



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 46-84

To amend By-law 56-83 (The
Toronto Gore Comprehensive
Zoning By-law).

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by deleting the parts of Schedule A to By-law 56-83 set out in the left hand column below, and substituting for each the schedules to this by-law set out in the right hand column below:

Schedule A - Sheet 1	Schedule A
Schedule A - Sheet 2	Schedule B
Schedule A - Sheet 6	Schedule C
Schedule A - Sheet 8	Schedule D
Schedule A - Sheet 10	Schedule E
Schedule A - Sheet 13	Schedule F
Schedule A - Sheet 14	Schedule G
Schedule A - Sheet 15	Schedule H
Schedule A - Sheet 16	Schedule I
Schedule A - Sheet 18	Schedule J
Schedule A - Sheet 21	Schedule K

(2) by deleting Schedule B-1 and substituting therefor Schedule L to this by-law;

(3) by deleting Schedule B-2 and substituting therefor Schedule M to this by-law;

(4) by adding to section 5.0 the following definition:

"ADULT ENTERTAINMENT PARLOUR shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, acts or service appealing to or designed to appeal to erotic or sexual appetites or inclinations.";

- (5) by deleting the definition of "BUILDING AREA" in section 5 and substituting therefor the following:

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

- (6) by adding to section 5.0 the following definition:

"BUILDING AREA, ACCESSORY BUILDING shall mean the greatest horizontal area of an accessory building within the outside surface of exterior walls.";

- (7) by deleting the definition of "GARDEN CENTRE SALES ESTABLISHMENT" and substituting therefor the following:

"GARDEN CENTRE SALES ESTABLISHMENT shall mean a retail establishment engaged primarily in the selling of plants and gardening supplies to the general public, with the sale of products associated with and accessory to gardening and landscaping, such as soil, aggregates, concrete and wood products, and fencing materials, and the sale of firewood, also permitted.";

- (8) by deleting the title of section 6.3 and substituting therefor the following:

"LOT WIDTH, DEPTH OR AREA REDUCED BY PUBLIC ACTION";

- (9) by inserting the words "less lot depth" between the words "width" and "less" in section 6.3;

- (10) by deleting the definition of "LOT WIDTH" in section 5 and substituting therefor the following:

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

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to the minimum required front yard depth from the front lot line, or

- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, and both a distance equal to one half of the lot depth from the front lot line, or
- (c) in the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.";

(11) by deleting section 6.13 and substituting therefor the following:

"6.13 The part of any lot or land within a Floodplain Zone shall not be used in calculating the lot width, yards or area required by this by-law for uses in abutting zones.";

(12) by deleting sections 10.3 and 10.4, and substituting therefor the following:

"10.3 Accessory Buildings

Accessory buildings, if permitted in a Residential Zone, are subject to the following requirements and restrictions:

(a) Detached Garage or Carport

- (1) only one detached private garage or carport is permitted on each lot, but only if there is no attached private garage or carport already located on the lot;
- (2) may be located in a side or the rear yard of the lot;
- (3) is no closer than 1 metre to a main building;
- (4) is no closer than 7.6 metres to a side lot line or rear lot line;
- (5) is 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 metres;
- (6) does not have a floor area in excess of 65 square metres;
- (7) does not exceed 4.5 metres in height in the case of a peaked roof, and does not exceed 3.5 metres in height in the case of a flat roof;
- (8) does not have vehicle doors which exceed 2.4 metres in height; and
- (9) is compatible with the exterior design and type of building materials used in the main building located on the lot.

