

**CITY OF BRAMPTON**

**BREAKING NEW GROUND  
AND SIMPLIFYING THE  
PROCESS - ESTABLISHING  
A DEVELOPMENT  
PERMIT SYSTEM ON  
MAIN STREET NORTH**

**DISCUSSION PAPER**

July 2008 (Revised)



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# 1.0 INTRODUCTION

The intent of this Discussion Paper is to review how a Development Permit System could be applied to a portion of Main Street North and to describe the benefits that would occur as a result, in terms of being a tool to stimulate development and significantly reduce processing time. The area proposed to be the subject of a Development Permit System is shown on Figure A.

Figure A: Location of Study Area



The Main Street North area between Church and Vodden Streets has long been the subject of study. At the present time, it is designated primarily Central Area Mixed Use by the Downtown Brampton Secondary Plan. Notwithstanding this designation, only a limited amount of development and redevelopment has occurred, with the exception of the new condominiums on the northwest corner of Church and Main Street North. Given that most development and redevelopment along Main Street North is expected to occur within existing buildings or as additions to existing buildings, many landowners perceive that the process required to be followed to obtain development permissions is onerous and expensive.

On the basis of the above, it is our opinion that there is a need to consider different models to encourage the further development and redevelopment of this corridor into a major gateway into the centre of downtown Brampton, which is located to the south. This is why a new approach is required. The overall intent of this new approach is to shorten review times, simplify the regulatory environment where possible and establish an appropriate basis for the future development and redevelopment of properties along Main Street North.

## **2.0 VISION FOR MAIN STREET NORTH**

In September 2005, the Brampton Planning Design and Development Committee endorsed a report that dealt with an Urban Design Vision Study completed for the City of Brampton downtown and central area. This vision was intended to be a comprehensive and realistic plan for the future development and redevelopment of the central area of the City.

Brampton's Central Area is comprised of three precincts - the historic downtown, the Queen Street corridor and Bramalea Centre. The lands that are the subject of this Discussion Paper are located within the historic downtown. It is indicated in the staff report that the vision for the downtown precinct is:

*“As a destination, a civic and cultural centre, a livable place with emphasis on quality, transit oriented, pedestrian friendly, based on mixed-use, mid-rise street oriented built forms with a strong urban character and a high level of design with coherent, traditional based forms and details.”*

The vision for the downtown precinct is further articulated below:

*“The vision for the downtown core builds on a well established area with a strong character, based on its urban tradition. Downtown development emphasis will be on quality and not quantity (scale, height and mass) and will share the following goals:*

- *Reinforce the downtown role as a destination, with the most important civic, institutional, cultural and entertainment*

*facilities supported by residential, commercial and employment.*

- *Downtown as a creative centre, a liveable place for entertainment, leisure, civic activities, to offer a variety of experiences, niche market retail, varied residential.*
- *A transit oriented, pedestrian friendly area, with easy access, for transit, cars, pedestrians and supportive built forms.*
- *Integrate built, natural and heritage elements with new development of mixed-use, mid-rise, street oriented built form with a strong urban character and a high level of design.*
- *New development shall be balanced, coherent development with traditional forms and details. Appropriate forms and building heights should be encouraged in the larger downtown area and beyond with denser forms at key locations.*
- *A complex network of public spaces in urban context shall complement built form.*
- *Quality streetscapes, gateways, comprehensive way-finding and signage, public art.*
- *The reintroduction of Etobicoke Creek as a major character element integrated with surrounding built form and open space system.”*

Within the Downtown precinct, eleven special character areas were identified. The remaining parts of the downtown area were considered to be stable residential areas. The Main Street North study area is one of those character areas and it is indicated in the staff report that redevelopment in this area *“will be based on building types integrating with the current form and higher intensity developments at the end complemented by the strong streetscape including street lights and other street furniture and the restoration of the canopy of trees and vegetation.”*

On the basis of the Central Area Vision established in September 2005, work on a number of implementing tools began. With respect to the Main Street North study area, an informal public information session was held on March 20, 2006 to begin a process designed to determine how development should occur in the area. A comprehensive study entitled *“Main Street North Urban Design Study”* dated July 19, 2007 was prepared and presented at a second Public Information Session at Central Public School Recreation and Arts Centre featuring a detailed review of the existing character of Main Street North and its history. Included within the Main Street North Urban Design Study was a more articulated vision for the Main Street North area. This vision is set out below:

*“The Main Street North redevelopment will be based on building types integrating with the character of the surrounding area with higher intensity developments at the edges complemented by strong streetscape and the restoration of the canopy of trees and landscaping.”*

The Main Street North Urban Design Study also identified the following principles:

- “• *Preserve and enhance the street character by burying cables, replacing streetlights, adding new urban downtown street furniture, improving landscape elements, restoring tree canopies, and coordinating utilities.*
- *Preserve and re-use existing heritage buildings by facilitating their conversion to commercial uses, and carrying out small additions and renovations in order to retain their existing character.*
- *Permit new small-scale infill development to replace buildings without heritage value while preserving the character of the streetscape. This includes a maximum height of 3 storeys, designs that are sympathetic in terms of mass and articulation, quality construction and materials, architectural detailing, landscaping and signage. Consideration should also be given to transition and impact on the surrounding stable residential heritage character areas.*
- *Improve pedestrian amenities of the street by enhancing the pedestrian circulation, access to Etobicoke Creek and Central Public School, permitting on-street parking, and also including better sidewalks, pedestrian crossings, bus stops and public art in the design of the redevelopment.*
- *Permit more intensive development at the northern and southern nodes of the Main Street North Study Area (Church and Vodden Street intersections).”*

Based on the above vision, five guidelines to achieving the vision were prepared as set out below:

1. Retain its heritage character and image.
2. Support a range of mixed land uses.
3. Green the street and improve the quality of streetscape.
4. Support pedestrian and transit initiatives.
5. Establish the northern gateway to downtown Brampton.

With respect to the first guideline, the Main Street North Urban Design Study includes a number of directions that deal with heritage character. These include implementing a heritage designation program for high and medium heritage value resources, ensuring that a compatible range of building heights is maintained along Main Street and that a compatible range of architectural styles are promoted through the development and redevelopment process. In addition, a number of guidelines were established to provide the basis for considering building additions and the redevelopment. Lastly, guidelines for infill developments were established and they dealt with a range of circumstances including single lot redevelopment, double-lot redevelopment and other land assembly.

With respect to the second guideline, the Main Street North Urban Design Study suggested that two separate zoning classifications be established. The Mixed-Use Zone One would apply to the majority of the study area and Mixed-Use Zone Two would apply to certain lands at the northern and southern extents of the study area. The intent of the Mixed-Use Zone One category would be to provide for development and redevelopment that was compatible in terms of character and architectural style with existing buildings in the area. The intent of the Mixed-Use Zone Two category would be to promote the redevelopment and intensification of lands at the two gateways into the Main Street North area. A number of standards were also identified for discussion purposes in the context of the Main Street North Urban Design study. A discussion on these guidelines is contained later in this Discussion Paper as are recommendations on the ultimate number of zones required.

In addition to the above, it was recommended that only the following uses be permitted within the Main Street North study area:

- Professional offices (excluding specific types of high traffic volume generating uses);
- Specialty retail stores;
- Bed and breakfast establishments;
- Hotels;
- Personal service shops;
- Creative art establishments;
- Small scale restaurants (without drive-throughs); and,
- Residential (which could be stand alone or on the second floor of a commercial building).

It was also recommended that the following uses be prohibited within the study area:

- Massage parlours;
- Tattoo parlours;
- Drive-through service facilities;
- Adult entertainment uses;
- Auto related uses (such as gas stations and automobile repair and sales); and,
- Convenience stores

It was also suggested that the parking requirements for the uses to be permitted be reviewed to determine whether they were appropriate for the area, given the urban design objectives of the City.

With respect to the third guideline, the Main Street North Urban Design Study included a number of directions that were intended to support pedestrian and transit initiatives. These included establishing a multi-modal street which include a six metre wide pedestrian zone on either side, with four travel lanes for motor vehicles, establishing transit stops, crosswalks in appropriate locations and bicycle routes and improving the quality of the existing transit stops in the area. In addition, it was recommended that an Access Management Plan be established to minimize the number of driveways intersecting with Main Street North. This could be accomplished through

the redevelopment process, particularly when multiple properties are involved. It was also recommended that on-street parking be permitted during non-peak hours.

With respect to the fourth guideline, the Main Street North Urban Design Study recommended that special pavement, street furniture and signage be established along the corridor. It was also recommended that a tree canopy plan along the corridor be re-established and that a landscape planting guideline be prepared to provide the basis for the upgrading of private properties.

The last and fifth guideline was intended to establish the northern gateway to downtown Brampton. In this regard, development intensification is promoted at the intersections of Vodden and Main Street and Church Street and Main Street. A key component of the establishment of these gateways is the maintenance of the views towards the Grace United Church located to the north and east of the Main Street and Church Street intersection and the maintenance of views of the downtown core. Recommendations regarding the integration of future Acceleride transit stops within the study area were also made as were a number of suggestions regarding the landscape treatment of gateway areas. Lastly, pedestrian friendly crosswalk paving was suggested to clearly delineate those areas which are designed for the use of pedestrians.

Following the preparation of the Main Street North Urban Design Study document, work on implementing components of the Design Study began. One of those components was the initiation of a process to amend both the Secondary Plan and Zoning By-law to ensure that both planning documents worked in tandem to implement the urban design objectives of the City of Brampton. It was through this process of review that it was determined that it would be appropriate to consider a new type of development process that acts as an incentive to development. In addition, a process was also required to provide the City with the ability to attach certain development conditions that would also provide the basis for the implementation for the City's vision.

### **3.0 THE DEVELOPMENT PERMIT SYSTEM**

#### **3.1 Basis for Use of Development Permit System**

Prior to the enactment of Bill 51 (which was an act to amend the Planning Act), which came into effect on January 1, 2007, municipalities in Ontario were permitted to utilize a Development Permit system provided a specific Ontario Regulation was passed. Such a system is intended to combine the zoning, site plan and minor variance processes into one application and approval process. This means that only one application would be required for a development proposal, where three separate applications would potentially been required in accordance with the current system.

In addition, the decision on a Development Permit application cannot be appealed by a third party, although the applicant can appeal a non-decision on an application within 45 days of the submission of a complete application. Ontario Regulation 246/01 initially enabled the Cities of Toronto, and Hamilton, the Region of Waterloo, the

Town of Oakville and the Township of Lake of Bays to establish such a system. To date, only the Township of Lake of Bays has such a system in effect.

Ontario Regulation 608/06 now provides all municipalities with the authority to establish a Development Permit system. As noted by the Ministry of Municipal Affairs and Housing, the "*system promotes development by providing for faster timelines, eliminating potential duplication, incorporating flexibility for uses and development standards, and providing a one stop planning service.*" A Development Permit system can also provide the basis for not only permitting a certain set of uses within an area, but also permitting discretionary uses that may be permitted if specified criteria are met. In addition, such a system can also include a certain amount of flexibility with respect to development standards, so that a range of standards can be applied, therefore avoiding the need to go through the minor variance process. In addition, conditions can be attached to approvals under the Development Permit system either before the permit is issued and/or during the time the permit is in effect.

Many municipalities outside of Ontario in Canada and the United States use this type of system. One example is in the City of Vancouver, where such a system has been in place for some time and has proven to be a useful planning tool.

### **3.2 The Development Permit Regulatory Framework**

In order to establish a Development Permit system in Ontario, Official Plan policies that provide the basis for Development Permits are required. Once such policies are in place, a Development Permit By-law is then required as well. Both the policies in the Official Plan and the provisions in the Development Permit By-law would be the subject of standard processes under the Planning Act and would be subject to appeal. However, once the Development Permit By-law is in place, appeals of specific development proposals that comply with the Development Permit By-law are not permitted.

Ontario Regulation 608/06 also sets out the ground rules for a Development Permit System (DPS). Section 3 sets out what the Official Plan should contain and Section 4 sets out what the DPS By-law should contain.

In terms of choices, the City would have to make a decision on the following in the Development Permit Official Plan Amendment (OPA):

1. the extent of the DPS area;
2. whether DP approvals will be delegated (only certain approvals based on scale and/or type could be delegated if desired);
3. the criteria that would be utilized to assess a DP application;
4. the types of conditions that could be applied (if it is not identified in OP - it cannot be applied later);
5. the items that would constitute a complete DP application;

6. whether the proponents of certain identified uses are exempted from submitting a complete DP application; and,
7. whether bonuses will be given within specified ranges if certain benefits are provided.

In the Development Permit by-law, the City will have to:

1. identify the DPS area;
2. identify permitted uses (with certain uses only being permitted if OP criteria are met);
3. establish minimum and maximum standards;
4. set out the internal review procedures;
5. identify how notice will be given;
6. set out the conditions that may be applied as condition of Development Permit approval; and,
7. establish what authority to approve a Development Permit or exempt someone from Development Permit approval will be delegated.

Some options for the Development Permit by-law include:

1. prohibiting all development unless a Development Permit is obtained, or, exempting certain development from requiring a Development Permit (such as an internal change of use);
2. clearly articulating what the full menu of possible uses are, in accordance with the OP;
3. establishing the criteria to be considered as part of an application process;
4. establishing how much of a variance could be considered.

