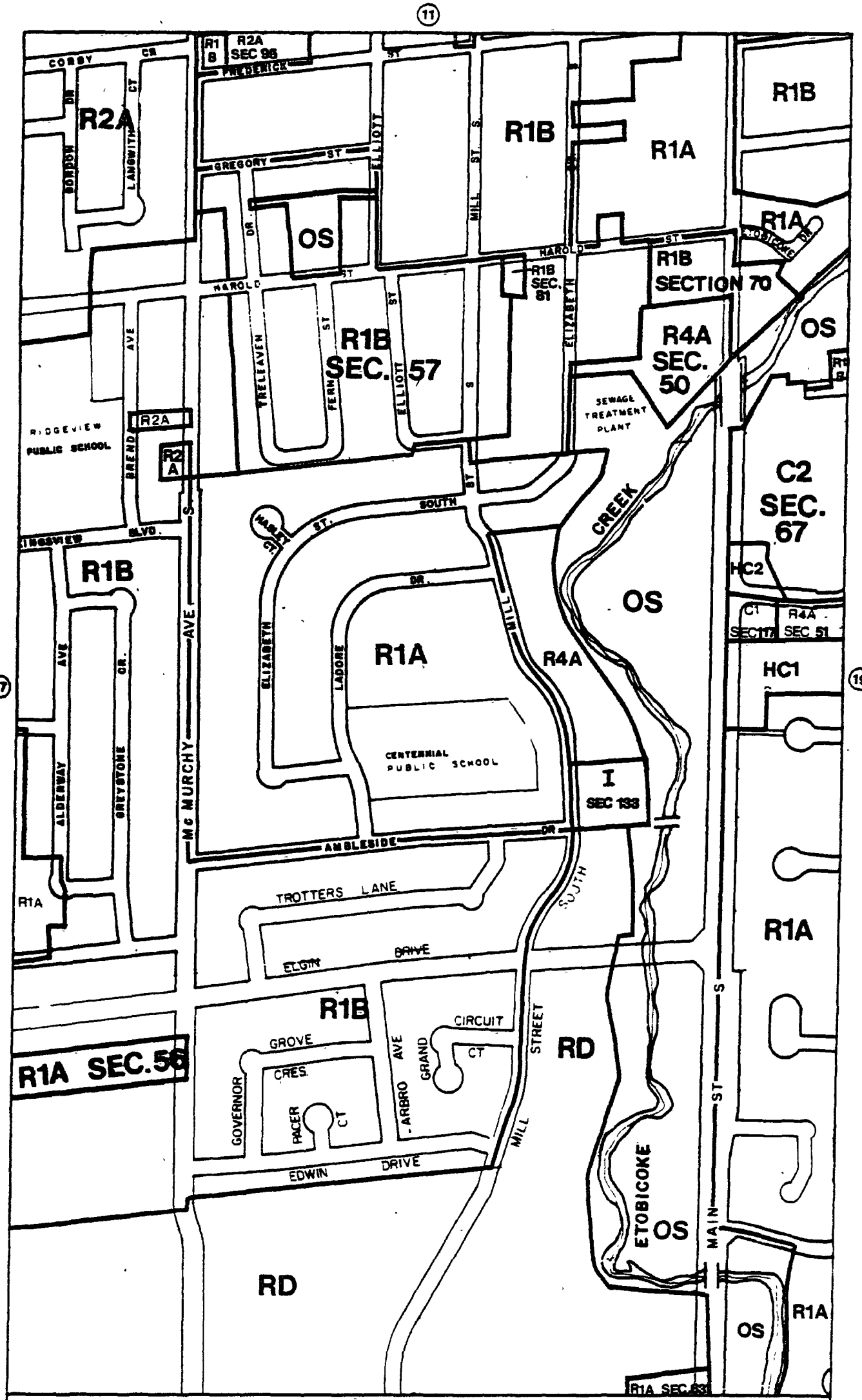


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 17



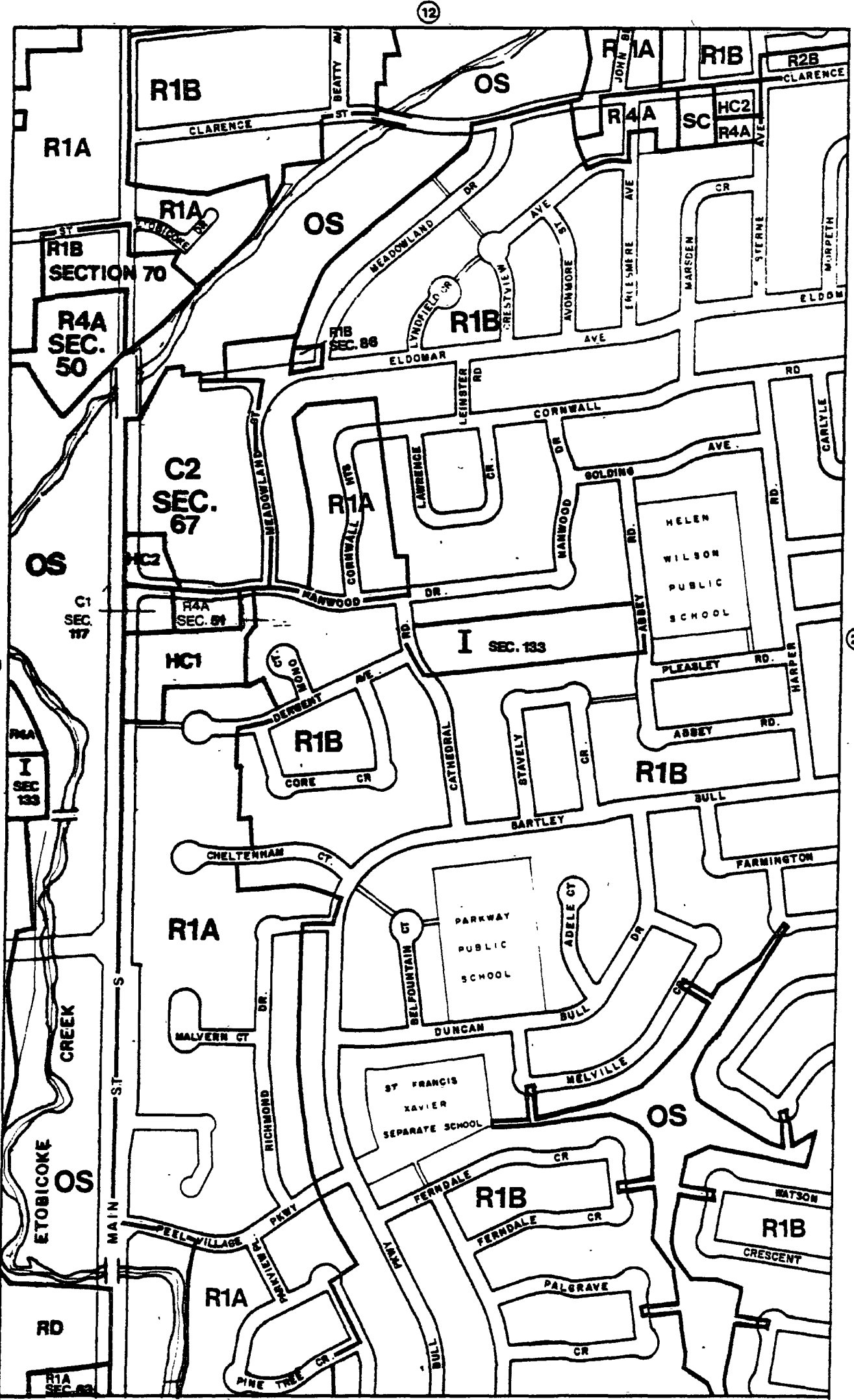


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 18



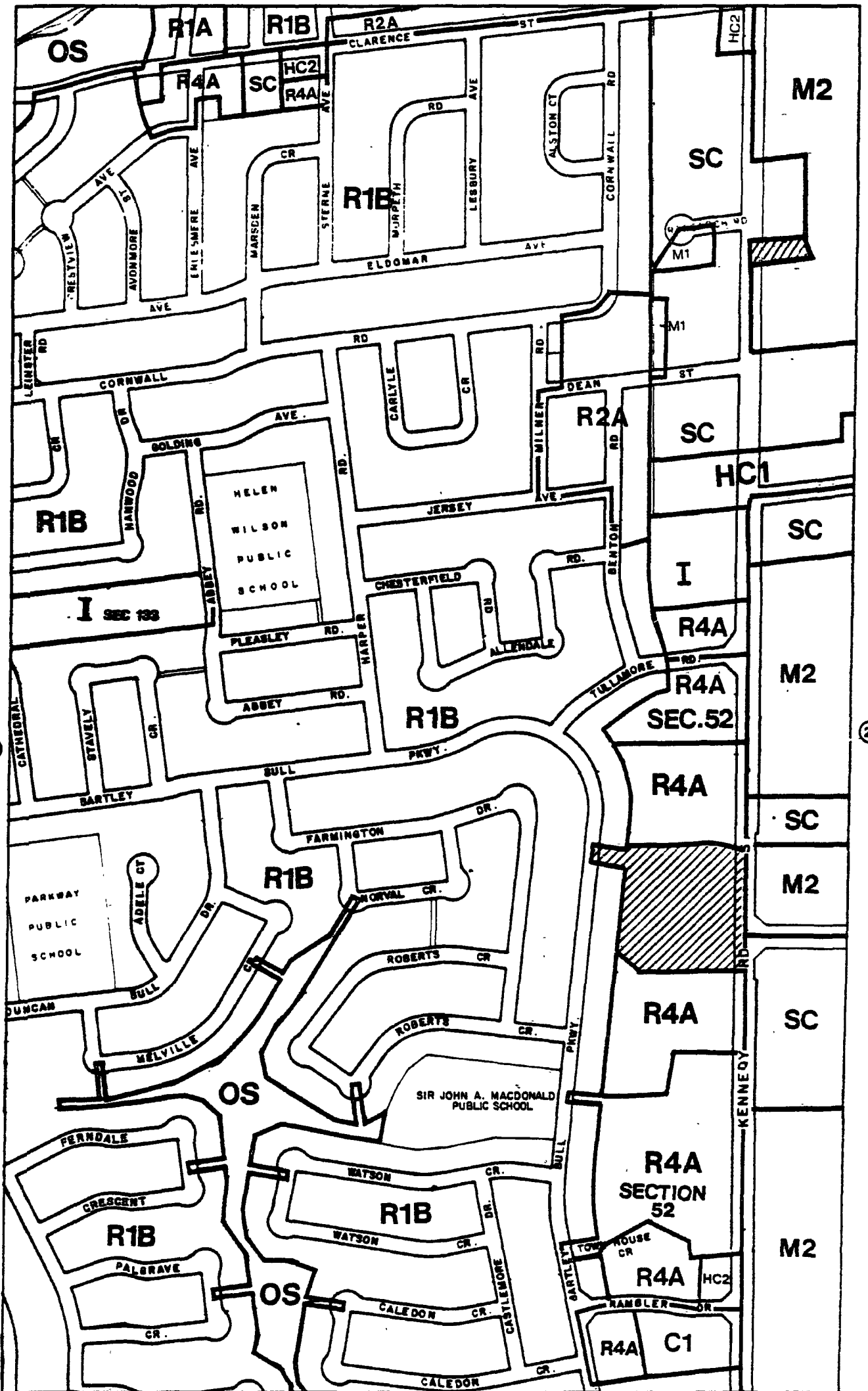


The Corporation of The City of Brampton

By-Law

Schedule A Sheet 19





# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 20



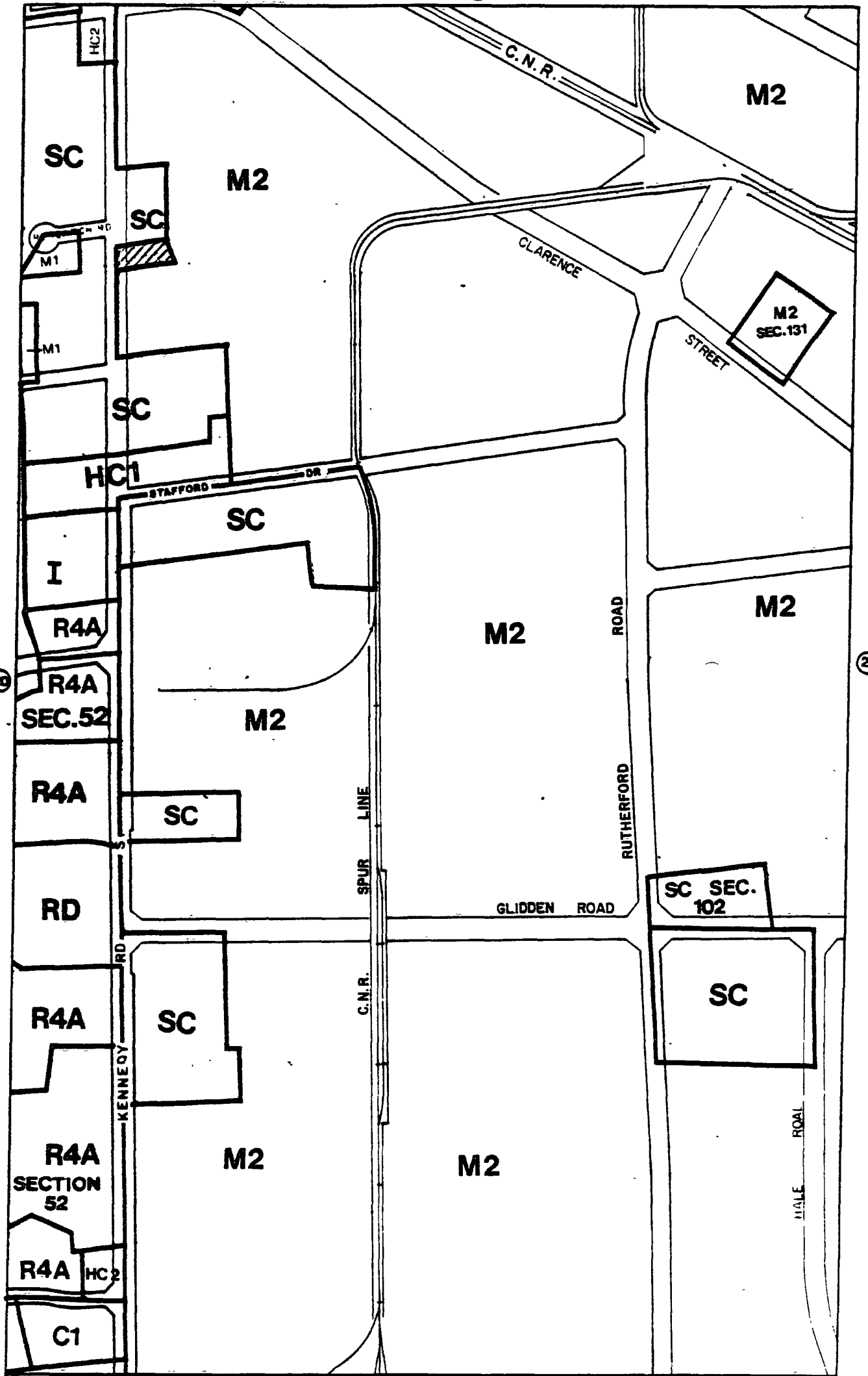
Metres



LANDS NOT INCLUDED IN THIS BY-LAW







# The Corporation of The City of Brampton

By -Law

Schedule A Sheet 21

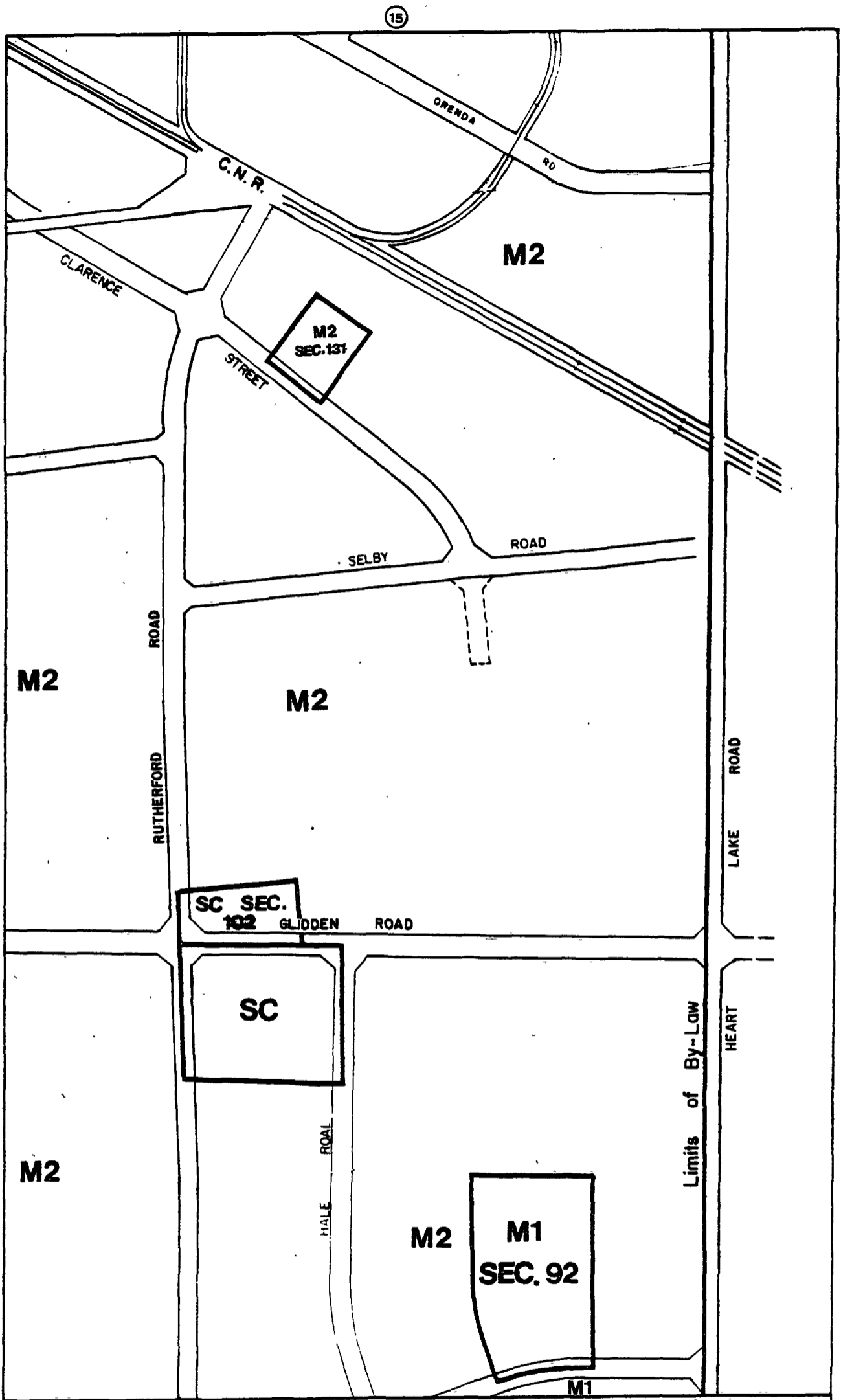


Metres



LANDS NOT INCLUDED IN THIS BY-LAW



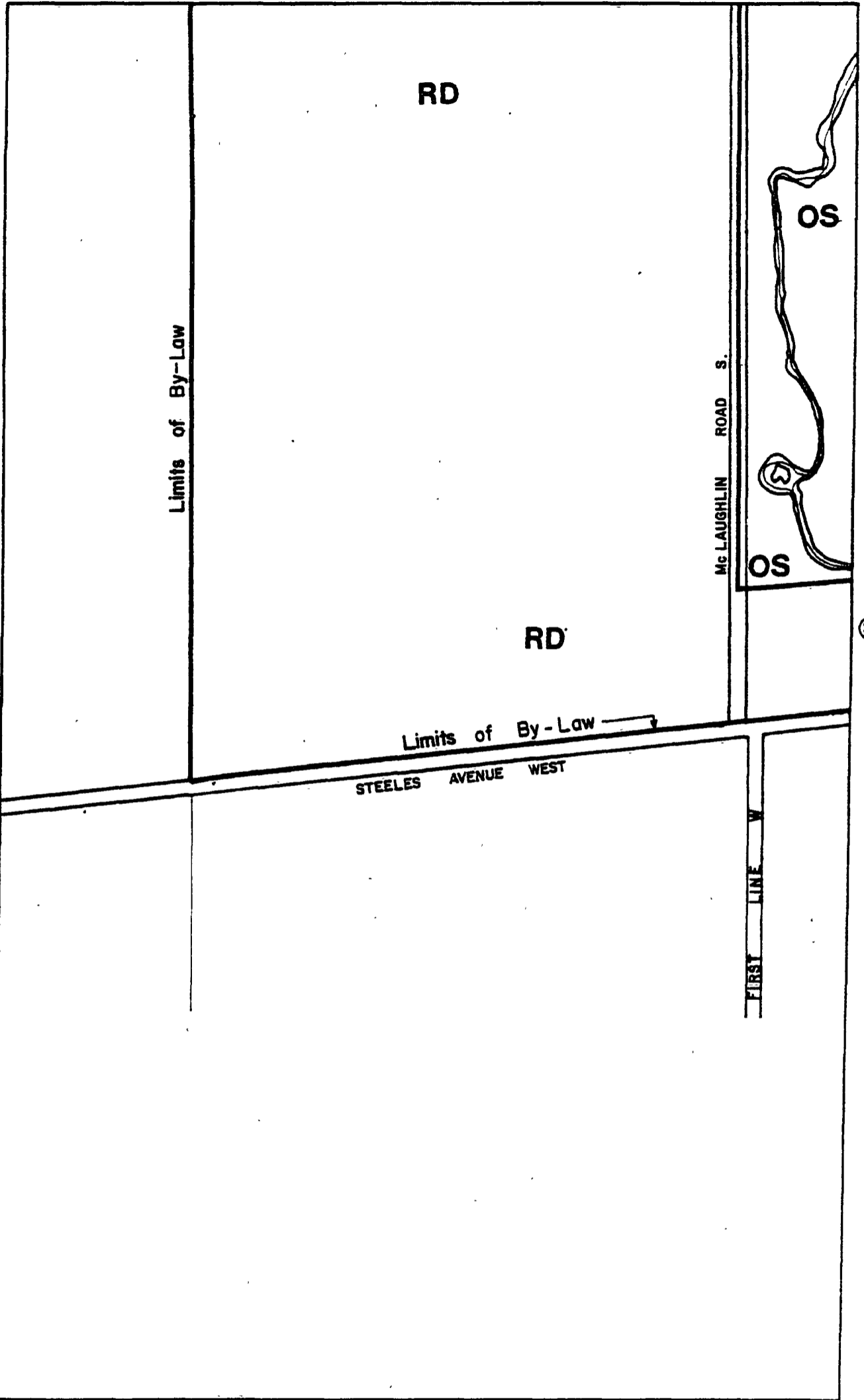


**The Corporation of The City of Brampton**

By - Law

Schedule A Sheet 22



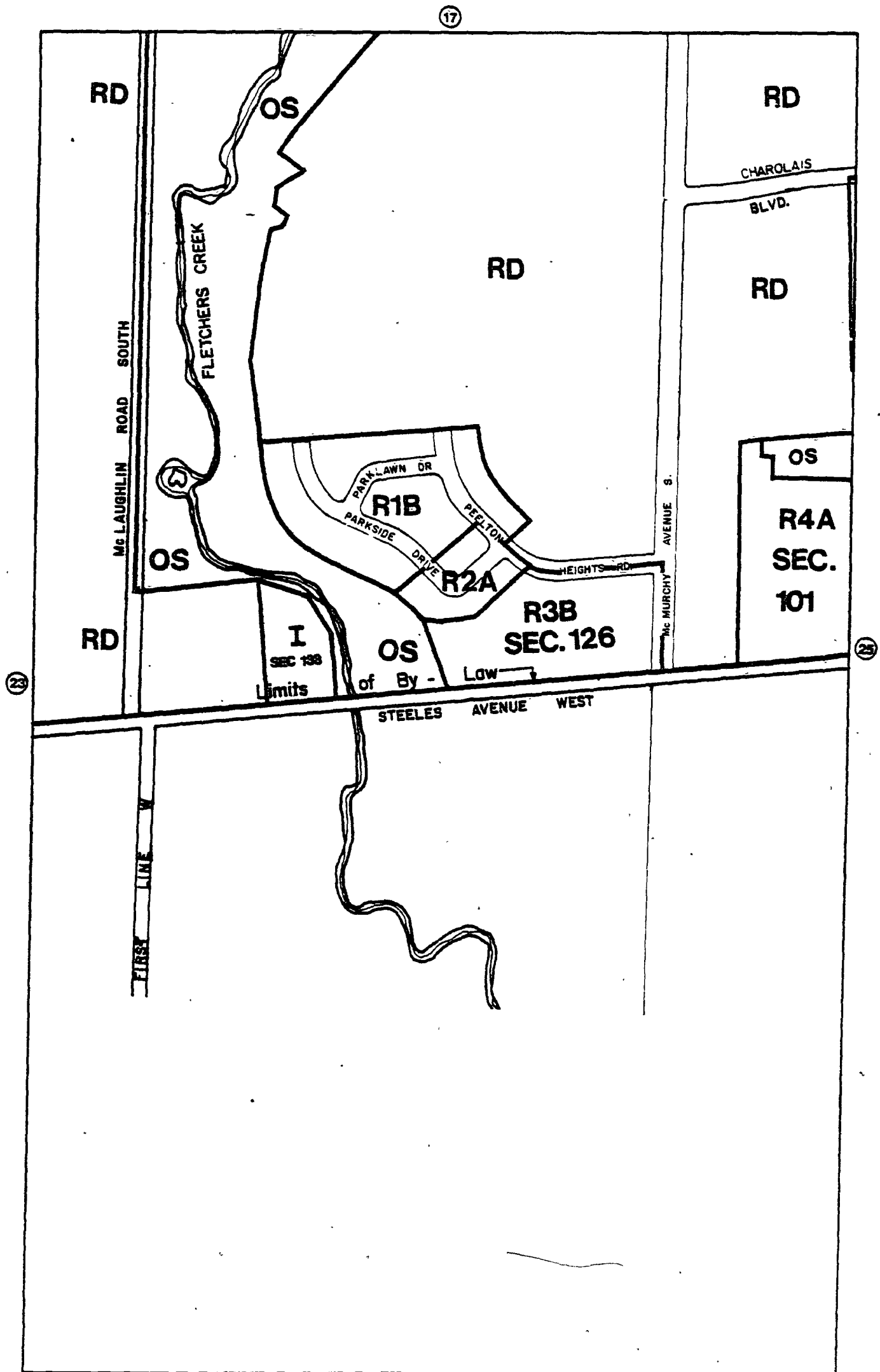


# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 23

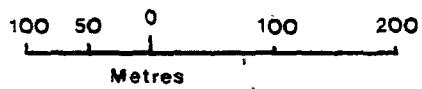


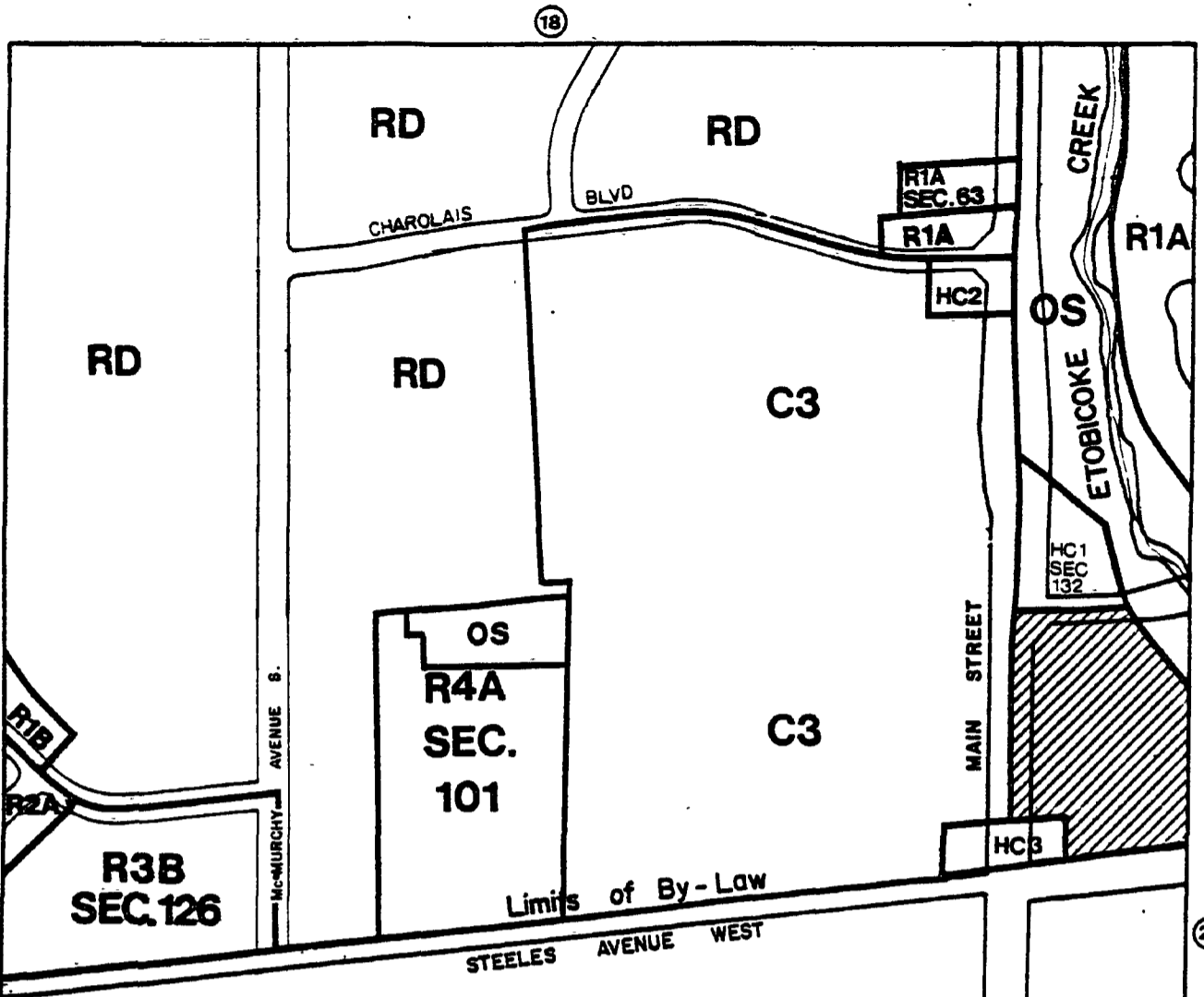


**The Corporation of The City of Brampton**

By-Law

Schedule A Sheet 24





# The Corporation of The City of Brampton

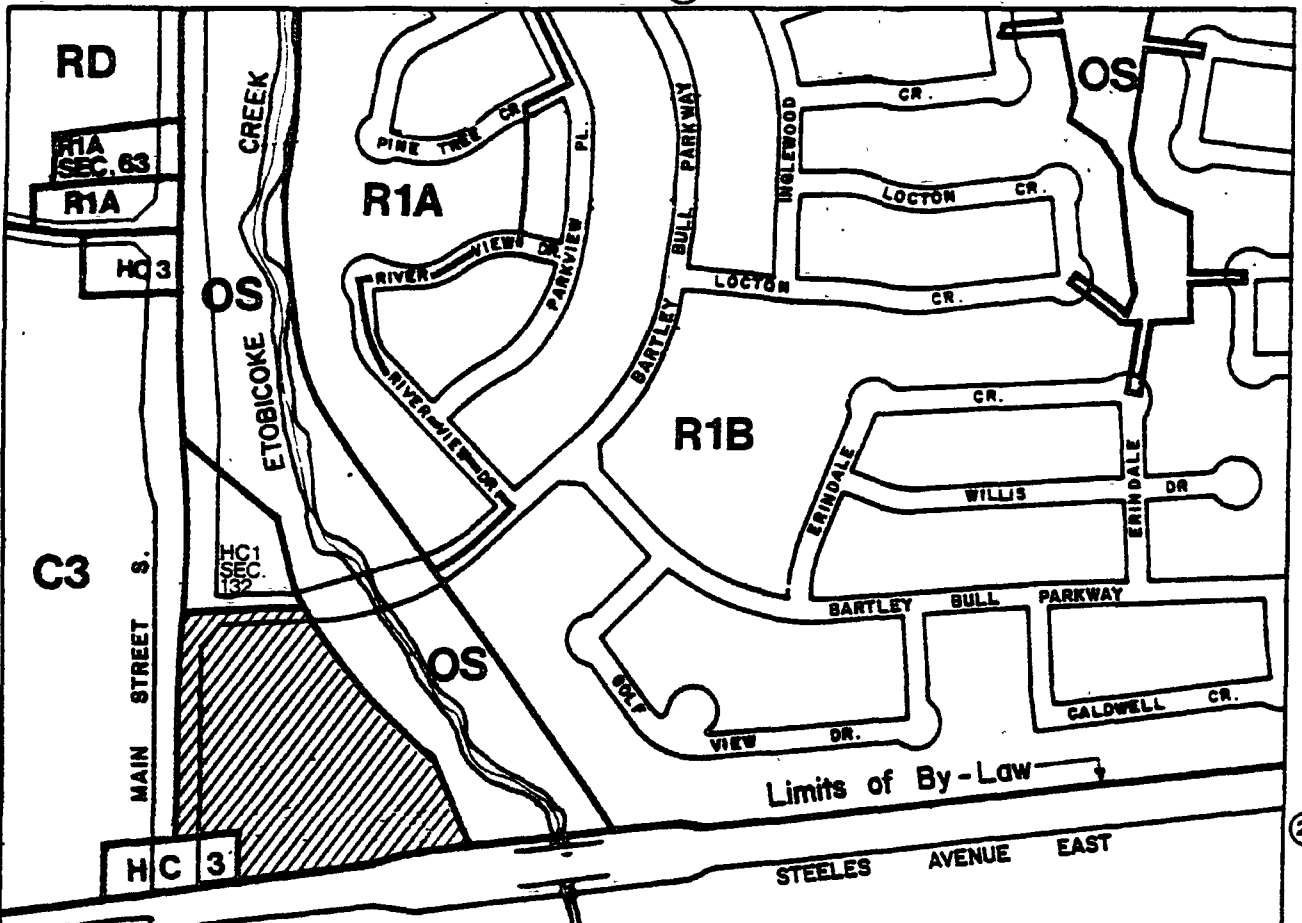
By-Law

Schedule A Sheet 25



 LANDS NOT INCLUDED IN THIS BY-LAW





# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 26

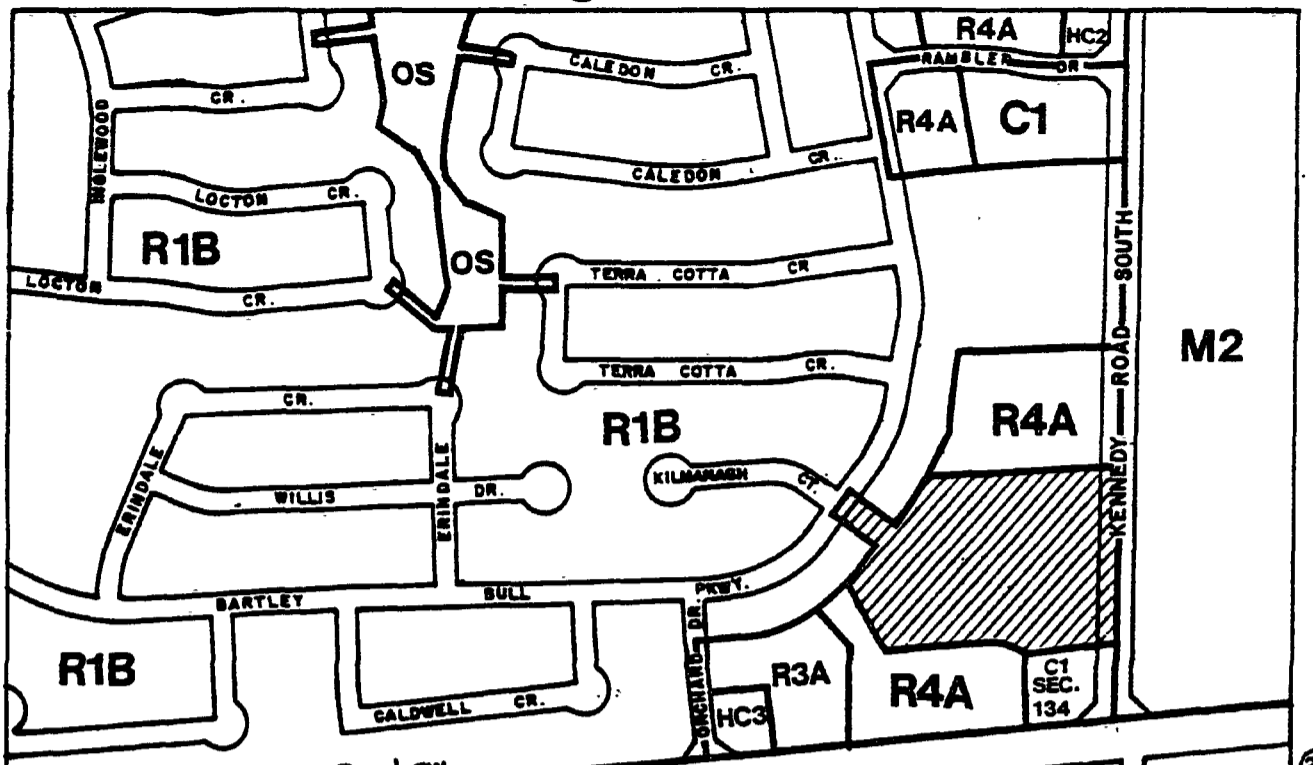
100 50 0 100 200

Metres



LANDS NOT INCLUDED IN THIS BY-LAW





Limits of By-Low

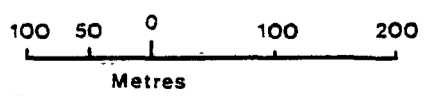
STEELES AVENUE EAST


FIRST LINE

# The Corporation of The City of Brampton

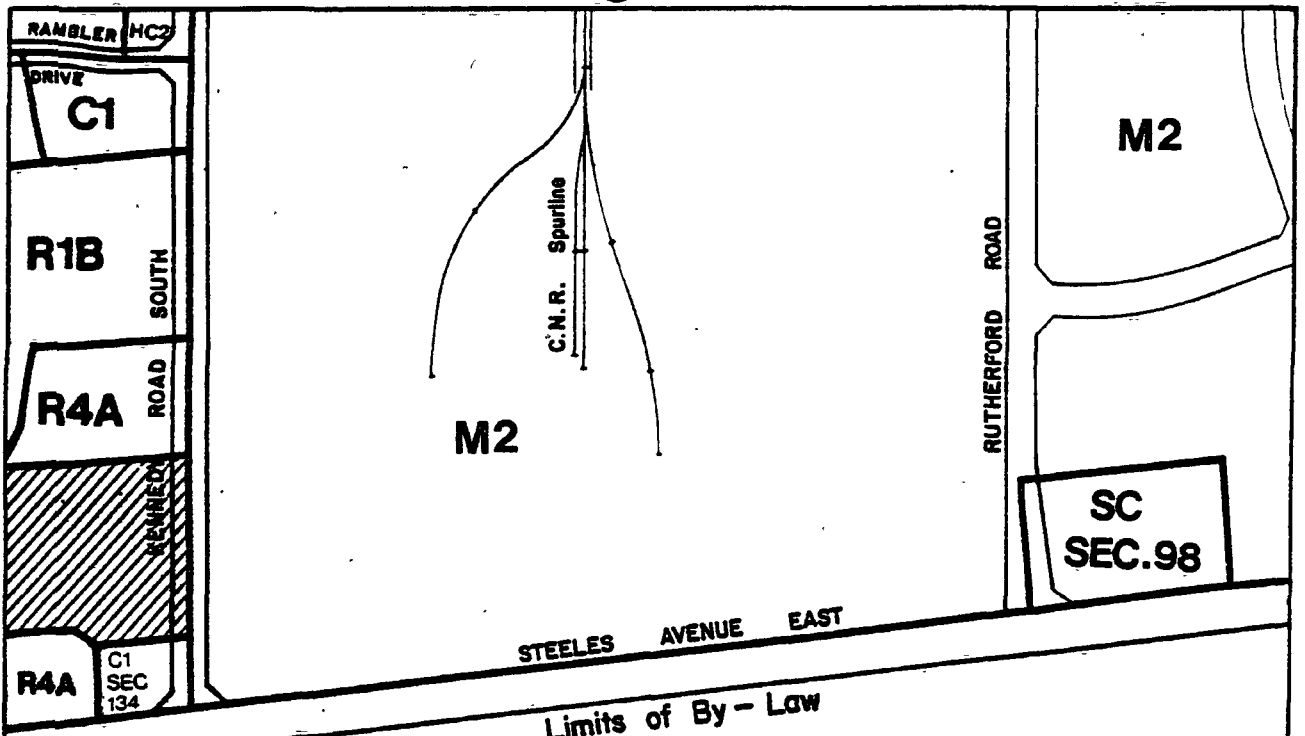