(b) Accessory Buildings other than a Detached Garage or Carport

Accessory buildings or structures other than a detached garage or carport are subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, and subject to the following additional requirements and restrictions:

- (1) not to be used for human habitation;
- (2) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure is permitted;
- (3) the building area of any permitted accessory building, other than a swimming pool enclosure, shall not exceed 23 square metres;
- (4) all accessory buildings except swimming pool enclosures shall be located in the rear yard, and shall be no closer than 7.6 metres to the nearest lot line;
- (5) a building that covers a swimming pool may be located only in the side or rear yard of a lot provided that it is:
 - (i) no closer than 7.6 metres to a side lot line or a rear lot line; and
 - (ii) no closer to a street than the required front yard depth for a main building.
- (6) the maximum height of any accessory building shall not exceed 4.5 metres in the case of a peaked roof, and shall not exceed 3.5 metres in height in the case of a flat roof;
- (7) no person shall store or park an unlicensed or derelict or wrecked motor vehicle, or store or keep any construction vehicles or equipment, on land to which these accessory building regulations apply, except within an enclosed building;
- (8) where a construction shed is necessary for the storage of tools and materials for use in connection with the construction of the main building on a lot to which these regulations apply, the construction shed may be erected on the lot before the erection of the main building, provided that no such construction shed shall be erected until after a permit has been issued for the main building on the lot, that such construction shed shall not be used for any purpose other than the storage of tools and materials for use in the construction of the main

building and that such construction shed be removed or renovated to accessory building standards upon the main building being occupied or completed;

- (9) the exterior design of and type of any building materials used in all accessory buildings other than swimming pool enclosures and greenhouses shall be compatible with the exterior design and type of building materials used in the main building located on the lot; and
- (10) no doors shall exceed 2.4 metres in height.

(13) by deleting sections 10.4 and 10.8;

(14) by renumbering section 10.5 as section 10.4;

(15) by adding the following as section 10.5:

"10.5 Home Occupations

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

- (a) it is carried on only by the occupant of the dwelling or by members of his family residing there;
- (b) the home occupation is secondary to the use of the dwelling as a private residence, and does not occupy more than 15 percent of the gross floor area of the dwelling, excluding the basement or cellar;
- (c) the home occupation may be carried out in an accessory building or private garage;
- (d) no change in the external character of the dwelling or any other part of the property from that of a residential property;
- (e) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale, on the premises other than those produced on the premises;
- (f) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- (g) the repair or servicing of internal combustion engines is not a permitted home occupation purpose;
- (h) not more than one person, other than members of the family residing there, is employed on the premises in connection with the home occupation; and
- (i) only one sign is permitted, and it shall be attached to a building and shall be not more than 0.15 square metres in area.

(16) by deleting the word "solid" in section 10.11;

- (17) by deleting the word "an" in section 10.11 (b) and substituting therefor the words "a required";
- (18) by renumbering sections 10.9, 10.10, 10.11, 10.12 and 10.13 as sections 10.8, 10.9, 10.10, 10.11 and 10.12, respectively;
- (19) by deleting the symbol "RE2" in the first line of section 11.3 and substituting therefor the symbol "REH";
- (20) by deleting sections 11.1.2 (g), 11.2.2 (g), 11.3.2 (g) and 12.1.1 (g) and substituting therefor the following:

"(g) Minimum Ground Floor Area for Main Building:

For a lot created prior to January 1, 1984:

One storey - 185 square metres,
More than one storey - 140 square metres;

For a lot created on or after January 1, 1984:

One storey - 170 square metres,
More than one storey - 115 square metres"

- (21) by adding the following to section 11.3.2:

"(i) Accessory Buildings:

(1) On a lot 2 hectares or less in size, accessory buildings shall be subject to the requirements and restrictions of section 10.3 of this by-law;

(2) On a lot greater than 2 hectares in size, accessory buildings other than a detached garage or carport, shall be subject to the following requirements and restrictions:

(i) not be located in a front yard;

(ii) not be closer than 3 metres to the nearest lot line;

(iii) shall be subject to the restriction set out in section 10.3(b)(8) of this by-law;

(iv) accessory buildings having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding";

- (22) by deleting the word "Bank" in section 20.3 under the heading "Use", and substituting therefor the words "Bank, Trust Company,

Finance Company";