As noted above, the Development Permit process provides for the establishment of conditions related to the approval of a Development Permit. It is indicated in Ontario Regulation 608/06 that any condition should be clearly permitted by the Official Plan, shall be reasonable for and related to the appropriate use of the land and shall not otherwise conflict with Federal and Provincial statutes and regulations.

Ontario Regulation 608/06 also includes examples of the types of conditions that could be applied. These include conditions that would otherwise be permitted by Section 34 (Zoning By-laws), Section 40 (Parking Exemption), Section 41 (Site Plan Control) and Section 42 (Conveyance of Land for Park Purposes). Conditions could also be applied that have the effect of restricting or regulating site alteration and which may provide

for the ongoing monitoring that is considered necessary for the protection of public health and safety or the natural environment. Conditions which permit the City to require the provisions of specific facilities, services and matters in exchange for a specified height or density of development may also be applied. Lastly, a condition could also require the entering into of one or more agreements with the Municipality respecting one or more of the conditions that are imposed.

Ontario 608/06 also has the effect of including a new definition of ‘development’ as it applies to Development Permits. Specifically, development is defined in the Ontario Regulation as:

- “a) the construction, erection or placing of one or more buildings or structures on land,*
- b) the making of an addition or alteration to a building or structure that has the effect of substantially increasing its size or usability,*
- c) the laying out and establishment of,*
  - i) a commercial parking lot,*
  - ii) sites for the location of three or more mobile homes as defined in subsection 46(1) of the Act,*
  - iii) sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46(1) of the Act, or*
  - iv) sites for the location of three or more trailers as defined in subsection 164(4) of the Municipal Act, 2001,*
- d) site alteration, including but not limited to,*
  - i) alteration of the grade of land, and*
  - ii) placing or dumping of fill, or*
- e) the removal of vegetation.”*

The above definition of development varies from the definition of development in the context of Site Plan Control as set out in Section 41 of the Planning Act. In the case of a Development Permit, site alteration and the removal of vegetation are now considered to be ‘development’. Given that one of the City’s objectives is to encourage the enhancement of existing buildings, it is suggested that façade and other exterior alterations be included within the definition of ‘development’ utilized in the Main Street North Development Permit By-law.

It is noted that any condition applied to a Development Permit application can require the fulfillment of the conditions before a Development Permit is issued. In the alternative, the condition could be satisfied after the development has been commenced. The Ontario Regulation 608/06 also indicates that any condition shall be “*clear, precise, and quantifiable*” and it shall not deal with interior design, the layout of interior areas and the manner of construction and the constructions standards.

It is noted that both the amendment to the Official Plan and Zoning By-law to bring a Development Permit System into effect will require Council approval, with that decision of Council subject to appeal.

### 3.3 Other Regulatory Tools

In our opinion, there will be a need for the following to also be prepared to support the amendments to the Official Plan and Zoning By-law:

1. DPS - Urban Design Guideline;
2. DP Application;
3. DP Citizens Guide; and,
4. DP Site Design Standards.

The DPS urban design guideline should contain all of the supporting information that led to the design policies and standards in the planning documents. Much of this material is already included within the July 2007 Main Street North Urban Design study. This guideline should also articulate how applications to develop within the Development Permit Area will be considered and what criteria will be applied, particularly to any proposal that involves any addition to a building or the construction of new buildings. This document would essentially deal with all of the built form elements that should be considered in the context of any DP application. This document should also articulate what sustainable design elements could be considered as part of a DP process.

A new application form will also be required as will be a guide to assist residents with the process. A citizens guide should also be prepared to provide landowners with a high level of understanding of this new type of planning process.

In conjunction with the consideration of a Development Permit OPA and ZBA, guidelines that are specific to the Development Permit Area should also be developed, both to stimulate investment and to set out clear and reasonable standards that are specific to the unique characteristics of the area. These include:

1. Development Permit Parking Area and Driveway Standards
2. Development Permit Area Landscaping/Site Alteration Standards
3. Development Permit Area Stormwater Management/Drainage Standards
4. Development Permit Lighting Standards
5. Development Permit Area Sustainable Design Element Requirements

A key component of the Development Permit System is the streamlined nature of the approval process itself. In fact, Ontario Regulation 608/06 requires that a decision be made on a Development Permit application within 45 days. If such a decision is not made, the applicant is then permitted to appeal this lack of decision to the Ontario Municipal Board.

### **3.4 Development Permit Application Process**

Given that a Development Permit is not appealable to the Ontario Municipal Board by a third party, there is no need for a formal public process when a Development Permit application has been submitted. This means that all Development Permit applications could be delegated to staff, provided the application itself conforms with the policy framework established in the Official Plan and the zoning framework established within the Development Permit By-law. In our opinion, this is the most appropriate course of action to follow.

In terms of the internal review process, the applications could be divided into two categories from a processing perspective. An example of a 'Major' application could involve a circumstance where a significant proposal was being considered, such as a ten-storey building at Vodden and Main for example.

In such a circumstance, the proposal would be within the maximums established by the Development Permit By-law and therefore considered to be "acceptable" in theory. However, because of the proposal's size and its potential impacts, this type of application could be considered a 'Major' application and be subject to a more in depth review.

The Development Permit Official Plan Amendment should attempt to identify the types of proposals that are considered to be 'Major' and therefore dealt with by the more intensive process. The determination of what is 'Major' has to be made up-front and there are ranges in this regard. For example, any development proposing in excess of a certain gross floor area could be considered 'Major'. Or a proposal which involves the demolition of an existing building and its replacement could be considered 'Major'.

An example of a 'Minor' application could be an addition to the rear or side of an existing building along Main Street. Other types of 'Minor' applications could include the building of a porch or deck in the front of an existing building. As with 'Major' applications, the determination of what is 'Minor' needs to be made up-front and included within the policy framework.

In cases where an application is indeed 'Minor', a more streamlined approval process could be developed, with the primary distinction between 'Major' and 'Minor' being the extent of the circulation of the application.

### **3.5 Amending the Development Permit Zoning By-law**

If an application that involved a proposal that significantly varied the provisions of the Development Permit By-law and is not potentially supported by the policy framework, an Amendment to the Development Permit By-law and potentially the Official Plan will be required, meaning that a decision of Council will be required with that decision being subject to appeal. This kind of circumstance should in theory never arise because the Development Permit By-law itself should have a certain amount of built in

flexibility to allow for variances without amending the By-law. In addition, the maximums included within the Development Permit By-law should also be considered the maximum in terms of acceptability from a land use planning perspective.

However, if a Development Permit By-law Amendment was required, it is our opinion that, unless the Amendment to the by-law was minor, it not be considered unless a comprehensive review of the by-law was undertaken by the City. In a case where an Amendment to the Official Plan was also required, such an Amendment should not be considered in the absence of a comprehensive review.

## **4.0 MOVING FORWARD - OFFICIAL PLAN AND ZONING BY-LAW**

### **4.1 Official Plan**

In order for a DPS to be established in the Main Street North Study Area, changes to the Official Plan are required. The intent of this section is to review the existing policy framework and make a number of recommendations on a new policy framework.

#### **4.1.1 Official Plan (Secondary Plan)**

The Downtown Brampton Secondary Plan applies to the subject land along Main Street North, between Vodden Street and Church Street. The intent of the Secondary Plan is to establish the policy framework for the northern Brampton Central Area. It is the intent of the City, as articulated in the Downtown Brampton Secondary Plan, to encourage the establishment of a mixed use area that will function as an urban district where:

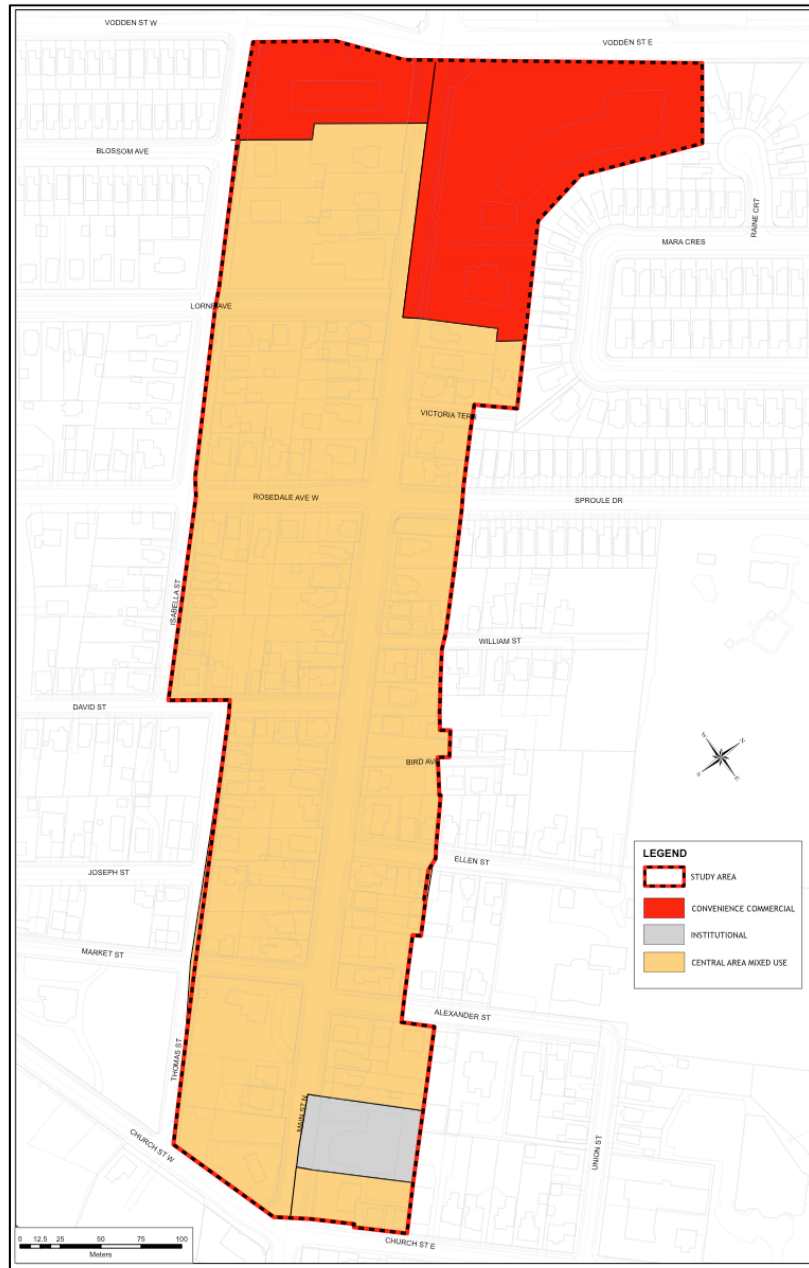
- Housing, shopping, community facilities and public places are mixed with work places; and,
- Office, retail and residential uses are supported by public transit and improvements to the local road network.

Based on our review of Schedule C to Official Plan Amendment No. 93-63 which is Schedule SP7 (A) to the Downtown Brampton Secondary Plan, it would appear that the following land use designations apply to lands that are the subject of the proposed Central Area by-law:

- Convenience Commercial
- Central Area Mixed Use
- Institutional (Place of Worship)

The extent of these designations is shown on **Figure B**.

**Figure B: Land Use Designations in Study Area**



The objectives and criteria of the Secondary Plan are generally intended to promote the intensification and improvement of the Central Area as the major focus of commercial and community activity for the residents of Brampton as well as for the Greater Toronto Area. It is indicated that there is a desire to provide a distinctive downtown with specialty shopping and office development combined with intensification of commercial and residential areas while maintaining the historical character of the downtown.

The Secondary Plan supports the creation of a pedestrian and transit friendly environment and also contains policies that are designed to ensure that building heights and the massing of development is compatible with existing development. Land assembly is also encouraged to allow for comprehensive site development.

The Central Area Mixed-Use designation is intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, entertainment and cultural uses. The policy goes on to say that mixed-use development shall mean a free-standing use either/or a development which any combination of office, retail, commercial, institutional or residential uses are developed and managed as a unit. The policy sets out a permitted maximum density for the lands referred to as Main Street North (designated Central Area Mixed Use) of 2.0 FSI overall, with a maximum of 1.0 FSI permitted for residential uses. This area is further subject to the provisions of Special Policy Area Number 2, as specified by Section 5.6.2 of this Plan.

The Secondary Plan indicates that building height should be minimized adjacent to residential areas and it is indicated that the By-law "*shall provide minimum separation distances between the adjacent residential uses and maximum building heights.*" In addition, this section indicates that landscaping, fencing, yard width and depth and the location of service and refuse disposal areas shall be carefully considered to maximize land use compatibility.

The Institutional designation is intended to accommodate major institutional uses as well as local scale institutional uses such as schools and places of worship. In the case of the Main Street North Study Area, the land identified as Institutional is designated as a Place of Worship. The purpose of the Institutional designation is primarily to recognize the existing institutional uses in the Downtown Brampton Secondary Plan Area, and to permit and encourage these uses to remain, since they contribute in a large measure to the area as the historic and focal point of the City.