## By-Law

### Schedule A Sheet 27



 LANDS NOT INCLUDED IN THIS BY-LAW





# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 28

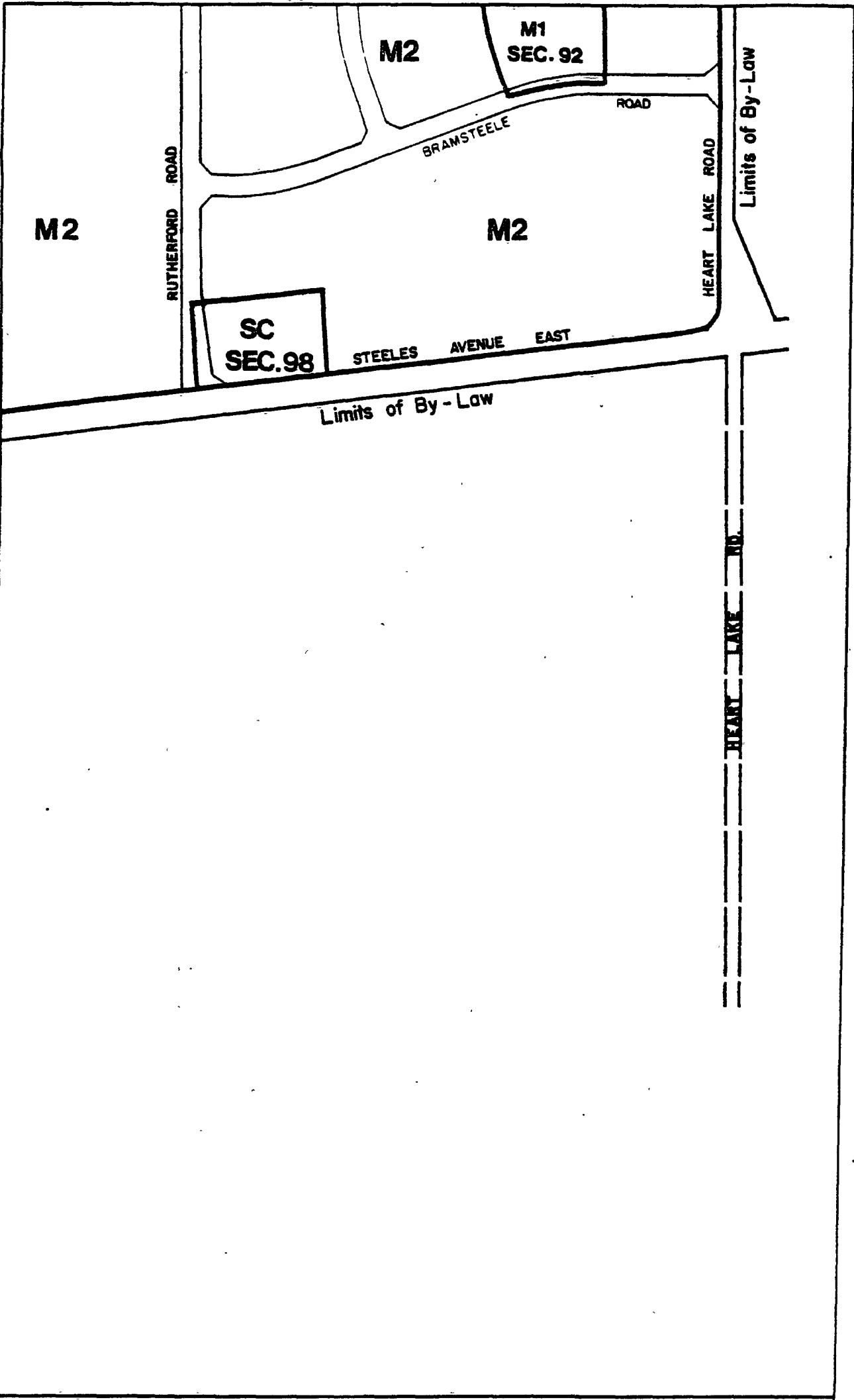


 LANDS NOT INCLUDED IN THIS BY-LAW





22



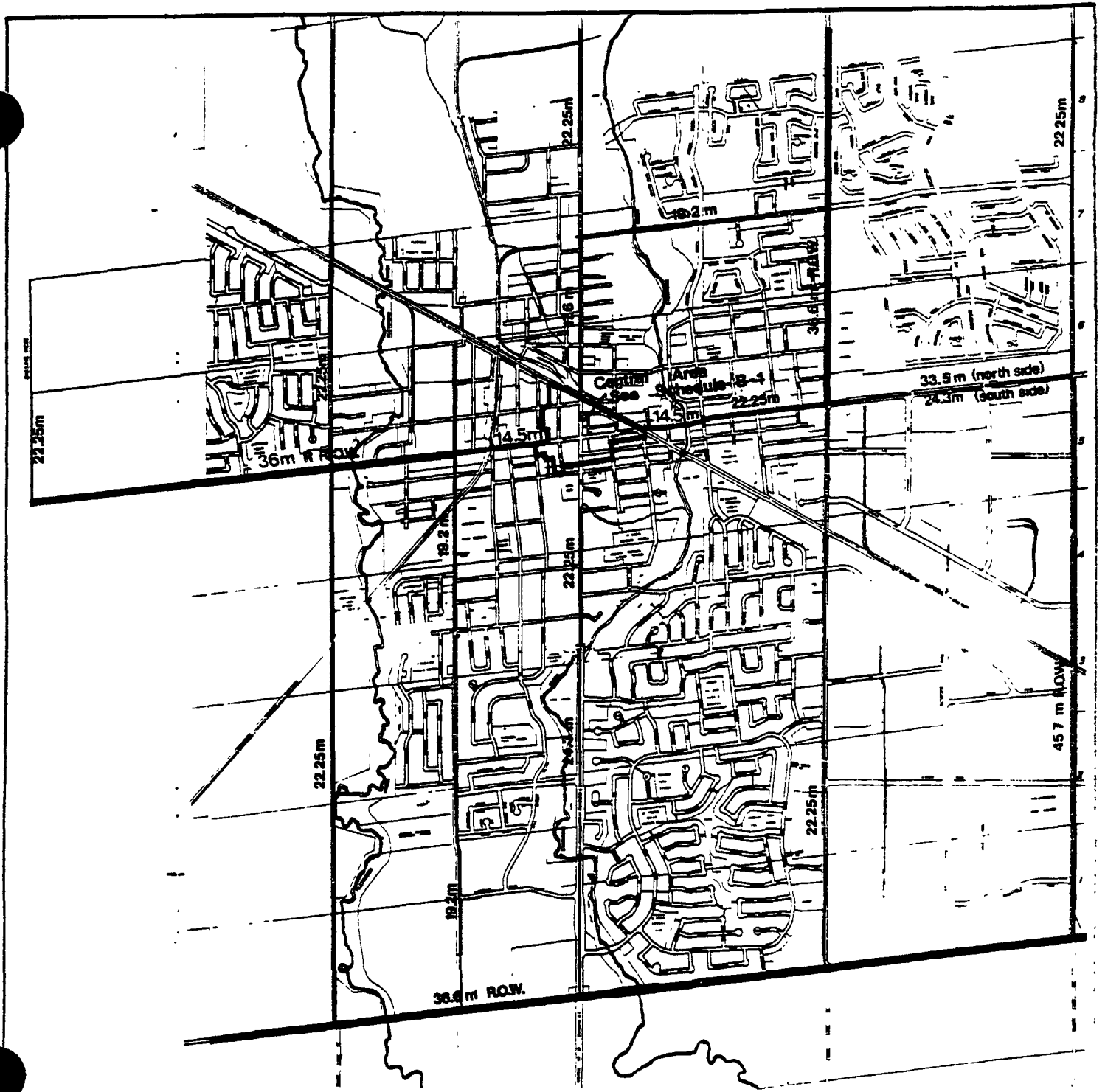
28

# The Corporation of The City of Brampton

By-Law

Schedule A Sheet 29





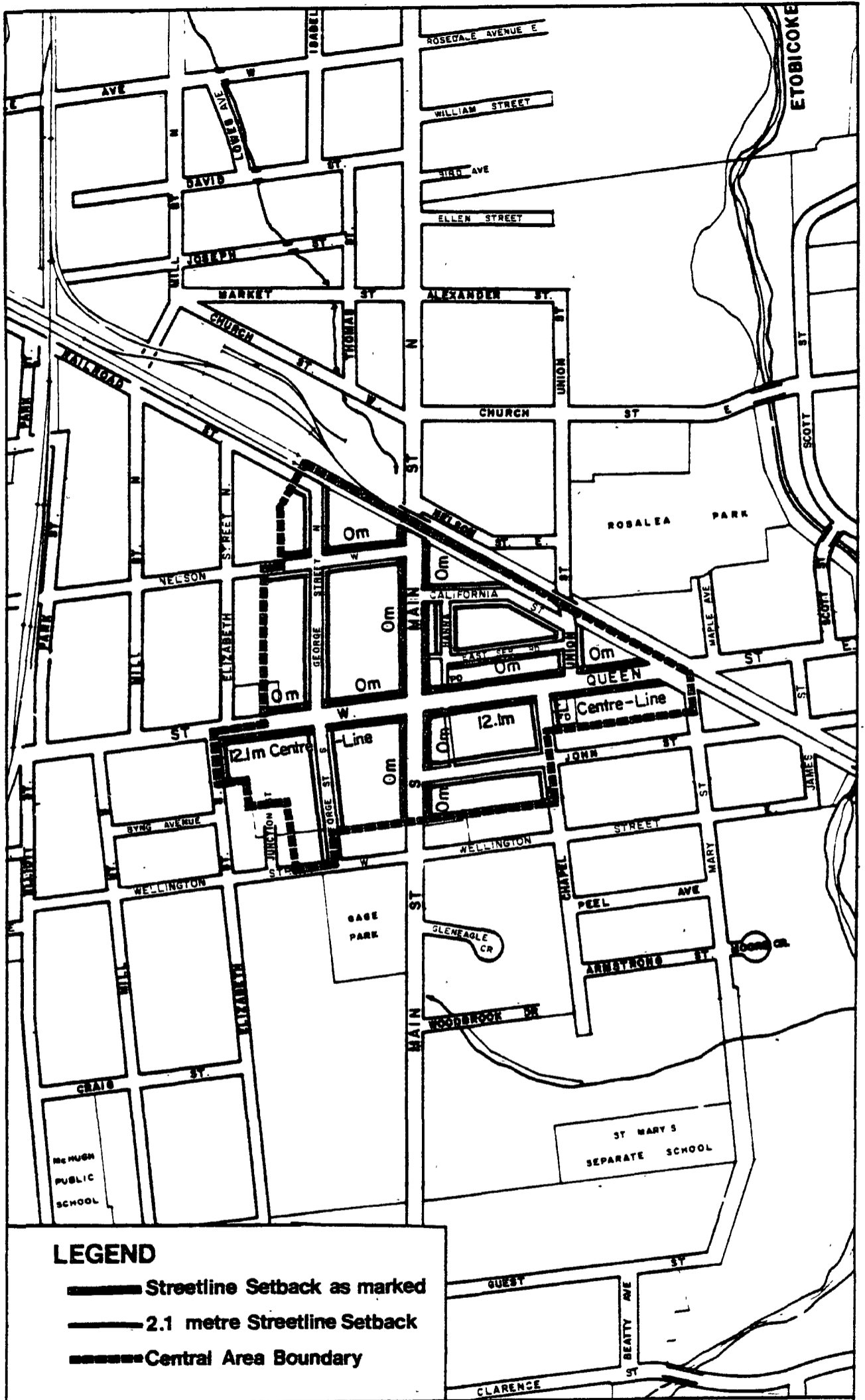
The Corporation of The City of Brampton

Schedule B-1



LEGEND

- Minimum Setback from Centre Line
- Regional Road R.O.W.  
For Setback see Schedule B-3
- Central Area Boundary  
For Details see Schedule B-2



# The Corporation of The City of Brampton

By-Law

Schedule B-2



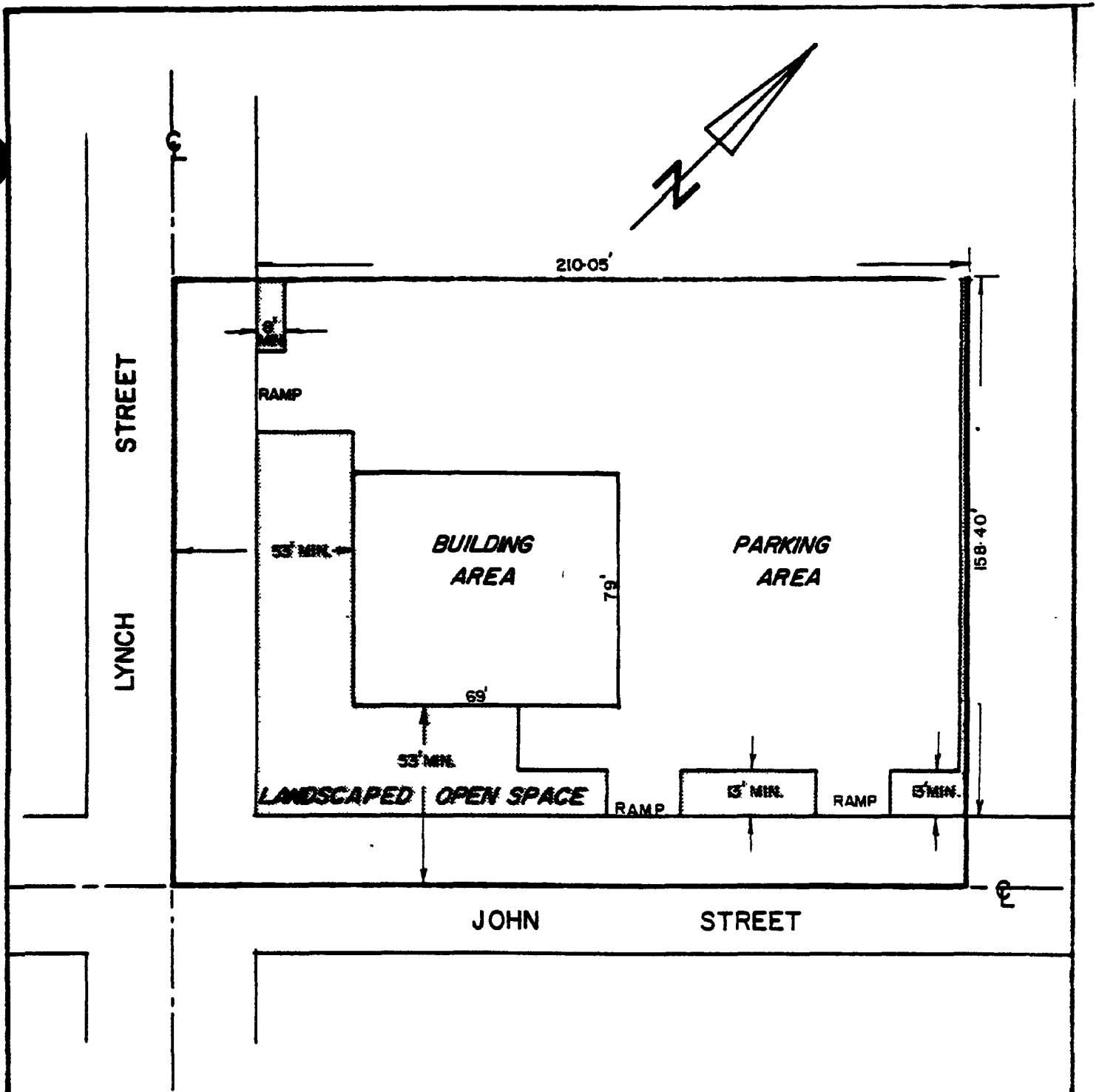
SCHEDULE B-3

MINIMUM CENTRE LINE SETBACK

| Designated<br>Road Allowance | All frontage<br>development & all<br>residential<br>development | All reversed<br>frontage<br>industrial &<br>commercial<br>development |
|------------------------------|---|---|
| 45.7 metres<br>36.6 metres   | 36.6 metres<br>32.0 metres                                      | 30.5 metres<br>25.9 metres  |

MINIMUM STREET LINE SETBACK

| All frontage<br>development &<br>all residential<br>development | All reversed<br>frontage<br>industrial &<br>commercial development |
|---|--|
| 13.7 metres<br>13.7 metres                                      | 7.6 metres<br>7.6 metres   |



Schedule C-58

SCALE : 1" = 40'

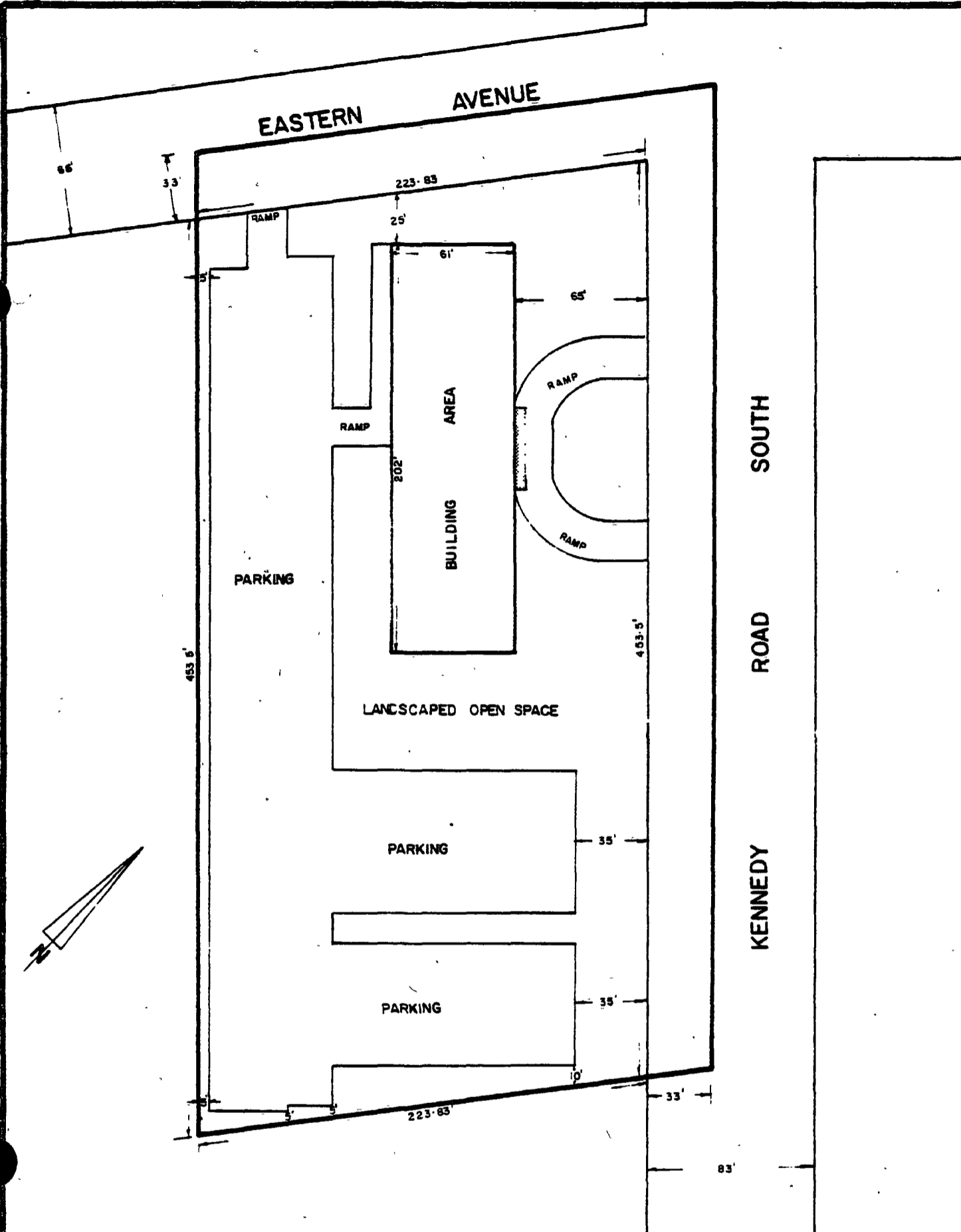
DRAWN BY J.M.K. JUNE 1969

EASTERN AVENUE

SOUTH

ROAD

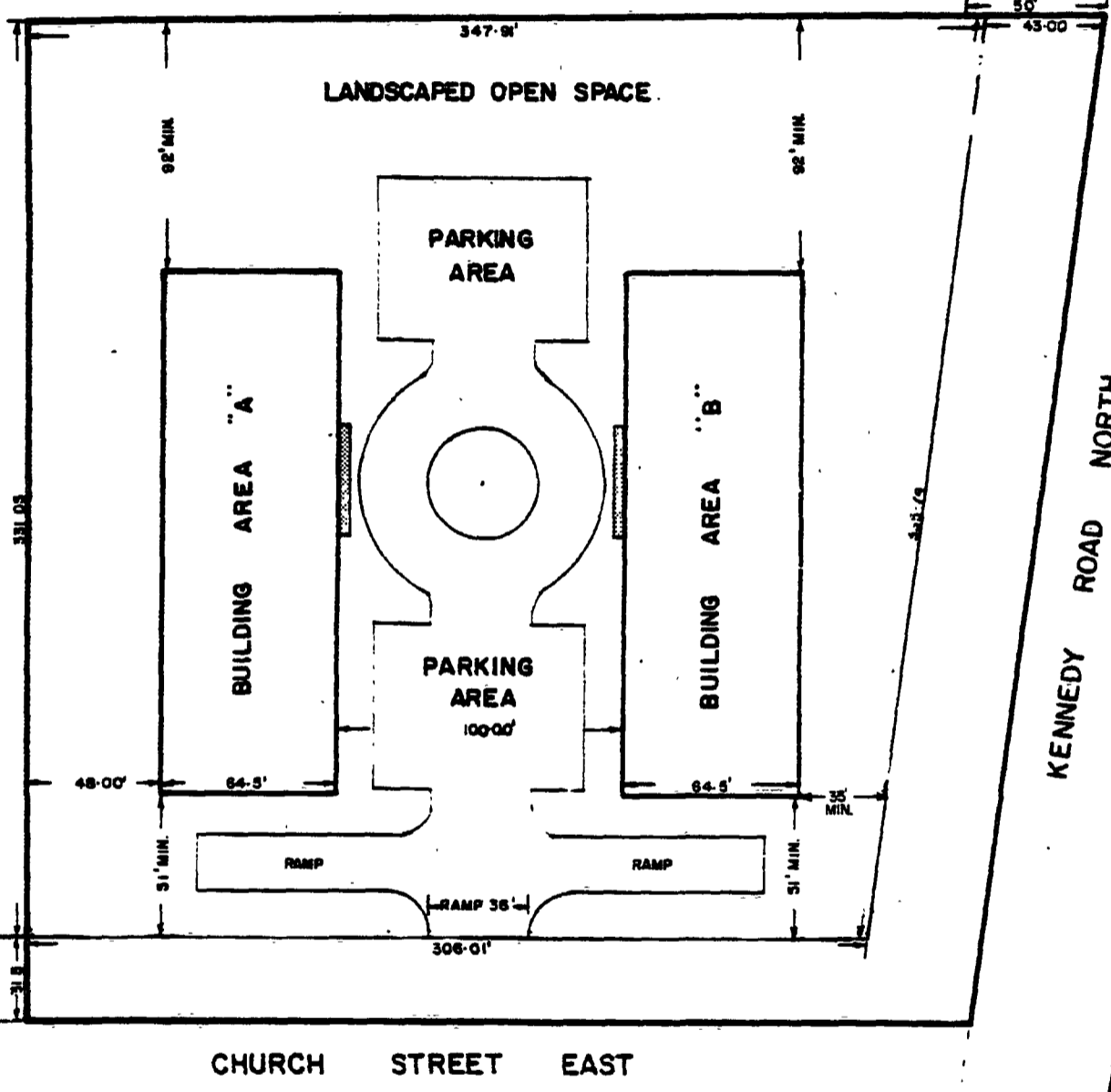
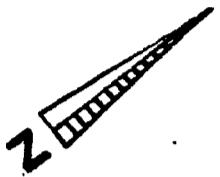
KENNEDY