- (23) by deleting the words "Motor vehicle service station" in section 20.3 under the heading "Use", and substituting therefor the words "Service station or gas bar";
- (24) by deleting the words "Shopping centre having a gross floor area of less than 2,000 square metres" under the heading "Use" in section 20.3, and substituting therefor the words "Shopping centre having a gross leasable commercial floor area of less than 2,000 square metres";
- (25) by deleting the words "Shopping centre having a gross floor area of more than 2,000 square metres" under the heading "Use" in section 20.3, and substituting therefor the words "Shopping centre having a gross leasable commercial floor area of more than 2,000 square metres";
- (26) by deleting the number "5" in section 23.2 (a) and substituting therefor the number "15";
- (27) by deleting the words "No underground storage tanks for gasoline" in sections 24.1.2.2 (o) and 24.2.2 (o) and substituting therefor the words "No underground or above-ground storage tanks for fuel";
- (28) by deleting section 25.1.1. and substituting therefor the following:

"25.1.1 shall only be used for the following purposes:

- (a) a golf course;
- (b) a driving range;
- (c) a fish or game farm or club;
- (d) tent or trailer camping facilities;
- (e) a swimming pool;
- (f) a skating rink;
- (g) a curling rink;
- (h) racquet or handball courts;
- (i) lawn bowling greens;
- (j) a residential unit for a caretaker employed on the lot; and
- (k) purposes accessory to the other permitted purposes.";

- (29) by deleting section 26.1.1 and substituting therefor the following:

"26.1.1 shall only be used for the following purposes:

- (a) a garden centre sales establishment;
- (b) a nursery; and
- (c) purposes accessory to the other permitted purposes.";

(30) by adding the following after section 26.1.2 (g):

"(h) Outdoor Storage:

- (1) No storage of plants shall be permitted outside a building or structure except in a side yard or the rear yard;
- (2) No storage of soil, sand, aggregates, concrete products, wood products, fencing materials or firewood shall be permitted outside a building or structure, except in the rear yard or that portion of a side yard not used as landscaped open space, with such areas to be completely screened from streets and from any properties used for Residential or Institutional purposes by a solid opaque fence having a minimum height of 1.8 metres and a maximum height of 2.4 metres;
- (3) Where solid opaque fence screening is required because of outside storage, the materials and items stored outside shall not exceed the height of the solid opaque fence screening, and
- (4) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space."

(31) by adding the following to section 30:

"30.6 Fences

No fence shall be erected in the front yard of any lot in an industrial zone."

(32) by deleting the words "a 0.3 metre reserve" in sections 34.1.2(b)(2) and 34.2.2(b)(2);

(33) by deleting the number "24" in sections 31.1.2 (e), 32.1.2 (e), 33.1.2 (e) and 34.1.2 (e) and substituting therefor the number "30";

(34) by deleting sections 31.1.2 (g), 31.2.2 (g), 33.1.2 (g), 33.2.2 (g), 34.1.2 (g) and 34.2.2 (g) and substituting for each the following:

"(g) Minimum Landscaped Open Space

- (1) 30 percent of the minimum required front yard area; and

- (2) 50 percent of all of the following:
- (a) minimum required exterior side yard area.
 - (b) minimum required interior side yard area abutting a lot in a Residential or Institutional zone.
 - (c) minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.”;

(35) by deleting the number "35" in sections 32.1.2 (g) (1) and 32.2.2 (g) (1) and substituting therefor the number "30”;

(36) by deleting sections 43.1.1 (b) and 43.2.1 (b) and substituting for each the following:

"Accessory

(1) purposes accessory to the other permitted purposes.”;

(37) by deleting section 43.2.1 (a) (1) and substituting therefor the following:

"(1) an administrative office or facility of a public authority;”;

(38) by deleting section 43.2.1 (a) (8) and renumbering sections 43.2.1 (a) (9) through (14) to 43.2.1(a) (8) through (13);

(39) by deleting section 44.1.1 and substituting therefor the following:

"44.1.1 shall only be used for the following purposes:

- (a) an indoor or outdoor recreation area or facility operated by a public authority;
- (b) a conservation area or purpose; and
- (c) purposes accessory to the other permitted purposes.”;

(40) by deleting section 45.1.1(c) and substituting therefor the following:

"(c) public park.”;

(41) by deleting section 46.1.2 and substituting therefor the following:

"46.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

For a lot created prior to January 1, 1982 - 0.8 hectares

For a lot created after January 1, 1982 - 30 hectares

(b) For a lot having an area of 5 hectares or less:

- (1) Minimum Lot Width: 45 metres
- (2) Minimum Front Yard Depth: 12 metres
- (3) Minimum Side Yard Width: 7.6 metres
- (4) Minimum Rear Yard Depth: 15 metres
- (5) Maximum Building Height: 10.5 metres
- (6) Minimum Ground Floor Area

For Main Building:

- | | |
|-----------------------|-------------------|
| One Storey: | 170 square metres |
| More than One Storey: | 115 square metres |

(c) For a lot having an area greater than 5 hectares:

- (1) Minimum Lot Width: 150 metres
- (2) Minimum Front Yard Depth: 22 metres
- (3) Minimum Side Yard Width: 15 metres
- (4) Minimum Rear Yard Depth: 15 metres
- (5) Maximum Building Height: 10.5 metres
- (6) Minimum Ground Floor Area

For Main Building:

- | | |
|-----------------------|-------------------|
| One Storey: | 170 square metres |
| More than One Storey: | 115 square metres |

(d) Minimum Landscaped Open Space for permitted purposes other than agricultural: 70 percent of the front yard;

(e) Any buildings, structures, enclosures or yards used in connection with a kennel shall not be located closer than 152 metres to a residential unit on an abutting or adjacent property, or, where there is no dwelling unit on an adjacent or abutting lot, a kennel shall be located at least 152 metres away from the abutting or adjacent property line;

(f) On a lot having an area of 2 hectares or less, accessory buildings shall be subject to the requirements and restrictions of section 10.3 of this by-law;

(g) On a lot having an area greater than 2 hectares in size, accessory buildings shall be subject to the following requirements and restrictions:

- (i) not be located in a front yard;
- (ii) not be closer than 3 metres to the nearest lot line; and
- (iii) shall be subject to the restriction set out in section 10.3(b)(8) of this by-law.

(h) On a lot having an area greater than 2 hectares, detached garages and carports shall be subject to the requirements and restrictions of section 10.3(a) of this by-law;

(i) Attached garages or carports shall be subject to the provisions of section 10.4 of this by-law.

(42) by deleting the word "rear" in sections 513.2(4)(a) and 524.2(4)(a) and substituting therefor the word "side";

(43) by deleting sections 513.2(4)(b) and 524.2(4)(b) and substituting for each, the following:

"(b) the required front yard, and all required side yards, from the front lot line to the rear wall of the rearmost building, shall be landscaped, such landscaping to consist of paved driveways and parking areas, lawns and planting strips, provided however that paved areas shall not exceed fifty percent (50%) of the area of the required front yard or the area of the required side yards.";

(44) by deleting section 520.2 and substituting therefor the following:

"520.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 4 hectares; and
- (2) on a lot greater than 2 hectares in size, an accessory building having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding.";

(45) by adding the following sections:

"527. The lands designated HC2-SECTION 527 on Schedule A to this by-law:

527.1 shall only be used for the following purposes:

- (a) a gas bar;

- (b) a service station; and
- (c) a motor vehicle washing establishment.

527.2 shall be subject to the requirements and restrictions relating to the HC2 Zone.”;

526. The lands designated SC-SECTION 526 on Schedule A to this by-law:

526.1 shall only be used for the following purposes:

- (a) one dwelling unit;
- (b) a real estate office; and
- (c) an insurance office.

526.2 shall be subject to the following restrictions:

- (a) the total gross commercial floor area used for office purposes shall not exceed 235 square metres;
- (b) the total gross commercial floor area used for offices shall not exceed the gross residential floor area of a dwelling unit located on the same lot; and
- (c) parking spaces for the office uses shall be provided in accordance with section 20.0 of this by-law.

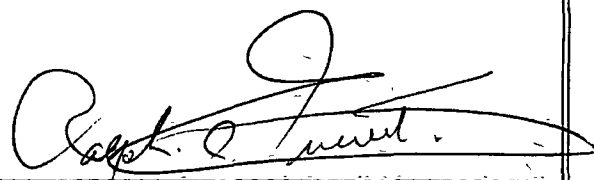
526.3 shall also be subject to the requirements and restrictions relating to the RE2 zone that are not in conflict with the ones set out in section 526.2.