The Secondary Plan indicates that development within any Institutional designation, including basic physical form elements, building heights and setbacks are to be in accordance with the urban form policies contained within the Plan. Further, properties within any Institutional designation which are designated under the Ontario Heritage Act or listed in the Brampton Inventory of Heritage Resources are also subject to the Heritage Resource Management policies referred to in the Plan.

The Convenience Commercial designation applies to two shopping plazas at the intersection of Vodden Street and Main Street North. A range of commercial uses are permitted in this designation.

There are six Special Policy areas identified in the Plan. Special Policy Areas 2 and 3 apply to lands that are subject to the new zoning By-law.

Special Policy Area 2 includes a number of significant heritage resources which substantially contribute to the character of the Main Street North Area. Parts of this Special Policy Area, which are located on the west and east sides of Main Street North are also identified as prospective Heritage Conservation District Areas. The east side

of Main Street North is generally bounded by Alexander Street, Church Street and Union Street; whilst the area to the west of Main Street North consists of Lorne Avenue, David Street and Isabella Street.

In terms of the above areas, the Secondary Plan anticipated that redevelopment of these properties shall incorporate existing significant heritage resources to the extent practical, in accordance with the Urban Design Policies of the Plan. Further, sites under 0.20 hectares in area shall be developed to a Maximum Floor Space Index of 0.75 FSI. In addition, residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties.

Special Policy Area 3 applies to lands that are below the regulatory floodline and there are a number of policies that are included to ensure that development is established in accordance with Conservation Authority Standards including flood proofing provisions, relating to minimum building setbacks, maximum lot coverage, and minimum height of an opening.

Parking policies in the plan indicate that Council may exempt certain developments from parking and that the amount of parking required may be reduced in mixed-use developments. Lands may be used on a temporary basis for parking and parking for mixed use may be provided on another property provided it is within 250 metres of the site requiring the parking.

Appendix B to the Secondary Plan contains the Interim Design Guidelines that are intended to apply to the Downtown Brampton Secondary Plan Area. These Interim Design Guidelines are not part of the Official Plan. Section 1.3 in particular contains a number of very specific standards applying to new development.

#### **4.1.2 Revised Official Plan Policy**

In order to establish a Development Permit System, as mentioned previously, new policies are required for the Main Street North area. These new policies will replace virtually every policy in the Secondary Plan applying to this area and will also amend a number of the policies in the parent Official Plan as well. These new policies will be required to:

1. Establish a Development Permit area on a portion of Main Street North between Church and Vodden streets;
2. Articulate the long-term land use vision for the area;
3. Identify permitted and prohibited uses in the area;
4. Establish built form and site planning standards to implement the long-term land use vision;
5. Identify the criteria that would be used to assess a Development Permit application;

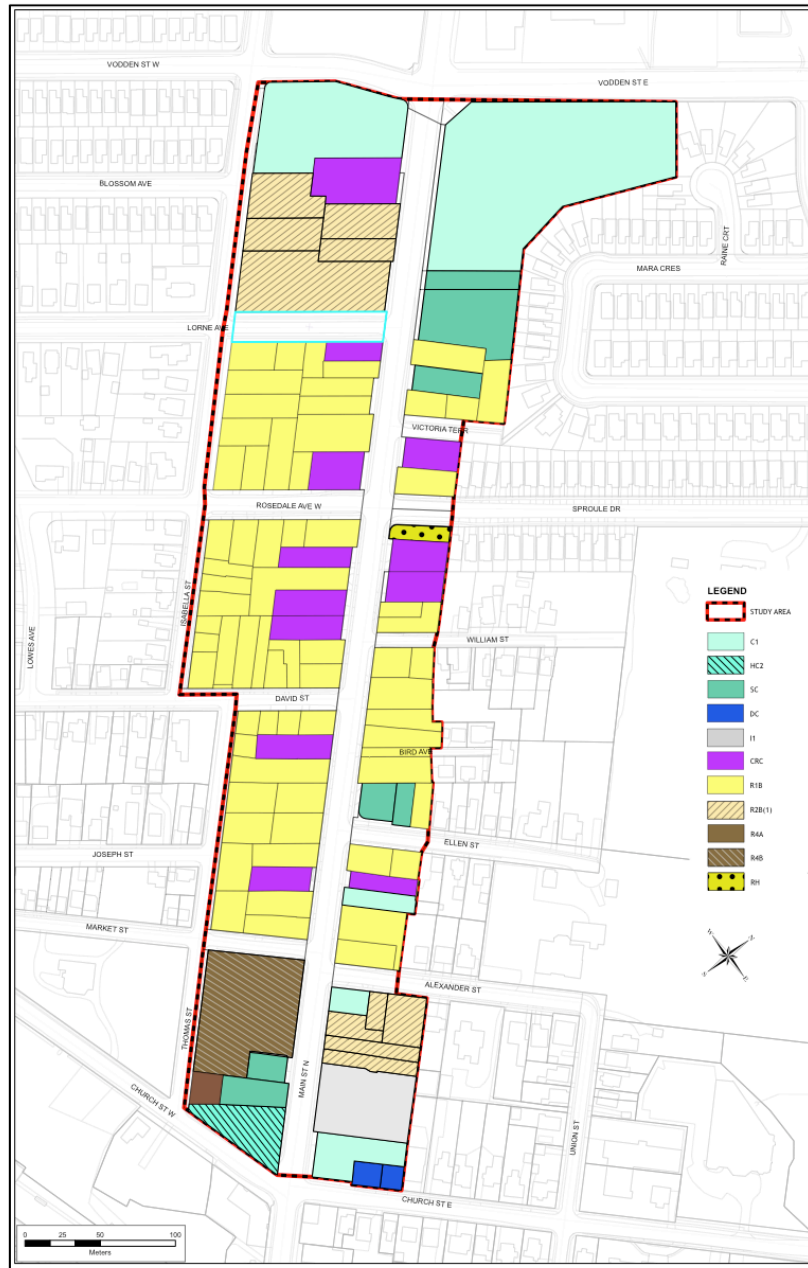
6. Provide for the delegation of Development Permit approvals to the Commissioner of Planning, Design and Development or delegate of the Commissioner;
7. Identify the conditions that may be applied to Development Permit approvals;
8. Identify what information is required to support a Development Permit application;
9. Enable application submission and process requirements to be tailored to the type, scale and form of development proposed; and,
10. Enable the City to provide for granting of bonuses within specified ranges and only if certain community benefits are provided.

## **4.2 Zoning Revisions**

### **4.2.1 Current Zoning Regime**

The Main Street North Study Area is subject to By-law 270-2004 and a map showing the location of each zone in the Study Area is attached as **Figure C**.

**Figure C: Current Zoning in Study Area**



At the present time, there are ten parent zones applying to lands within the Main Street North Study Area. They include the following:

- Residential Holding - RH
- Residential Single Detached B - R1B
- Residential Extended One - R2B(1)
- Residential Apartment A - R4A
- Residential Apartment B - R4B
- Composite Residential Commercial - CRC

- Commercial One - C1
- Service Commercial - SC
- Highway Commercial Two - HC2
- Institutional One - I1

The majority of the lands within the Main Street North Study Area are located in the Residential Single Detached (R1B) Zone. **Table 1** below lists the permitted uses in each of the zones for the Main Street North Study Area. A summary of the zone provisions that currently apply in each zone is shown in **Appendix 1**.

**Table 1: Permitted Uses in Study Area**

Use	Res. Holding (RH)	Res. Single Det. B (R1B)	Res. Extended One R2B(1)	Res. Apt A (R4A)	Res. Apt. B (R4B)	Composite Res. Com. (CRC)	Com. One (C1)	Service Com. (SC)	Highway Com. Two (HC2)	Inst. One (I1)
Administrative Office or Facility, Public										
Animal Hospital							X	X	X	
Arena										
Art Gallery, Public						X				
Art Studio						X				
Bank, Trust Company, or Financial Company							X	X	X (1)	
Cemetery										
College or University										
Community Centre										
Community Club								X		
Conservation										
Convenience Store									X (1)	
Curling Rink										
Custom Workshop								X		
Day Nursery								X		X
Dry Cleaning and Laundry Distribution Station							X	X	X (1)	
Dwelling, Apartment				X	X					
Dwelling, Double Duplex			X							
Dwelling, Duplex			X							

Use	Res. Holding (RH)	Res. Single Det. B (R1B)	Res. Extended One R2B(1)	Res. Apt A (R4A)	Res. Apt. B (R4B)	Composite Res. Com. (CRC)	Com. One (C1)	Service Com. (SC)	Highway Com. Two (HC2)	Inst. One (I1)
Dwelling, Multiple Residential			X (2)	X		X (2)				
Dwelling, Semi-detached			X			X				
Dwelling, Single Detached	X	X	X			X				
Dwelling, Street Townhouse										
Dwelling, Triplex			X							
Fairground										
Garden Centre Sales Establishment								X		
Grocery Store or Supermarket							X			
Group Home, Auxiliary	X	X	X	X	X	X				
Group Home, Type I	X	X	X	X	X	X				X
Group Home, Type II				X	X	X	X	X		X
Health Centre										
Health or Fitness Centre								X		
Hospital										
Hotel or Motel										
Laundromat							X	X		
Library							X			
Lodging House			X	X	X	X		X		
Lodging House, Supportive	X	X	X	X	X	X				
Motor Vehicle or Boat Sales or Rental Establishment and Accessory Repair Facilities										
Motor Vehicle Washing Establishment									X	
Nursing Home										
Office						X (3)	X	X		

Use	Res. Holding (RH)	Res. Single Det. B (R1B)	Res. Extended One R2B(1)	Res. Apt A (R4A)	Res. Apt. B (R4B)	Compos ite Res. Com. (CRC)	Com. One (C1)	Service Com. (SC)	Highway Com. Two (HC2)	Inst. One (I1)
Park, Playground or Recreational Facility, Public										X
Parking Lot							X	X		
Personal Service Shop						X	X	X	X (1)	
Place of Commercial Recreation										
Printing or Copying Establishment								X		
Recreation Facility, Public, Indoor or Outdoor										
Reform or Penal Institution										
Religious Institution							X	X (4)		X
Restaurant: Dining Room, Convenience, or Take-out							X	X	X (1)	
Retail Establishment							X	X (5)	X (1)	
School, Commercial										
School, Public or Private										X
Service Shop							X	X		
Service Station or Gas Bar									X	
Tavern								X		
Taxi or Bus Station										
Temporary Open Air Market										
Theatre										
YMCA, YWCA, or Similar Use										

In addition to the above, there are a number of provisions within the General Provisions section of the By-law that have an impact on development within the Main Street North Study Area. **Appendix 2** summarizes the relevant general provisions for all zones as well as those general provisions that apply to the residential and commercial zones and describes their implications on development.

Based on a review of these provisions, there appear to be a number of general provisions that may have an impact on the implementation of the City's vision for Main Street North. For example, Section 6.13 which deals with permitted yard encroachments, may have an impact on the extent and size of the porches, decks and patios that are to be encouraged within the front yard of buildings on Main Street North. In this regard, the section indicates that the maximum encroachment is 1.5 metres. In some circumstances, it may be appropriate to provide for a greater encroachment, depending upon the location of the building. Section 6.15 which deals with visibility triangles, indicates that the maximum height in a triangle that is defined as being 6.0 metres along each lot line at the point of intersection shall be 0.8 metres. Given the location of some of the buildings within the Main Street Area in relation to that point of intersection, the general provision may have an impact on future expansions. In our opinion, it would be appropriate for this provision to not be applied in the Main Street North Study Area, since there is a desire to establish a strong pedestrian oriented built form in the area.

Section 6.17.1 includes standards for the size of parking spaces. Given the configuration of the lots and the location of buildings in the Main Street Study Area, it is our opinion that it may be appropriate to be more flexible with respect to parking space size in the future. Section 10.5 which deals with attached garages, would permit attached garages adjacent to existing buildings along Main Street North, provided they were located no closer to the front lot line than 6.0 metres. Permitting attached garages in this manner would not be appropriate on Main Street North and there is a need to include specific provisions that only permit such garages in the rear yard.

A number of properties (24) within the Main Street North Study Area are the subject of site-specific exceptions which have been granted by Council in the past through the passage of a Zoning By-law Amendment. **Appendix 3** provides a summary of each of these exceptions. Many of the exceptions are very detailed and provide for a specific type of development on the property. For example, Exception 3184 which applies at the south-west corner of Vodden Street and Main Street North includes a number of very detailed provisions for every type of commercial use permitted in the shopping plaza on the lands.

However, the majority of the exceptions that have been applied historically along Main Street North provide for a limited range of service commercial and office uses or a single detached dwelling. For example, Exception 3075 which applies to 303 Main Street North permits either a single-detached dwelling, a home occupation and purposes accessory to the other permitted purposes or offices, personal service shops, art galleries and purposes accessory to the other permitted uses. Essentially, this "either/or" permission provided the landowner with the flexibility to establish other uses in a single-detached dwelling built form. However, it is noted that while service commercial and limited retail uses are permitted in these circumstances, they are not permitted in conjunction with the use of the building for a single-detached dwelling. In other words, the building can no longer be used for residential purposes, once it is used for a non-residential purpose. Given the overall objectives of the City of Brampton with respect to the Main Street North area, not permitting residential uses

in conjunction with non-residential uses in existing buildings is in our opinion considered not appropriate in terms of moving forward.