Schedule C-59

☐ CANOPY

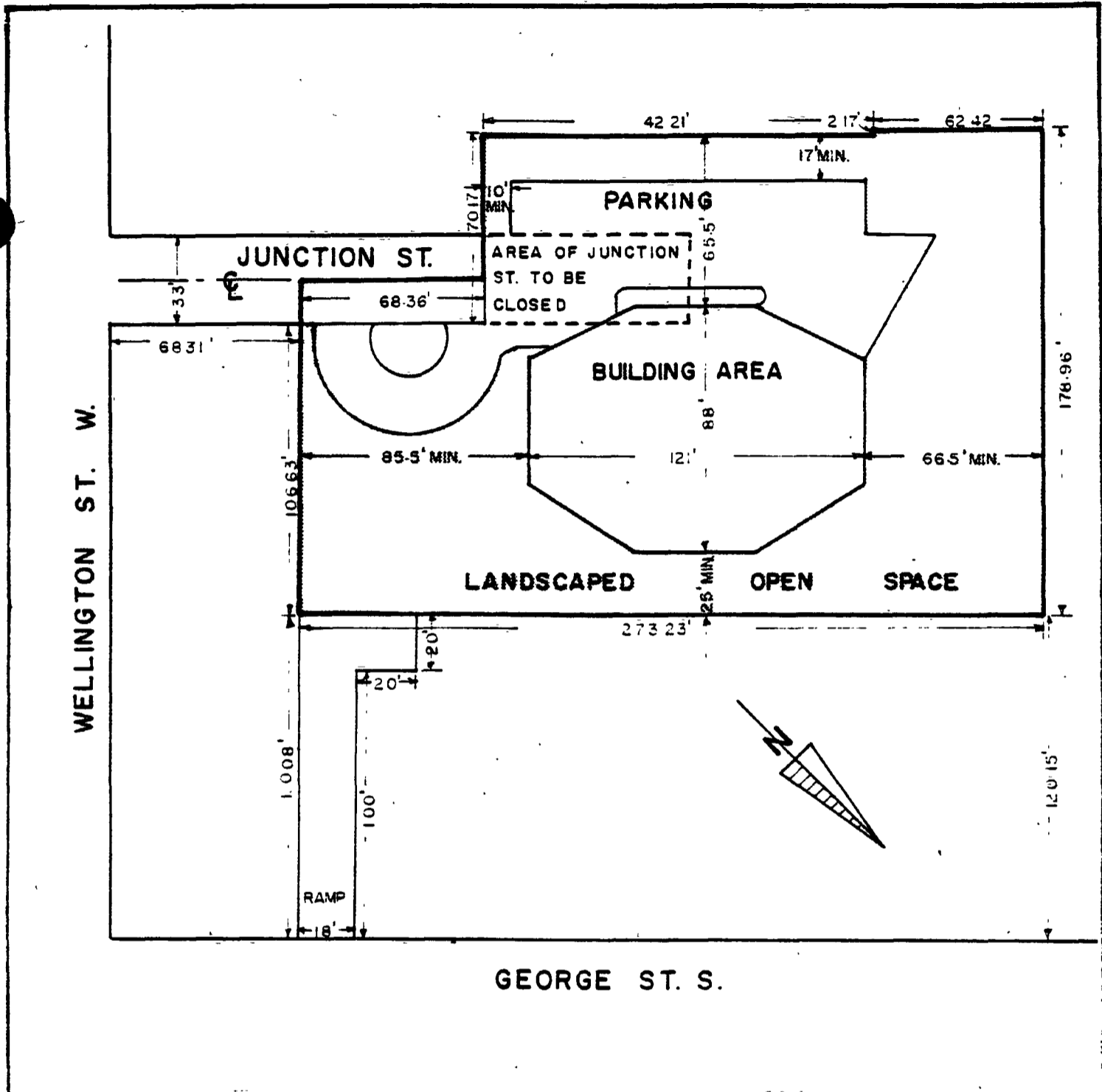
SCALE 1"=60'  
DATE APRIL 1969



Schedule C-60

 CANOPY

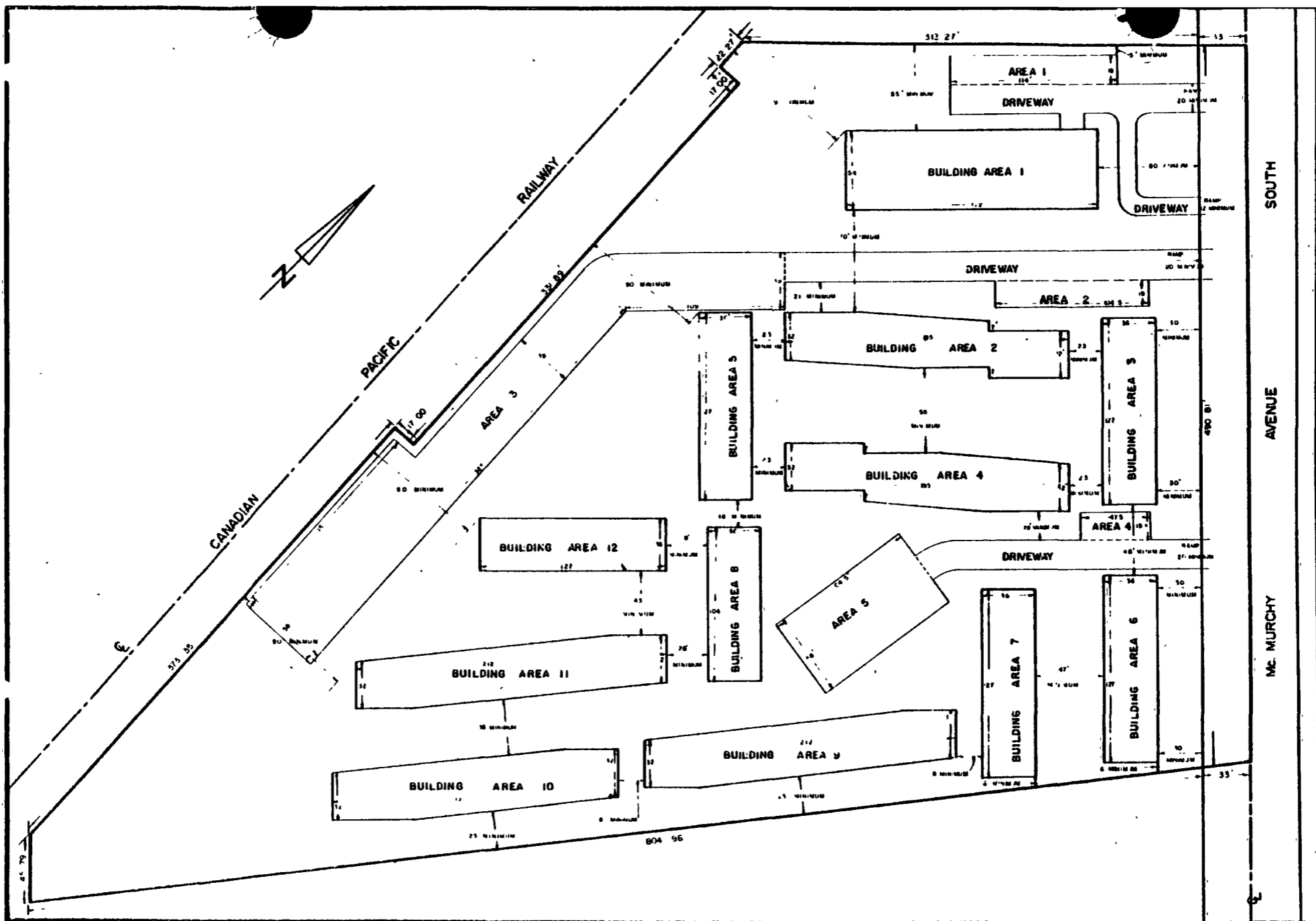
SCALE 1" = 60'  
DATE



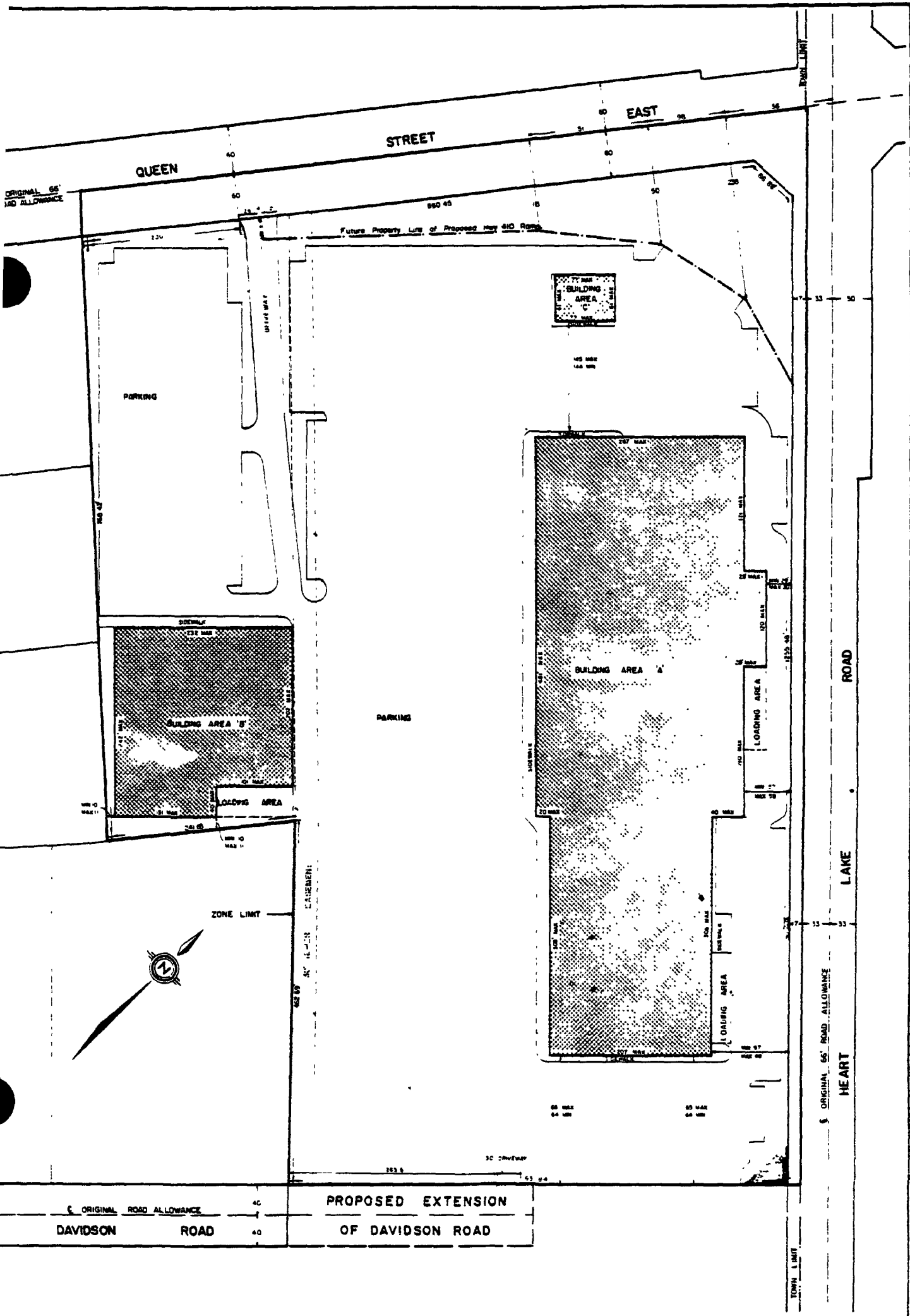
Schedule C-61

SCALE 1" = 50'  
DATE JUNE 1969

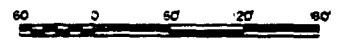




Schedule C-62



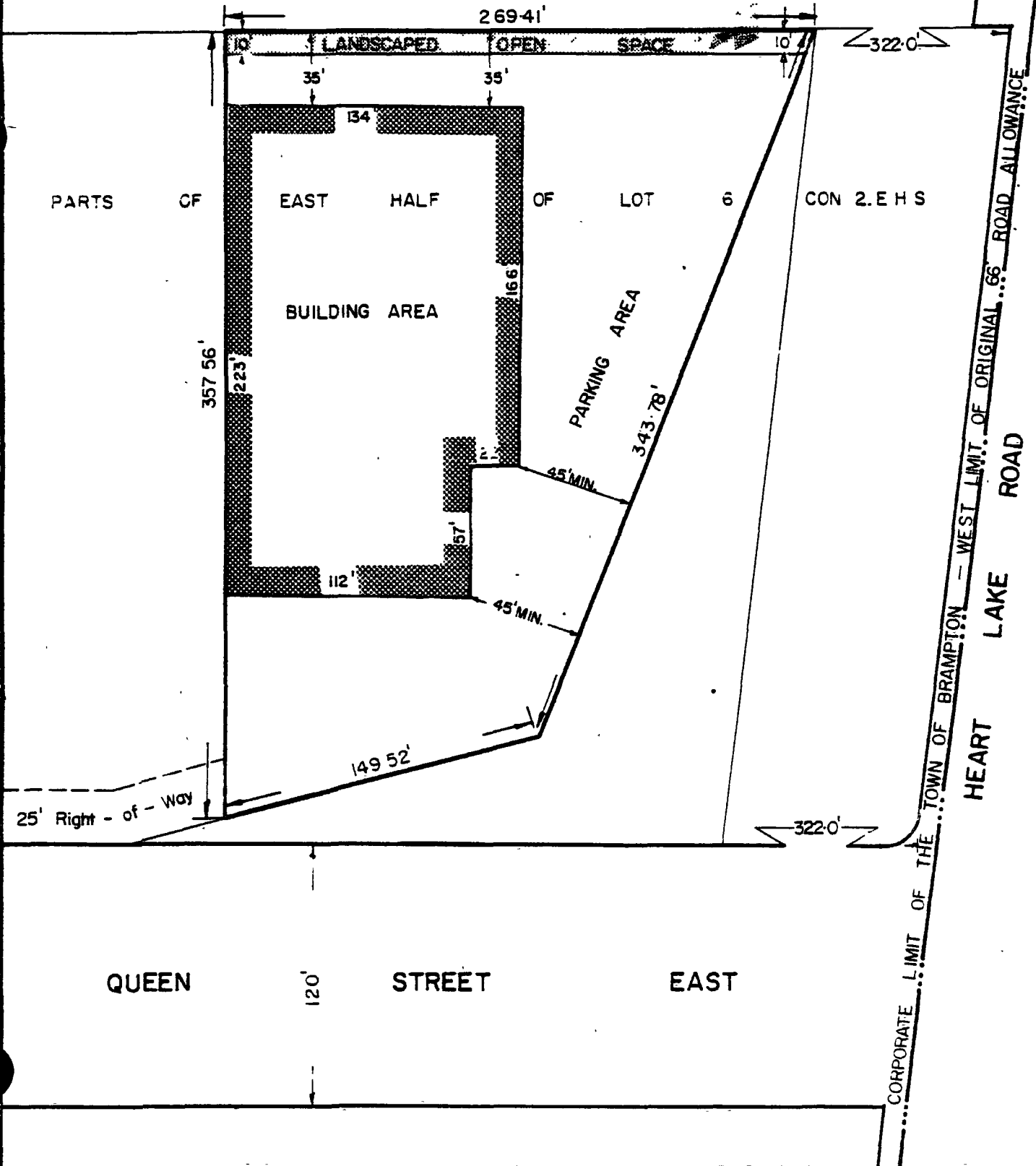
# Schedule C-64



DATE MARCH 1973 DRAWN J.M.

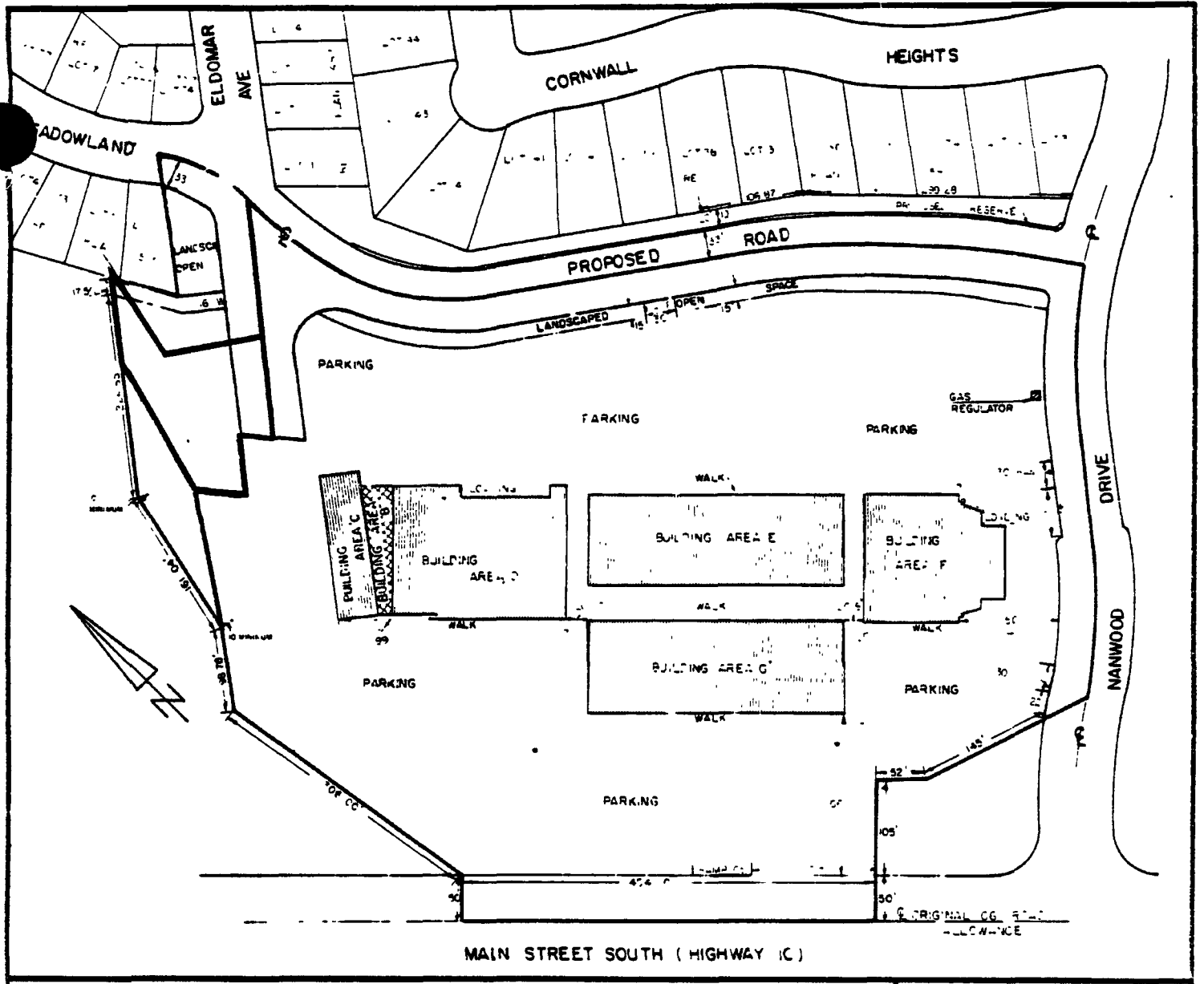
BLOCK 'A' REGISTERED PLAN 889

NORTH



Schedule C-66

SCALE 1" = 60'  
DATE SEPT 14, 1970  
DRAWN JMK



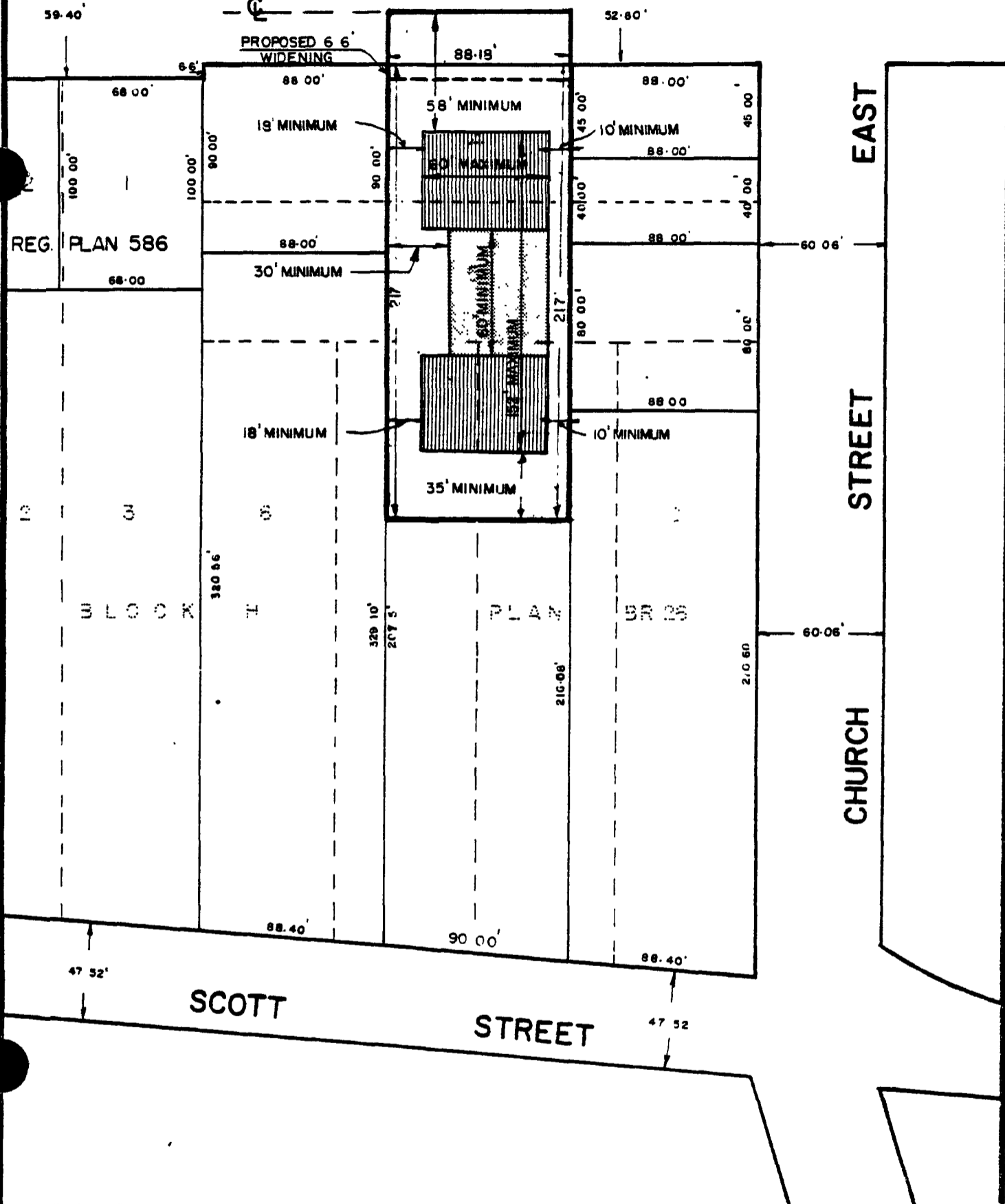
MAIN STREET SOUTH (HIGHWAY 10)

Schedule C-67

TOWN OF BRAMPTON  
PLANNING DEPARTMENT



SCALE 1" = 100'  
DATE OCT 14, 1969  
DRAWN J.M.K.

CENTRE STREET NORTH



Schedule C-68

2600

BUILDING AREA   
 CANOPY AREA 

SCALE : 1" = 60'  
 DATE OCT. 27, 1970  
 DRAFTSMAN: JMK

247

LOT 71

LOT 72

LOT 73

LAUDERDALE ROAD

DRIVE

MADOC

LOT 61

LOT 62

EXISTING BUILDING

LOT 74

LOT 75

REGISTERED PLAN

No. 889

LOT 50

LOT 76

LOT 77

66'

66'

75.55'

39.74' 85.12' 43.38' Arc = 23.34'

10.25' 27.10' 48.44'

10.00' 28.71' 23.94' 58.91'

41.09' 100.00' Arc = 53.85'

66'

Schedule C-69

SCALE : 1" = 40'

DATE APRIL 5, 1971

DRAFTSMAN: JIK

311<sup>s</sup>

LOT 9 PLAN BR-10

LOT 11 PLAN BR-10

LOT 5 PLAN BR-14

LOT 4 PLAN BR-14

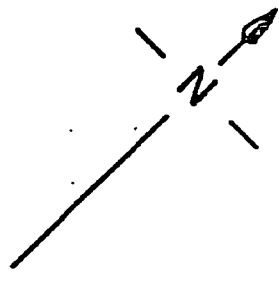
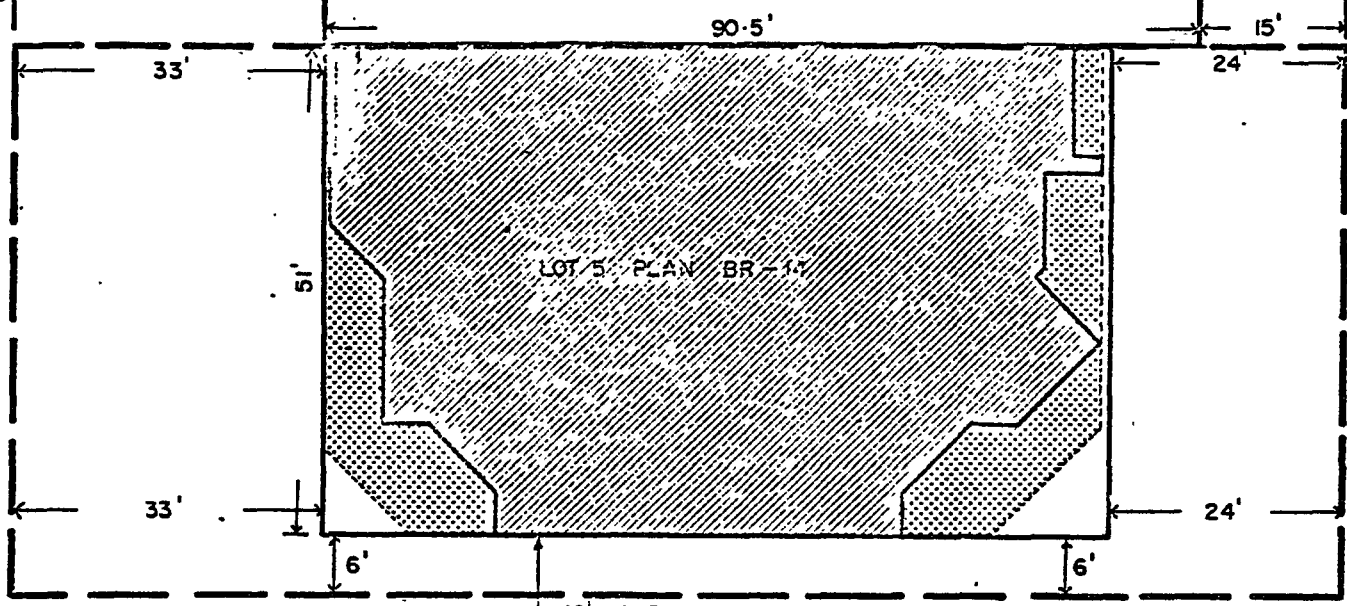
LOT 3 PLAN BR-14

Q OF MAIN ST. N.




MAIN ST. N.

Q OF HANNAH STREET  
AS SHOWN ON PLAN BR-10

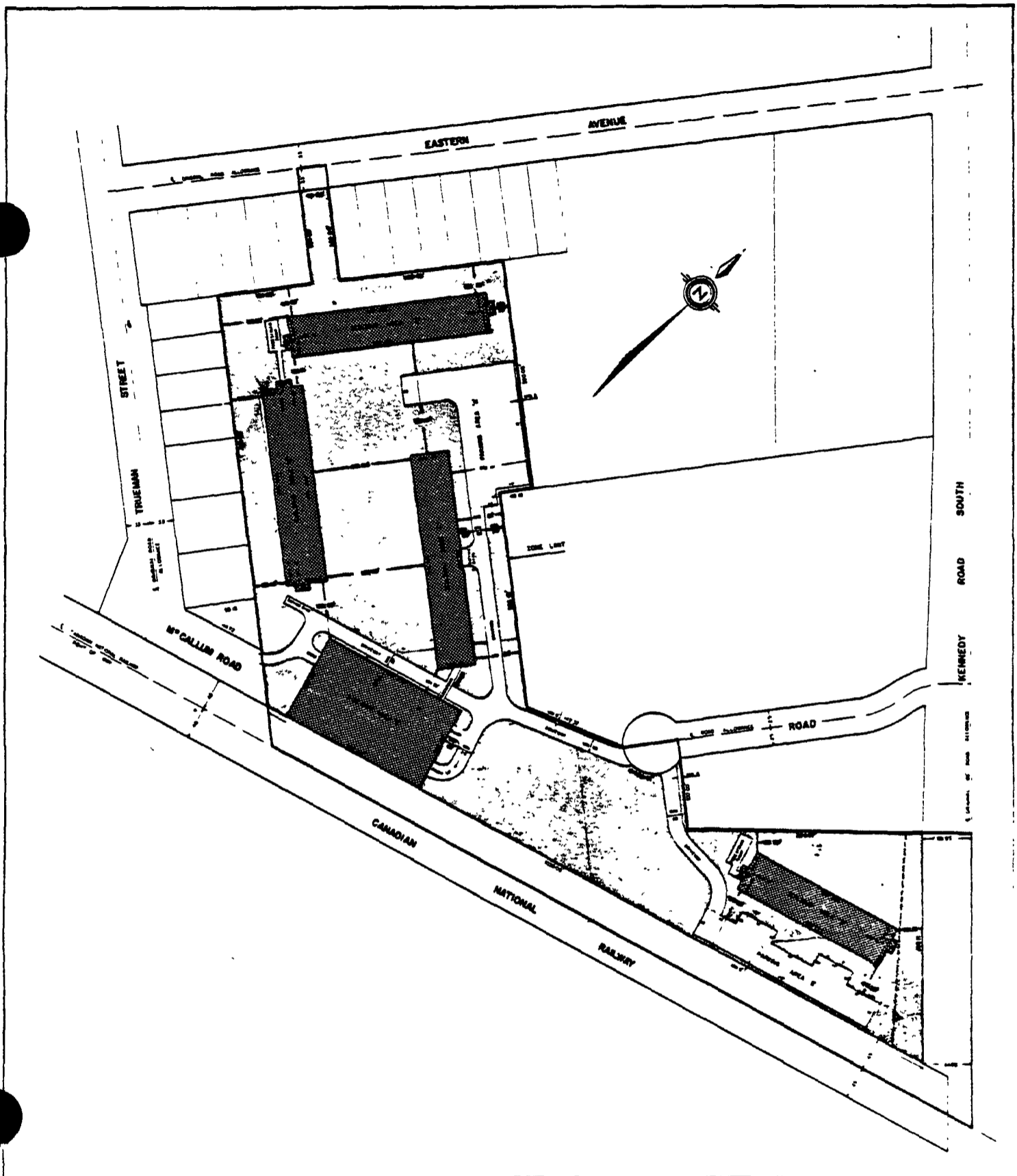
HANNAH ST.





**Schedule C-71**

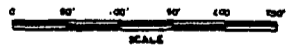
-  BUILDING AREA
-  CANOPY AREA
-  ZONE LIMIT

SCALE : 1" = 20'  
 DATE : AUG. 18, 1971  
 DRAFTSMAN : *dmk*



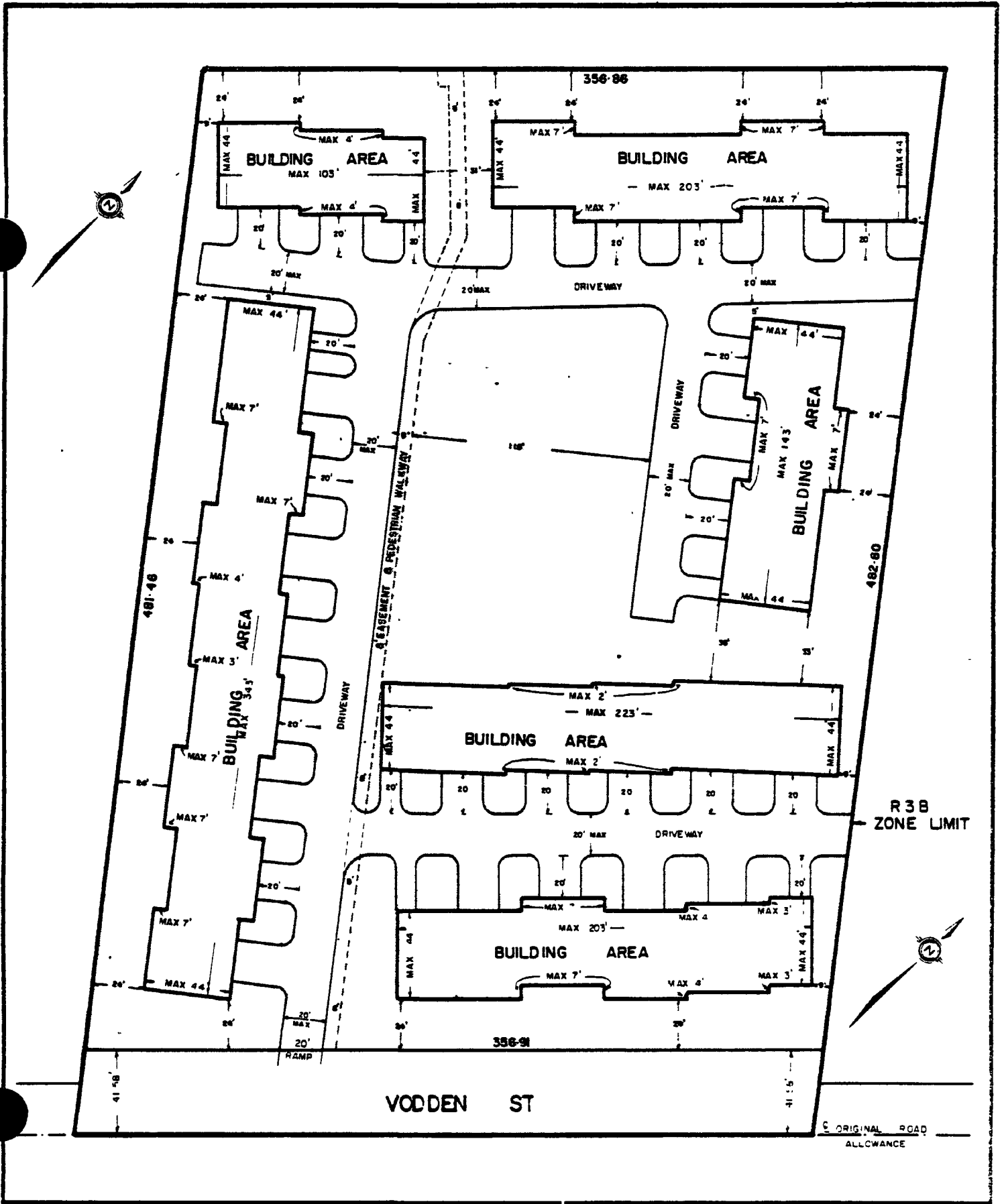
**Schedule C-74**

BUILDING AREA   
 LANDSCAPED AREA   
 SEE NOTES SHEET  
 SEE NOTES SHEET



DATE JAN 6, 73  
 DRAWN JWC

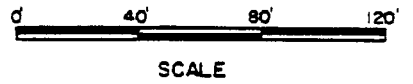




Schedule C-77

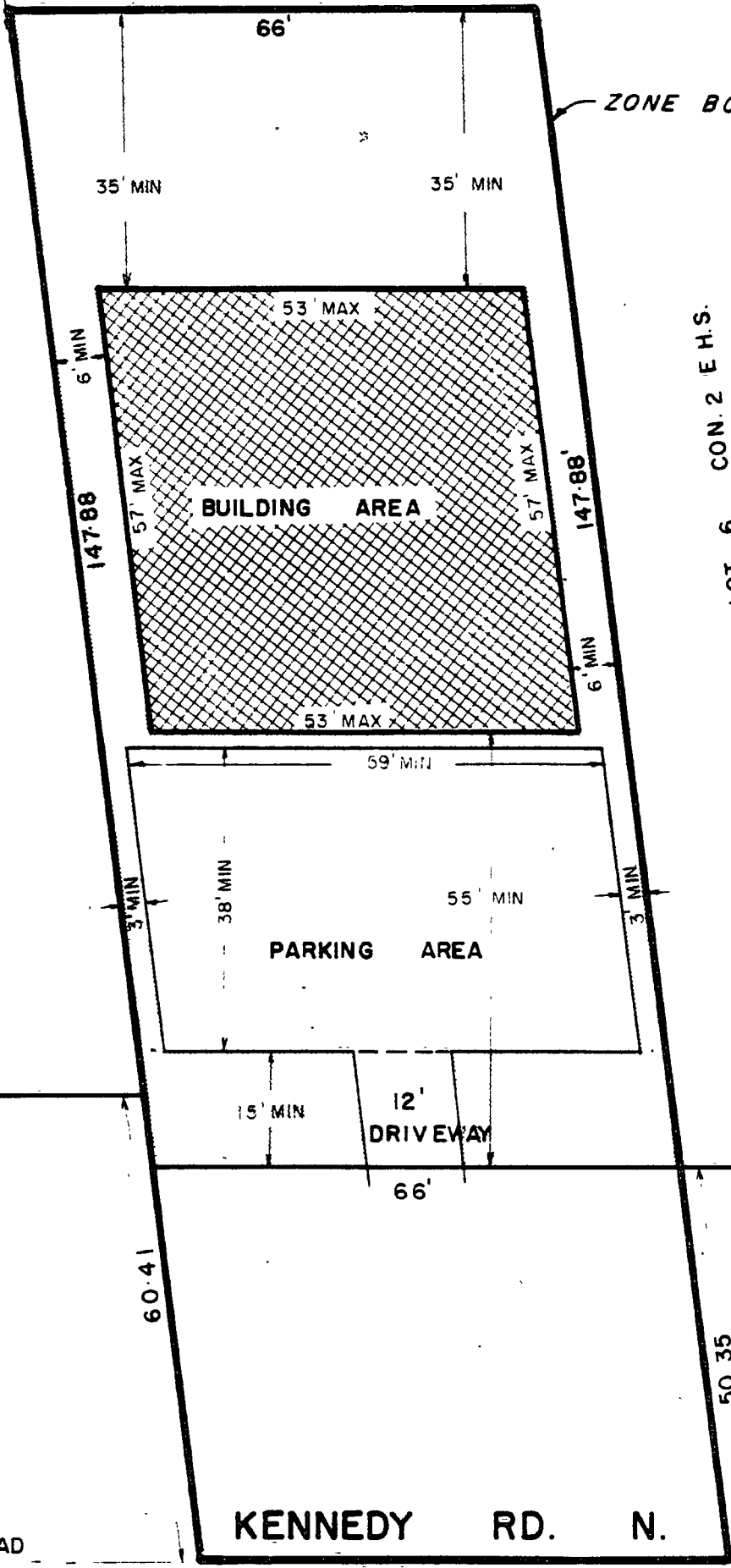
LANDSCAPED OPEN SPACE

NOTES - MAX. DENOTES MAXIMUM  
DIMENSIONS ARE MINIMA UNLESS OTHERWISE SHOWN



DATE JULY 1973  
DRAWN *JMK*

BLOCK H REGISTERED PLAN 889



PART OF WEST HALF LOT 6 CON. 2 E.H.S.