READ A FIRST, SECOND and THIRD TIME, and Passed In Open Council,

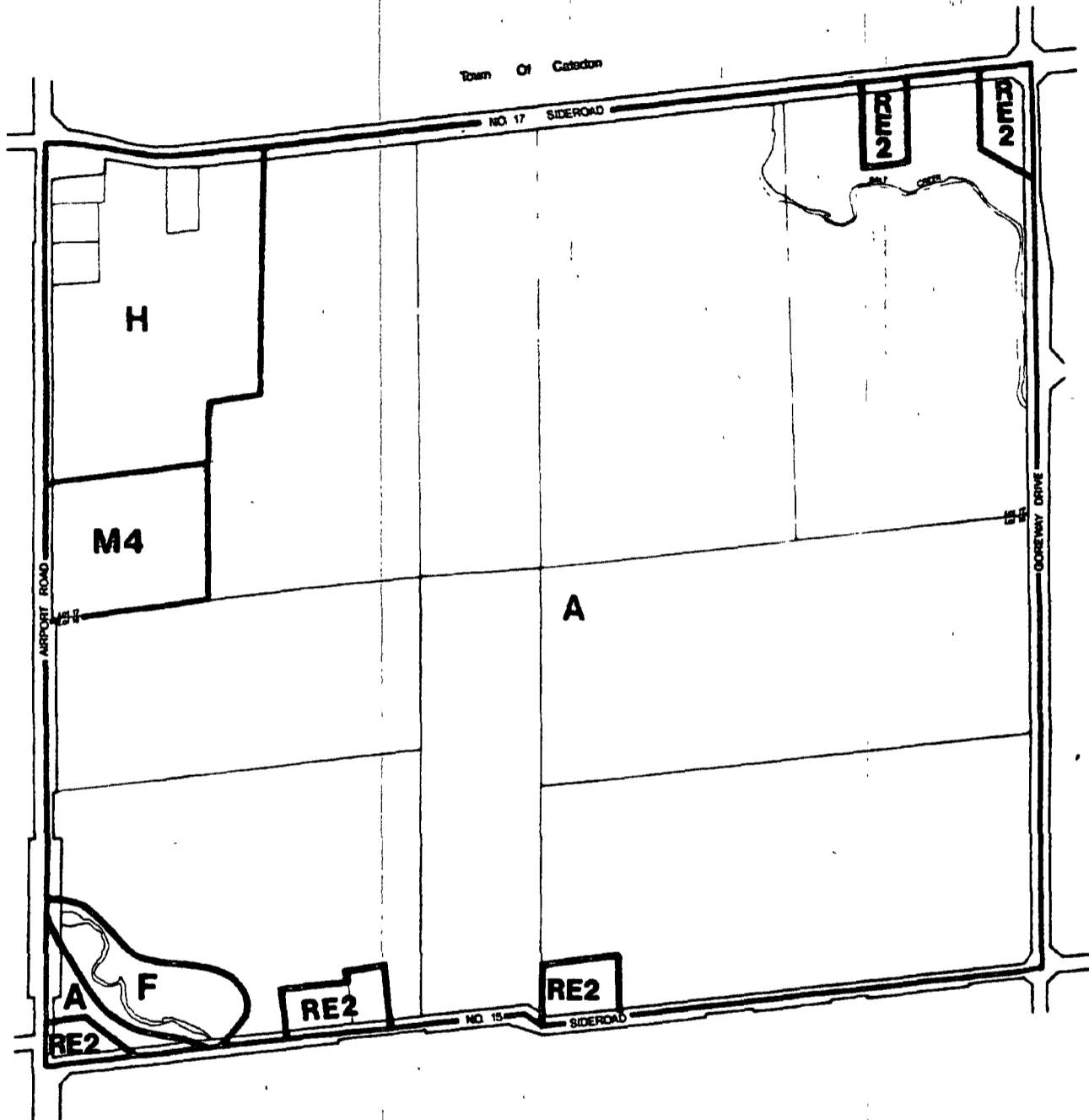
This 20th day of February, 1984.



KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK



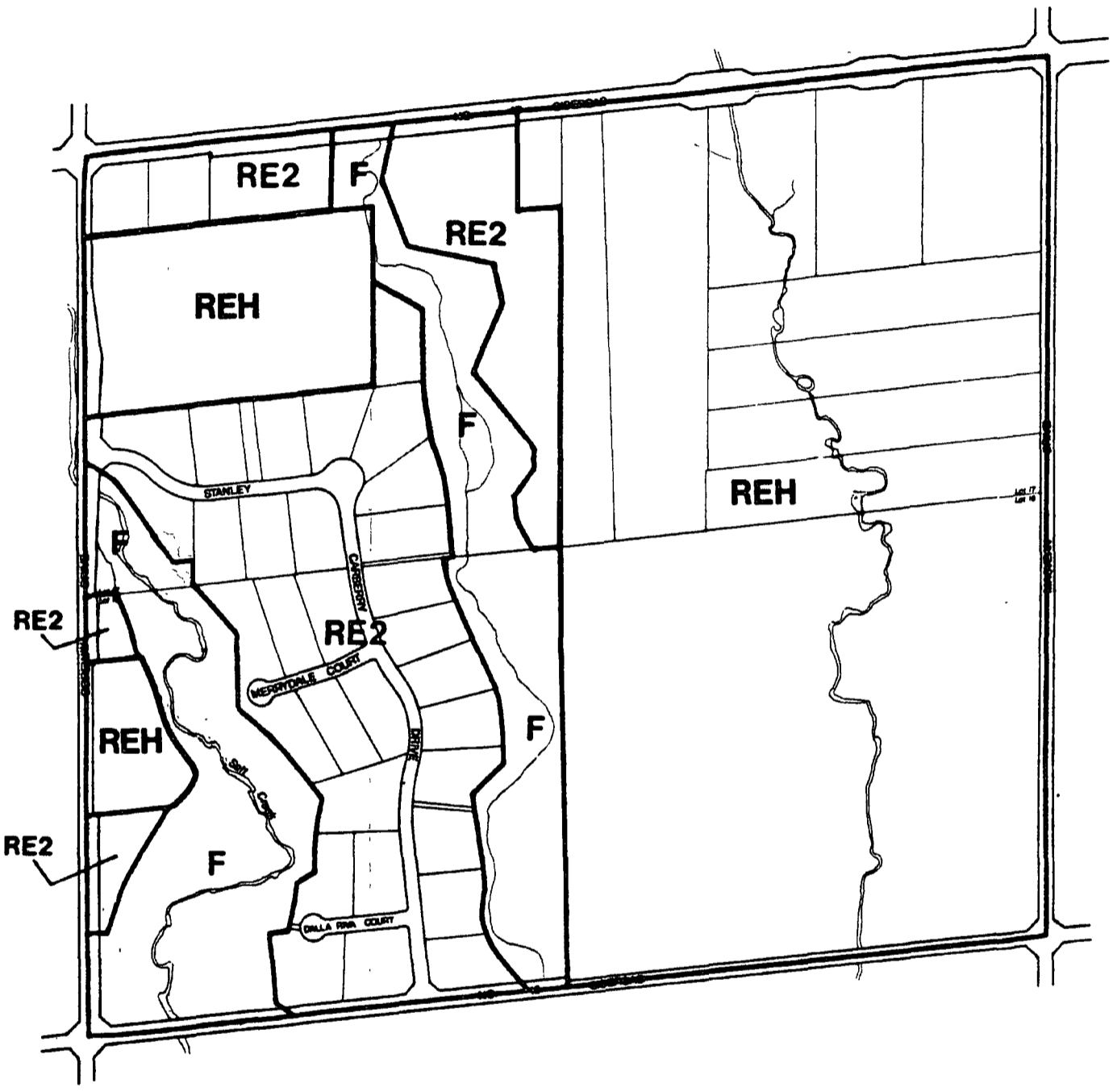
Schedule A Sheet 1
BY-LAW 56-83
Schedule A By-Law 46-84