Many of the exceptions applied to the single-detached dwellings located on Main Street North also dealt with and included a number of very specific zone standards for the use. While these zone standards typically reflected the location of the building on the date the By-law exception was granted, many of the additional provisions required a minimum number of parking spaces and the provision of landscaping on a case-by-case basis. It is noted that many of the uses permitted through the exceptions were specific to the proposal that was being considered by the City at the time. For example, Exception 3390 provided for a flower shop whereas Exception 3075 provided for an art gallery.

A listing of all minor variances granted (21) in the last twenty-five years in the Main Street North Study Area is contained in **Appendix 4**. Nine of these minor variances permitted additional uses on a property, with some additional regulations while the remaining nine varied a regulation on a particular property. Six of the twenty-one variances applied to properties that were also the subject of a Zoning By-law Amendment. In some cases, the variance was granted before the by-law was amended and in some cases it was afterwards. As a result of these variances, understanding the nature of the permitted uses on many of the properties is difficult, since uses are permitted in some cases by a zoning by-law exception and then uses are added and/or subtracted through a minor variance process. Most municipalities do not typically permit additional uses through a minor variance process for this reason.

#### **4.2.2 Possible Development Permit Provisions**

In our opinion, there are a number of key provisions required in the Development Permit By-law to achieve the City's vision. These provisions are somewhat standard in any zoning by-law in terms of their subject matter, however the main difference between a standard zoning by-law and a Development Permit By-law is the flexibility that would be built into a Development Permit By-law. Suggested Development Permit By-law provisions for consideration are below:

##### **A. FRONT YARD**

It is recognized that the desired right-of-way width on Main Street is 26 metres. However, the actual right-of-way has only been widened in certain locations, as a consequence of redevelopment applications. On this basis and given the variability in the location of the front lot line, the required front yard that is established as part of this process has to be measured from the centre line of the road. This means that the Development Permit By-law will require the inclusion of a minimum setback from the centre line of Main Street North of 13 metres.

To a very large extent, the treatment of the front face of the buildings on Main Street is a key consideration in moving forward. It is also recognized that there is some variability in the location of the front wall adjacent to Main Street as

well. On this basis, there are three very distinct options to consider in this regard:

- a) The required front yard would be the yard that existed on the effective date of the passage of the Development Permit by-law. This means that any extension closer to the street in the future would not be permitted.
- b) The required front yard could be a number that reflects an appropriate building line along Main Street. In circumstances where the current yard is higher than the average yards on the street, a special provision could allow for the expansion of buildings closer to the street to the building line.
- c) No minimum required yard is established, but a maximum permitted yard is established instead. If this scenario was selected, the by-law would need to contain conditions that would allow for the site specific consideration of development applications within this building area, and a demonstration of Official Plan conformity would have to be provided.

## **B. USE OF FRONT YARD**

While the draft Main Street North Guidelines do anticipate that buildings may be built closer to the street, there is also the desire to improve the aesthetics of the front yard wherever possible. This means that the amount of paving in a front yard should be appropriate and that there should be some amount of landscaping to improve the aesthetics of both the street and the building. However, these provisions should be flexible enough to allow for the building of patios or porches in the front yard as well. In addition, there should be some permission for outdoor display and sales as appropriate. On the basis of the above, below are two options for consideration:

- a) A landscaping/non-landscaping ratio could be established for the front yard. This ratio could be 60/40, 50/50 or 40/60. Encroachments of patios and porches would not be permitted within the landscaping portion.
- b) A certain percentage of the front lot line could be the site of landscaping that extends to a line that equals the location of the front wall. This percentage could be 20% or 30% for example and would be permitted to be provided anywhere adjacent to the front lot line.

## **C. INTERIOR SIDE YARD**

Interior side yards are required to maintain some separation between the buildings along Main Street and to ensure that appropriate access to the rear of the lot is available for parking. On this basis and at a minimum, there should be a minimum 3 metre interior side yard on one side for driveway purposes. With respect to the other side, the required interior side yard can be 1.5

metres, plus 0.6 metres for any additional storey above the first storey. The 3.0 metre side yard could be reduced if the driveway was to be shared.

#### **D. MAXIMUM LENGTH OF WALL FACING MAIN STREET**

A concern has been expressed about individuals combining lots and then redeveloping these lots with larger buildings. If such a lot assembly occurred, the potential would exist for there to be a building fronting on Main Street that has a front wall that is 2, 3 or 4 times longer than typical front walls on existing lots. It is difficult to determine what possible scenarios may arise as a result of a lot assembly. On this basis, one way to deal with this issue is to include a maximum percentage of the front lot line that could be faced by a front wall. This would only apply on lots that have a frontage in excess of all or the majority of the existing lots on Main Street (with the exception of the commercial parcels at major intersections).

#### **E. REAR YARD**

Given that the rear yards on the lots fronting on Main Street North will primarily be the site of parking for the non-residential uses in the buildings, there is a need to ensure that there is enough land available for parking while providing for the maintenance of some or all of the mature trees and other landscaping in the rear yards. In addition, the preferred location for building additions is in the rear, since the impacts on the front face of the dwelling would be minimal. Given the depth of the lots, there should be a minimum set back from the lot line included within the Development Permit zoning by-law. Below are a few options for consideration:

- a) A rear building line of 7.5, 10 or 15 metres could be established.
- b) A rear yard for upper storeys would be represented by a line that has an angle of 45 degrees and which extends from wherever the required rear yard building line is.
- c) Depending on what the required rear yard is, a building encroachment could be permitted within that required rear yard provided no more than a certain percentage of that yard was the site of a building. A working number in this regard would be 50%, with such an encroachment not being permitted to be any closer than 7.5 metres from the rear lot line.
- d) The last option is to not apply any more than a minimum 7.5 metre rear yard and require a site by site determination of an appropriate setback.

#### **F. MINIMUM BUILDING HEIGHT**

There is a clear desire to ensure that any new development that occurs maintains an appropriate building height that is consistent with the height of

other buildings along the street. However, any minimum building height applied should only apply to the portion of the lot closest to the front lot line.

#### **G. MAXIMUM BUILDING HEIGHT**

Given that the height of buildings along Main Street has the potential to significantly impact on the streetscape, It is recommended that an absolute maximum height be established in all areas subject to the Development Permit By-law that reflects what would be considered to be the absolute maximum, in order to implement the City's Urban design vision for the area.

#### **H. LOT COVERAGE**

Lot coverage is typically used by municipalities to establish the principle of how much of a lot can be covered by buildings. In my opinion, including a lot coverage provision in the by-law in a circumstance where development is encouraged, including an artificial cap on the amount of the lot that can be covered by buildings is not recommended. It is my opinion that if the yards included within the by-law are considered to be acceptable, there is no need for a lot coverage provision.

#### **I. LANDSCAPING**

A number of municipalities include landscape requirements within their by-law to ensure that a certain percentage of the lot is the site of pervious surfaces. In my opinion, given the nature of the other recommendations made above, there is no need for a landscaping requirement in the front and interior side yards. On this basis, the only yard in which such a provision may be appropriate is the rear yard. In this regard, and based on the lot depths along this portion of Main Street, it is suggested that there be a minimum landscaping requirement applying to the rear yard (not the required rear yard) to provide the basis for entering into a Development Permit agreement that maximizes the retention of existing trees and green space.

#### **J. MINIMUM PERCENTAGE OF FRONT WALL TO FACE STREET**

In order to ensure that there is a consistent pattern of development in terms of its relationship to the street, there is a need to require a certain percentage of the front lot line to be faced by buildings on the smaller lots. However, there is also a need to recognize that driveways accessing the rear of the lots are also required. On this basis, it is recommended that minimum facade lengths be established.

#### **K. PARKING**

With respect to parking, it is difficult at this time to make a recommendation on what the required parking standards should be for uses along Main Street. It is noted that parking on some of the side streets in the area is already

restricted. It is also unknown how many parking spaces may be available along Main Street in the future. On this basis, the City has three options:

- a) Apply the current City parking standards to permitted uses in the area without any modifications.
- b) Require parking for only those uses that have the potential for attracting the most traffic, such as restaurants, retail stores and medical clinics and eliminate parking requirements for other uses. It is my opinion that no professional office would establish itself in an existing building if parking was not provided on the lot. In essence the parking then becomes self-regulated for certain uses.
- c) Eliminate parking requirements entirely from this portion of Main Street and rely upon the landowner to provide an appropriate amount of parking and the City to ensure that on street is available.

#### **4.2.3 Other Development Permit By-law Provisions**

In addition to the standards discussed in Section 4.2.2, there are a number of other detailed provisions required to implement the urban design objectives of the City.

There is also a need for the by-law to clearly articulate when a Development Permit is require and in this regard, it is recommended that such a permit be required when it is proposed to:

- Construct, erect or place one or more buildings or structures on a lot;
- Increase the size of an existing building or structure;
- Establish additional parking spaces;
- Establish driveways or modify driveways for motor vehicle access;
- Alter the grade of the land and/or place or dump fill on the land;
- Remove trees that have a caliper of XXXX at breast height;
- Change the building materials used on any wall facing a street;
- Modify the architectural style of an existing building;
- Change the pitch and/or architectural style and/or materials used on the portion of any roof of a main building that is visible from a street;
- Install a deck, porch or patio between a main wall and the street; and,
- Convert all or a portion of a residential use into a non-residential use(s).

The criteria to be considered by the City when reviewing any Development Permit application should also be clearly articulated. In this regard, it is suggested that the City be satisfied that the following criteria be established (recognizing that not all criteria will be applicable to every application):

1. The proposed development supports the further intensification and use of the lands within the DPS area and its transformation into a mixed use area;

2. The character and stability of existing and well-established residential neighbourhoods in the vicinity of the DPS area is maintained and enhanced;
3. The proposed development is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development;
4. The proposed development assists in defining Main Street by buildings and/or public spaces, where the proposal is located on Main Street;
5. Any existing built heritage resources are retained wherever possible to provide continuity between the past and the present;
6. If an addition to a heritage building is proposed, that it is undertaken in a manner that is consistent and compatible with the character and scale of the existing building;
7. The proposed development facilitates a more efficient use of urban land and the establishment of a human scale pedestrian environment;
8. The proposed development will have a built form and facade relationship to the street that is consistent with other buildings on the same side of the street;
9. As many of the existing mature and healthy trees on site are retained as possible and appropriate landscaping added to enhance the aesthetics of the site;
10. Appropriate measures are undertaken to maximize the infiltration of stormwater into the ground;
11. Additional criteria that need to be considered are contained within Section 5.6.2 of the Downtown Brampton Secondary Plan Area 7. In addition, criteria that are specific to a use or a development standard are contained within Sections 51.6 and 51.7 of this By-law; and,
12. That the site development standards and guidelines including the City-wide Development Design Guidelines, as established by the City and as applicable to the subject lands are met.

Lastly, the Development Permit By-law should articulate how variances to the By-law will be considered. Typically, these variances will be a response to a unique circumstance on site, such as building location for example.

## 5.0 SUMMARY

Given expected population growth in the City of Brampton and the increasing focus on the intensification of existing built-up areas, the Main Street North area is well positioned to accommodate additional development and redevelopment. While there has been a vision in place for the Main Street North area for a few years, there is a need to establish an effective plan to implement that vision in a manner that achieves the City's objectives. Given the nature of the built form and the area's heritage character, there is also a need to ensure that any development or redevelopment is sensitive to that built-form and complements the character of the area. However, there is also a need for there to be a planning process which provides for the streamlining of approvals wherever possible, to encourage the achievement of the City's objectives.

It is on this basis that a Development Permit System should be considered for the Main Street North area. Along with the Development Permit System will be development standards and design guidelines that are unique to the area and which provide some flexibility to the landowners in terms of their implementation on a case-by-case basis. The effect of applying a Development Permit System to Main Street North will also be that many properties that currently do not have permissions for non-residential use will now have those permissions, subject to appropriate standards and guidelines being satisfied. In addition, the standards will be considerably simplified and some standards relaxed in order to provide for additional development.

It is our opinion that a combination of the introduction of new permitted uses for all properties, the establishment of reasonable development standards and the commitment of the City to improve the public realm on Main Street North will all combine to lead to the establishment of a vibrant urban neighbourhood at the northern gateway to the City of Brampton.