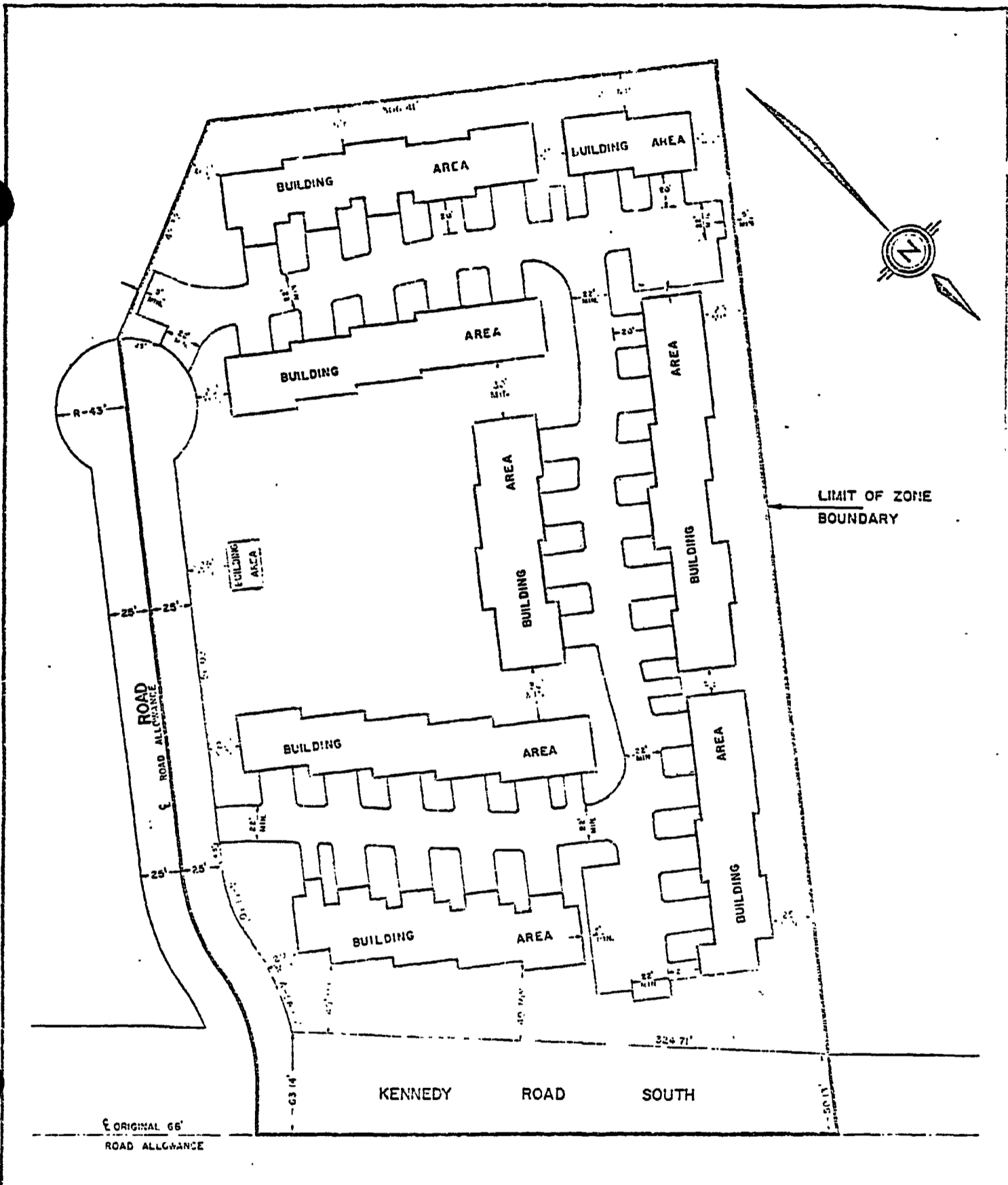
ORIGINAL ROAD ALLOWANCE

### Schedule C-78



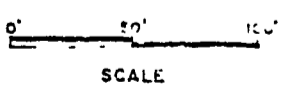
LANDSCAPED OPEN SPACE

SCALE 1" = 20'  
 DATE SEPT 21, 1973  
 DRAFTSMAN *DMK*



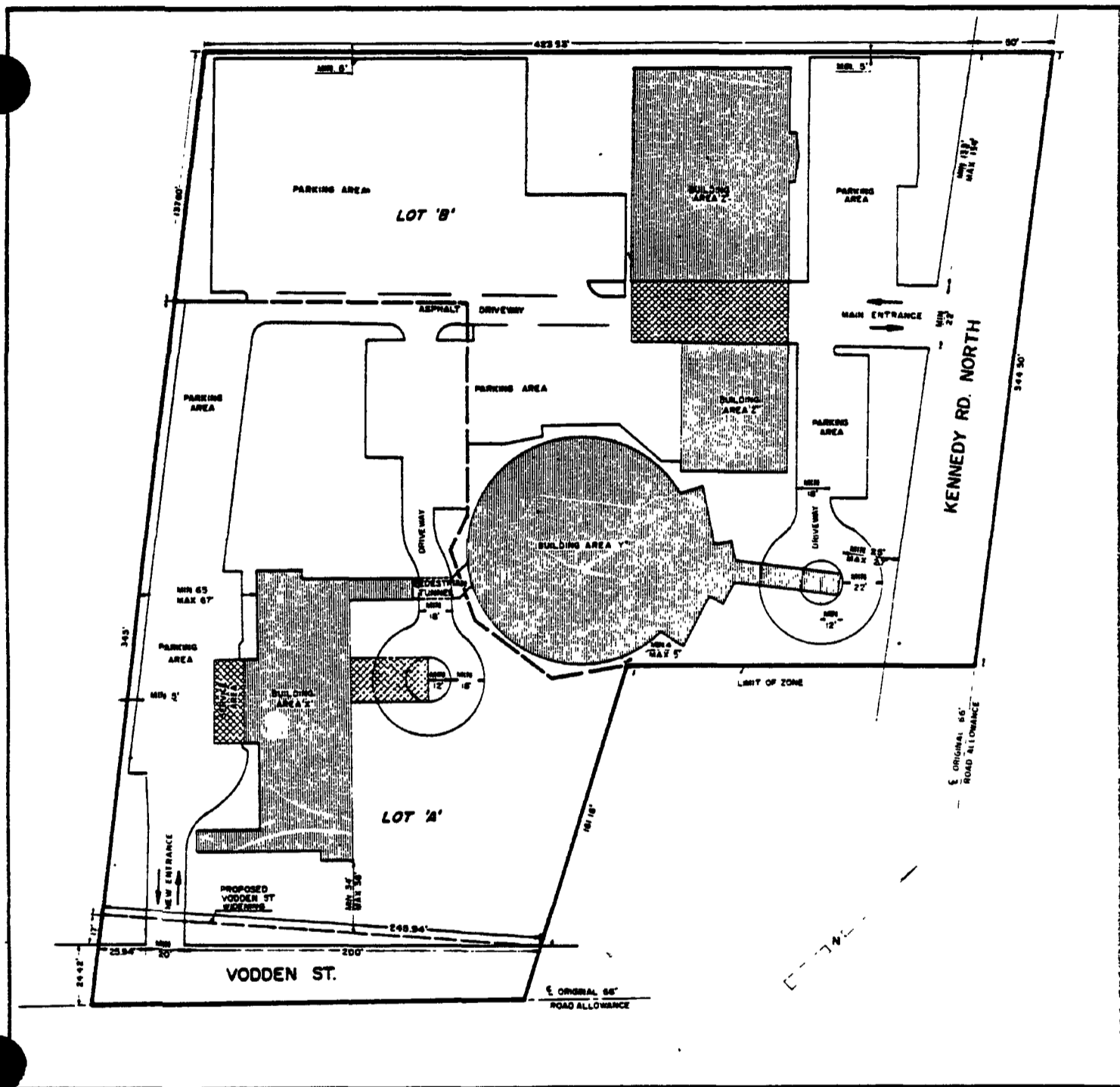
**Schedule C-79**

LANDSCAPED OPEN SPACE



DATE . NOV 20, 1972  
DRAWN BY [Signature]

*NOTE - ALL DIMENSIONS IN FEET  
UNLESS OTHERWISE SPECIFIED*



Schedule C-80

NOTE - MIN denotes MINIMUM  
MAX denotes MAXIMUM

- LANDSCAPED OPEN SPACE
- BUILDING AREA
- CANOPIES
- INGRESS-EGRESS



SCALE

DATE MAY 7, 1974

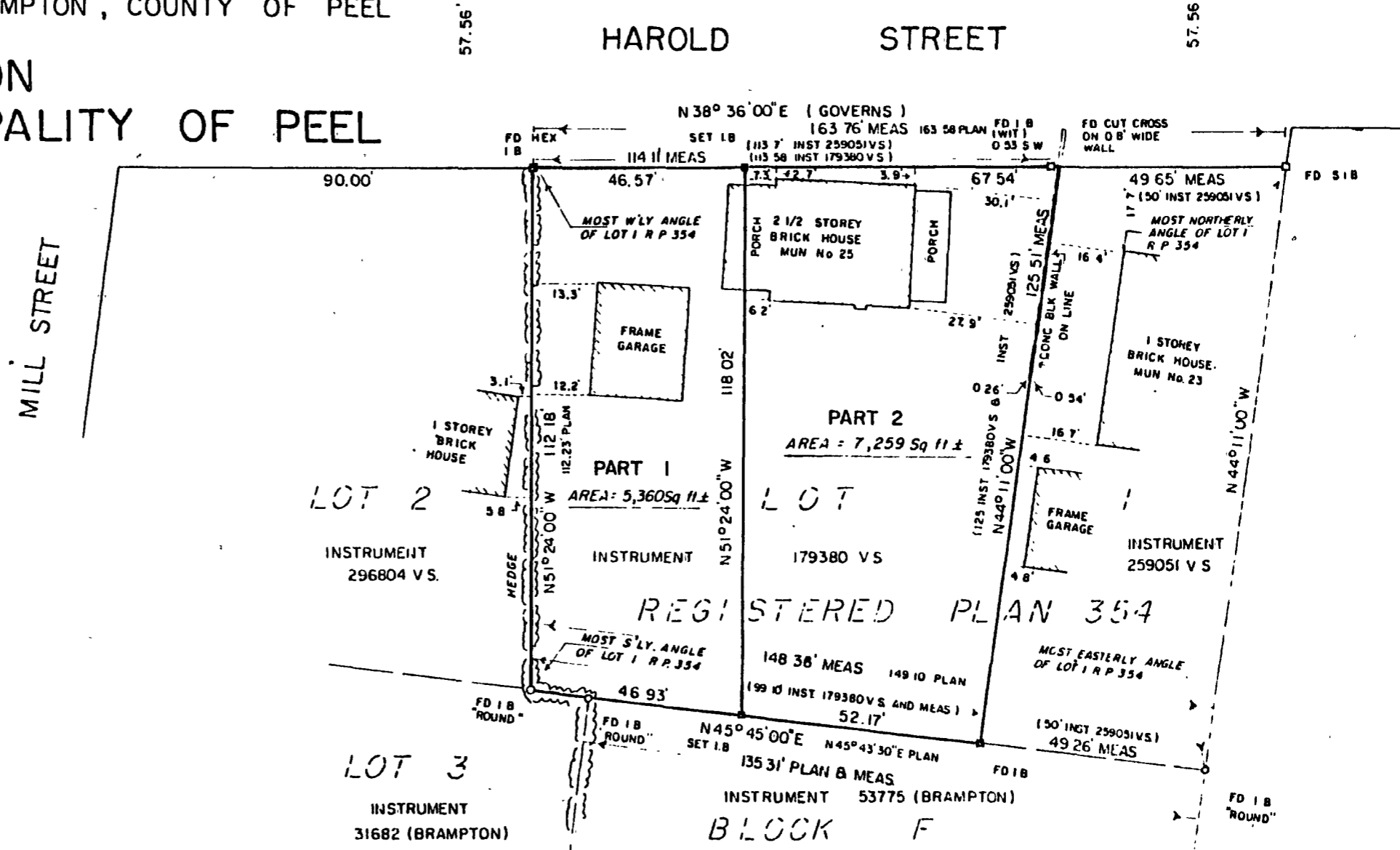
DRAWN BY [Signature]

PLAN OF SURVEY SHOWING PART OF  
**LOT 1**  
**REGISTERED PLAN 354**  
 IN THE FORMER TOWN OF BRAMPTON, COUNTY OF PEEL  
 NOW IN THE  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1" = 30'

1974

Schedule C-81



PART OF WEST HALF LOT 4, CON. 2, E.H.S.

SOUTH

ROAD

KENNEDY

CANADIAN

NATIONAL

RAILWAY

EXISTING BUILDING

PARKING

BUILDING AREA 'A'

EXISTING BUILDING

PARKING

CLARENCE

STREET




PART OF WEST HALF LOT 4, CON. 2, E.H.S.

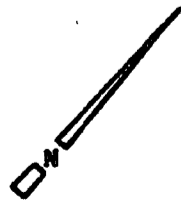
Directory Sign

original 1974 alignment

### Schedule C-82

#### LEGEND

-  Zone boundary
-  Landscaped open space
-  Service area



SCALE 1" = 100'

DATE 14 / 11 / 74

DWN. BY 1

QUEEN STREET EAST

85-80'

ORIGINAL ROAD ALLOWANCE

STREET

192-75'

ORIGINAL ROAD ALLOWANCE

TRUEMAN

44-0'

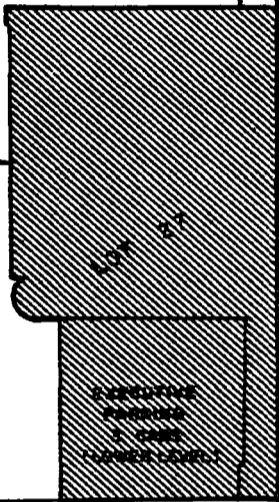
0-55'

33-0'

10'

139-92'

LOT 28



WALKWAY

59-66'

LOT 59

PARKING AREA 21 CARS

52-80'

147-17'

LOT 60

Schedule C-83

DATE FEB. 13, 1975

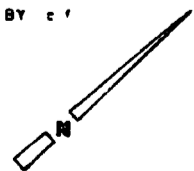
DWN BY c f

LEGEND



BUILDING AREA

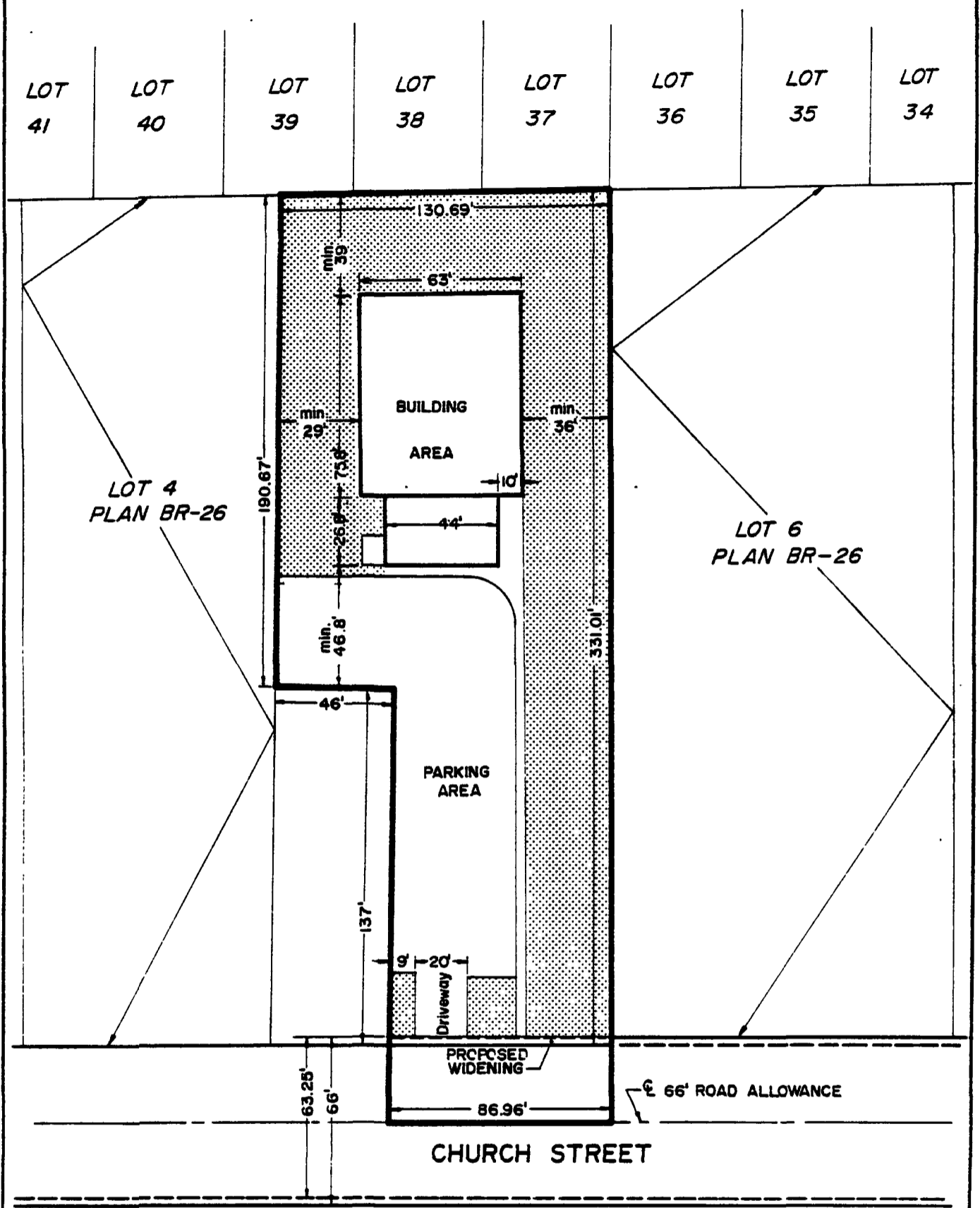
NOTE- DIMENSIONS SHOWN MAY VARY (max. 6")



SCALE

0 10' 20' 40'

REGISTERED PLAN NO. 459

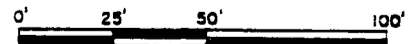
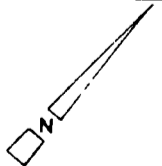


Legend  LANDSCAPED OPEN SPACE

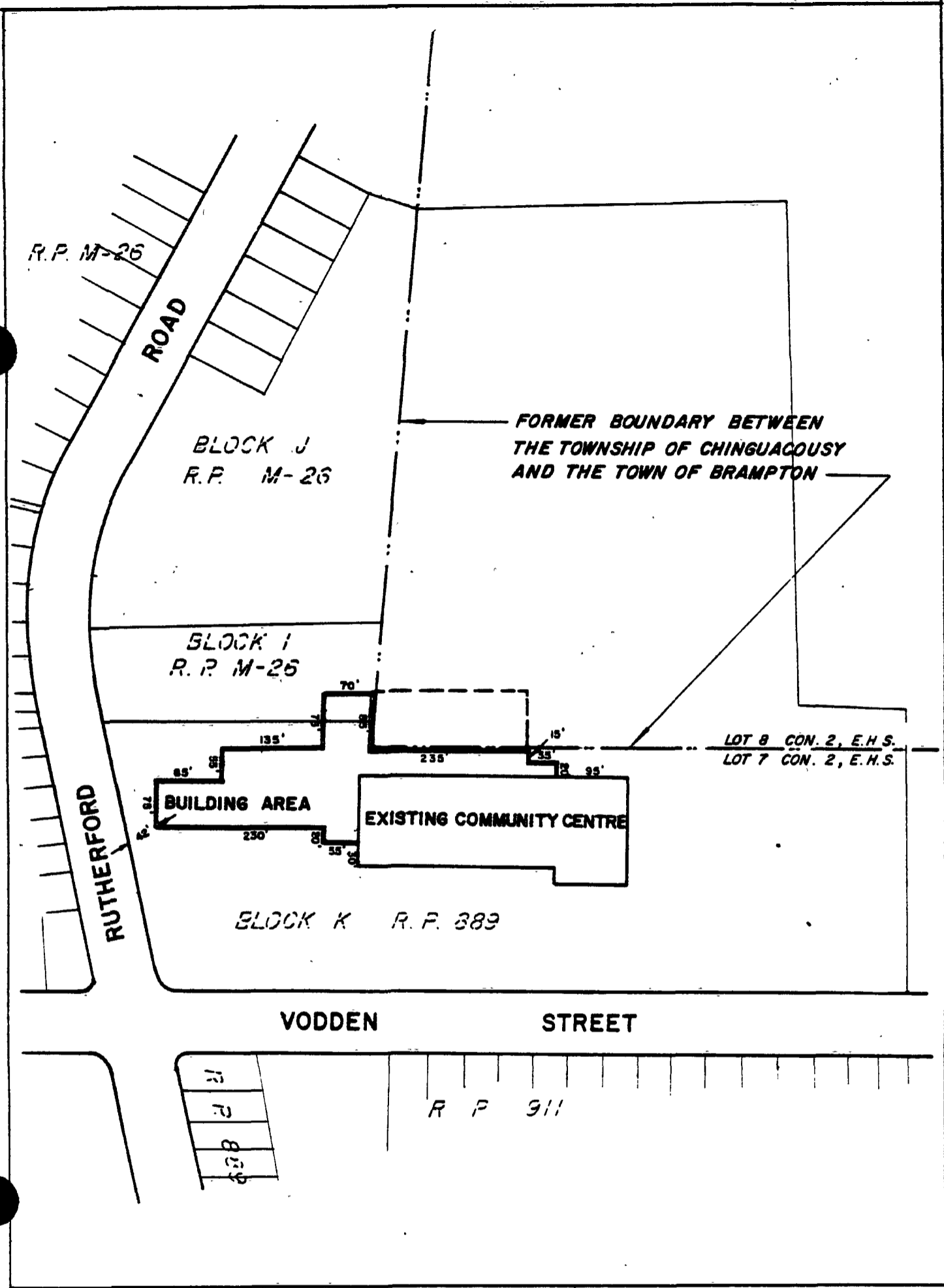
Date: April 30th, 1975

Drawn: m.p.

Schedule C-84

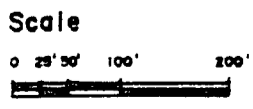
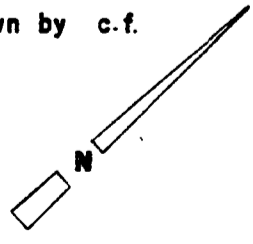




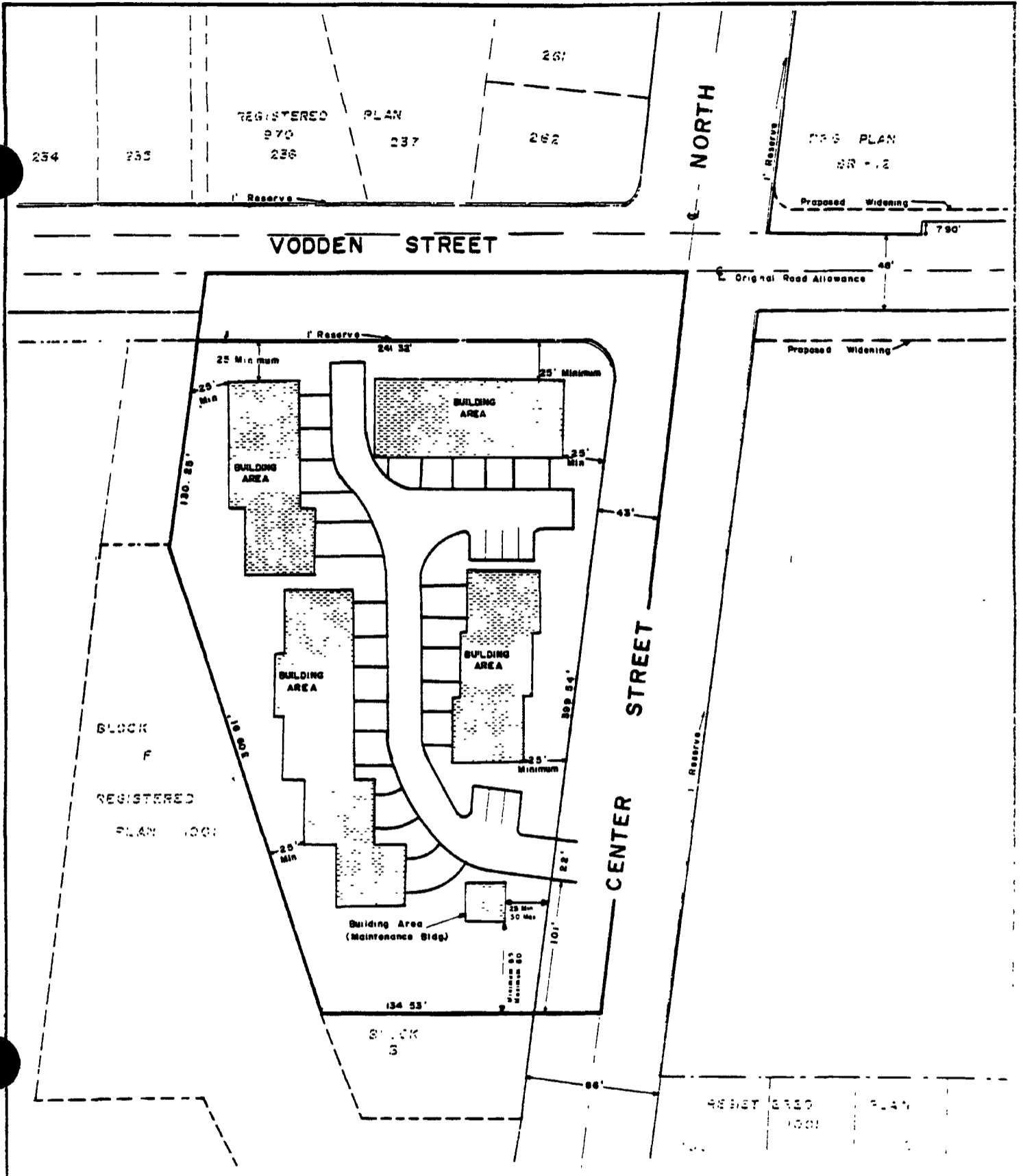


**Schedule C-85**

Date 20-6-75  
Dwn by c.f.



CITY OF BRAMPTON PLANNING DEPARTMENT






C1627

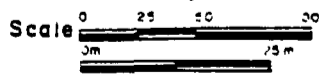
Schedule C-87

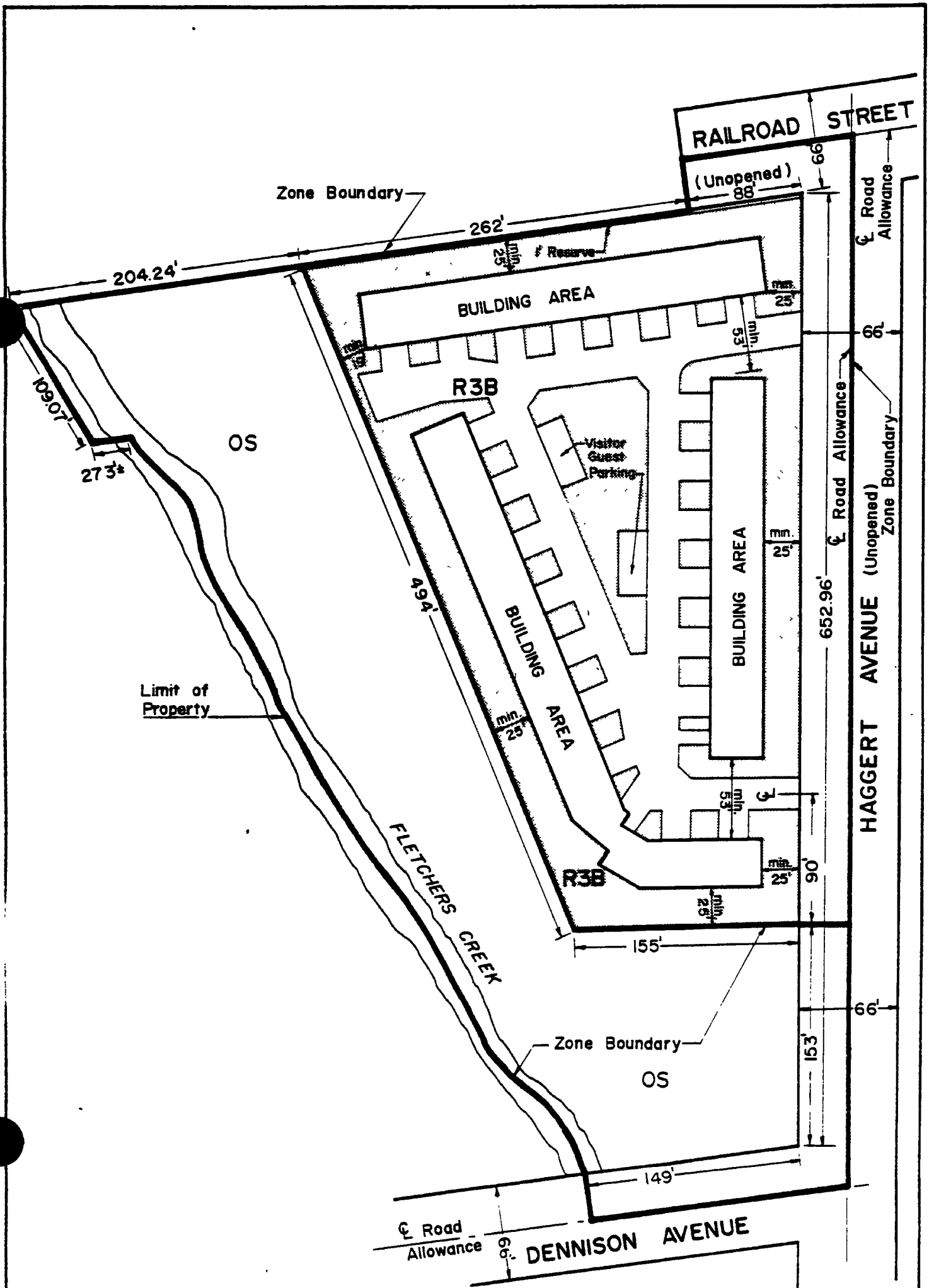
DATE August 21, 1975  
DRAWN b q

BLOCK A, REGISTERED PLAN NUMBER 1001

- LEGEND
-  Paved Area
  -  Building Area
  -  Zone Boundary

FILE NO C1671  
CITY OF BRAMPTON PLANNING DEPARTMENT





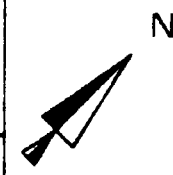
**Schedule C-88**

**Legend**

 Landscaped Open Space

**Scale**

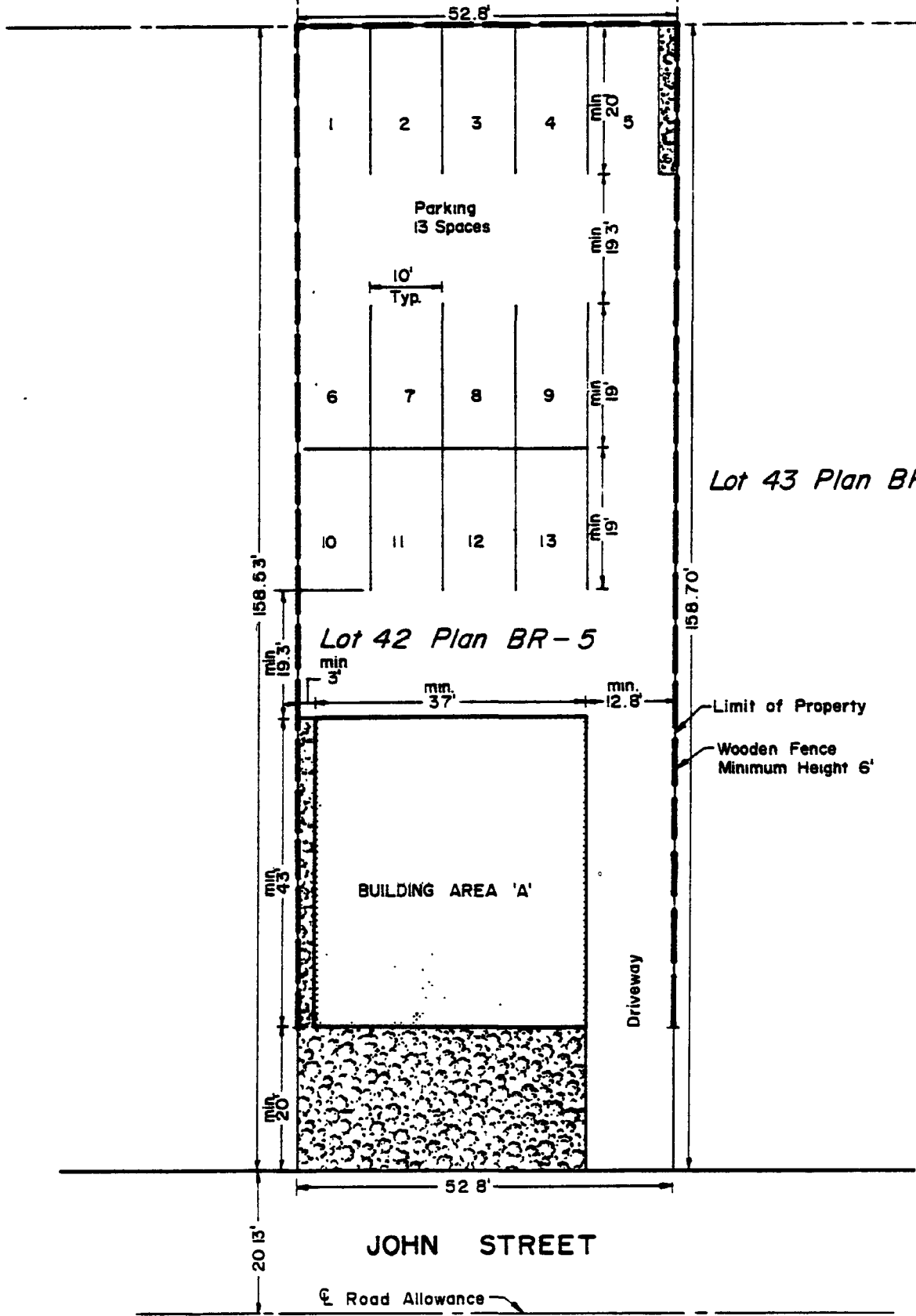
0 feet 50 100 150

|          |                 |
|----------|-----------------|
| Drawn    | m.o             |
| Date     | Nov. 28th, 1975 |
| File No. | CIW63           |
| Drawn by | --              |

CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT

Lot 13 Plan BR-5

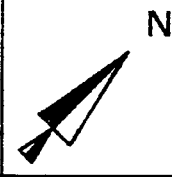


Lot 43 Plan BR-5



Lot 42 Plan BR-5

Schedule C-89

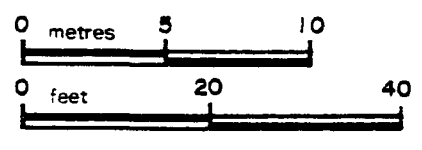
|          |                    |
|----------|--------------------|
| Drawn    | m o                |
| Date     | December 5th, 1975 |
| File No. | CIE 5.1            |
| Dwg. No. | .                  |