CITY OF BRAMPTON

CORP. 7 N.D. LOTS 16-17

Map No. 13



Schedule A Sheet 2

BY-LAW 56-83

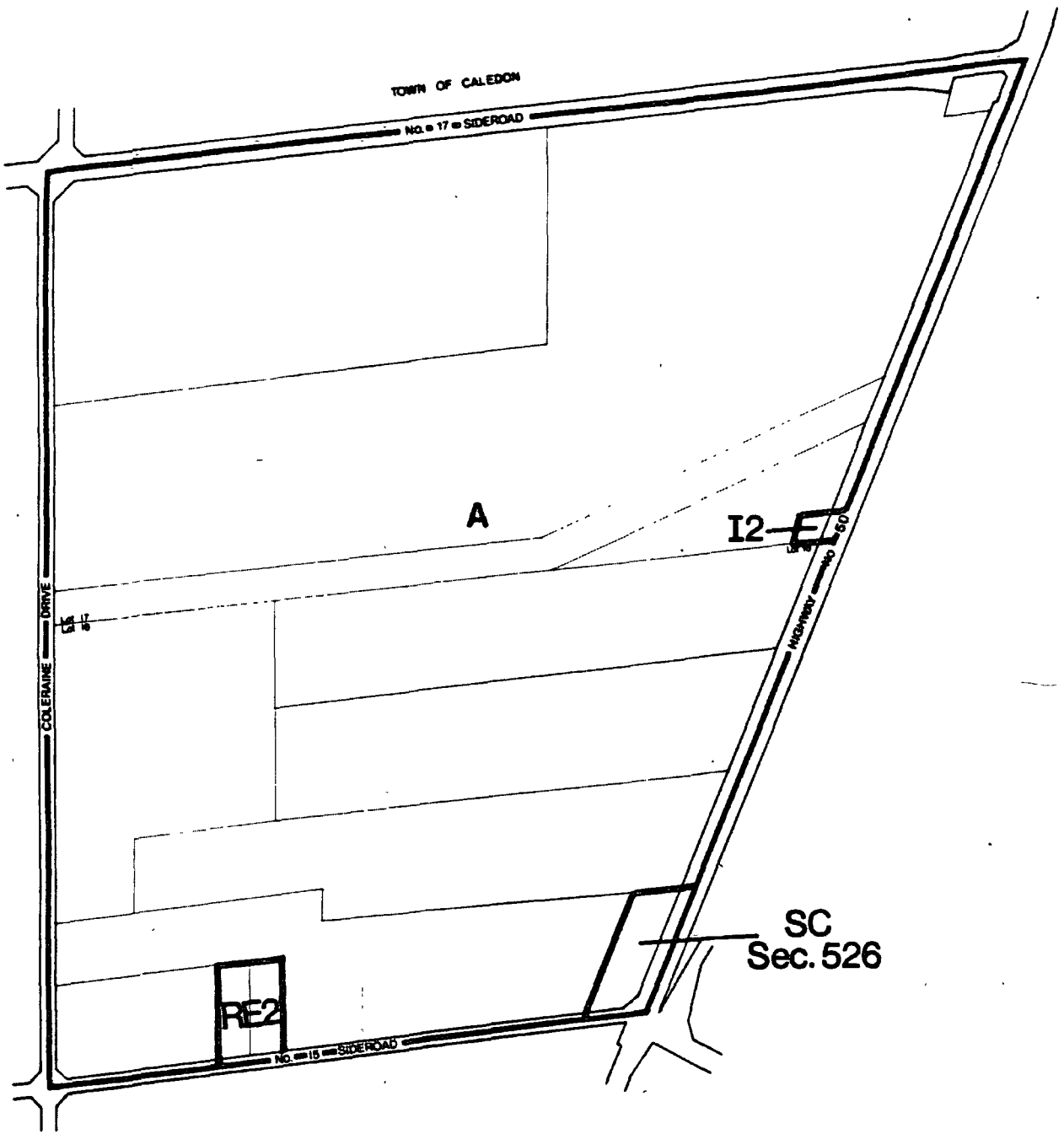
Schedule B By-Law 46-84



CITY OF BRAMPTON