**APPENDIX 1 - ZONE STANDARDS**

<b>Standard</b>	<b>Residential Holding (RH)</b>	<b>Residential Single Detached B (R1B)</b>	<b>Residential Extended One (R2B(1))</b>	<b>Residential Apartment A (R4A)</b>	<b>Residential Apartment B (R4B)</b>	<b>Composite Residential Commercial (CRC)</b>	<b>Commercial One (C1)</b>	<b>Service Commercial (SC)</b>	<b>Highway Commercial Two (HC2)</b>	<b>Institutional One (I1)</b>
<b>Minimum lot area</b>	1350 sq.m	Interior lot - 450 sq.m Corner lot - 540 sq.m	Single detached, Duplex, interior lot - 450 sq.m Single detached, Duplex, corner lot - 550 sq.m Semi-detached, interior lot - 540 sq.m/lot + 270 sq.m/unit Semi-detached, corner lot - 630 sq.m/lot + 360 sq.m for unit closest to flankage yard Triplex, interior lot - 660 sq.m Triplex, corner lot - 750 sq.m Double duplex, multiple residential, interior lot - 925 sq.m Double duplex, multiple residential, corner lot - 1040 sq.m	No requirement	No requirement	Residential use - subject to the requirements and restrictions relating to the R2B(1) Zone Non-Residential use - subject to the requirements and restrictions relating to the SC Zone	No requirement	No requirement	No requirement	No requirement
<b>Minimum lot width</b>	30.0 m	Interior lot - 15.0 m Corner - 18.0 m	Single detached, Duplex, interior lot - 15.0 m Single detached, Duplex, corner lot - 18.0 m Semi-detached, interior lot - 18.0 m/lot + 9.0 sq.m/unit Semi-detached, corner lot - 21.0 m/lot + 12.0 sq.m for unit closest to flankage yard Triplex, interior lot - 18.0 m Triplex, corner lot - 21.0 m Double duplex, multiple residential, interior lot - 20.0 m Double duplex, multiple residential, corner lot - 22.0 m	33.0 m	Interior lot - 30.0 m Corner lot - 33.0 m	Residential use - subject to the requirements and restrictions relating to the R2B(1) Zone Non-Residential use - subject to the requirements and restrictions relating to the SC Zone	38.0 m	38.0 m	45.0 m	No requirement
<b>Minimum lot depth</b>	45.0 m	30.0 m	30.0 m	No requirement	No requirement	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	No requirement	No requirement	45.0 m	No requirement
<b>Minimum front yard</b>	7.5 m	6.0 m	6.0 m	7.5 m	Greater of 15.0 m or half the height of the	Subject to the requirements and restrictions	15.0 m	5.0 m	15.0 m	7.5 m

**APPENDIX 1 - ZONE STANDARDS**

Standard	Residential Holding (RH)	Residential Single Detached B (R1B)	Residential Extended One (R2B(1))	Residential Apartment A (R4A)	Residential Apartment B (R4B)	Composite Residential Commercial (CRC)	Commercial One (C1)	Service Commercial (SC)	Highway Commercial Two (HC2)	Institutional One (I1)
					building	relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)				
Minimum interior side yard	7.5 m	1.2 m for the first storey or part thereof, 0.6 m for each additional storey or part thereof	1.2 m for the first storey or part thereof, 0.6 m for each additional storey or part thereof	Greater of 10.0 m or half the height of the building	Greater of 15.0 m or half the height of the building	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	3.0 m, except that where the interior side yard abuts the Residential or Institutional Zone, the minimum interior side yard shall be 6.0 m	3.0 m Abutting a residential or institutional zone - 5.0 m	3.0 m, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6.0m	Greater of 7.5 m or half the height of the building
Minimum exterior side yard	7.5 m	3.0 m	3.0 m		Greater of 15.0 m or half the height of the building	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	6.0 m	5.0 m	6.0 m	Greater of 7.5 m or half the height of the building
Minimum rear yard	12.0 m	7.5 m	7.5 m	Greater of 10.0 m or half the height of the building	12.0 m	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	6.0 m, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9.0 m	6.0 m Abutting a residential or institutional zone - 9.0 m	6.0 m, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9.0 m	Greater of 7.5 m or half the height of the building
Maximum building height	10.6 m	10.6 m	10.6 m	12 storeys	22 storeys	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	2 storeys	3 storeys	2 storeys	3 storeys
Maximum lot coverage	No requirement	No requirement	No requirement	25% by the main building(s)	25% by the main building	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	No requirement	No requirement	No requirement	33.3%
Minimum landscaped open space	No requirement	Single detached dwelling, interior lot - 60%	Single detached dwelling, interior lot - 60% minimum	60% lot area	60% lot area	Subject to the requirements and restrictions	20 % of the minimum required front	60% required front yard	20 % of the required front	No requirement

**APPENDIX 1 - ZONE STANDARDS**

Standard	Residential Holding (RH)	Residential Single Detached B (R1B)	Residential Extended One (R2B(1))	Residential Apartment A (R4A)	Residential Apartment B (R4B)	Composite Residential Commercial (CRC)	Commercial One (C1)	Service Commercial (SC)	Highway Commercial Two (HC2)	Institutional One (I1)
		minimum front yard area Single detached dwelling, corner lot - 70% minimum front yard area Single detached dwelling, where side lot lines converge towards front lot line - 50%	front yard area Single detached dwelling, corner lot - 70% minimum front yard area Single detached dwelling, where side lot lines converge towards front lot line - 50% Other dwelling, interior lot - 50% minimum front yard area Other dwelling, corner lot - 60% minimum front yard area Other dwelling, where side lot lines converge towards front lot line - 40%			relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	yard; and 50% of the minimum required exterior side yard.	60% required exterior side yard	yard; and 50% of the required exterior side yard	
<b>Maximum FSI</b>	No requirement	No requirement	No requirement	1.0	1.75	Subject to the requirements and restrictions relating to the R2B(1) Zone (Residential use); and the SC Zone (Non-Residential use)	No requirement	No requirement	No requirement	No requirement
<b>Other provisions</b>	Minimum gross floor area - 100 sq.m per dwelling unit	-	-	-	-	Minimum gross residential floor area - 75 sq.m per dwelling unit	-	-	No underground or above ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones	Parking shall be provided in accordance with Sections 6, 10, and 20 of this By-law

**APPENDIX 2 - GENERAL PROVISIONS**

Section	General Provision															
6.6 Frontage on Road or Street	No person shall erect any building or structure in any zone unless he lot upon which such building or structure is to be erected fronts upon a street.															
6.8 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.															
6.9 Parent Zones and Special Sections	Where the zoning symbol of land shown on Schedule A to this by-law is followed by a dash and a Section number (e.g. C1-SECTION 435), the number refers to a Special Section in Part III of this by-law. In addition to regulations and restrictions contained in the Special Section that apply to the particular property(ies), all regulations and restrictions of the Zone in front of the dash, considered as the Parent Zone outlined in section 3.0 of this By-law, and all other provisions of this by-law shall also apply to the lands provided they are not in conflict with the ones set out in the applicable Special Section.															
6.11 Temporary Uses	(a) Permits scaffolding, sales and rental offices incidental to construction under way, for up to one year or until project is finished. (b) Tent permitted accessory to a principal use in a commercial or industrial zone for 14 days.															
6.13 Permitted Yard Encroachments	<p>(a) Accessory building permitted in any required yard.</p> <p>(b) Table 6.13.A</p> <table border="1" data-bbox="527 927 1213 1230"> <thead> <tr> <th>Structure</th> <th>Yard</th> <th>Maximum Encroachment</th> </tr> </thead> <tbody> <tr> <td>Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies</td> <td>Any Yard</td> <td>0.5 metres</td> </tr> <tr> <td>Window bays</td> <td>Front, rear and exterior side yards</td> <td>1 metre to a maximum width of 3 metres</td> </tr> <tr> <td>Balconies or decks</td> <td>Front, rear and exterior side yards</td> <td>1.5 metres</td> </tr> <tr> <td>Open, roofed porches not exceeding one storey in height, uncovered terraces</td> <td>Front, rear and exterior side yards</td> <td>1.5 metres including eaves and cornices</td> </tr> </tbody> </table> <p>(c) Drop awnings, clothes poles, flagpoles, garden trellises, fences, retaining walls, signs, landscaped decks or similar accessory uses allowed in any yard.</p>	Structure	Yard	Maximum Encroachment	Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any Yard	0.5 metres	Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres	Balconies or decks	Front, rear and exterior side yards	1.5 metres	Open, roofed porches not exceeding one storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices
Structure	Yard	Maximum Encroachment														
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6.14 Floodplain Zone	Lands zones Floodplain (F) not used in calculating lot width, required yards or areas for lands in abutting zones.															

## APPENDIX 2 - GENERAL PROVISIONS

Section	General Provision								
6.15 Visibility Triangle	Triangle defined as 6.0 metres along each lot line at the point of intersection. Height limit is 0.8 metres above street grade.								
6.16 Height Exceptions	(a) Church spires, water tanks, elevator enclosures, flagpoles, television or radio antennae, ventilators, silos, skylights, chimneys, clock towers, and electrical supply facilities. (b) Roof structure, which is used only as an ornament or to house the mechanical equipment of any building.								
6.17.1 Parking Space Dimensions	(a) 2.7 m wide x 5.4 m length (angle parking). (b) 2.75 m wide x 6.5 m length (parallel parking).								
6.17.2 Parking Space Requirements (other than for a single detached dwelling)	(a) To be provided or maintained on the same lot or parcel as the building or use requiring them. (b) Minimum driveway width leading to a parking area - 3.0 m one-way, 6.0 m two-way. (c) Unobstructed access to an aisle required (excluding tandem spaces). (d) Minimum aisle widths (on following page): <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: left;"><u>Angle of Parking</u></th> <th style="text-align: left;"><u>Minimum Aisle Width</u></th> </tr> </thead> <tbody> <tr> <td>(1) up to 50 degrees</td> <td>4.0 metres</td> </tr> <tr> <td>(2) 50 degrees up to 70 degrees</td> <td>5.75 metres</td> </tr> <tr> <td>(3) 70 degrees up to and including 90 degrees</td> <td>6.6 metres</td> </tr> </tbody> </table>	<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>	(1) up to 50 degrees	4.0 metres	(2) 50 degrees up to 70 degrees	5.75 metres	(3) 70 degrees up to and including 90 degrees	6.6 metres
<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>								
(1) up to 50 degrees	4.0 metres								
(2) 50 degrees up to 70 degrees	5.75 metres								
(3) 70 degrees up to and including 90 degrees	6.6 metres								
6.20 Loading Spaces	(a) Vertical clearance of 4.25 m. (b) Not allowed on or partly upon any street or lane. (c) Be accessible from the street or lane by means of a driveway, aisle, maneuvering or similar area, no part of which shall be used for parking or temporary storage of motor vehicles. Dimension - 3.5 m width x 9.0 m length.								
6.27 One Dwelling Per Lot	Where a dwelling is a permitted purpose, no person shall erect more than one such single dwelling on one lot.								
6.29 Animal Hospitals	Permitted in any industrial or commercial zone provided that: (a) No overnight boarding of animals not receiving treatment.								

## APPENDIX 2 - GENERAL PROVISIONS

Section	General Provision
	<ul style="list-style-type: none"> <li>(b) No outside runs.</li> <li>(c) Treatment only for household pets, not agricultural livestock.</li> </ul>
6.31 Parking of Oversized Motor Vehicles	<p>No parking permitted on any lot, unless:</p> <ul style="list-style-type: none"> <li>(a) The vehicle is making a delivery or providing a service where it is parked.</li> <li>(b) It is accessory to a permitted agricultural, commercial, industrial, institutional, or public use (but not a home occupation) occurring on the property.</li> </ul>
6.33 City of Brampton Public Uses	<p>Public uses owned/leased by the City permitted in all zones provided that yard, outside storage, parking, and coverage regulations for same zone are met. Accessory uses limited to 15% total gross floor area on site.</p>
10.3 Accessory Buildings	<ul style="list-style-type: none"> <li>(a) Not permitted in a front or side yard unless otherwise permitted.</li> <li>(b) Not permitted on any easement.</li> <li>(c) Shall not be used for human habitation.</li> <li>(d) Not more than one swimming pool enclosure and one accessory building other than the swimming pool enclosure permitted on a lot.</li> <li>(e) Gross floor area (excluding the pool enclosure) limited to 10.0 sq.m on residential lots within the study area (increased in countryside).</li> <li>(f) In the rear yard, located no closer than 0.6 m to the nearest lot line on residential lots within the study area. In the interior side yard, cannot encroach into the minimum required setback for the main building and be at least ½ the length of the main building wall facing the interior side lot line back from the front wall of the main building.</li> <li>(g) Swimming pool structures must be at least 1.2 m back from the side or rear lot line and no closer to a street than the required front yard or exterior side yard.</li> <li>(i) Accessory building materials must be compatible with those used for the main building.</li> <li>(l) Maximum door height on an accessory building - 2.4 m.</li> </ul>
10.4 Detached Garage or Carport	<p>.1 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 subject to the following requirements and restrictions:</p> <ul style="list-style-type: none"> <li>(a) Only one detached private garage or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot</li> <li>(b) It shall be no closer than 1.0 metres to a main building.</li> </ul>