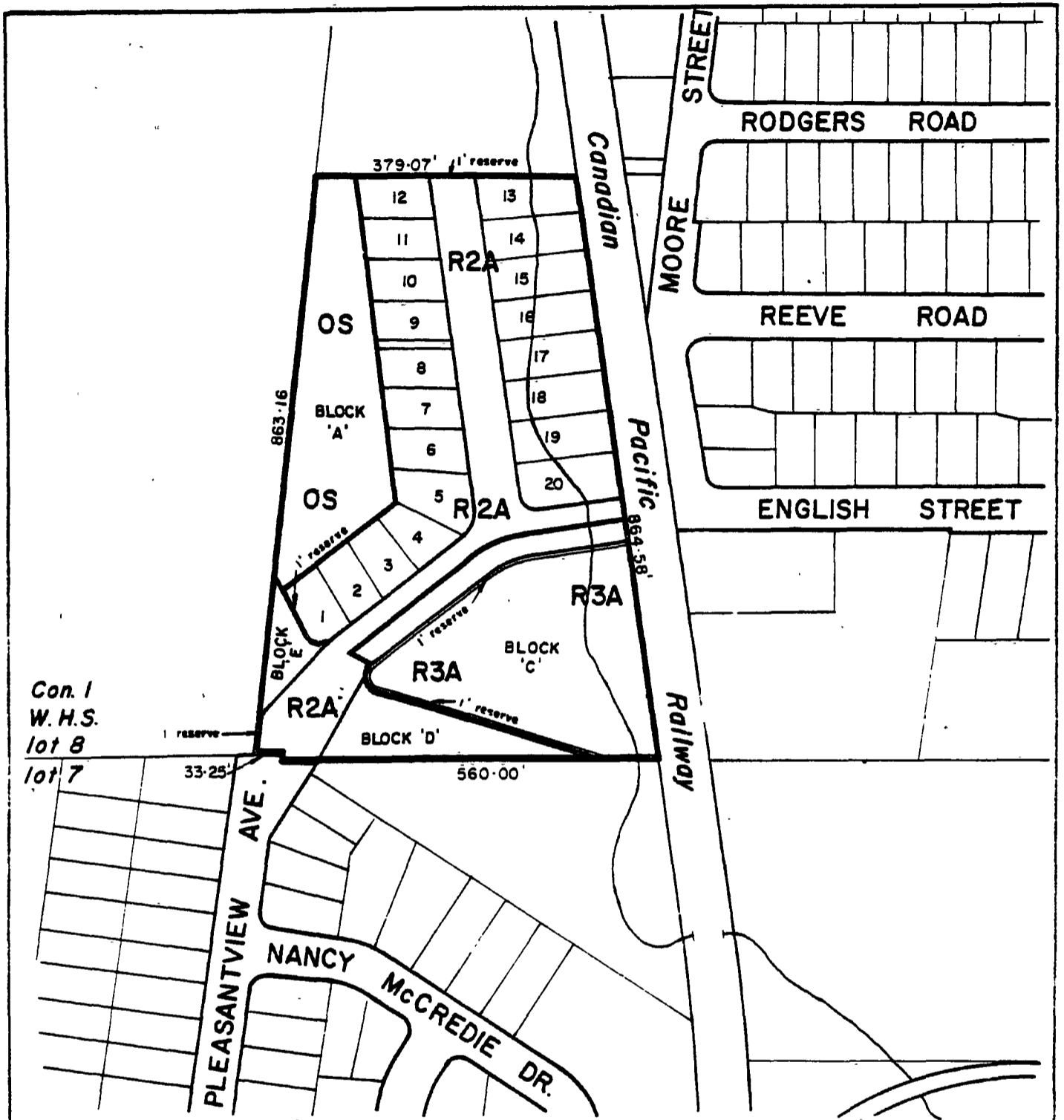
Legend

-  BUILDING AREA 'A'
-  LANDSCAPED OPEN SPACE

Scale



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

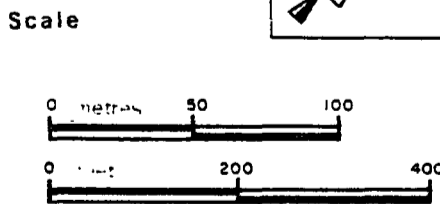


Con. 1  
W.H.S.  
lot 8  
lot 7

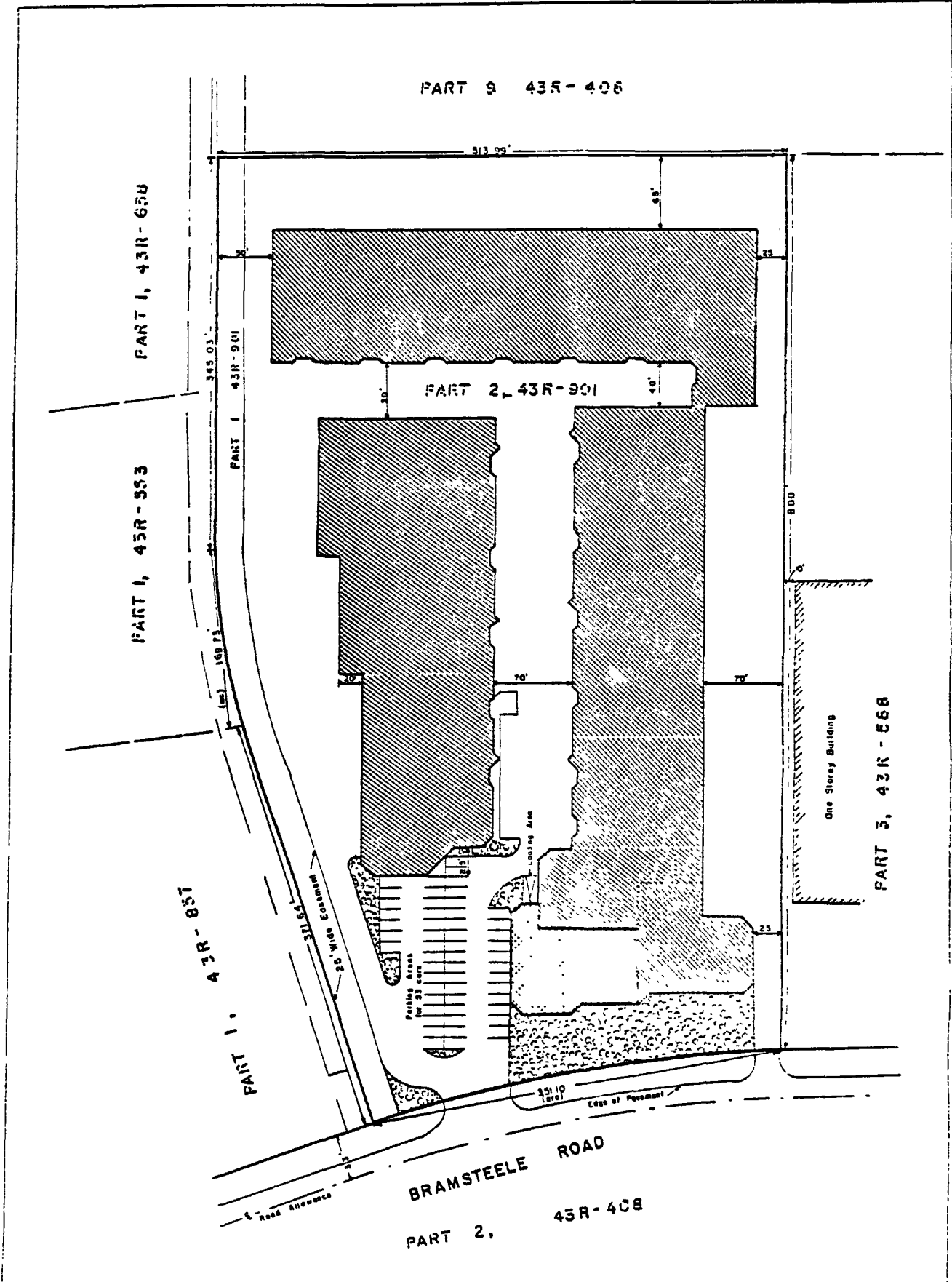
Application  
**Schedule C-91**

|          |        |
|----------|--------|
| Drawn    | c. f.  |
| Date     | 2-2-76 |
| File No. |        |
| Tag No.  |        |

- Legend
- zone boundary
  - R2 residential semi-detached
  - R3 residential multiple family
  - OS open space



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



# Schedule C-92

| Legend |                       |
|--------|-----------------------|
|        | Commercial Space      |
|        | Existing Buildings    |
|        | Landscaped Open Space |
|        | Boundary of Property  |

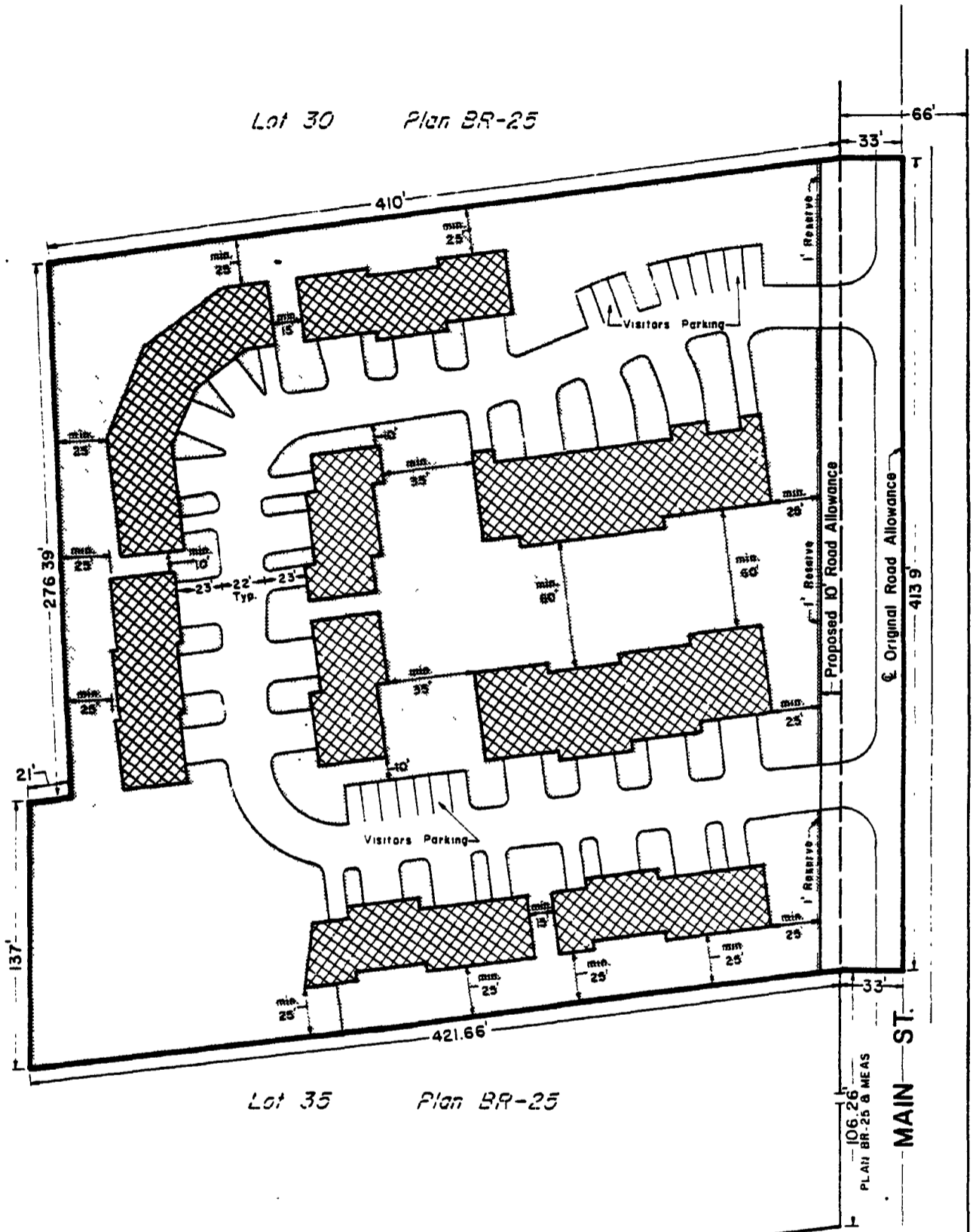
| Scale    |         |
|----------|---------|
| 0 meters | 240 480 |
| 0 feet   | 60 120  |



|         |                 |
|---------|-----------------|
| Drawn   | b k             |
| Date    | August 11, 1976 |
| File No | 22E14           |
| Dwg No  | A               |

CITY OF BRAMPTON PLANNING DEPT.

Lot 30 Plan BR-25






Lot 35 Plan BR-25

ENGLISH ST.

MAIN ST.

**Schedule C-93**

**Legend**

-  Zone Boundary
-  Building Area
-  Landscaped Open Space

**Scale**

0' 50' 100' feet

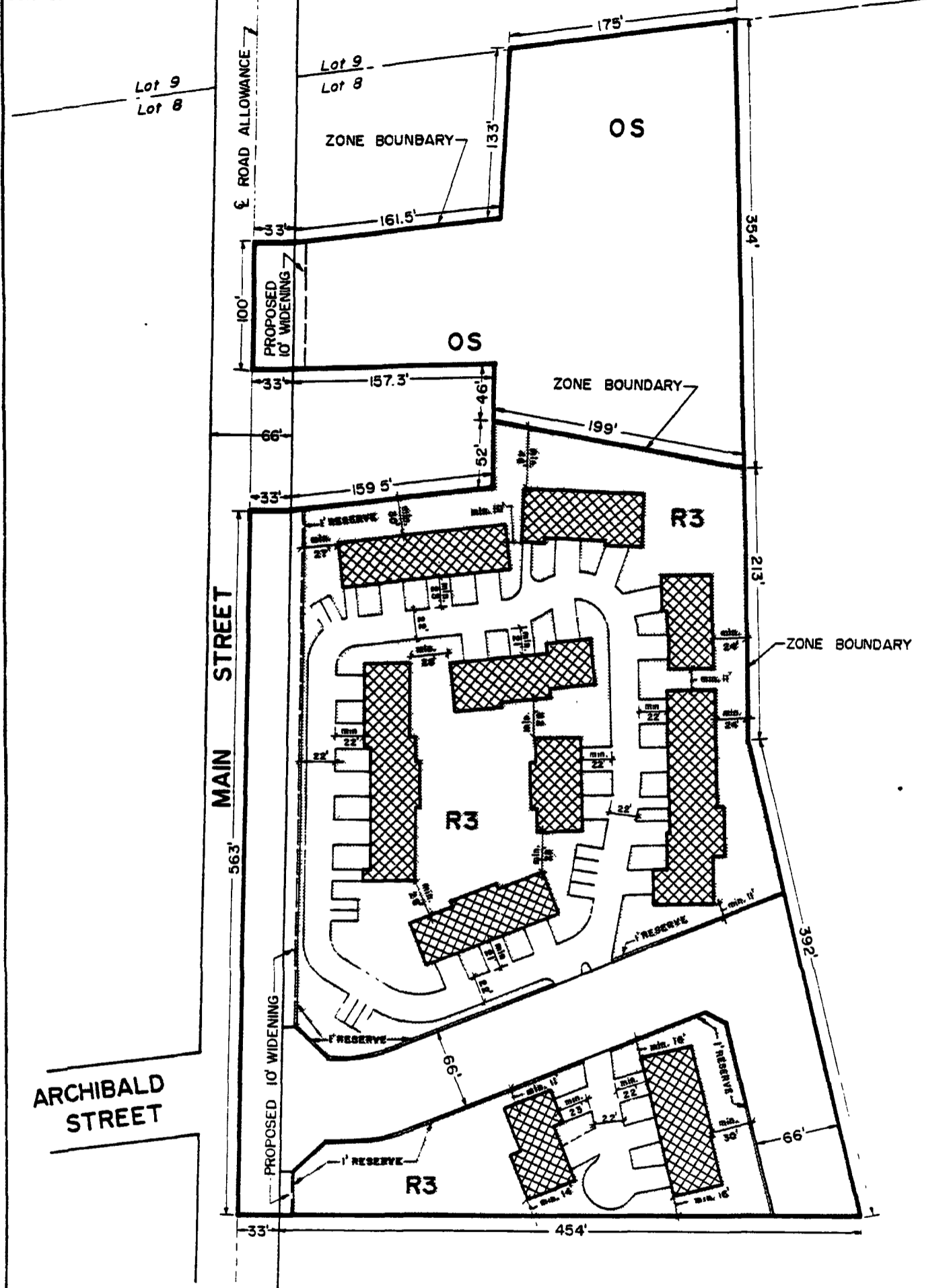


|            |                  |
|------------|------------------|
| Drawn by   | m o              |
| Date       | March 16th, 1976 |
| Checked by | CIWS.4           |

CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

CONCESSION / W H S

CONCESSION / E H S

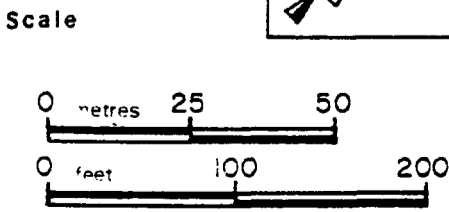


### Schedule C-94

|  |         |                    |
|--|---------|--------------------|
|  | Drawn   | m o                |
|  | Date    | October 29th, 1975 |
|  | File No | CIE81              |
|  | Dwg No  | -                  |

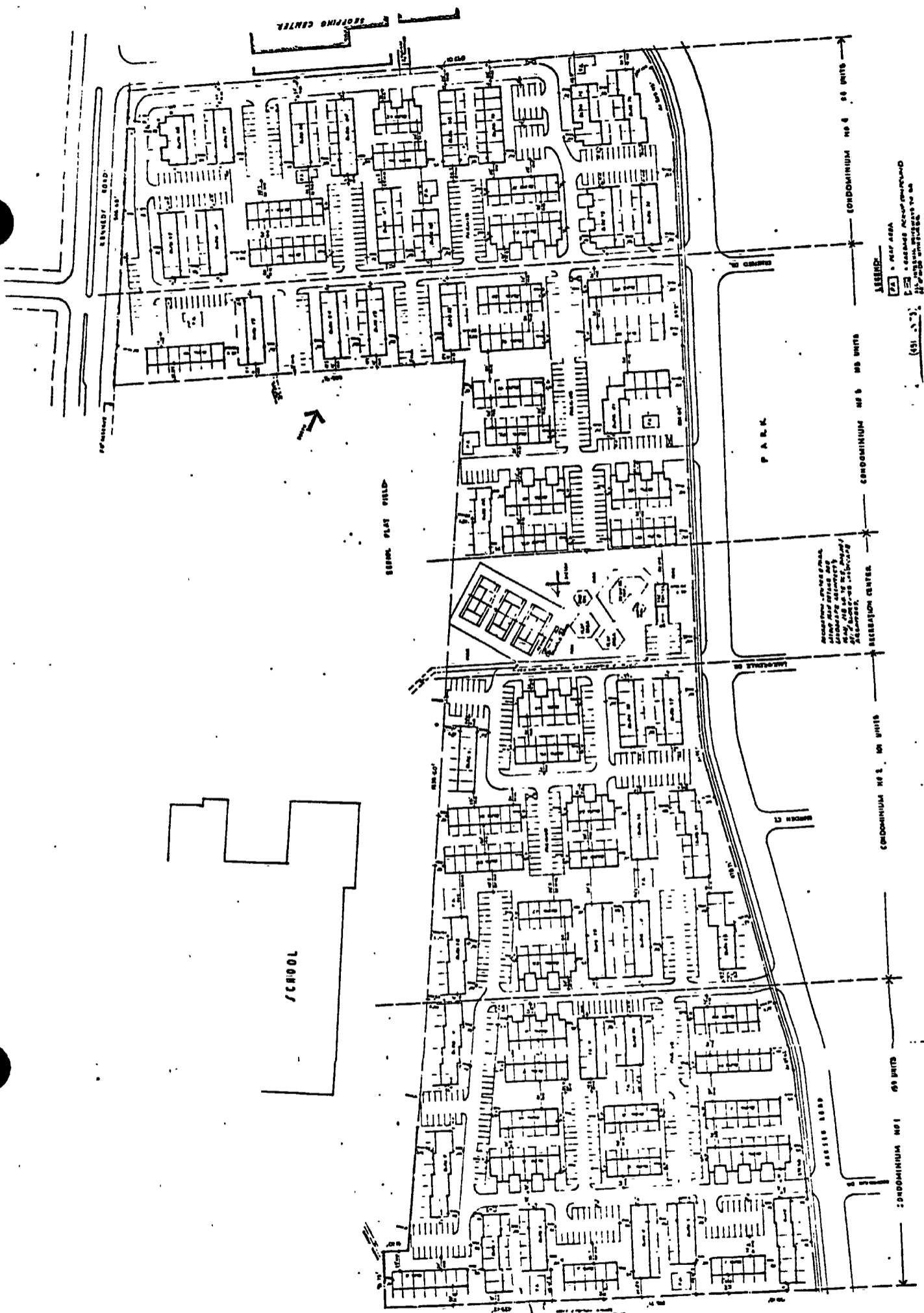
**Legend**

|  |                       |
|--|-----------------------|
|  | Landscaped Open Space |
|  | Building Area         |



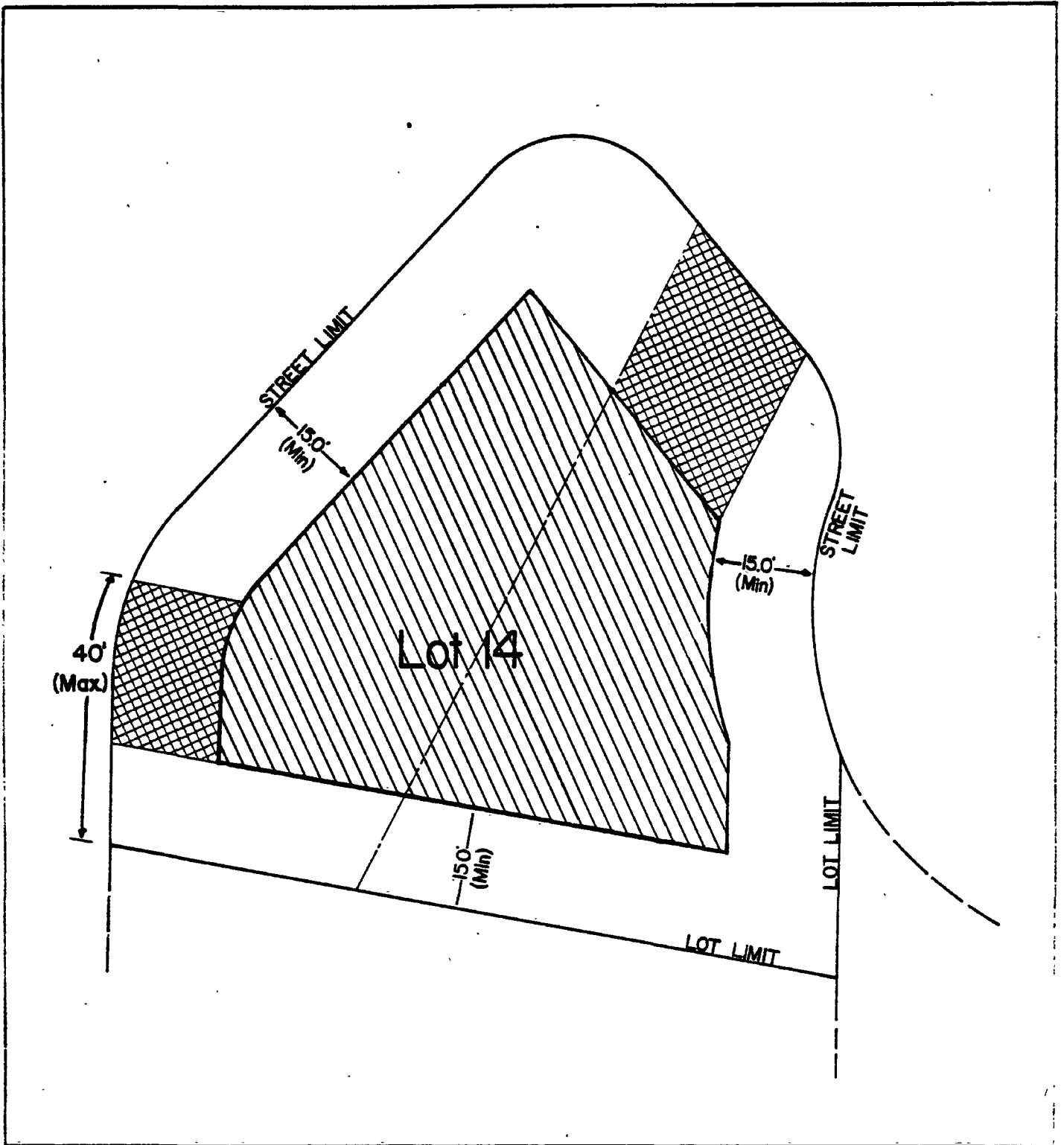
CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT





Schedule C-96





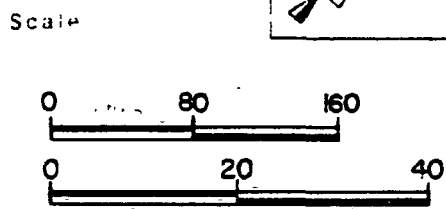


Application  
**Schedule C-97**



|     |              |
|-----|--------------|
| 11A | D.V.C.       |
| 11B | OCTOBER 1976 |
|     | CIW4.2       |

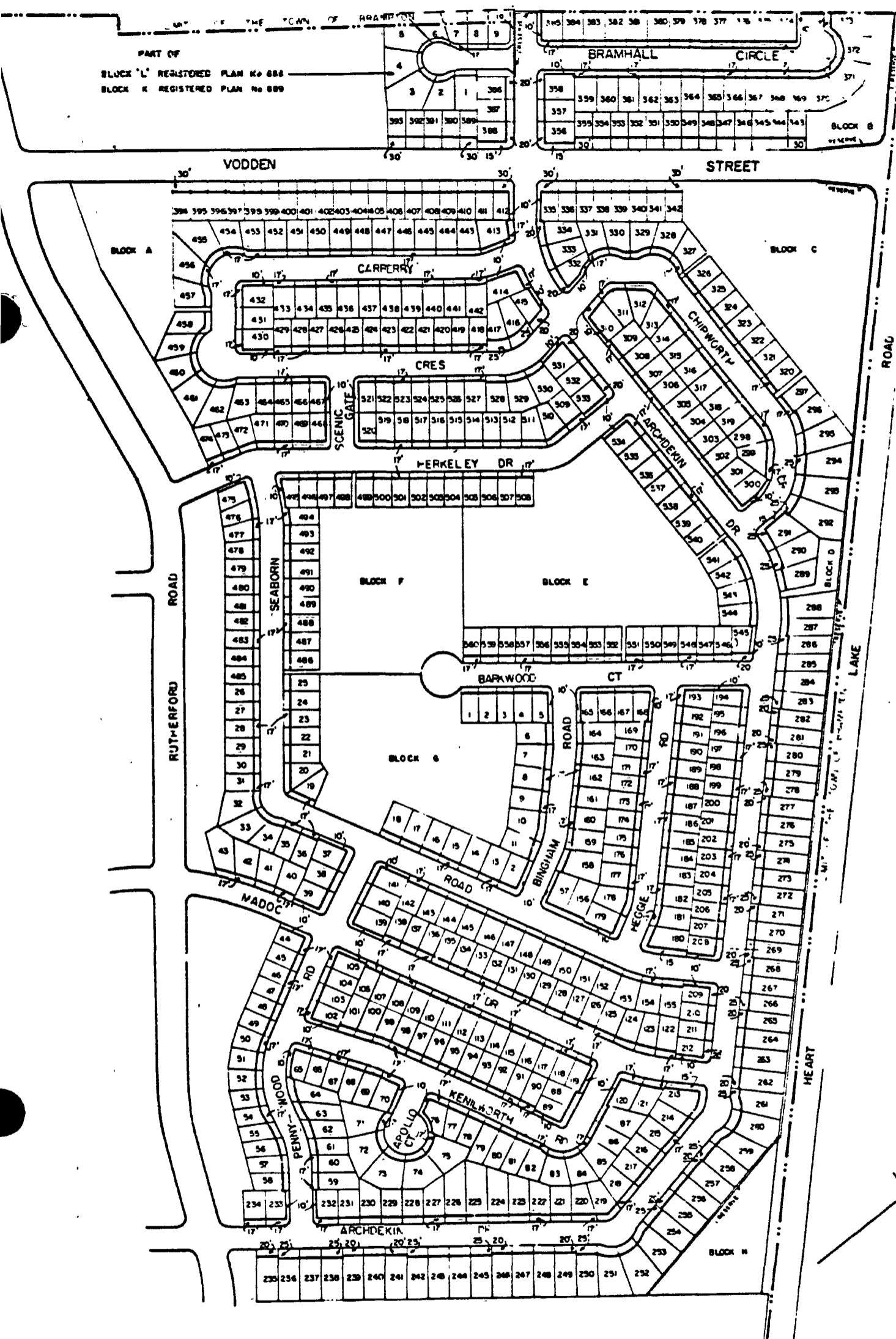
- Legend
-  BUILDING AREA
  -  DRIVEWAY AREA



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT



10-44(13)



PART OF  
 BLOCK 'L' REGISTERED PLAN No 888  
 BLOCK 'K' REGISTERED PLAN No 889

BRAMHALL CIRCLE

VODDEN

STREET

BLOCK A

BLOCK C

CARPERRY

CHIPPWORTH

CRES

SCENIC GATE

PERKELEY DR

BLOCK F

BLOCK E

BLOCK G

BARKWOOD CT

MADOC RD

ROAD

BINGHAM ROAD

MEGGIE RD

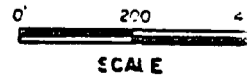
PENNY WOOD RD

ARCHDEKIN

KENWORTH

BLOCK H

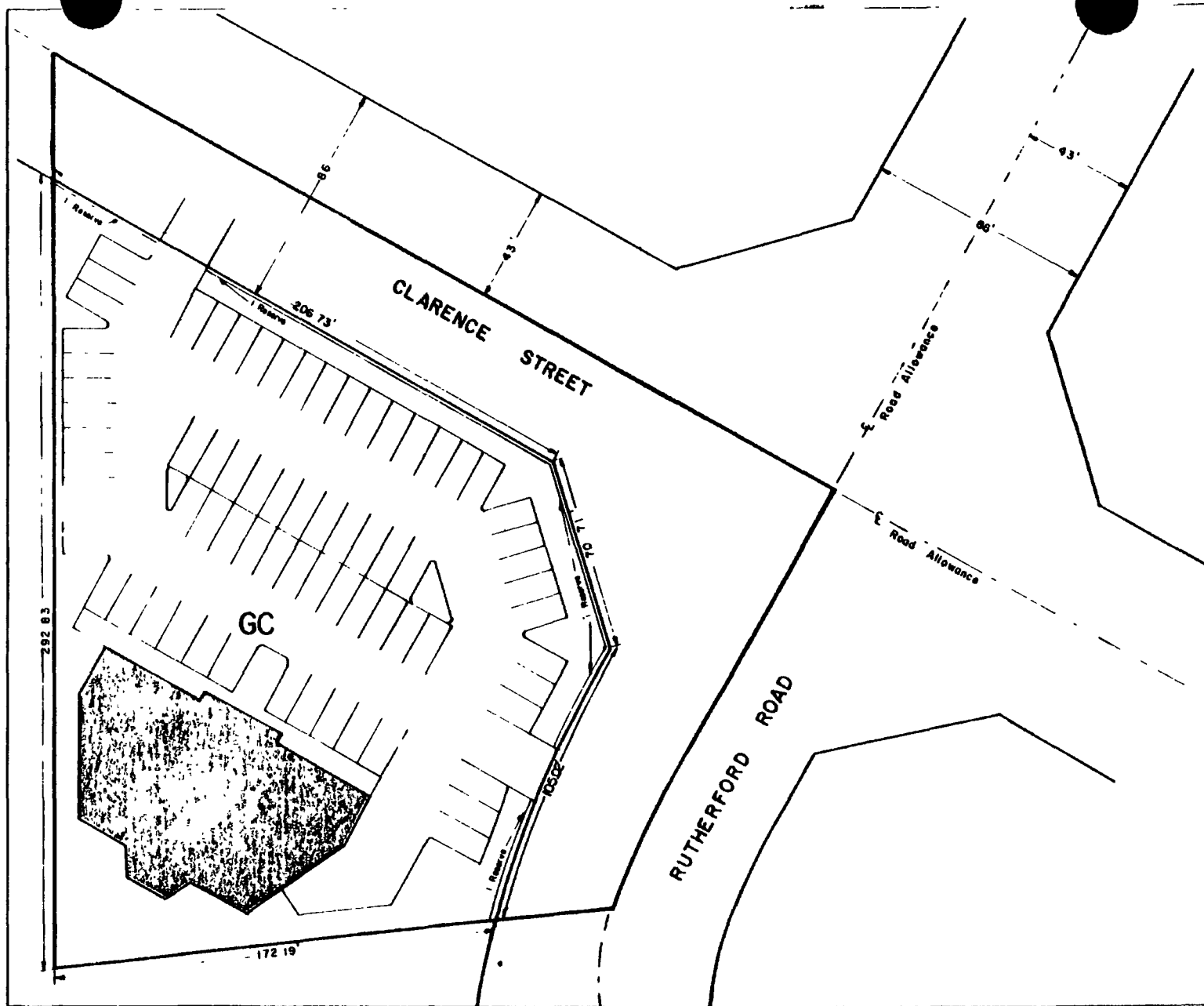
Schedule C-99



DATE - MARCH, 19  
 DRAWN BY - J.M.K.