**APPENDIX 2 - GENERAL PROVISIONS**

Section	General Provision
	<p>(c) It shall be no closer than 0.6 metres to an interior side lot line or rear lot line.</p> <p>(d) It shall be no closer to a street than the required front yard depth for a main building, and in no case shall be closer to the front lot line than 6.0 metres.</p> <p>(e) It shall not be located in the required exterior side yard.</p> <p>(f) When facing a flankage lot line, a carport or garage door opening shall have a minimum 6 metre setback to the flankage lot line.</p> <p>(g) It shall not have a gross floor area in excess of 24.0 square metres.</p> <p>(h) It shall not exceed 4.5 metres in height in the case of a peaked roof, and 3.5 metres in height in the case of a flat roof.</p> <p>(i) It is compatible, in exterior design and type of building materials used, with the main building located on the lot.</p> <p>(j) It does not have vehicle garage doors which exceed 2.4 metres in height.</p> <p>(k) Where a conflict occurs between the requirements and restrictions of this section, and the particular zone in which the accessory buildings or structures are situated, the latter shall apply.</p> <p>.2 A detached private garage or carport may be erected in a rear yard or interior side yard with no setback from the side lot line or the rear lot line subject to the following requirements and restrictions:</p> <p>(a) The garages for the two lots abutting the said side or rear lot line are designed as one building.</p> <p>(b) A common wall on and along the said side or rear lot line divides the garages.</p> <p>(c) The garages for the two lots abutting the said side or rear lot line are constructed or reconstructed simultaneously.</p>
<p>10.5 Attached Garage or Carport</p>	<p>Where a garage or carport is attached to a dwelling unit it shall not be considered an accessory building and it shall comply with the yard and area requirements for the residential or agricultural zone in which it is located and the following requirements and restrictions:</p> <p>(a) The garage doors shall not exceed 2.4 metres in height.</p> <p>(b) A carport or garage door opening shall not be located closer than 6 metres from the front yard flankage lot line.</p> <p>(c) The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment.</p>

## APPENDIX 2 - GENERAL PROVISIONS

Section	General Provision
10.8 Through Lots	One of the front yards of a through lot shall be considered as a required rear yard and shall have the rear yard depth required by this by-law.
10.10 Fences	(a) Maximum front yard height - 1.0 m (b) Maximum rear yard height - 2.0 m
10.11 Setback to Public Walkway	All buildings or structures shall have a minimum setback of 1.2 metres to a public walkway, an open space zone, or a non-residential zone.
10.12 Driveway Distance	Driveway must be 6.0 m away (measured along a lot line) from the point of intersection of two streets
10.13 Semi-detached or Street Townhouses	.1 No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached or street townhouse dwelling. .2 For a street townhouse dwelling, each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room. .3 For a semi-detached, or street townhouse dwelling unit, no second storey component of the unit shall be located more than 3 metres closer to the rear yard lot line than the second storey wall of the abutting dwelling unit. .4 For a street townhouse dwelling, no more than 8 dwelling units shall be attached.
10.14 Provisions for Group Homes and Supportive Lodging Houses	(a) A supportive lodging house shall be located in a single detached dwelling. (b) A group home type 1 shall be located within a single detached dwelling. (c) The supportive lodging home shall occupy the whole or part of the single detached dwelling. (d) A group home type 2 shall be located within a single detached dwelling or a dwelling within a mixed use development. (e) A minimum separation distance of 120 metres shall be maintained between a group home type 1 use, any other group home type 1, or a supportive lodging house. (f) A minimum separation distance of 120 metres shall be maintained between a group home type 2, another group home type 2, a supportive lodging house, or a group home type 1.

## APPENDIX 2 - GENERAL PROVISIONS

Section	General Provision
	(g) A minimum separation distance of 610 metres shall be maintained between a supportive housing facility and another supportive housing facility, or a group home type 1, or a group home type 2, or a supportive lodging house.
10.15 Provisions for Lodging Houses	(a) A lodging house shall be located in a single detached dwelling. (b) The lodging house shall occupy the whole or part of the single detached dwelling. (c) A minimum separation distance of 305 metres shall be maintained between a lodging house and any other lodging house. (d) A lodging house shall comply with the requirements of the Lodging House Licensing By-law.
10.16 Provisions for Two-Unit Houses	In areas where two-unit houses are permitted by a specific zoning category, they shall be in compliance with the applicable Zoning By-law provisions, the registration by-law for two-unit houses, and all applicable safety standards.
10.21 Larger Daylight Triangle	Where a lot line abuts a visibility triangle is larger than 10.0 m x 10.0 m, minimum yard setback to that lot line for a building under two storeys in height - 3.0 m.
10.23 Below Grade Exterior Stairs and Windows	.1 For single detached, semi-detached, or townhouse dwelling, exterior stairways not permitted in a required side or rear yard, or between the main wall of a dwelling and the front or flankage yard. .2 Below-grade window not permitted where the interior side yard depth is less than 1.2 m.
10.24 Above Grade Side Entrances	Front of an above-grade door located on a side wall of a single detached, semi-detached, or street townhouse dwelling shall have a minimum setback of 1.2 m from an interior side lot line. Steps or landing for that door shall have a minimum setback of the required yard or 0.9 m.
20.2 Accessory Buildings	(a) Shall be used only for parking motor vehicles or garbage storage/disposal. (b) Permitted only in an interior side or rear yard. (c) Set back from any lot line abutting a residential, institutional or open space zone the greater of the height of the accessory building or 1.5 m.
20.5 Restaurant Waste	Restaurant waste shall be contained in a climate-controlled area within a building.
20.6	No person shall erect, alter or use any building, structure or land in any commercial zone for any purpose

## APPENDIX 2 - GENERAL PROVISIONS

Section	General Provision
Loading Spaces	involving the movement of goods unless loading spaces are provided and maintained in accordance with the requirements and restrictions set out in this section of the by-law.
20.7 Provisions for Group Home Type 2 or Supportive Housing Facility	<ul style="list-style-type: none"> <li>(a) A group home type 2 shall be located in a single detached dwelling and a dwelling unit within a mixed use development.</li> <li>(b) The group home type 2 shall occupy the whole of the single detached dwelling.</li> <li>(c) A minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, a supportive lodging house, or a group home type 1.</li> <li>(d) A minimum separation distance of 610 metres shall be maintained between a supportive housing facility and a group home type 1, or a group home type 2, or a supportive lodging house, or another supporting housing facility.</li> <li>(e) A group home type 2 shall be subject to compliance with the Group Home Registration By-law.</li> </ul>
20.8 Provisions for Lodging Houses	<ul style="list-style-type: none"> <li>(a) A lodging house shall be located in a single detached dwelling.</li> <li>(b) The lodging house shall occupy the whole or part of the single detached dwelling.</li> <li>(c) A minimum separation distance of 305 metres shall be maintained between a lodging house and another lodging house.</li> <li>(d) A lodging house and a supportive lodging house shall comply with the requirements of the Lodging House Licensing By-law.</li> </ul>

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
3184 (C1)	341 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted use - commercial (a retail establishment having no outside storage, a grocery store, a service shop, a personal service shop, a bank, trust company, finance company, an office, a dry cleaning and laundry distribution station, a laundromat, a parking lot, a dining room restaurant, or in conjunction with and within the dining room restaurant, take-out and packaged fast food service from a separate customer serving area), and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 39 metres.</li> <li>- Minimum lot depth - 96 metres.</li> <li>- Minimum lot area - 4600m<sup>2</sup>.</li> <li>- Only one building shall be permitted, and it shall be located within the area shown are Building Area on map inset.</li> <li>- Minimum front yard depth, rear yard depth and side yard width as shown on map inset.</li> <li>- Maximum total gross leasable commercial floor area - 1.444m<sup>2</sup>.</li> <li>- Maximum building height - 2 storeys.</li> <li>- Offices for medical, dental or drugless practitioners shall occupy not more than 300m<sup>2</sup> of gross leasable commercial floor area.</li> <li>- Maximum gross leasable commercial floor area to be used for a dining room restaurant - 465m<sup>2</sup>.</li> <li>- Off-street parking requirement - 1 per 19m<sup>2</sup> or fraction thereof of gross leasable commercial floor area.</li> <li>- Any entrances to the building used for the retail sale of liquor or beer, or for a dining room restaurant shall be located at least 30 metres distant from the nearest point of intersection between a lot line and the closest driveway access.</li> <li>- No entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant.</li> <li>- Garbage and refuse containers shall be located only within a building.</li> <li>- Garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the building.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- Landscaped Open Space shall be provided and maintained in the areas shown as Landscaped Open Space on the inset map.</li> <li>- The customer serving area used for the provision of take-out and packaged fast food shall not exceed 1.5 percent of the gross floor area used for the</li> </ul>	N/A	42E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		dining room restaurant.		
3075 (CRC)	303 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling, a home occupation, and purposes accessory to the other permitted purpose; OR offices (other than for a physician, dentist or drugless practitioner, or a real estate office), personal service shop, an art gallery, and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 30.77 metres.</li> <li>- Minimum front, rear and side yard depths and widths shall be shown on the inset map.</li> <li>- Permitted uses shall be located in the building within the area shown as Building Area on the inset map.</li> <li>- Maximum gross floor area - 427.5m<sup>2</sup>.</li> <li>- Maximum height of building as shown on the inset map - 2.5 storeys.</li> <li>- Minimum of 14 parking spaces for commercial uses permitted by section 75.1(2) as shown on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the location shown as Landscaped Open Space on the inset map.</li> <li>- No outside storage or display of goods permitted.</li> <li>- All garbage and refuse containers be located within a building.</li> <li>- A wood privacy fence. 1.8 metres in height, shall be erected and maintained in the locations shown on the inset map.</li> </ul>	Special Policy Area No.2	42E
3054 (R2B(1))	289 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - the purposes permitted in an R2B(1) zone, funeral home, a residence within the funeral home, and parking in connection with the other permitted purposes.</li> <li>- The north-westerly 4.5 metres of the lands shall be provided as landscaped open space.</li> </ul>	Special Policy Area No.2	42E
3390 (CRC)	281 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER an office (not including a real estate office or an office of a physician, dentist and drugless practitioner), an artist studio or gallery, an arts and crafts studio, a flower shop, one residential dwelling, and purposes accessory to other permitted purposes, OR the uses permitted by the Residential single detached B Zone (R1B).</li> <li>- Minimum lot area - 480m<sup>2</sup>.</li> <li>- Minimum lot width - 13 metres.</li> <li>- Minimum front yard depth - 6.8 metres.</li> <li>- Minimum interior side yard width - 1.9 metres.</li> </ul>	Special Policy Area No.2	42E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<ul style="list-style-type: none"> <li>- Minimum exterior side yard width - 1.9 metres.</li> <li>- Minimum rear yard depth - 14 metres.</li> <li>- In respect to offices, the maximum gross floor commercial floor area shall be 70m<sup>2</sup>.</li> <li>- For residential dwellings, the minimum floor area shall be 75m<sup>2</sup>.</li> <li>- A minimum of 4 parking spaces shall be provided for an office, an artist studio or gallery, an arts and crafts studio, and a flower shop.</li> <li>- A minimum of 2 tandem parking spaces shall be provided for a residential dwelling.</li> <li>- For any of the permitted uses above, the basement shall be used for storage purposes only.</li> <li>- For the uses permitted by the Residential single detached B Zone (R1B), the requirements and restrictions of R1B zone which are not in conflict with those bulk and location provisions set out above (3390.2(a) to (f)).</li> </ul>		
3247 (CRC)	267 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 25.3 metres.</li> <li>- Minimum front, rear and side yard depths and widths as shown on the inset map.</li> <li>- The sale of goods or material or the display of goods or material to be sold, shall not be permitted.</li> <li>- The permitted uses shall be located in the buildings within the area shown as Building Area on the inset map.</li> <li>- The building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area.</li> <li>- Maximum gross floor area of the home occupation - 65m<sup>2</sup>.</li> <li>- Maximum height of building located within the area shown as Building Area on the inset map - 2 storeys.</li> <li>- Minimum number of parking spaces for home occupation - 6, to be located in the location shown as parking area on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on the inset map.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse containers shall be located within the building.</li> </ul>	Special Policy Area No.2	41E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
3361 (CRC)	253 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes, OR offices (other than offices for a physician, dentist or drugless health care practitioner, and a real estate office), and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 13.6 metres.</li> <li>- Minimum front and rear yard depths and side yard width as shown on the inset map.</li> <li>- All of the permitted uses shall be located in the building within the area identified as Building Area on the inset map.</li> <li>- Maximum gross commercial floor area of the building - 180m<sup>2</sup>.</li> <li>- Maximum height of the building - 1 ½ storeys.</li> <li>- All parking shall be located in the rear yard.</li> <li>- Landscaped Open Space shall be provided and maintained in the location identified as Landscaped Open space on the inset map.</li> <li>- Rate of parking provision - for a single detached dwelling and a home occupation, a minimum of 2 parking spaces for each dwelling unit; for offices a minimum of 1 parking space for each 31m<sup>2</sup> of gross commercial floor area.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse storage, including and containers for recyclable materials, shall be located within the building.</li> <li>- No flood lighting shall be permitted on the site.</li> </ul>	Special Policy Area No.2	42G
3406 (CRC)	247 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - a health clinic, and purposes accessory to other permitted purposes.</li> <li>- Minimum lot width - 17 metres.</li> <li>- Minimum northerly side yard - 0.5 metres.</li> <li>- A 1.5 metre wide landscaped open space shall be provided along the northerly side yard of the property where parking abuts the boundary.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed.</li> <li>- Rate of parking provision - 1 space per 31m<sup>2</sup> of gross leasable floor area.</li> <li>- Maximum gross floor area to be devoted to the health clinic use - 265m<sup>2</sup>(exclusive of storage areas).</li> <li>- Maximum number of employees for the health clinic - 5.</li> </ul>	Special Policy Area No.2	42G

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<ul style="list-style-type: none"> <li>- Although for two-way traffic, a section of driveway having a length not exceeding 25 metres may be reduced in width to 4.6 metres.</li> <li>- The aisles leading to parking spaces shall have a minimum width of 6 metres.</li> <li>- For the purposes of this section, 'Health Clinic' shall mean a building or place where personal medical services are provided by drugless practitioners including a chiropractor, a massage therapist, psychotherapist/counselor, and acupuncturist, but shall not include an office for a drug dispensing physician or dentist, nor a massage or body rub parlour.</li> </ul>		
3275 (CRC)	243 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes OR a landscaped architecture and planning office, a dwelling unit, and purposes accessory to the other permitted purposes - but not both.</li> <li>- Minimum lot width - 16.2 metres.</li> <li>- Minimum front and rear yard depth and side yard widths as shown on the inset map.</li> <li>- All of the permitted uses shall be located in the building located within the area identified as Building Area on the inset map.</li> <li>- Maximum gross office floor area - 109 metres.</li> <li>- Maximum height of the building located within the area identified as Building Area on the inset map - 2 ½ storeys.</li> <li>- Minimum number of parking spaces for a landscaped architecture and planning offices, and a dwelling unit - 5, to be located in the locations shown on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the location identified as Landscaped Open Space on the inset map.</li> <li>- A wooden privacy fence (1.8 metres in height) shall be erected and maintain in the location shown on the inset maps.</li> <li>- No outside storage or display of goods or materials shall be permitted.</li> </ul>	Special Policy Area No.2	42G
3219 (CRC)	223 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes, OR offices (other than for a physician, dentist or drugless health care practitioner, or a real estate office), and purposes accessory to the other permitted purposes.</li> </ul>	Special Policy Area No.2	42G

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
3401 (CRC)	203 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - one residential dwelling unit, an office (other than an office for a physician, a dentist or a drugless practitioner), and purposes accessory to the other permitted purposes.</li> <li>- Minimum front yard depth - 0 metres.</li> <li>- Minimum interior side yard depth - 0 metres on one side and 7.0 metres on the other side.</li> <li>- Minimum lot width - 15.0 metres.</li> <li>- Maximum building height - 2 storeys.</li> <li>- Maximum floor space index - 0.40.</li> <li>- Maximum landscaped open space - in the front yard 0 metres, and in the rear yard 2.5 metres in width along the rear property boundary.</li> </ul>	Special Policy Area No.2	42G
3378 (R4B)	167 & 173 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - an apartment dwelling, and purposes accessory to the other permitted purposes.</li> <li>- Minimum front yard - 4.0 metres.</li> <li>- Minimum interior side yard - 6.0 metres.</li> <li>- Minimum exterior side yard - 4.0 metres.</li> <li>- Minimum rear yard - 10.0 metres.</li> <li>- Minimum lot width - 30.0 metres.</li> <li>- Minimum lot depth - 80.0 metres.</li> <li>- Maximum building height - 12 storeys.</li> <li>- Minimum Landscaped Open Space - 35% of the lot area.</li> <li>- Minimum gross floor area - 10.326 m<sup>2</sup>.</li> <li>- Maximum number of dwelling units - 135.</li> <li>- Rate of parking provision for rental apartments - 0.15 spaces per unit (seniors), 0.5 spaces per unit (bachelor), 0.75 spaces per unit (1 bedroom), 1.0 spaces per unit (2 bedrooms), 1.5 spaces per unit (3 bedroom).</li> <li>- Rate of parking provision for condominium apartments - 0.80 spaces per unit (bachelor), 1.0 spaces per unit (1 bedroom), 1.5 spaces per unit (2 bedroom), 2.0 spaces per unit (3 bedroom).</li> </ul>	Special Policy Area No.2 and No. 3	42G
3379 (SC)	159 & 165 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses:                             <ul style="list-style-type: none"> <li>- commercial (a retail establishment having no outside storage, a service shop, a personal service, a bank, trust company and finance company, an office, a dry cleaning and laundry distribution station, a parking lot, a dining room, standard and take-out restaurant without a drive through facility, a copying establishment, a commercial school, a community club, a health centre, a grocery/convenience store, a</li> </ul> </li> </ul>	Special Policy Area No.2 and No. 3	42G

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<p>custom workshop).</p> <ul style="list-style-type: none"> <li>- Non commercial (a day nursery, crisis care facilities subject to the requirements and restrictions of section, a religious institution including an associated place of assembly, and purposes accessory to othe other permitted purposes).</li> <li>- Minimum interior side yard - 2.0 metres.</li> <li>- Minimum exterior side yard - 4.0 metres, except at the north end of the site, where a portion of the building not exceeding 13 metres in width and 26m<sup>2</sup> in area may encroach into the exterior side yard by 2 metres.</li> <li>- Minimum rear yard - 2.0 metres.</li> <li>- Minimum lot width - 25.0 metres.</li> <li>- Minimum lot depth - 22.0 metres.</li> <li>- Maximum building height - 3 storeys.</li> <li>- Rate of parking provision - 1 space per 100m<sup>2</sup> gross floor area for offices; 2.0 spaces per 100m<sup>2</sup> gross floor area for retail.</li> <li>- No outside storage of good or materials shall be permitted.</li> <li>- No adult entertainment parlours or adult video stores shall be permitted.</li> </ul>		
3202 (C1)	320 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses: <ul style="list-style-type: none"> <li>- service stores (including not more than one of each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant where synthetic cleaning only is carried on, laundromat, shoe repair shop, florist, tailor or dressmaker), bank, trust company and finance company, business or professional offices, medical and dental offices, one of either a pet shop or an office for a veterinary surgeon, one dining room restaurant, not more than two convenience restaurants, one community club.</li> <li>- not more than one of each of: drugstore, optical store, food store, convenience store, pop shop, bake shop, delicatessen, meat store, fish store, fruit store, vegetable store, variety shop, tobacco shop, gift shop, card shop, jewellery shop, hobby shop, bookstore, harware store, paint and wallpaper store, floor and tile store, music store, record store, video sales and rental store, ice cream shop, camera and photo supplies store, sporting good store, radio and television sales and service shop, clothing store, and shoe store.</li> <li>- Purposes accessory to the other permitted purposes.</li> </ul> </li> <li>- Maximum gross floor commercial floor area of all buildings and structures -</li> </ul>	N/A	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<p>25% of the lot area, or 3250m<sup>2</sup>, whichever is less.</p> <ul style="list-style-type: none"> <li>- Maximum gross floor area of each business, professional, medical or dental office - 150m<sup>2</sup>.</li> <li>- Maximum gross floor area of a pet shop or an office for a veterinary surgeon - 244m<sup>2</sup>.</li> <li>- All buildings and structures shall be located within the area shown as Commercial Building Area on map inset.</li> <li>- Vehicular access to and egress from the said lands shall be shown on the inset map.</li> <li>- Minimum Landscaped Open Space to be provided and maintained in the locations shown on the inset map - 7% of the lot area.</li> <li>- Rate of off-street parking space provision - 1 per 19m<sup>2</sup> of gross leasable commercial floor area of all buildings and structures.</li> <li>- A garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as Commercial Building area on the inset map.</li> <li>- Maximum height of all buildings or structures - 2 storeys.</li> <li>- Rate of loading spaces for gross leasable commercial floor area of retail commercial - 1 loading space for 2350m<sup>2</sup> or less; and 2 loading spaces for over 2350m<sup>2</sup> and up to 7450m<sup>2</sup>.</li> <li>- Rate of loading spaces for gross commercial floor area of office uses - no loading spaces required for 2350m<sup>2</sup> or less, and 1 loading space for over 2350m<sup>2</sup> up to 7450m<sup>2</sup>.</li> <li>- Accessory buildings or structures are permitted only for the storage or disposal of garbage.</li> <li>- An adult entertainment parlour shall not be permitted.</li> <li>- A pet shop or an office for a veterinary surgeon shall not be permitted next to or directly abutting a use involving food service, such as a dining room restaurant, a convenience restaurant, a take-out restaurant, a bake shop, a delicatessen, or a food store.</li> <li>- A kennel or an outside exercise area for animals shall not be permitted as an accessory purpose to a pet shop or the office of a veterinary surgeon.</li> <li>- An office for a veterinary surgeon shall be limited to the treatment, within the premises, of traditional domestic pets.</li> <li>- Maximum gross floor area of a community club - 100m<sup>2</sup>.</li> <li>- The community club use shall no longer be permitted after December 19,</li> </ul>		