E: DISTANCES INDICATED ARE PERPENDICULAR  
 TO STREET LINES

Revised by Jan 28, 1977



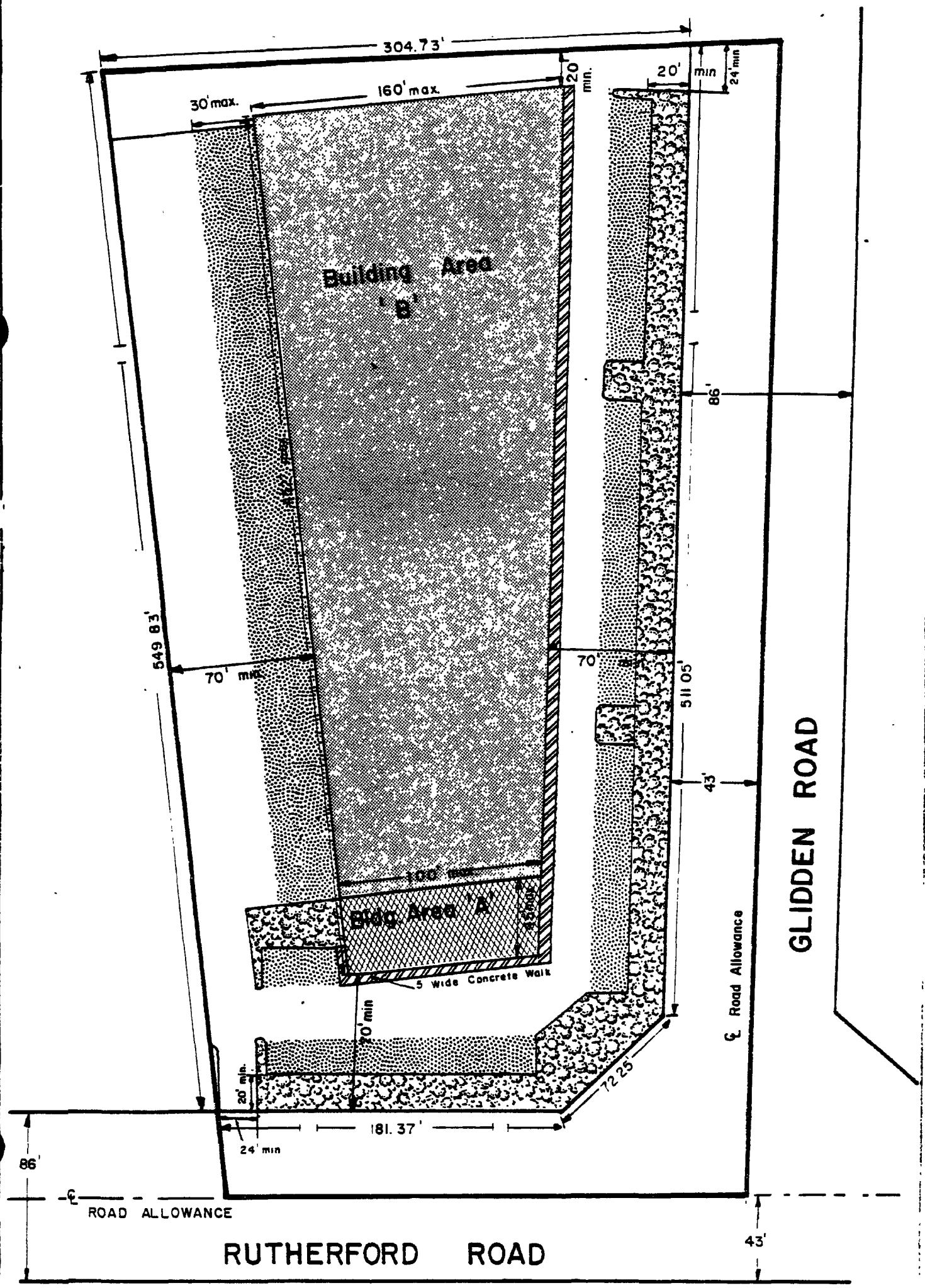
**LEGEND**  
 — Zone Boundary  
 ▨ Building Area

**Schedule C-100**

Drawn by  
 Date May 30, 1977  
 File No C2E32

SCALE  
 0 metres 90 180  
 0 feet 30 60



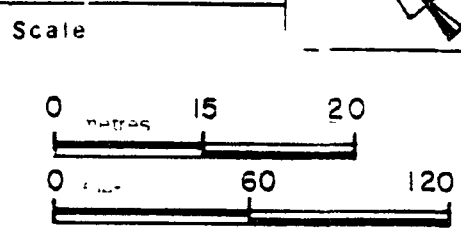


**Schedule C-102**



|         |              |
|---------|--------------|
| NO.     | b. k         |
| DATE    | May 10, 1977 |
| PROJECT | C2E2.1       |

| Legend |                       |
|--------|-----------------------|
|        | Parking               |
|        | Landscaped Open Space |
|        | Zone Boundary         |

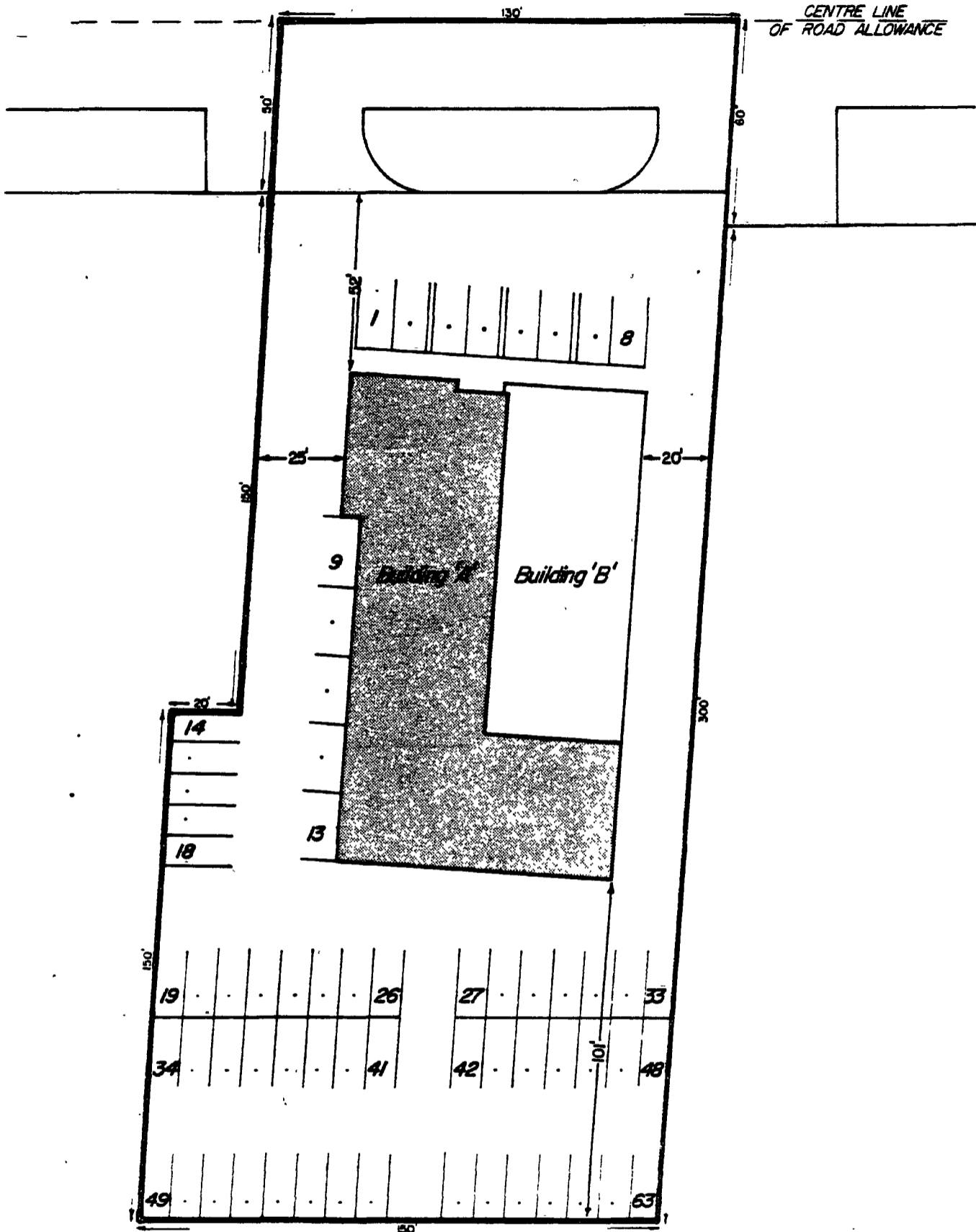


CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT



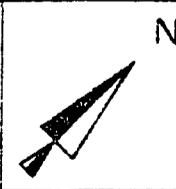
QUEEN STREET EAST

CENTRE LINE  
OF ROAD ALLOWANCE



Part of Lot 1, R.P.644

Schedule C-103



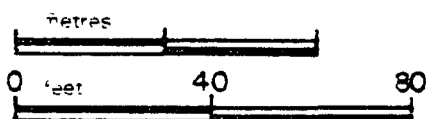
|         |           |
|---------|-----------|
| Drawn   | DMC       |
| Date    | June 1976 |
| File No | C2E5.2    |
| Dwg. No |           |

Legend

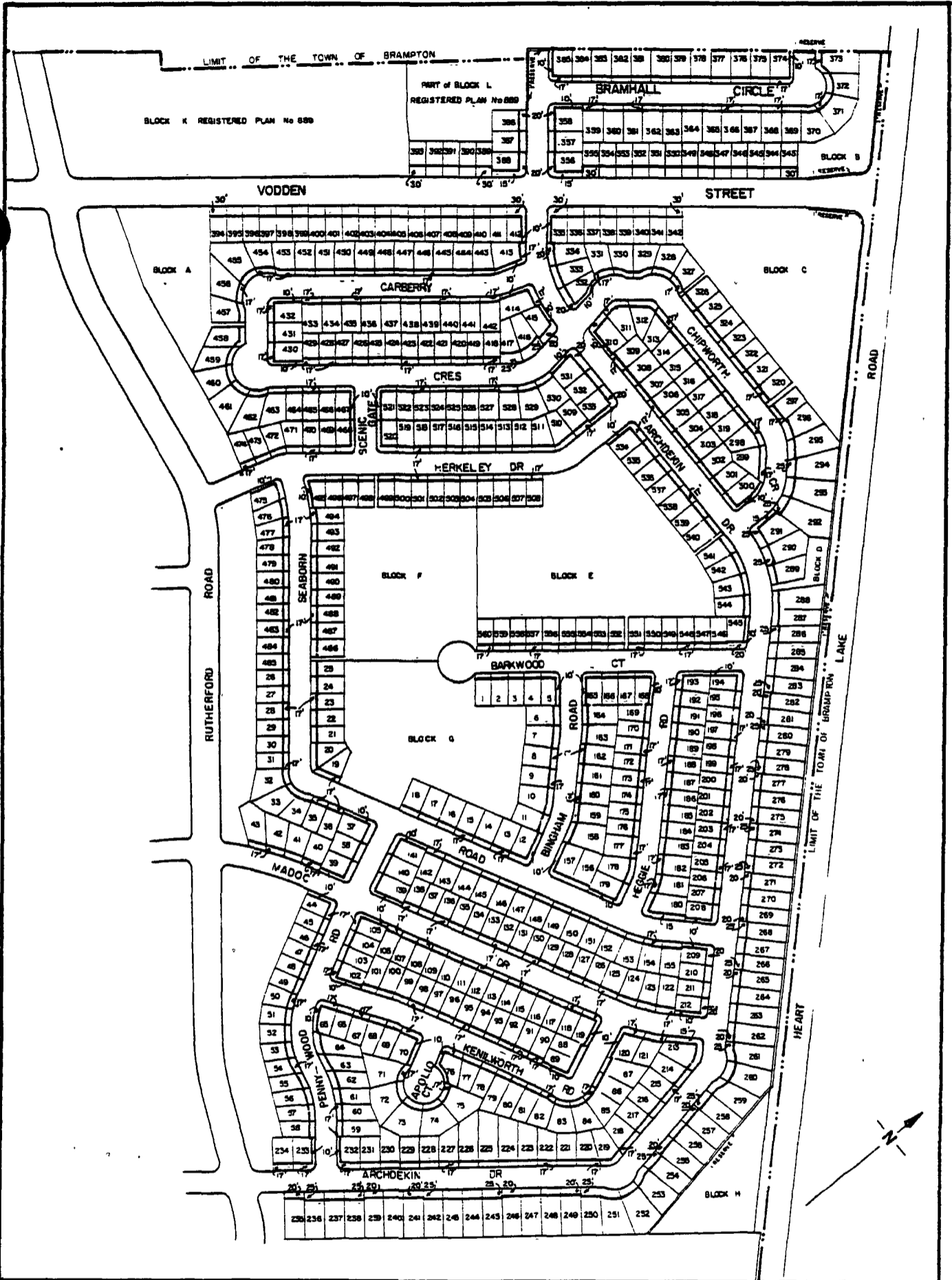


Boundary of Application

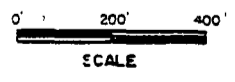
Scale



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

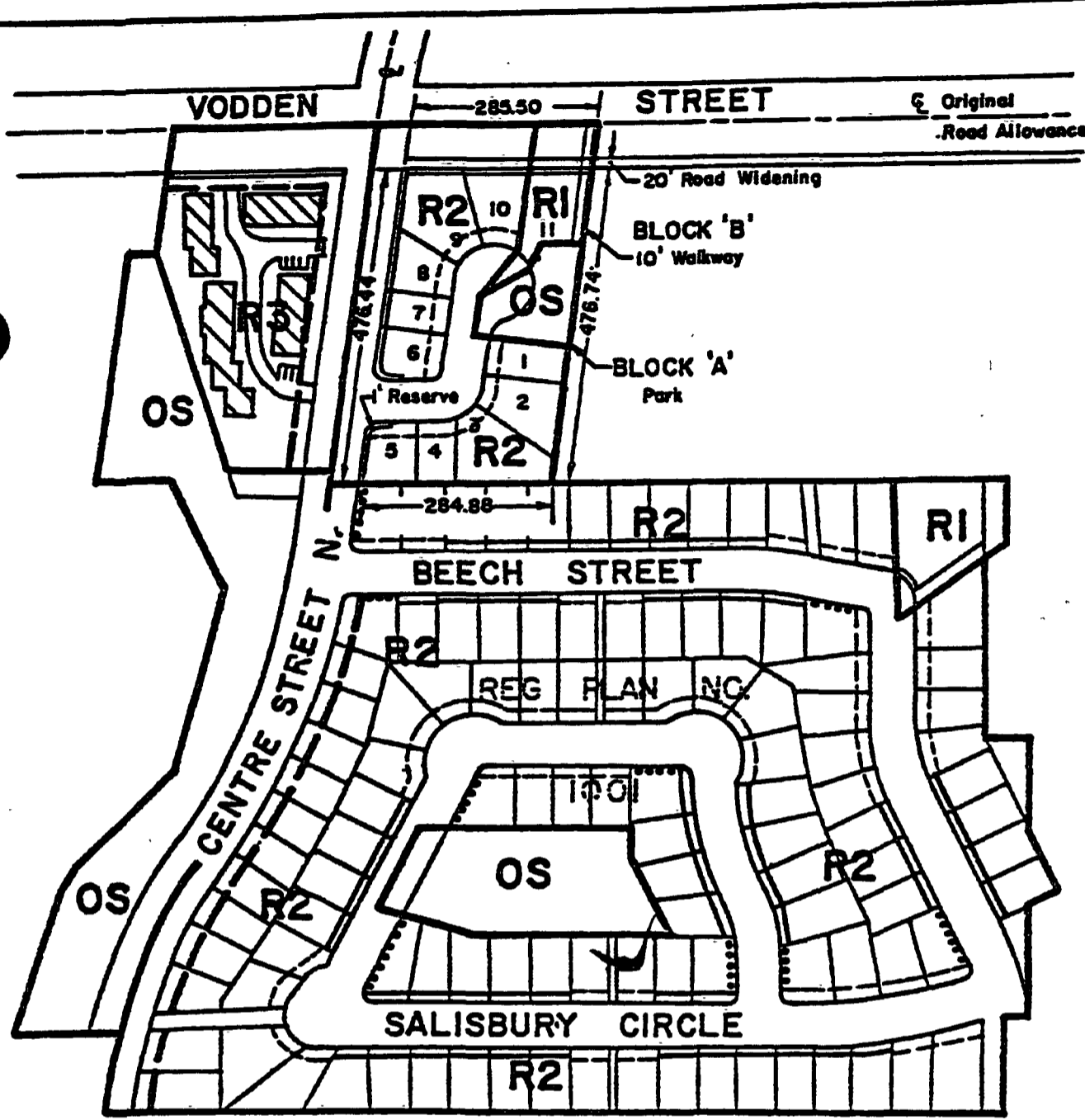


### Schedule C-106



DATE - MARCH 9, 1971  
 DRAWN BY J.M.K.

NOTE: DISTANCES INDICATED ARE PERPENDICULAR TO STREET LINES

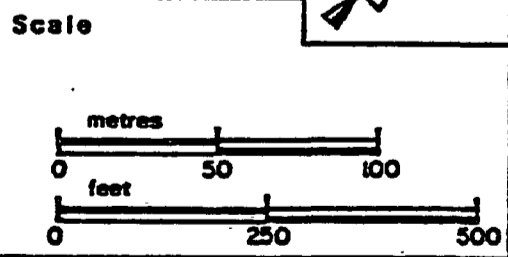


**Schedule C-107**

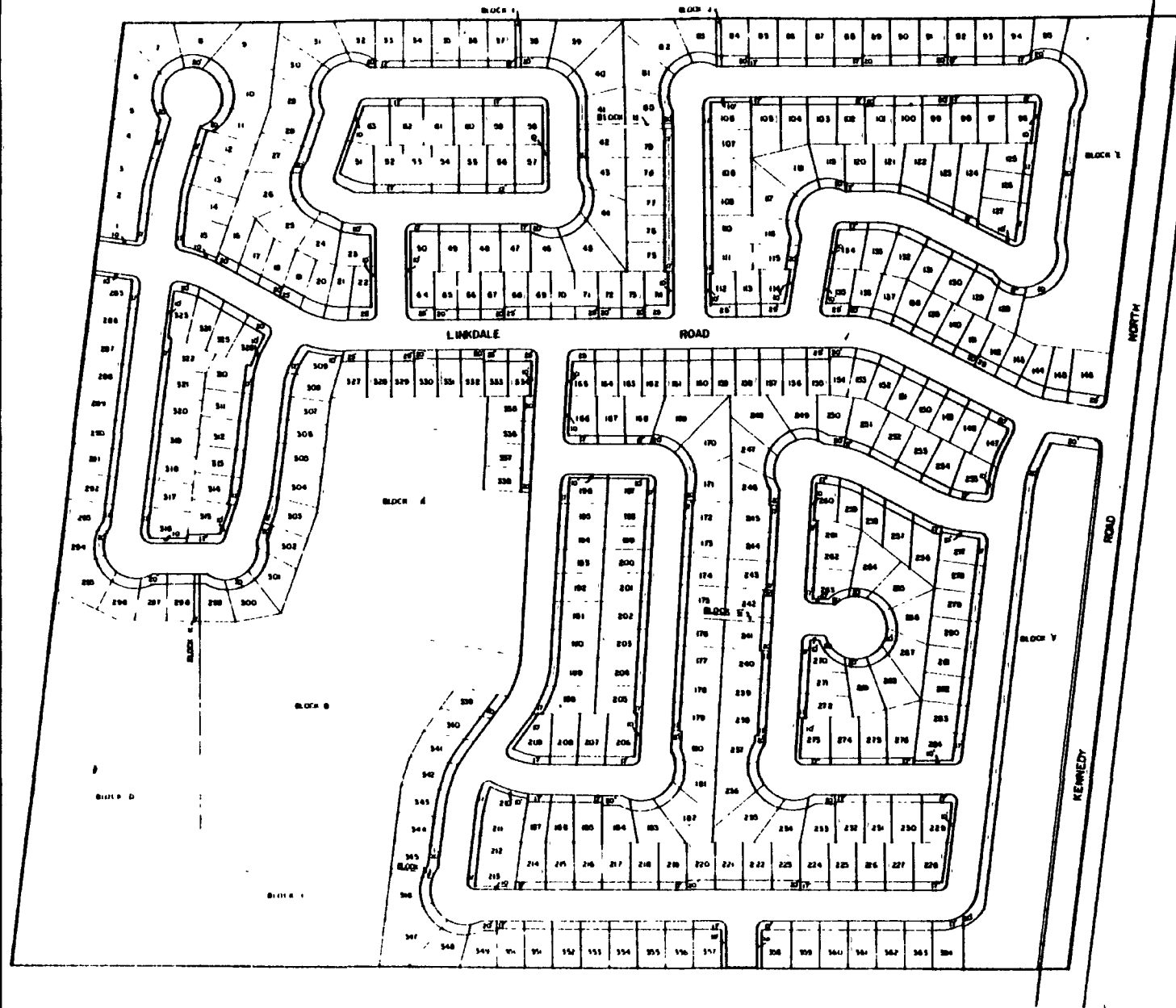
|  |          |              |
|--|----------|--------------|
|  | Drawn    | ps           |
|  | Date     | DEC. 8, 1975 |
|  | File No. | C1E7.7       |
|  | Dwg. No. | A            |

**Legend**

|  |                 |
|--|-----------------|
|  | ZONING BOUNDARY |
|  | 25' SETBACK     |
|  | 20' SETBACK     |
|  | 17' SETBACK     |
|  | 10' SETBACK     |

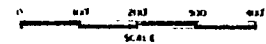


CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

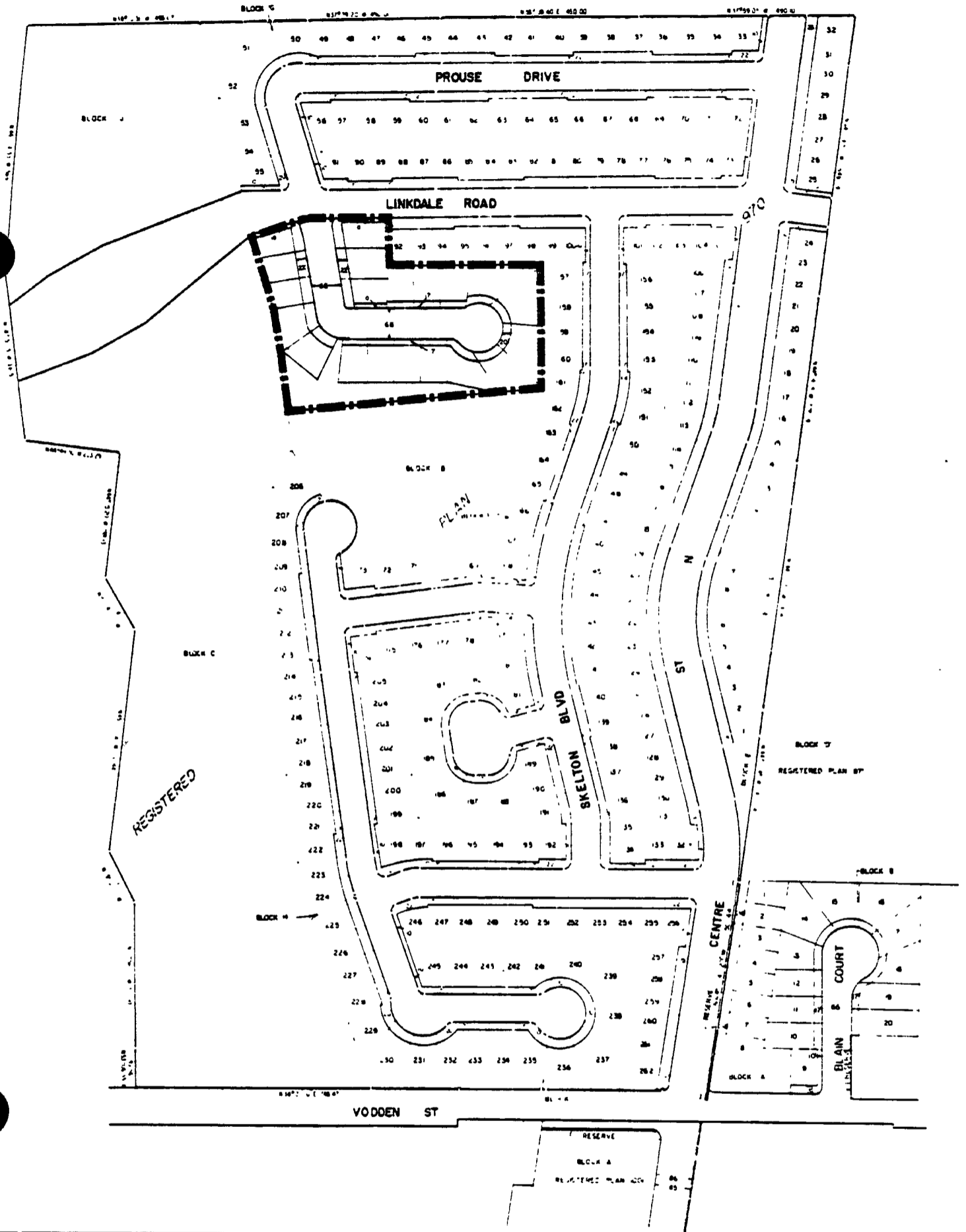


Schedule C-107

NOTE: ALL DISTANCES ARE PER-EMBAHAN  
 1:64.75 1:117.1875, 1:187.5



DATE: MAR 21 1975 DRAWN: [Signature]



**Schedule C-107**

DATE JANUARY 26, 1977  
DRAWN BY D.L.

NOTE ALL DISTANCES ARE PERPENDICULAR UNLESS OTHERWISE NOTED

CITY OF BRAMPTON PLANNING DEPARTMENT

WELLINGTON STREET ( West )

LOT 42  
PLAN BR-7

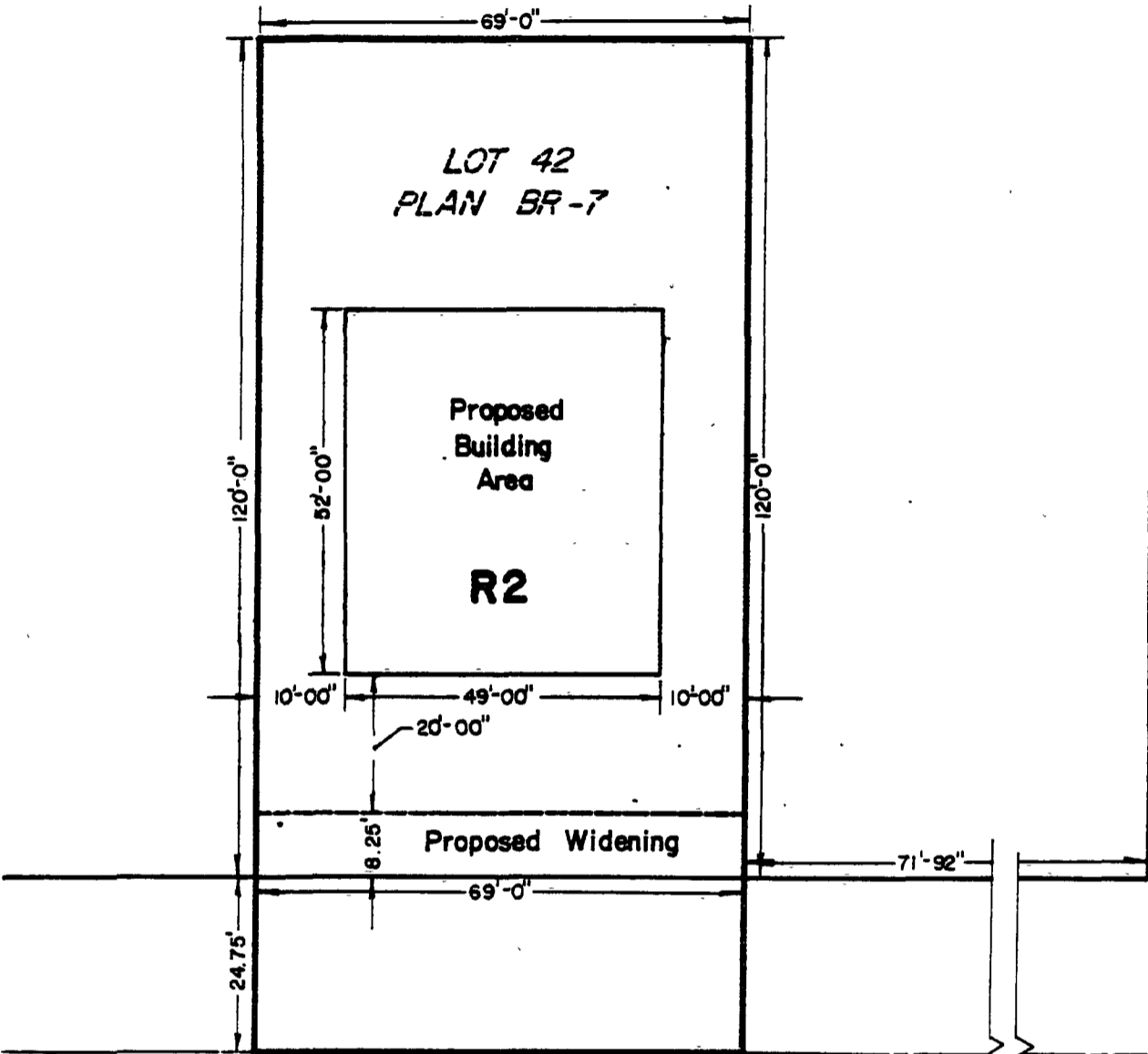
Proposed  
Building  
Area

R2

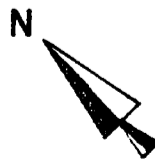
Proposed Widening

MILL STREET ( South )

Original 49.5' Road Allowance



Schedule C-110

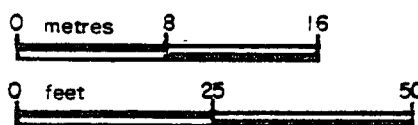


|          |              |
|----------|--------------|
| Drawn    | ps           |
| Date     | Mar 19, 1976 |
| File No. | CIW5.7       |
| Dwg. No. | A            |

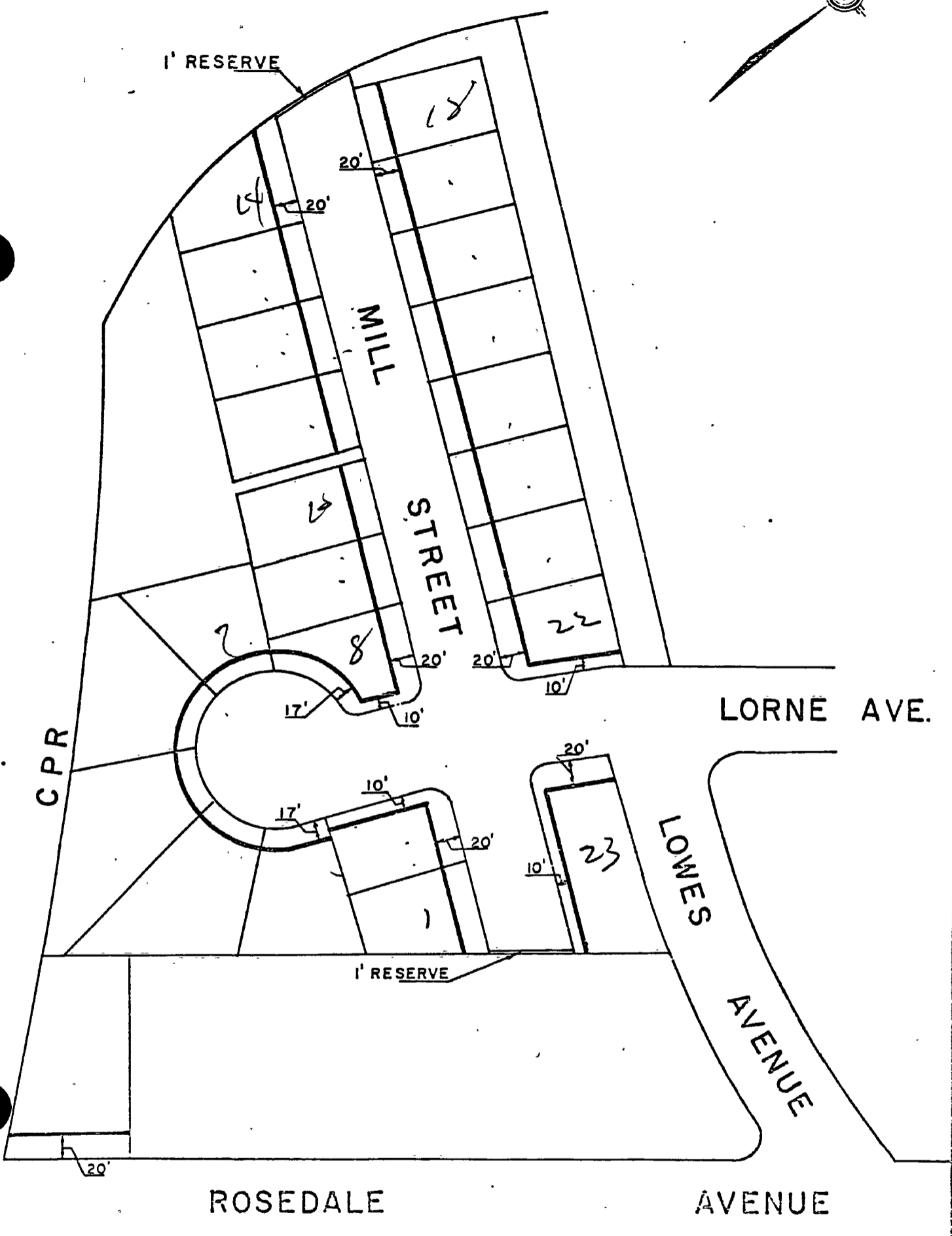
Legend

Zone Boundary

Scale

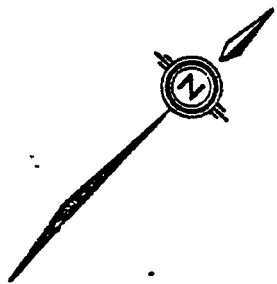


CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

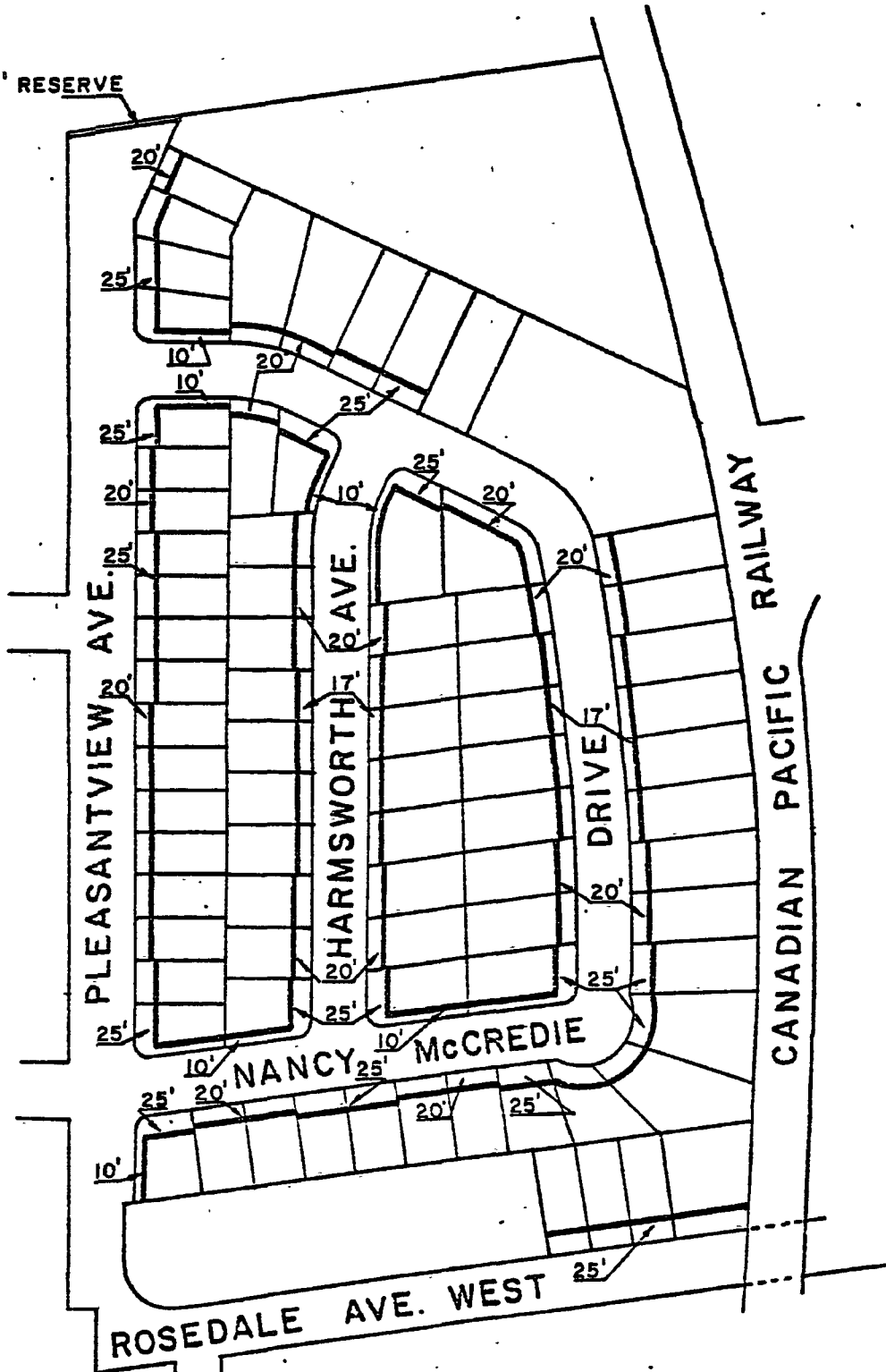


Schedule C-111

SCALE 1" = 100'  
DATE NOV. 16, 1975  
DRAFTSMAN: *1707*



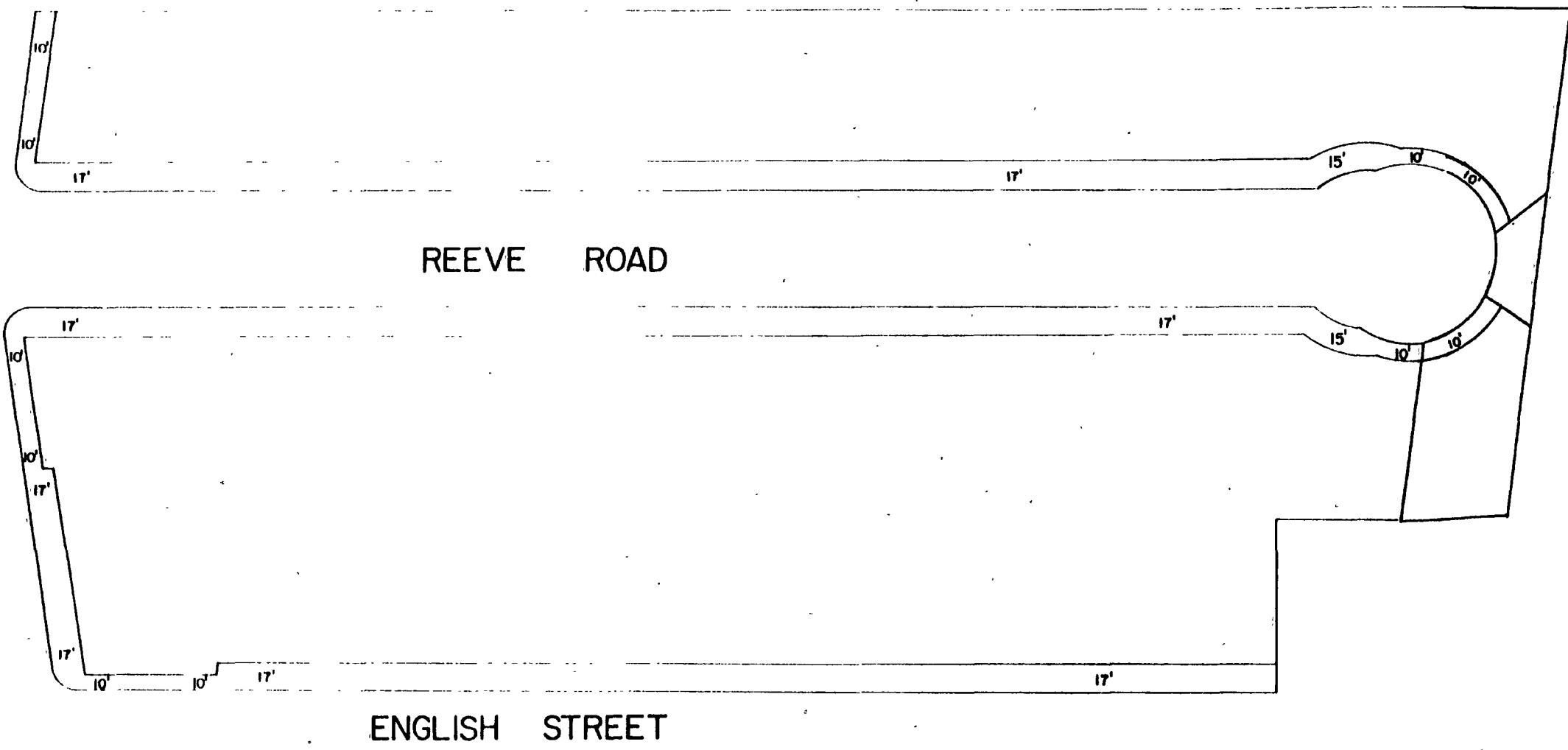
1' RESERVE



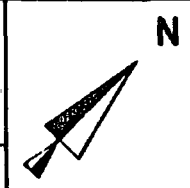
Schedule C-111

SCALE : 1" = 200'  
DATE : NOV. 16, 1973  
DRAFTSMAN : AOD

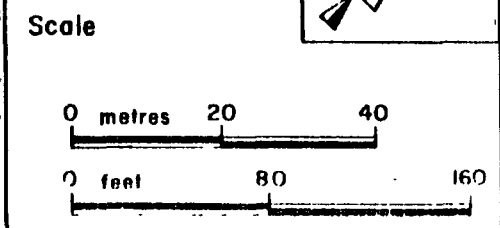




# Schedule C-111

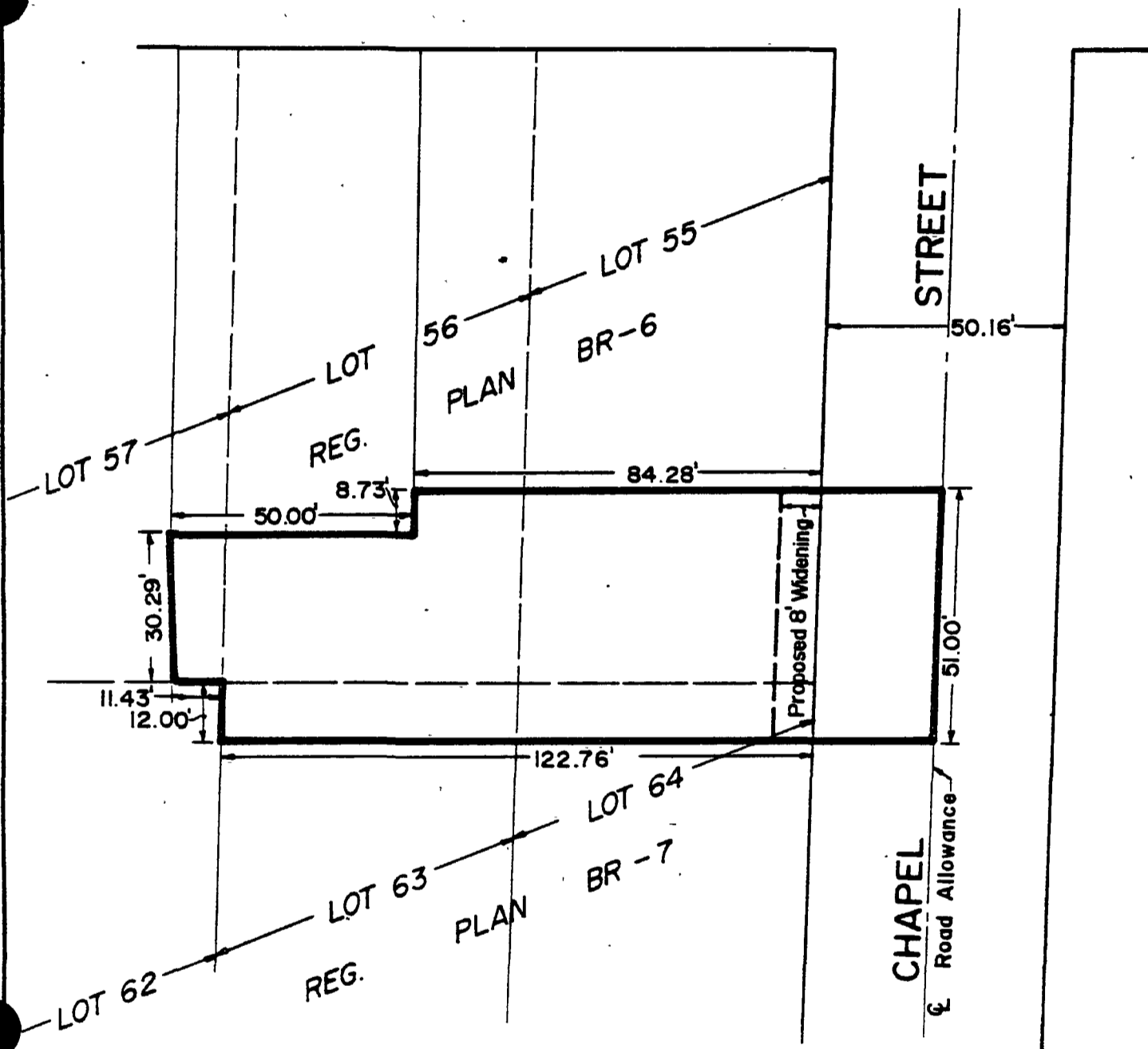


|          |                 |
|----------|-----------------|
| Drawn    | Revised by b.k. |
| Date     | January 1978    |
| File No. | CIW8 3          |
| Dwg. No. | A               |



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

JOHN STREET

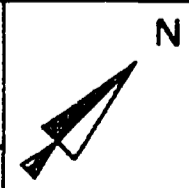
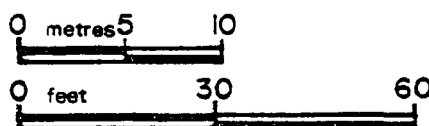


Schedule C-115

Legend

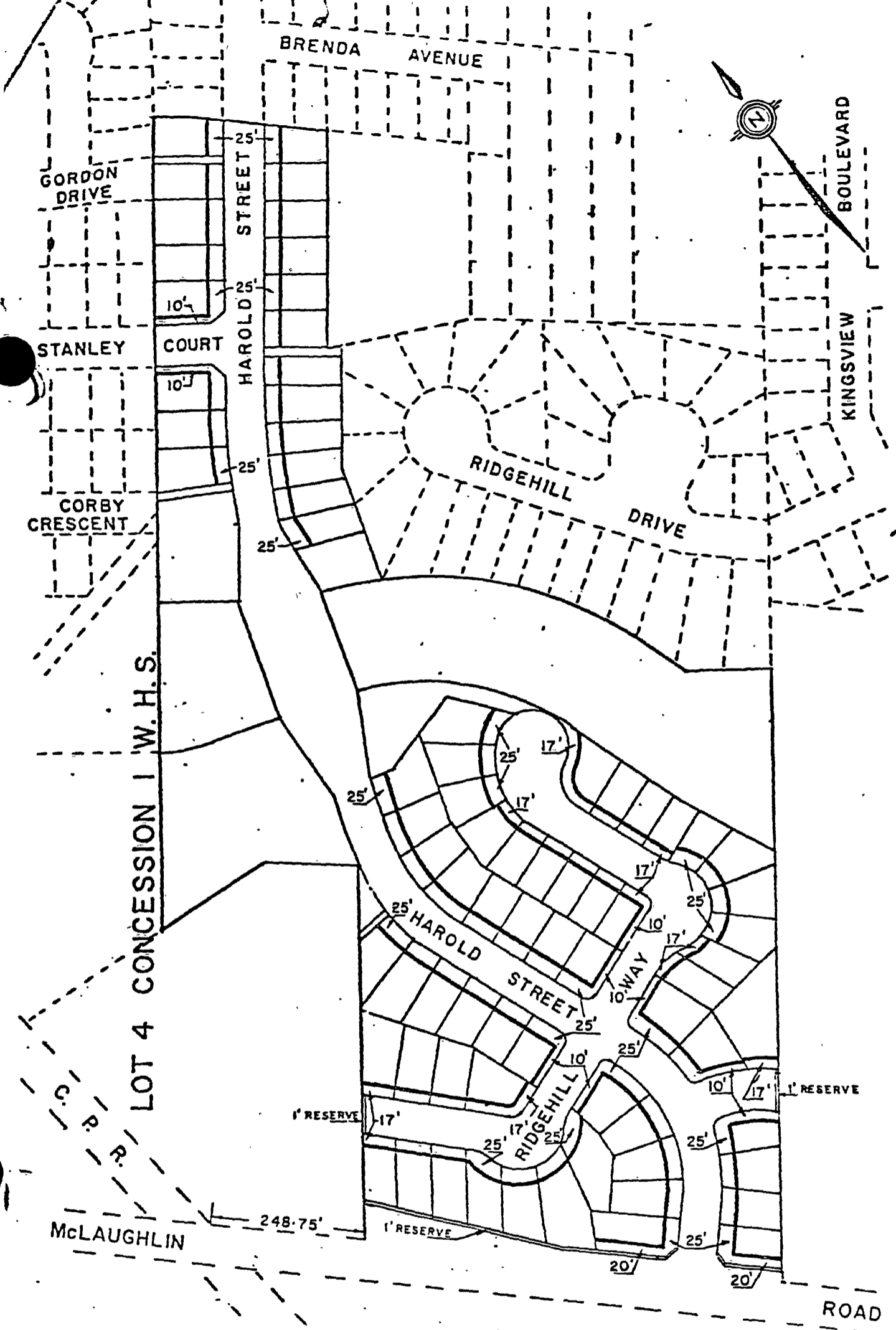
 Boundary of Application

Scale



|          |               |
|----------|---------------|
| Drawn    | m.o.          |
| Date     | October 15/75 |
| File No. | CIE5.10       |
| Dwg. No. | A             |

CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



Schedule C-123

SCALE : 1" = 200'  
 DATE : DEC. 13, 197  
 DRAFTSMAN : *F. D.*

SCOTT STREET

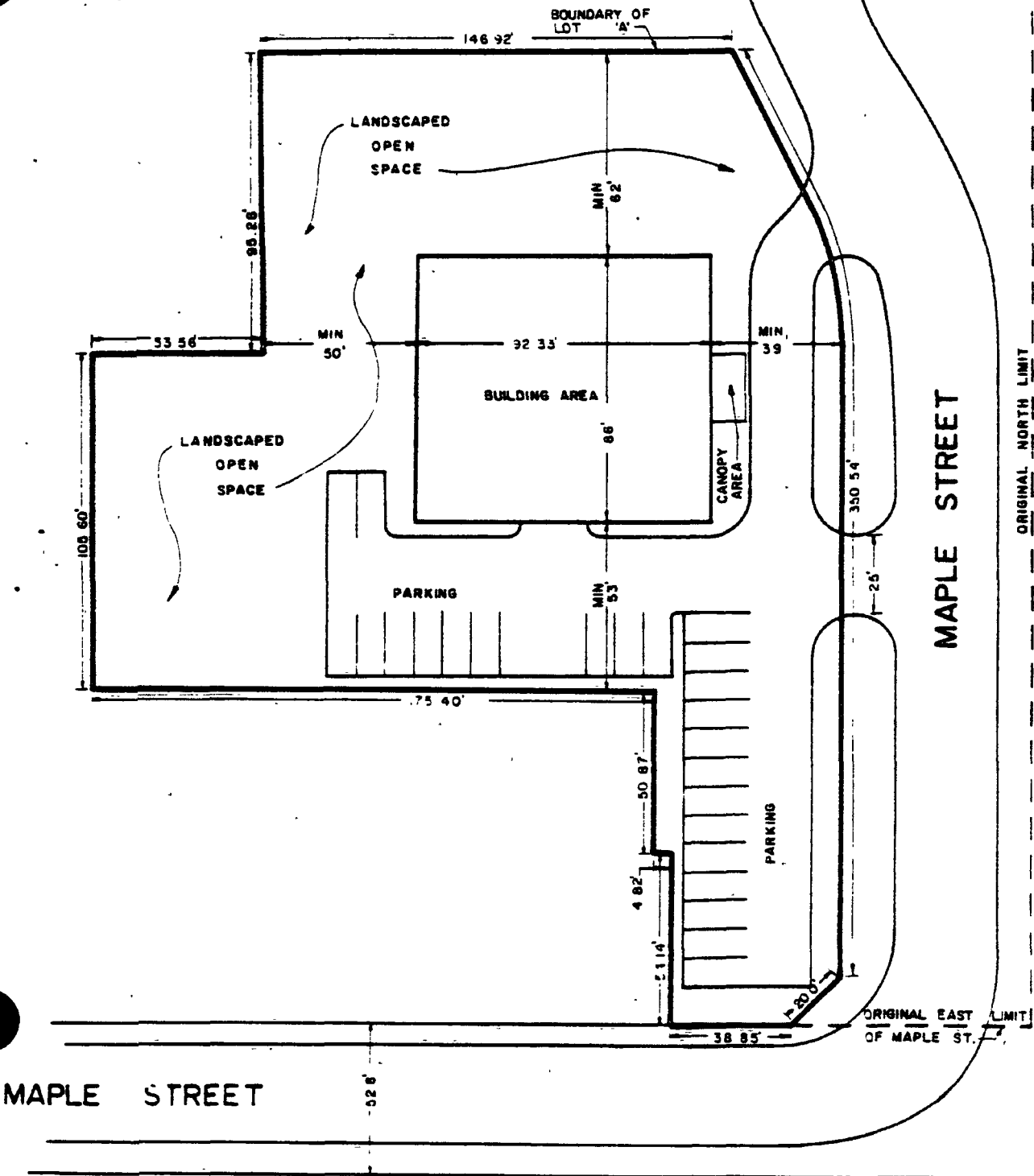
MAPLE STREET

MAPLE STREET

QUEEN STREET EAST

€ ROAD ALLOWANCE

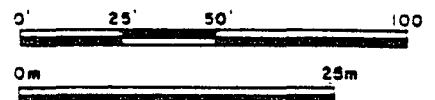
BOUNDARY OF LOT 'A'

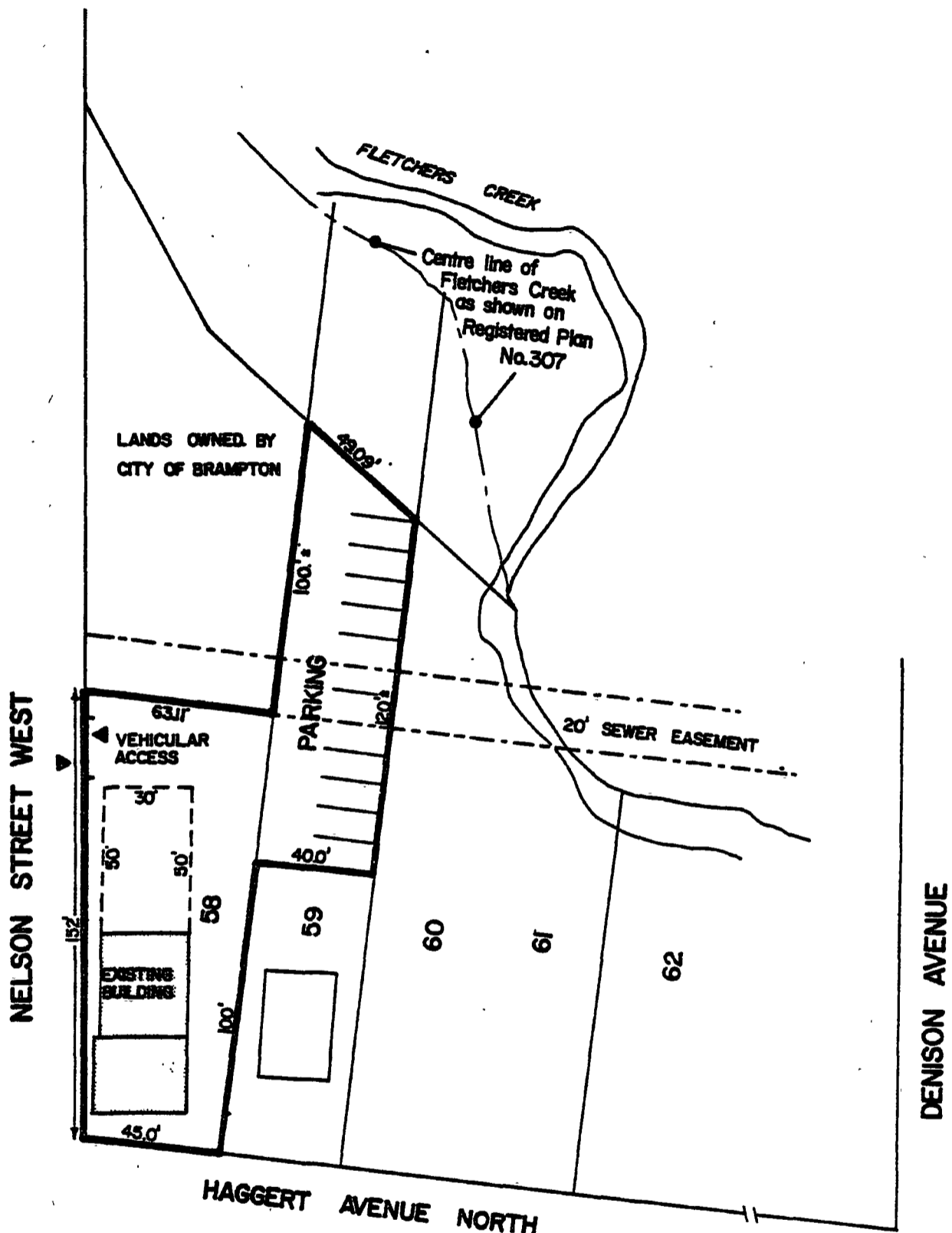


DATE April 3rd, 1975  
 DRAWN BY m o  
 REVISED November 12th, 1975 m o

Schedule C-127

CITY OF BRAMPTON PLANNING DEPARTMENT





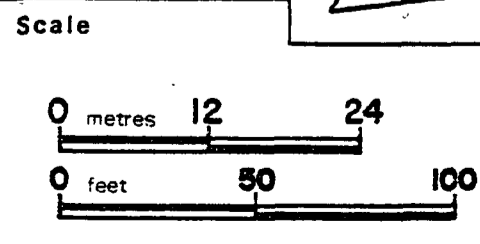
**REGISTERED PLAN 307**

Application  
**Schedule C-128**



|          |           |
|----------|-----------|
| Drawn    | DVC       |
| Date     | JUNE 1977 |
| File No. |           |
| Dwg. No. | A         |

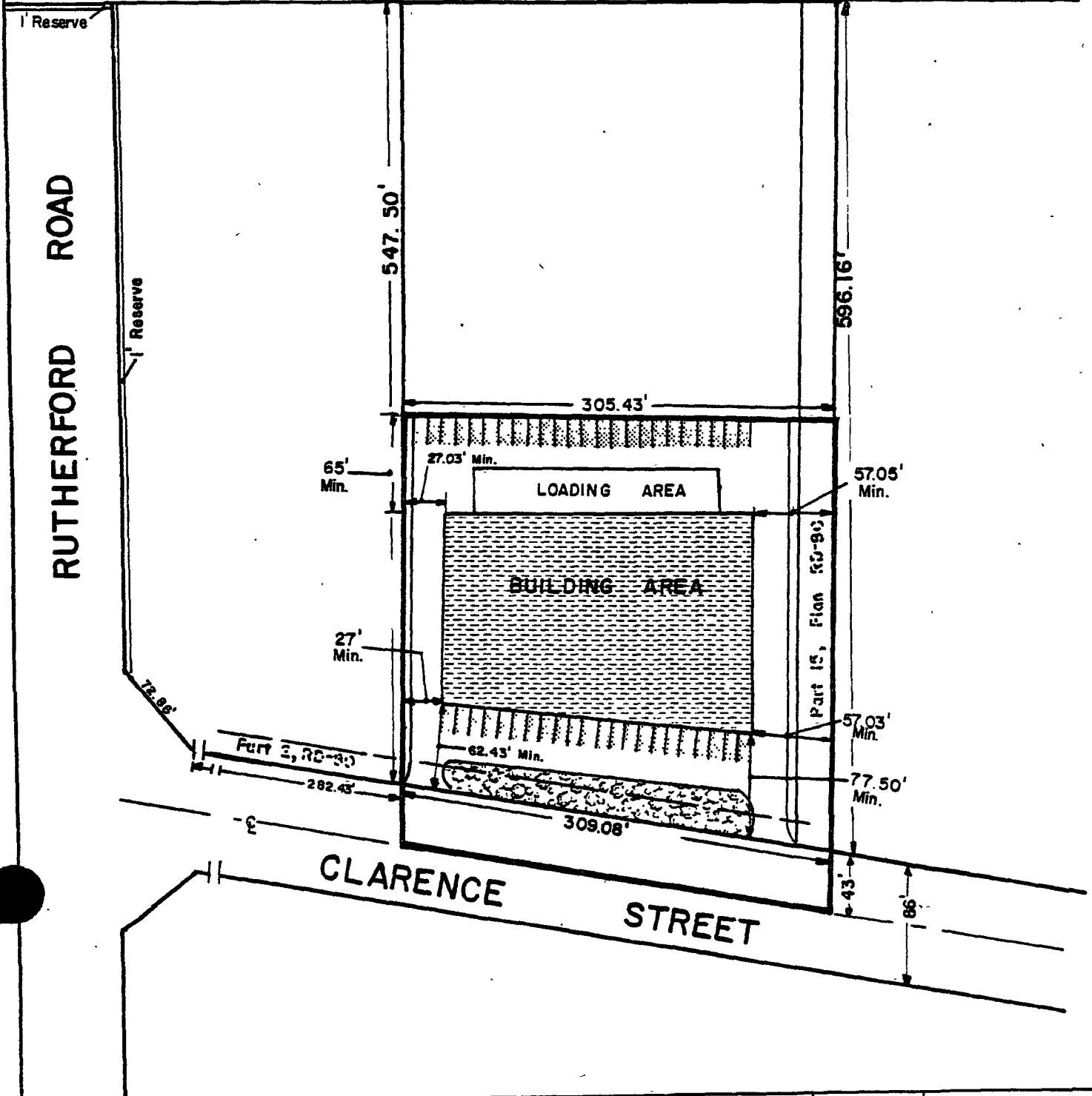
Legend  
 PROPOSED EXTENSION



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT

Canadian National Railways

Part 12, Plan RD-80



Schedule C-131

N

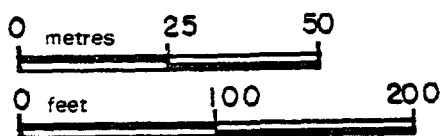


|          |            |
|----------|------------|
| Drawn    | b. k.      |
| Date     | 1978-04-21 |
| File No. | C2E3.3     |
| Dwg. No. | A 61-11C   |

Legend

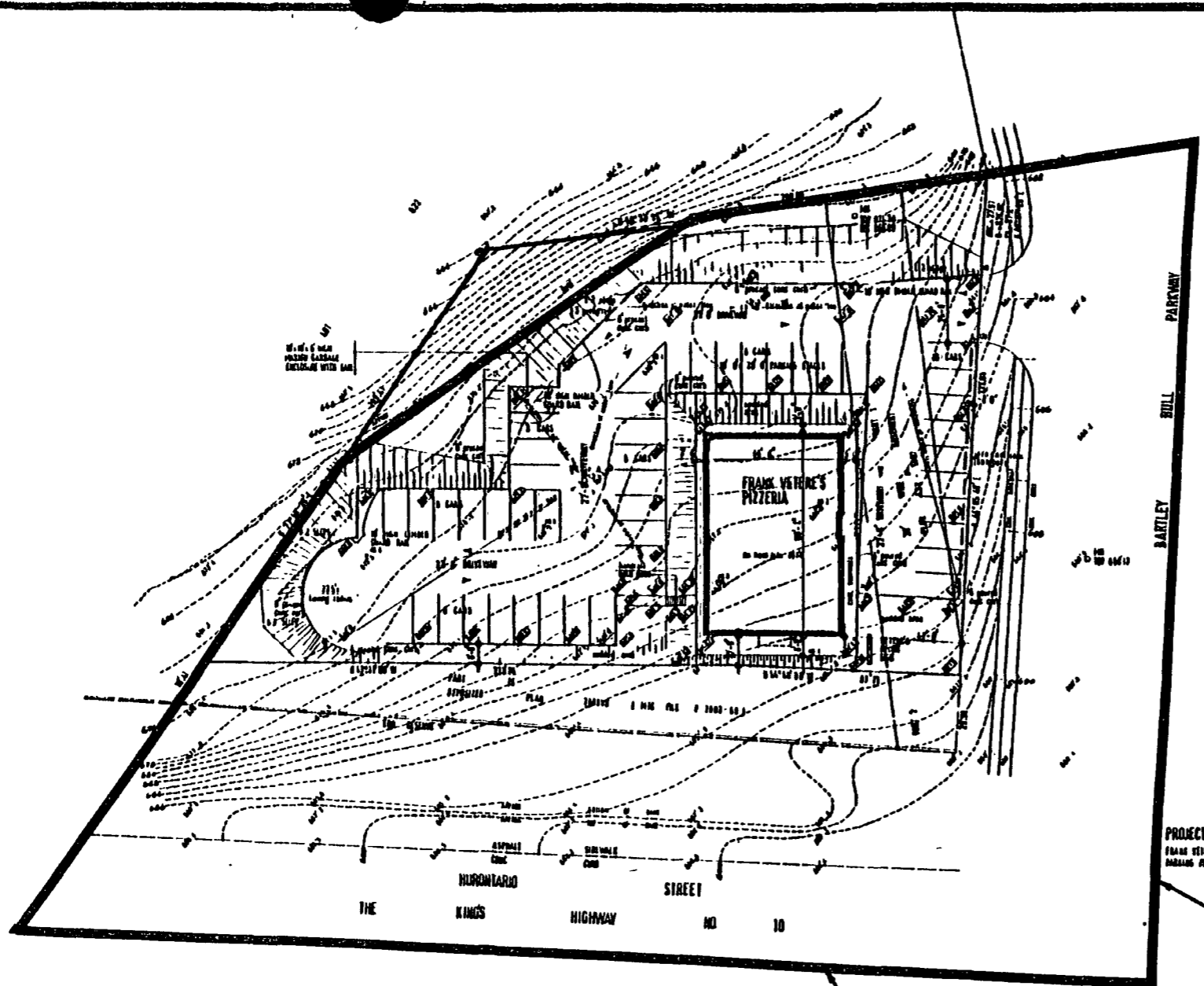
- Landscaped Open Space
- Parking Area
- Zone Boundary

Scale



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

D.C. 11/1/73



BARTLEY HILL PARKWAY

THE KINGS HIGHWAY NO. 10

FRANK VETERE'S PIZZERIA

NOTE: CONTRACTOR TO PLACE 2 INCHES SAND UNDER DRIVEWAY PROPERTY LINE AND CURB AS EACH SIDE OF DRIVE AND SAND DRIVEWAY AT BARTLEY HILL PARKWAY

PARKING AREAS SHALL CONSIST OF ASPHALT TOPPING ON ASPHALT BASE COURSE OF GRAVEL UNDERLAYER TO BE 18 INCHES THICK AND CURB TO BE 18 INCHES HIGH

**PROJECT DATA**  
 FRANK VETERE'S PIZZERIA 4150 SF  
 BARBARA PROPOSED 12 CARS

☉ Of Original Road Allowance

— zone boundary  
**SCHEDULE C-132**

NOTE: THESE INFORMATION OBTAINED FROM PLAN OF MANHOLE AND SEWER SYSTEM OF DISTRICT OF COLUMBIA CITY OF MONTGOMERY DISTRICT OF MARYLAND. PREPARED BY S. J. BARNER OF THE DISTRICT OF COLUMBIA DEPT. OF PUBLIC WORKS SUPPLIED BY FRANK VETERE'S PIZZERIA

EXISTING UTILITIES  
 PROPOSED UTILITIES  
 DATE 11/1/73  
 DRAWING NUMBER

THIS SITE PLAN AND CONSTRUCTION IS SUBJECT TO DISTRICT REGULATIONS ON 11/1/73

**SIGMUND O. F. RESZENDIK ARCHITECT**



ALL DIMENSIONS TO BE SHOWN AND NOTED ON THE JOB BY THE CONTRACTOR.

ALL DIMENSIONS AND LINES SHOWN TO BE SUBJECT TO CHANGE AT THE DISCRETION OF THE ARCHITECT.

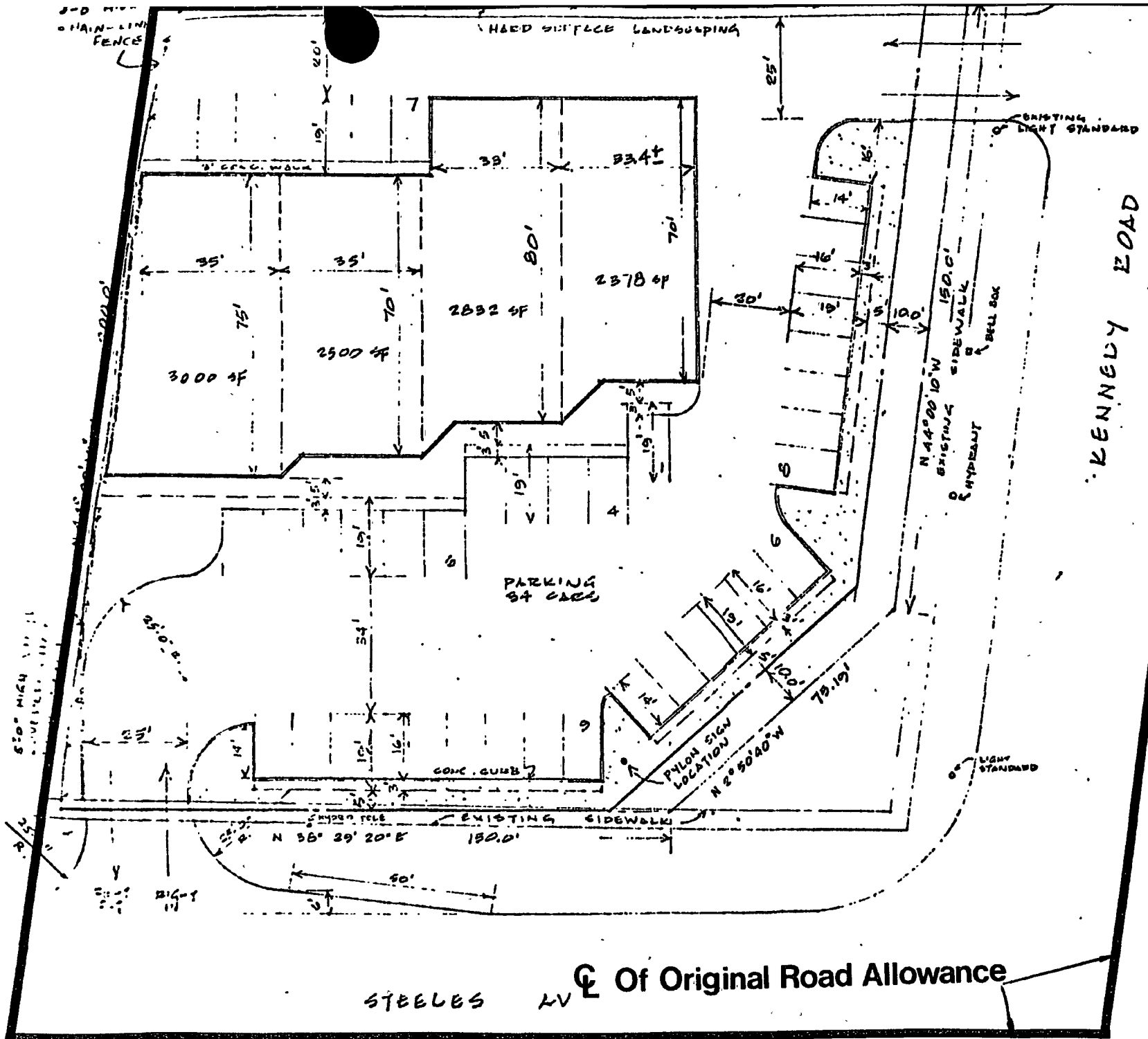
ALL DIMENSIONS SHALL BE THE PROPERTY OF THE ARCHITECT.

THESE DIMENSIONS SHALL BE SUBJECT TO CHANGE AT THE DISCRETION OF THE ARCHITECT.