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		1991.		
3203 (SC)	300 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - bank, trust company or finance company, business or professional offices, and purposes accessory to the other permitted purposes.</li> <li>- Minimum front yard depth - 15 metres.</li> <li>- Minimum interior side yard width - 10 metres.</li> <li>- Minimum exterior side yard width - 5 metres.</li> <li>- Minimum rear yard depth - 10 metres.</li> <li>- Maximum height of any building or structure - 3 storeys.</li> <li>- Minimum Landscaped Open Space - 7% of the lot area.</li> <li>- Vehicular access and egress from the lands shall be limited to one only.</li> <li>- A garbage and refuse collection area with pick-up facilities shall be provided within the main building.</li> <li>- Accessory buildings or structures are permitted only if they are used for the storage or disposal of garbage.</li> </ul>	Special Policy Area No. 3	43E
3322 (SC)  (Zoning discrepancy - CRC in text)	280 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - an office (except a real estate or a health care practitioner's office), a residential dwelling unit, and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 16.8 metres.</li> <li>- Minimum front yard depth and interior side yard widths as shown on the inset map.</li> <li>- Landscaped Open Space areas shall be provided and maintained in the locations shown as Landscaped Area on the inset map.</li> <li>- Parking spaces shall be provided and maintained in the locations shown on the inset map.</li> <li>- A solid wooden privacy fence (1.8 metres in height) shall be erected and maintained in the location shown as Wood Privacy Fence on the inset map.</li> <li>- A driveway shall be provided and maintained in the location shown as Driveway on the inset map.</li> <li>- Maximum height of the building located within the area shown as Building Area on the inset map - 2 ½ storeys.</li> <li>- No outside storage or display of goods or materials shall be permitted.</li> </ul>	Special Policy Area No. 3	43E
3251 (CRC)	268 Main St. N	<ul style="list-style-type: none"> <li>- Additional permitted uses - EITHER a single detached residential dwelling OR an office (other than offices for a health care practitioner or a real estate office) - but not both, and purposes accessory to the other permitted</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<p>purposes.</p> <ul style="list-style-type: none"> <li>- Minimum lot width - 20.11 metres</li> <li>- Minimum front and rear side yard depths and side yard widths as shown on the inset map.</li> <li>- An residential or office use shall be located in the building within the area identified as Building Area on the inset map.</li> <li>- Maximum gross commercial floor area - 295m<sup>2</sup>.</li> <li>- Maximum height of the building located within the area identified as Building Area on the inset map - 2 ½ storeys.</li> <li>- Minimum number of parking spaces - 10, to be located as shown on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the locations identified as Landscaped Open Space on the inset map.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse containers shall be located within the building.</li> <li>- A privacy fence (1.8 metres in height) shall be erected and maintained in the location shown on the inset map.</li> </ul>		
3259 (CRC)	256 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes OR a hairdressing and beauty salon, and purposes accessory to the other permitted purposes - but not both.</li> <li>- Minimum lot width - 20 metres.</li> <li>- Minimum lot area - 725m<sup>2</sup>.</li> <li>- Minimum front and rear depths and side yard widths as shown on the inset map.</li> <li>- Any residential or personal service shop use shall be located within the building identified as Building Area on the inset map.</li> <li>- The main building shall be a residential type building in appearance, compatible with the residential buildings in the surrounding area.</li> <li>- Maximum gross commercial floor area - 144m<sup>2</sup>.</li> <li>- Maximum height of the building located within the area identified as Building Area on the inset map - 1 storey.</li> <li>- Minimum number of parking spaces for a personal service shop - 8, to be located in the locations shown on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the areas identified as Landscaped Open Space on the inset map.</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<ul style="list-style-type: none"> <li>- No outside storage or display of goods or materials shall be permitted.</li> <li>- All garbage and refuse containers shall be located within the building.</li> <li>- A wooden privacy fence (1.8 metres in height) shall be erected and maintained in the locations shown on the inset map.</li> </ul>		
3331 (CRC)	250 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling and purposes accessory to the other permitted uses, OR offices (other than an office for a physician, a dentist, a drugless practitioner, or a real estate office), and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 20 metres.</li> <li>- Minimum lot area - 750m<sup>2</sup>.</li> <li>- Minimum front yard depth, rear yard depth and a side yard width shall be as shown on the inset map.</li> <li>- An office use shall be located in the building within the area shown as Building Area on the inset map.</li> <li>- The main building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area.</li> <li>- Maximum gross commercial floor area - 345m<sup>2</sup>.</li> <li>- Maximum height of the building located within the area shown as Building Area on the inset map - 2 storeys.</li> <li>- Minimum number of parking spaces for an office - 11, to be located in the location shown on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on the inset map.</li> <li>- A wooden privacy fence (minimum of 1.8 metres and maximum of 2.0 metres in height) shall be erected and maintained in the location shown on the inset map.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse containers shall be located within a building.</li> </ul>	Special Policy Area No. 3	43E
3121 (SC)  (Amended by By-law 22-2006)	2 Ellen St.	<ul style="list-style-type: none"> <li>- Only permitted uses - single detached dwelling, an office (excluding offices for a physician, dentist, or drugless practitioner, and a real estate office), an artist studio or gallery, an arts and crafts studio, a personal service shop, a financial institution, a retail establishment having no outside storage of goods and materials (but shall exclude a convenience store or grocery store), and purposes accessory to the other permitted uses.</li> <li>- An amusement arcade, an adult video store, or a billiard parlour shall not</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<p>be permitted.</p> <ul style="list-style-type: none"> <li>- Maximum total gross residential floor area - 136m<sup>2</sup>, located within the area shown as Building Area A on the inset map.</li> <li>- Maximum total gross commercial floor area - 284m<sup>2</sup>, located within Building Area B on the inset map.</li> <li>- The total gross commercial floor area may be increased to a maximum of 780m<sup>2</sup>, of which the total gross commercial floor area devoted to the uses permitted above shall be no more than 520m<sup>2</sup>, provided that:               <ul style="list-style-type: none"> <li>(i) the single detached dwelling located in Building Area A on the inset map has been demolished; and</li> <li>(ii) the total expanded gross commercial floor area is located within Building Area B and Expansion Area as shown on the inset map.</li> </ul> </li> <li>- All buildings located on the site shall be locations identified as Building Areas and Expansion Area as shown on the inset map.</li> <li>- Minimum lot width - 20 metres.</li> <li>- Minimum landscaped open space - 20% of the total area of the site shall be provided and maintained.</li> <li>- Parking - shall be provided in accordance with Section 10 and Section 20 of this by-law, except for those uses permitted above which are located within Expansion Area C as shown on the inset map, for which parking shall be provided at a rate of 1.5 spaces per 100m<sup>2</sup> of gross commercial floor area.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse containers, including any containers for recyclable materials, shall be located within a building.</li> </ul>		
3231 (CRC)	202 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - EITHER a single detached dwelling OR an officer (other than an office for a physician, dentist or drugless practitioner, or a real estate office) - but not both; and purposes accessory to the other permitted purposes.</li> <li>- Minimum lot width - 11.3 metres.</li> <li>- Minimum front, rear and side yard depths and widths as shown on the inset map.</li> <li>- Any residential or office use shall be located in the building within the area shown as Building Area on inset map.</li> <li>- The main building shall be a residential type building in appearance compatible with the residential buildings in the surrounding area.</li> <li>- Maximum gross commercial floor area - 182m<sup>2</sup>.</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<ul style="list-style-type: none"> <li>- Maximum height of the building located within the area shown as Building Area A on the inset map - 2 ½ storeys.</li> <li>- Minimum number of parking spaces for an office - 6, to be located in the locations shown on the inset map, 2 of which shall be located within a detached garage.</li> <li>- Maximum floor area of the detached garage - 56m<sup>2</sup>.</li> <li>- Maximum height of detached garage - 1 storey.</li> <li>- The detached garage shall be located within the area shown as Building Area B on the inset map.</li> <li>- Landscaped Open Space shall be provided and maintained in the locations shown as Landscaped Open Space on the inset map.</li> <li>- No outside storage or display of goods shall be permitted.</li> <li>- All garbage and refuse containers shall be located within a building.</li> <li>- A wood privacy fence (minimum of 1.8 metres and maximum of 2.0 metres in height) shall be erected and maintained in the locations shown on the inset map.</li> </ul>		
3437 (C1)	200 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - residential (a single detached dwelling), and commercial (a retail establishment having no outside storage, a personal service shop, a bank, trust company or finance company, an office, and purposes accessory to the other permitted purposes).</li> <li>- Purposes not permitted - an adult entertainment parlour, an adult videotape store, a massage or body rub parlour, a place of commercial recreation, and an amusement arcade.</li> <li>- Minimum interior side yard width - 1.1 metres.</li> <li>- Minimum lot width - 11.8 metres.</li> <li>- Minimum front yard depth - 3.0 metres.</li> <li>- A minimum 2.0 metres wide landscaped open space strip shall be provided along the easterly property boundary, and a minimum 1.0 metres wide landscaped open space strip shall be provided along the westerly and southerly property boundaries, except at approved driveway locations.</li> <li>- Maximum building height - 3 storeys.</li> <li>- A detached garage shall be permitted with a minimum side yard setback of 0.5 metres.</li> <li>- The maximum porch encroachment shall be 2.5 metres into the minimum front yard depth.</li> <li>- The driveway width shall be a minimum of 1.5 metres, and a maximum of</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 3 - ZONING EXCEPTIONS (as of October 2007)**

Section #	Municipal Address	Comments	Secondary Plan Special Policy Area	Map
		<p>2.0 metres.</p> <ul style="list-style-type: none"> <li>- The aisle width shall be a minimum of 4.8 metres.</li> <li>- The requirement of providing a loading space shall not apply to the subject property.</li> <li>- All garbage and refuse storage, including any containers for the storage of any recyclable materials, shall be enclosed within a building.</li> <li>- A drive through facility shall not be permitted.</li> <li>- The subject lands shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out above.</li> </ul>		
3182 (C1)	150 Main St. N	<ul style="list-style-type: none"> <li>- Only permitted uses - a grocery store and purposes accessory to the other permitted purpose.</li> <li>- Minimum lot area - 1315m<sup>2</sup>.</li> <li>- Minimum lot width - 26.9 metres.</li> <li>- Minimum lot depth - 30.2 metres.</li> <li>- Minimum front yard depth, minimum rear yard depth, and exterior side yard width as shown on the inset map.</li> <li>- Maximum building height - 1 storey.</li> <li>- Maximum gross commercial floor area - 223m<sup>2</sup>.</li> <li>- Maximum number of parking spaces - 12.</li> <li>- Minimum number of loading spaces - 1.</li> <li>- Minimum Landscaped Open Space as shown on the inset map.</li> </ul>	Special Policy Area No. 3	43E

**APPENDIX 4 - MINOR VARIANCES (as of October 2007)**

Variances Highlighted in Yellow are also subject to a Zoning By-law exception as shown in Appendix 3

Minor Variance #	Date	Address	Standards Varied	Uses Added/ Deleted
A103/06	May 16, 2006	- 156 Main St. N	Permission to locate a hydro transformer 1.5 m (5 ft) from the front property line and 4.6 m (15 ft) from the northerly side property line.	N/A
A30/86	April 15, 1986	- 170 Main St. N	Permission to allow for the change of the use of a building on a lot with an area of 413.18 sq. m and a width of 16.14 metres (52.94 ft)	New uses as identified
A74/98	March 3, 1998	- 223 Main St. N	Permission to operate a law office on the main floor and a residential unit on the second floor.	New uses as identified
A152/05	August 2, 2005	- 226 Main St. N	Permission to construct a detached dwelling with the parking spaces only accessible from a private road (Bird Avenue).	N/A
A196/94	September 6, 1994	- 243 - 245 Main St. N	Permission to: Extend the uses of the property to allow for all office uses including: - Real estate office. - An office for a physician, dentist or drugless practitioner. Increase the gross office floor area from 109 sq. m to 133 sq. m. Increase the minimum number of parking spaces from 5 to 11 spaces. Amend the Zoning By-law Schedule C Section 275 to allow for reduction of landscaped open space and to accommodate the additional parking provided.	Real estate office and office for a physician, dentist or drugless practitioner added.
A08-057	2008	- 244 Main St. N	1. To allow a lot having an area of 288 sq.m whereas the by-law requires a minimum lot area of 450 sq.m. 2. To allow a lot having a width of 10.72 m whereas the by-law requires a minimum lot width of 15.0m. 3. To allow a lot having a depth of 28.0m whereas the by-law requires a minimum lot depth of 30.0m. 4. To allow a minimum side yard setback of 0.5m at the rear corner of the dwelling whereas the by-law requires a minimum side yard setback of 3.0m.	N/A

**APPENDIX 4 - MINOR VARIANCES (as of October 2007)**

Variances Highlighted in Yellow are also subject to a Zoning By-law exception as shown in Appendix 3

Minor Variance #	Date	Address	Standards Varied	Uses Added/ Deleted
			5. To allow two (2) parking spaces in the rear yard to remain whereas the by-law does not permit parking in the rear yard.	
A354/05	September 13, 2005	- 250 Main St. N	Permission to allow for the following variances: <ul style="list-style-type: none"> <li>- To allow a mixed use building with retail (gift shop) on the ground floor and residential on the second floor.</li> <li>- To vary Schedule C of the By-law to recognize an existing addition at the south-east corner of the building having a minimum side yard setback of 3.8 metres.</li> </ul>	Add retail on ground floor and residential on second floor.
A44/96	March 19, 1996	- 256 Main St. N	Permission to operate an art gallery.	Art gallery added.
A08-025	2008	- 257 Main Street North	Permission to use the property for Professional Office Use and to provide a parking area in the rear yard; whereas the by-law does not allow the proposed Office Use or a parking lot in the rear yard	Professional office added
A081/03	April 1 2003	- 268 Main St. N	Permission to allow a medical office use, specifically a chiropractor in addition to the permitted office uses.	Add medical office (specifically chiropractor)
A40/82	May 11, 1982	- 275 Main St. N	Permission to allow a lot which has been created as a result of a land severance on Part of Lot 118, Plan BR-32 to have a lot frontage of 12.192 metres (40 ft).	N/A
A41/82	May 11, 1982	- 277 Main St. N	Permission to allow a lot which has been created as a result of a land severance on Part of Lot 118, Plan BR-32 to have a lot frontage of 12.192 metres (40 ft).	N/A
A27/81	May 19, 1981	- 289 Main St. N	Permission to allow the erection of a 10.67 metre by 12.19 metre (35 ft x 40 ft) garage and storage facility (1,400 sq. ft) on Part Lot 8, Plan D-12 and	N/A

**APPENDIX 4 - MINOR VARIANCES (as of October 2007)**

Variances Highlighted in Yellow are also subject to a Zoning By-law exception as shown in Appendix 3

Minor Variance #	Date	Address	Standards Varied	Uses Added/ Deleted
			Part Lot 7, Con. 1, W.H.S. being 3.048 (10 ft) from the north lot line.	
A63/83	August 9, 1983	- 289 Main St. N	Permission to allow for the erection of a new addition (new chapel) to an existing funeral home on Part of Lot 7 and Part of Lot 8, Plan D-12, Part Lot 7, Concession 1, W.H.S., with a setback of 2.5 metres (8.2 ft ±) from the north westerly lot line of the property.	N/A
A104/98	April 14, 1998	- 289 Main St. N	Permission for a portion of the property zoned "Residential" to be used for a parking area associated with the funeral home.	N/A
A112/99	April 13, 1999	- 289 Main St. N	Permission for the following variances: <ul style="list-style-type: none"> <li>- To reduce the size of parking spaces from the required 2.75 m in width x 6.5 m in length to 2.7 m x 6.5 m.</li> <li>- To reduce the number of parking spaces on site from the required 51 to 50.</li> <li>- To reduce the aisle width from the required 6.6 m to 6.35 m.</li> </ul>	N/A
A76/85	August 13, 1985	- 320 Main St. N	Permission to allow the establishment of a 250 sq. m real estate office within an existing plaza on Parts 1 and 2, Plan 43R-9480.	Add real estate office
A52/96	April 23, 1996	- 320 Main St. N	Permission to allow a third fast food restaurant on the site.	Add a third fast food restaurant
A149/04	May 11, 2004	- 320 Main St. N	Permission to allow a retail establishment, personal service shop, and service shop.	Add retail establishment, personal service shop, and service shop
A217/95	October 3, 1995	- 341 Main St. N	Permission to increase the allowable gross leasable commercial floor area for offices for medical, dental or drugless practitioners to 395 sq. m (4,252 sq. ft).	N/A
A08-060	2008	- 2 William St.	1. To allow a lot having an area of 234 sq.m whereas the by-law requires a minimum lot area of 450 sq.m.	N/A

**APPENDIX 4 - MINOR VARIANCES (as of October 2007)**

Variances Highlighted in Yellow are also subject to a Zoning By-law exception as shown in Appendix 3

Minor Variance #	Date	Address	Standards Varied	Uses Added/ Deleted
			2. To allow a lot having a width of 12.05m whereas the by-law requires a minimum lot width of 15.0m. 3. To allow a lot having a depth of 19.4m whereas the by-law requires a minimum lot depth of 30.0m. 4. To allow a minimum side yard setback of 1.1m at the rear corner of the dwelling whereas the by-law requires a minimum side yard setback of 1.2m. 5. To allow one of two parking spaces to be reduced in width over a portion of the parking space to 2.3m whereas the by-law requires a minimum parking space width of 2.7m.	