**FRANK VETERE'S PIZZERIA**  
 4150 SF  
 BARBARA PROPOSED 12 CARS

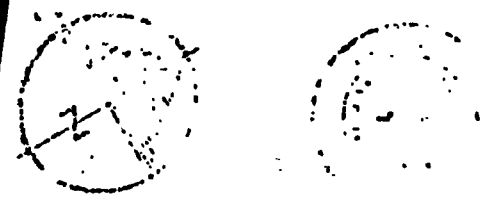
**SITE PLAN**

|             |          |             |         |
|-------------|----------|-------------|---------|
| DATE        | 11/1/73  | PROJECT NO. | 7712    |
| SCALE       | 1" = 10' | DATE        | 11/1/73 |
| BY          | S.O.F.   | DATE        | 11/1/73 |
| CHECKED BY  |          | DATE        |         |
| APPROVED BY |          | DATE        |         |



**SCHEDULE C-134**  
**— ZONE BOUNDARY**

- STATISTICS
- BLDG. AREA - 10,710 SF.
  - PARKING SHOWN - 41 CARS

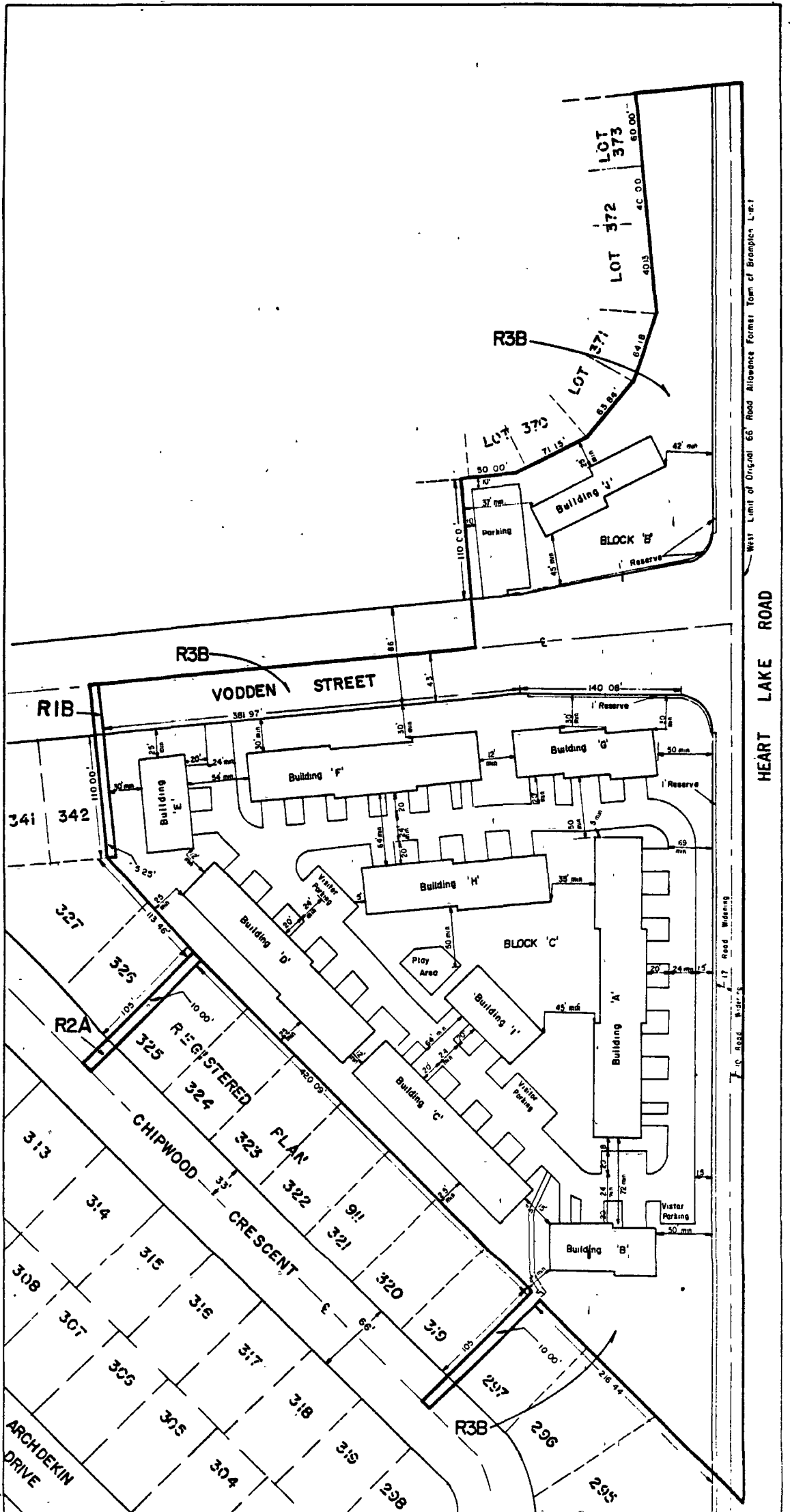


SITE PLAN  
 SCALE - 1" = 20'-0"

STEELES LV Of Original Road Allowance

PROPOSED COMMERCIAL DEVELOPMENT  
 FOR  
 ORCHARD DEVELOPMENT  
 KENNEDY RD. & STEELES





Legend  
 — Zone Boundary

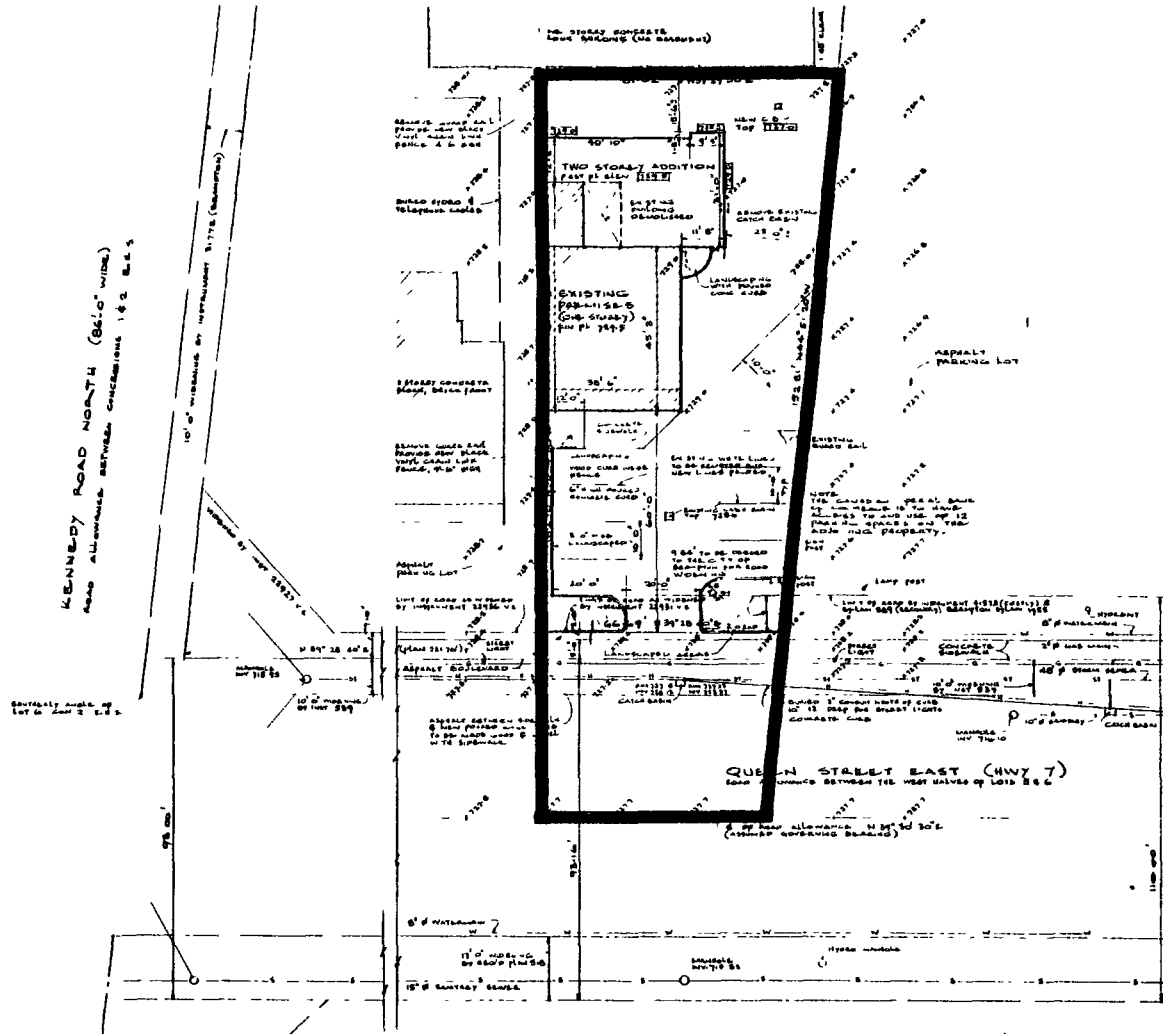
### Schedule C-135

Drawn: b.k.  
 Date: 1978 03 21  
 File: C2E7 2

Scale  
 0 feet 50 100  
 0 metres 15 25



INFORMATION OBTAINED FROM -  
 "PLAN OF SURVEY SHOWING TOPOGRAPHY AND EXISTING HEIGHT ELEVATIONS ON PART OF  
 THE WEST HALF OF LOT 6 CONVEYED IN 2 & 3, TOWN OF BRAMPTON, COUNTY OF  
 DUFFERIN" BY WILSON MANUPELLI & BABCOCK'S SURVEYING LIMITED, DATED JUNE 6 1964  
 AND -  
 DRAWINGS NO. 101 & 101A, PREPARED IN 1970 BY A NORMAN McROBERTS ARCHITECT FOR  
 CANADIAN IMPERIAL BANK OF COMMERCE. NEW PERMITS ISSUED BY 2 & 3 ZONED BY AD

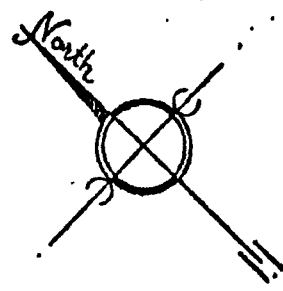
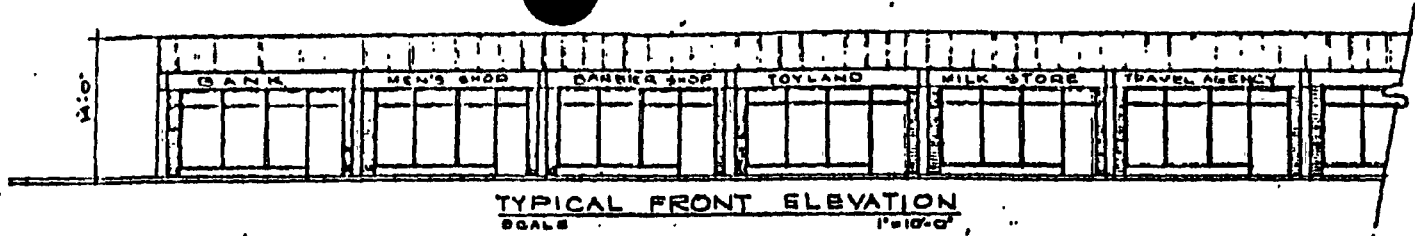


PLOT PLAN (SCALE: 1"=16'0")

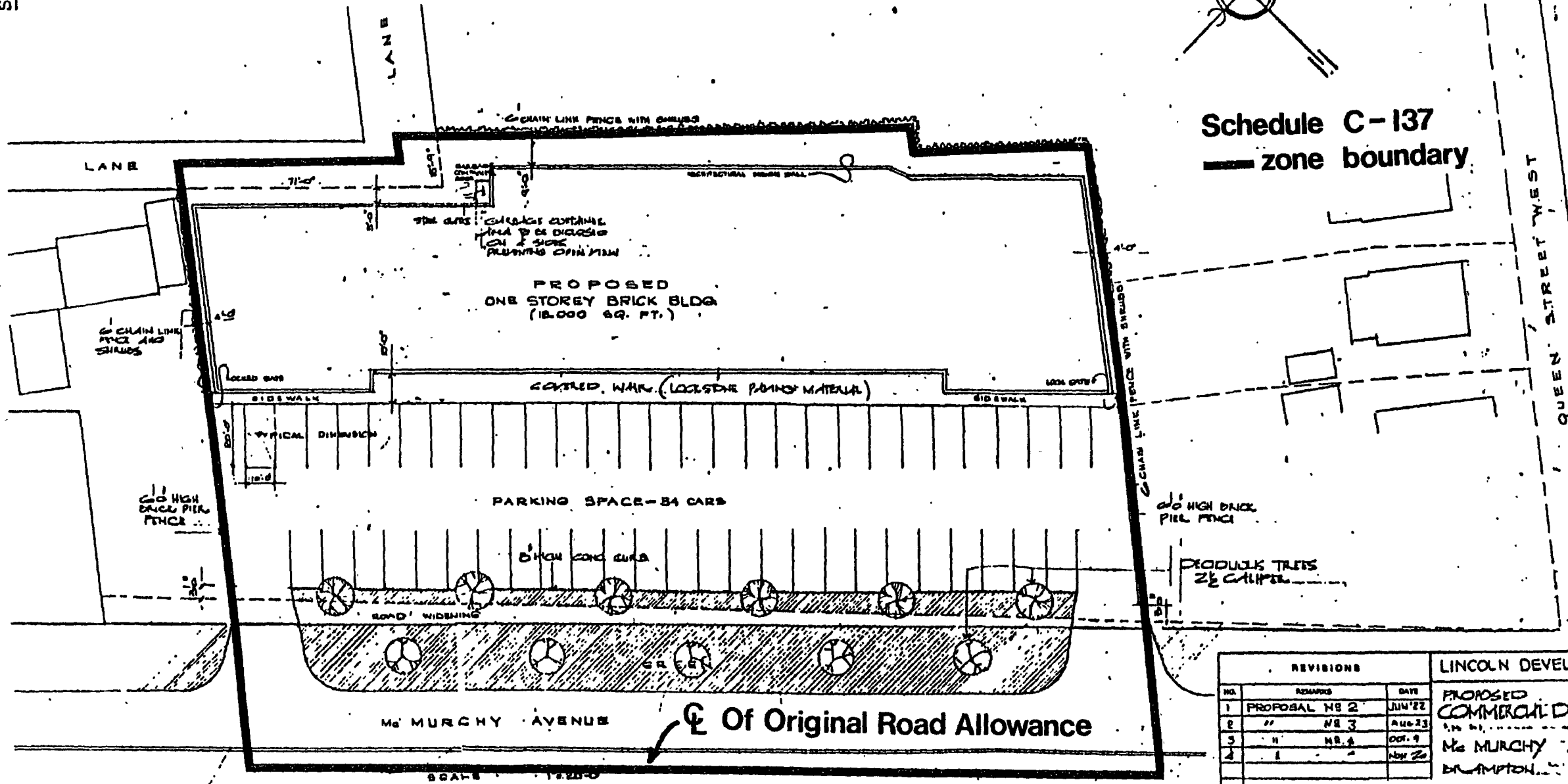
Schedule C-136  
 — zone boundary

|  |                           |                                      |
|--|---------------------------|--------------------------------------|
| NO   | DATE                      | REVISIONS                            |
| 3  | NOV 16 78                 | LANDSCAPING & PARKING REVISED        |
| 2  | NOV 16 78                 | LANDSCAPING & PARKING LAYOUT REVISED |
| 1  | SEPT 10 78                | LANDSCAPING ADDED                    |
| CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. |                           |                                      |
| DETAIL REFERENCE   |                           |                                      |
| ⊕ detail number drawing number   |                           |                                      |
| Drawn  | PA                        |                                      |
| Checked  |                           |                                      |
| Date   | JULY 6 1978               |                                      |
| Issued   |                           |                                      |
| A. Norman McRoberts<br>Architect.<br>180 Glen Road, The Glen, Markham, Ont. L3R 1V9  |                           |                                      |
| Project:<br>CANADIAN IMPERIAL BANK OF COMMERCE.<br>ALTERATIONS & ADDITIONS TO EXISTING PERMITS<br>248 QUEEN STREET EAST, BRAMPTON, ONTARIO |                           |                                      |
| Scale:   | PROJECT NO. 778 & 778 & 6 |                                      |
| Drawing title:   | Drawing no.               |                                      |
| PLOT PLAN  | 1                         |                                      |

SCHEDULE 'B'



**Schedule C-137**  
zone boundary



Mc MURPHY AVENUE

☉ Of Original Road Allowance

| REVISIONS |               |        |
|-----------|---------------|--------|
| NO.       | REMARKS       | DATE   |
| 1         | PROPOSAL NO 2 | JUN 22 |
| 2         | " NO 3        | AUG 23 |
| 3         | " NO 4        | OCT 9  |
| 4         | "             | NOV 20 |

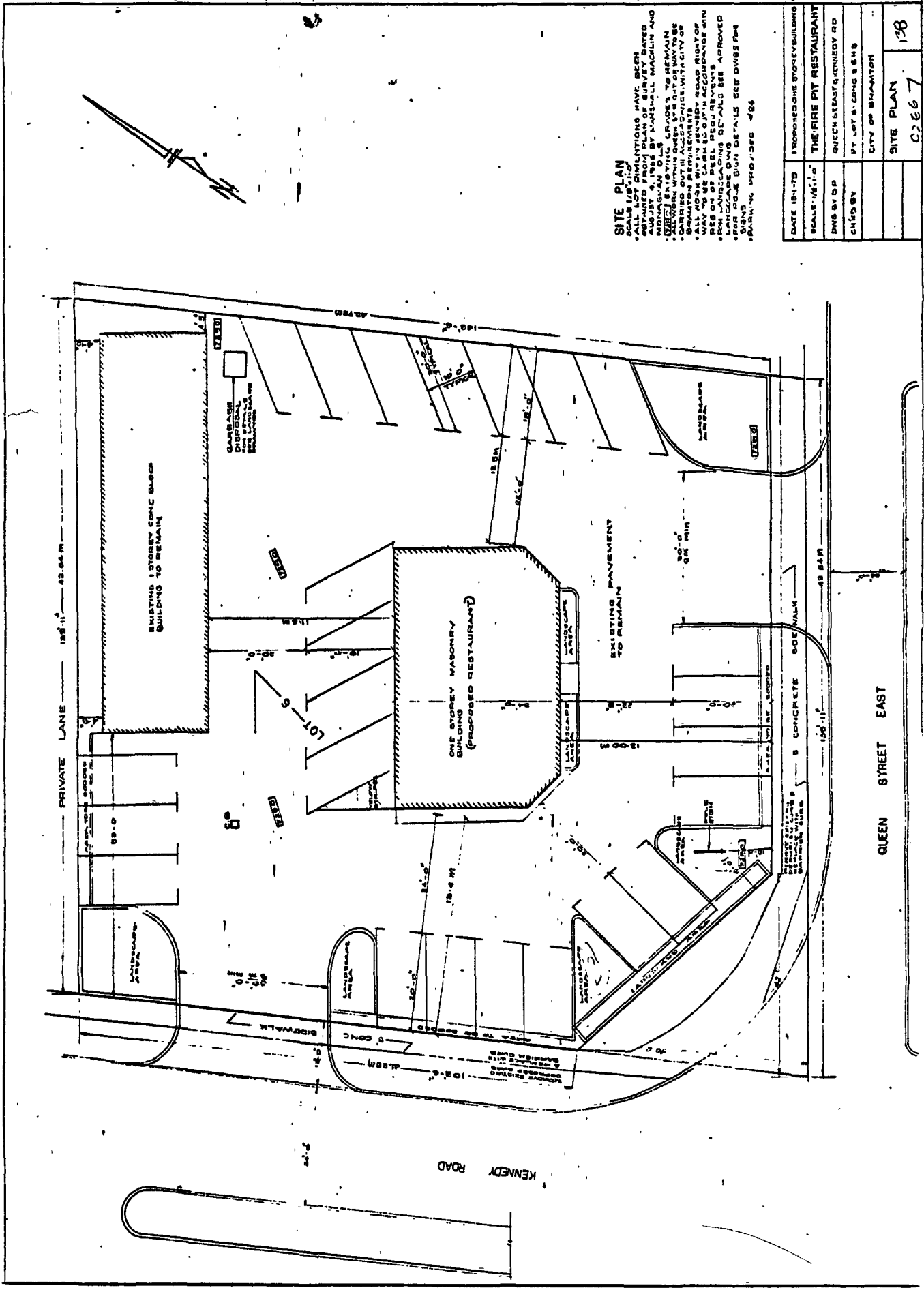
LINCOLN DEVELOPMENT CO

PROPOSED COMMERCIAL DEVELOPMENT

Mc MURPHY AVE

BRAMPTON

SCALE 1"=20'-0"



**SITE PLAN**  
 SCALE: AS SHOWN  
 ALL DIMENSIONS HAVE BEEN OBTAINED FROM PLAN OF SURVEY DATED AUGUST 4, 1966 BY MARSHALL MACLIN AND ASSOCIATES, INC. OF TORONTO, ONTARIO.  
 (SEE) EXISTING GRADES TO REMAIN  
 ALL WORK WITHIN DASHED LINE TO BE ACCOMMODATED WITHIN CITY OF TORONTO'S ZONING BY-LAW.  
 ALL WORK WITHIN SHEDDING ROAD RIGHT OF WAY TO BE ACCOMMODATED WITHIN CITY OF TORONTO'S ZONING BY-LAW.  
 FROM LANDSCAPING DETAILS SEE APPROVED LANDSCAPE PLAN DATED 11/1/66.  
 SEE DWGS FOR PARKING WHO/SEC 484

|                  |                              |
|------------------|------------------------------|
| DATE 10/1/78     | PROPOSED ONE STOREY BUILDING |
| SCALE 1/8"=1'-0" | THE FIRE PIT RESTAURANT      |
| DWG BY DP        | QUEEN STREET/KENNEDY RD      |
| CHK'D BY         | PT. LOT 8 - CONC 8 EWS       |
|                  | CITY OF SHANTON              |
|                  | SITE PLAN 138                |
|                  | C2667                        |

Schedule C-138

BY-LAW 25-79 AMENDED BY BY-LAWS:

90-79

242-78

289-79

16-80

284-80 -

3-81

137-81 -

Works may give the Owner twenty-four hours notice to remove and clean up any earth and mud from such pavement and sidewalks and in default the said Commissioner may cause such work to be done either by the Municipality's own equipment and employees or by an independent contractor and the cost thereof shall be paid by the Owner forthwith upon being invoiced therefore by the Commissioner.

Construction

6. The Owner will be responsible for any damage caused to the roadways, curbs, pavements, boulevards or plantings thereon caused by the construction carried out on the Owner's site by the Owner, its agents, servants, employees, subcontractors or material suppliers.

Storm Drainage

7. The final grade of the lands shall be so fixed to the satisfaction of the appropriate Commissioner of Public Works that the surface water originating on or tributary to the said lands, including the roof water from the Buildings, will be discharged into the trunk sewer system of the City in a manner satisfactory to the said Commissioner. A system of storm water sewers shall be installed by the Owner to the satisfaction of the said Commissioner and the City's Commissioner of Building, Zoning and Licensing, and shall be connected to the trunk sewer system of the City at a point on an access road adjacent to the property as designated by the said Commissioner of Public Works.

Grading,  
Building  
and Land-  
scaping  
Plans

8. Detailed grading, building and landscaping plans for the buildings and lands will be filed by the Owner and be subject to the approval of the City's Commissioner of Public Works, the Commissioner of Parks and Recreation, and the Commissioner of Building, Zoning and Licensing, prior to the issuance of any building permits. The landscaping plans shall include landscaping for the portion of the boulevard on all highways abutting the lands shown on Schedule B

which, subject to the approval of the City and the Region, shall be landscaped by the Owner at his expense in conjunction with the landscaping of the balance of the lands shown on Schedule B. The Owner shall sod and landscape the lands as shown on the landscaping plan to be filed with the City to the satisfaction of the Commissioner of Parks and Recreation. All incidental matters, including the removal and planting of trees, cutting, repaving and installing approaches, relocating utilities, pipes, poles, valves and equipment, resetting drains and manholes, and all other things required by this agreement or by the City's Commissioner of Public Works shall be carried out by the Owner at its own risk and expense, provided all work is to be done to the satisfaction of the body having jurisdiction in respect of each utility. Without limiting the generality of the foregoing, the Owner covenants for itself, its successors and assigns that it will plant, preserve and maintain the plantings as shown on the landscaping plan. All existing trees to be retained (as shown on the landscaping plan) shall be fenced and protected during construction. No existing trees other than those approved for removal in accordance with the landscaping plan shall be removed without prior written approval of the City's Commissioner of Parks and Recreation. The Owner agrees that all landscaping around the perimeter of the lands shall be completed in accordance with the approved landscaping plan within 12 months following the issuing of a building permit for whichever of the buildings shown on Schedule B is to be constructed first. The Owner agrees that all landscaping around each building shall be completed in accordance with the approved landscaping plan within 12 months following the issuing of a building permit for that building. The Owner agrees that all landscaping shall be maintained in accordance with good horticultural practice.

Fencing

9. The Owner shall fence the boundary of the lands on Schedule B as and where required by the City's Commissioner of Parks and Recreation, and the location and type of fencing shall be indicated on the landscaping plans to be approved by the said Commissioner, and all fencing shall be completed within the time set for completion of the landscaping except that, where deemed necessary by the City, fencing can be required prior to occupancy.

OTHER APPROVALS

10. Prior to commencement of any works, the Owner shall enter into such agreements as may be necessary with the Regional Municipality of Peel with respect to water distribution systems, watermains, sanitary sewage disposal, sanitary sewers, fire hydrants and necessary valves and appurtenances to service the lands, regional roads within or affected by the plan and necessary improvements thereto, and other matters as the said Region may require. The City shall not issue any building permits until provided with confirmation from the Region that the agreements provided for by this clause have been entered into or other satisfactory arrangements have been made.

Hydro  
Services

11. Prior to commencement of any works, the Owner shall enter into such agreements as may be necessary with the proper authority having jurisdiction over hydro service to the lands and the necessary appurtenances to service the lands, and such other matters as the said authority shall require. The City shall not be obligated to issue any building permits until provided with confirmation by the authority that the agreements provided for by this clause have been entered into or other satisfactory arrangements have been made.



FINANCIAL

Admini-  
stration  
Fees

12. The Owner shall pay to the City prior to the issuance of a building permit in addition to normal permit fees in respect of administrative, planning, engineering and legal costs incurred by the City and the Region, an amount of Six Hundred Dollars (\$600.00). All fees collected under this section shall be pro-rated between the City and the Region.

Taxes

13. The Owner agrees that all municipal taxes in arrears and current taxes for which a bill has been issued shall be paid in full before execution of this agreement by The Corporation of the City of Brampton.

Securities

14. The Owner agrees to provide security in a form satisfactory to the City Treasurer in an amount equal to One Hundred Per cent (100%) of the cost of all works on public land required to be performed by this agreement as estimated by the appropriate Commissioner of Public Works to ensure the performance of such work and the security required hereby shall be provided prior to the issuance of any building permits.

OTHER

Glare

15. All floodlighting on the land shall be designed and oriented so as to eliminate glare on adjacent roadways and other properties.

ns

16. The Owner agrees that no signs shall be permitted on the lands other than those signs the height, placement, location and design of which have been approved by the Planning Director and the Commissioner of Building, Zoning and Licensing. The Owner acknowledges that a building permit will not be issued until the sign height, placement, location and design have been so approved.

Strathearn  
Avenue

17. The Owner agrees to construct a road as an extension of, and the services on, Strathearn Avenue within two years of the date of the execution of this agreement.

Sidewalks

18. The Owner agrees to build a sidewalk along Advance Boulevard.

Concrete  
Curbs

19. The Owner agrees to install concrete curbs at the south limit of the lands three feet (3') away from the property line to make sure that vehicles will not damage the proposed fence.

Phasing

20. (1) The Owner agrees

(a) to commence construction of both Building A and Building B, as shown on Schedule B, within two years after the date of the approval of the restricted area by-law passed in respect of the lands, and to complete the construction of these buildings within three years of the date of approval of the said by-law, and

(b) to commence construction of Building C within one year after the completion of the construction of Building A and Building B.

(2) The Owner may request the City to, and the City shall, extend the time limits or vary the requirements set out in subsection 20(1) if the Owner feels, and the City agrees, that economic conditions, as reasonably interpreted, make it unfavourable to proceed with the development within the time period or according to the requirements set out in subsection 20(1).

(3) The Owner agrees that if the time limits and terms as set out in subsection 20(1), or as extended or varied under subsection 20(2) or pursuant to section 22, are not complied with, the City may repeal the restricted area by-law made applicable to these lands, and the Owner agrees not to object to this repeal.

OMB 21. The Owner agrees to support before the OMB the approval of a restricted area by-law appropriate to the proposed development of these lands.

Arbitration 22. (1) Any dispute arising between the Owner and the City and relating to subsection 20(2) and the extension of the time limits or the variation of the requirements set out in subsection 20(1) shall be submitted to arbitration by a written notice given by either the Owner or the City to the other party.

(2) The arbitration shall be governed by the provisions of The Arbitrations Act.

(3) The dispute shall be determined by the award of a single arbitrator appointed by both the Owner and the City.

(4) The award made by the arbitrator is final and binding on all the parties hereto and all persons claiming under them, and no party shall have the right to appeal the arbitration award to any body.

By-laws 23. Notwithstanding any of the provisions of this agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws of the City of Brampton presently in force and

all future by-laws insofar as such future by-laws do not conflict with the terms of this agreement.

Lands  
Affected

24. The lands more particularly described in Schedule A annexed hereto are the lands affected by this agreement.

Agreement  
Binding

25. Other than as provided in section 22, the Owner shall not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal the right of the City to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceeding.

Mortgagees

26. The Mortgagees join herein to consent to the terms herein and covenant and agree that in the event that the lands become vested in the said Mortgagees or any of them, they shall be required to comply with the terms herein to the same extent as if they had joined as owners.

Successors  
and  
Assigns

27. The covenants, agreements, conditions and undertakings herein contained on the part of the Owner shall run with the lands and shall be binding upon it and upon its successors and assigns and shall be appurtenant to the adjoining highway in the ownership of the City of Brampton and/or the Region of Peel.



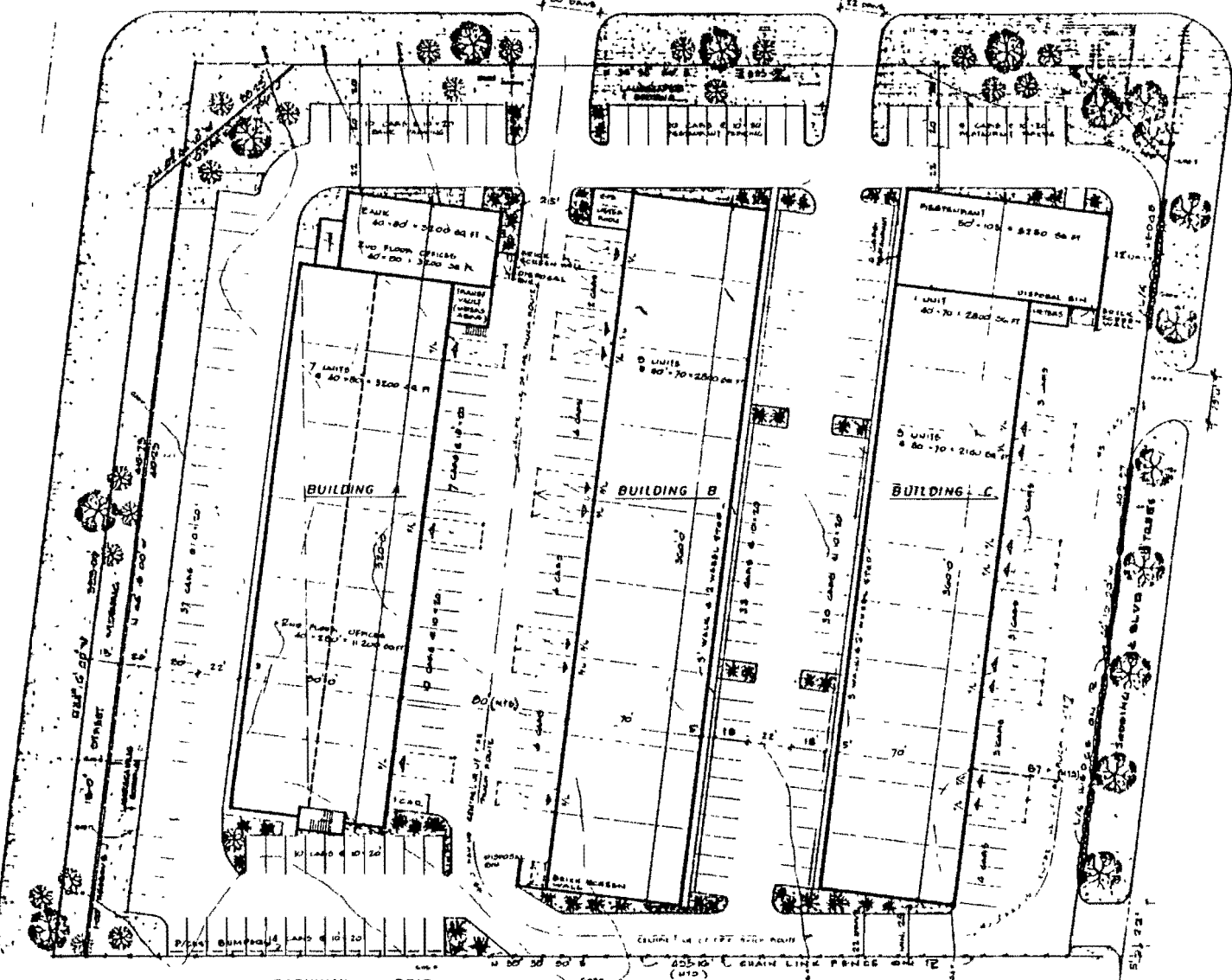
SCHEDULE A

Legal Description of the Lands

The lands situated in the City of Brampton, in the Regional Municipality of Peel (formerly in the Township of Toronto, County of Peel) and being composed of that part of Lot 14, Concession 4, East of Hurontario Street, shown as Block A on a plan of subdivision registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) as M-239.

DIXIE ROAD

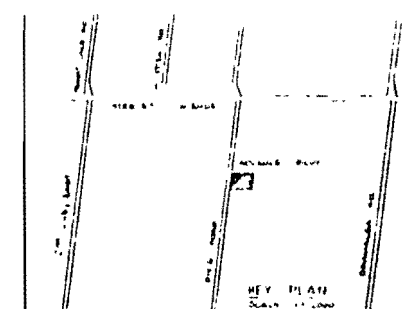
ADVANCE BOULEVARD



PARKWAY BELT

SITE PLAN SCALE 1:500

SITE PLAN INFORMATION WAS TAKEN FROM A PROPOSED  
 PLAT PLAN OF THE SUBDIVISION OF PART OF THE WEST  
 HALF OF LOT 18 (EXCISE CORN & B.O. CITY OF BRAMPTON,  
 REC'DAL JURISDICTION) OF PART AD PREPARED BY  
 HENRIETTA HENRIETTA SERVICES LIMITED,  
 4100 SANDY CREEK WEST,  
 TORONTO, ONTARIO



SCHEDULE

| PHASE 1 - BUILDING A   |  |        |
|------------------------|--|--------|
| RESTAURANT             | 80' x 105' = 8400 SQ FT                  |        |
| RENTAL UNITS           | 1-40' x 70' = 2800 SQ FT                 |        |
| 2ND FLOOR OFFICE       | 250' x 100' = 25000 SQ FT                |        |
| TOTAL BUILDING AREA    | 35800 SQ FT                              |        |
| PARKING CALCULATION    |  |        |
| CAR                    | 2200' x 10' = 22000 SQ FT                | 20 CAR |
| TRUCK                  | 100' x 20' = 2000 SQ FT                  | 16 CAR |
| TOTAL PARKING REQUIRED |  | 36 CAR |
| TOTAL PARKING PROVIDED |  | 88 CAR |
| NET WAREHOUSE FLOOR    |  | 52%    |
| PHASE 2 - BUILDING B   |  |        |
| RENTAL UNIT            | 40' x 70' = 2800 SQ FT                   |        |
| PARKING CALCULATION    |  |        |
| TRUCK                  | 100' x 20' = 2000 SQ FT                  | 17 CAR |
| TOTAL PARKING REQUIRED |  | 17 CAR |
| TOTAL PARKING PROVIDED |  | 47 CAR |
| NET WAREHOUSE FLOOR    |  | 25%    |
| PHASE 3 - BUILDING C   |  |        |
| RESTAURANT             | 80' x 105' = 8400 SQ FT                  |        |
| RENTAL UNIT            | 1-40' x 70' = 2800 SQ FT                 |        |
| 2ND FLOOR OFFICE       | 250' x 100' = 25000 SQ FT                |        |
| TOTAL BUILDING AREA    | 35800 SQ FT                              |        |
| PARKING CALCULATION    |  |        |
| RESTAURANT             | NET FLOOR AREA 2500' x 10' = 25000 SQ FT | 26 CAR |
| RENTAL UNIT            | 1-40' x 70' = 2800 SQ FT                 | 20 CAR |
| TRUCK                  | 100' x 20' = 2000 SQ FT                  | 16 CAR |
| TOTAL PARKING REQUIRED |  | 62 CAR |
| TOTAL PARKING PROVIDED |  | 64 CAR |
| NET WAREHOUSE FLOOR    |  | 58%    |



PROPOSED DEVELOPMENT  
 ADVANCE BLVD - DIXIE RD  
 CITY OF BRAMPTON  
 GOLD'S INVESTMENTS LTD.  
 A-1 SITE PLAN



778  
 (1-10) 3877

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS  
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS

**DUPLICATE**

DATED: 12 FEB 1979.

BETWEEN:

GOLDIDS INVESTMENTS LIMITED

AND

THE CORPORATION OF THE CITY OF BRAMPTON

AND

THE TORONTO-DOMINION BANK

AND

PAUL ORENSTEIN, IN TRUST

AGREEMENT

John G. Metras  
City Solicitor  
24 Queen Street East  
Brampton, Ontario  
L6V 1A4

212219

No.  
Received in the Office of  
Land Titles at Brampton at

2.26 P.M. on  
the 21 day of Mar. 1979  
and entered in

Parcel A-1/A-2/

Section M-239

*Nera Porter*  
Land Registrar

as