CON. 8 N.D. LOTS 16 & 17

Map No. 14



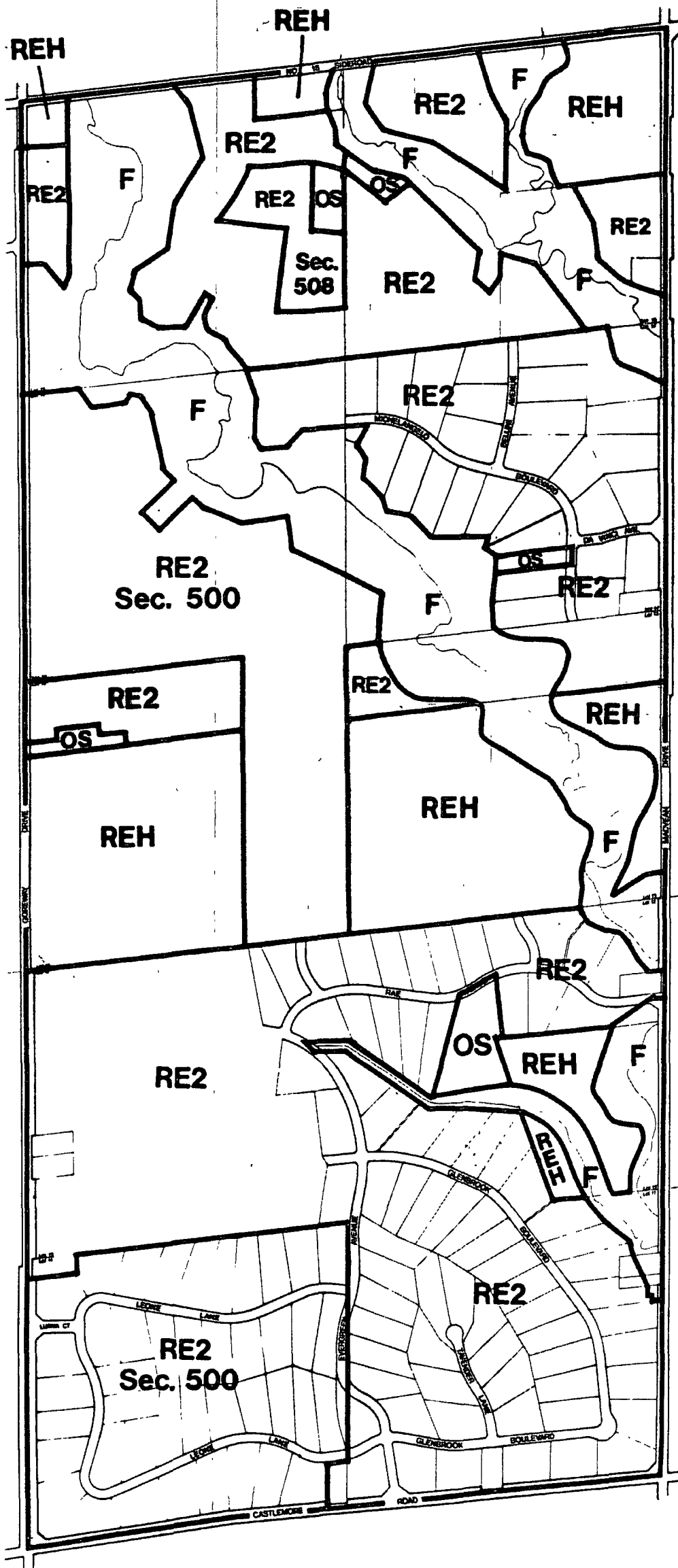
Schedule A Sheet 6
BY-LAW 56-83
Schedule C By-Law 46-84



CITY OF BRAMPTON

CON. 12 RD. LOTS 16 & 17

Map No 18



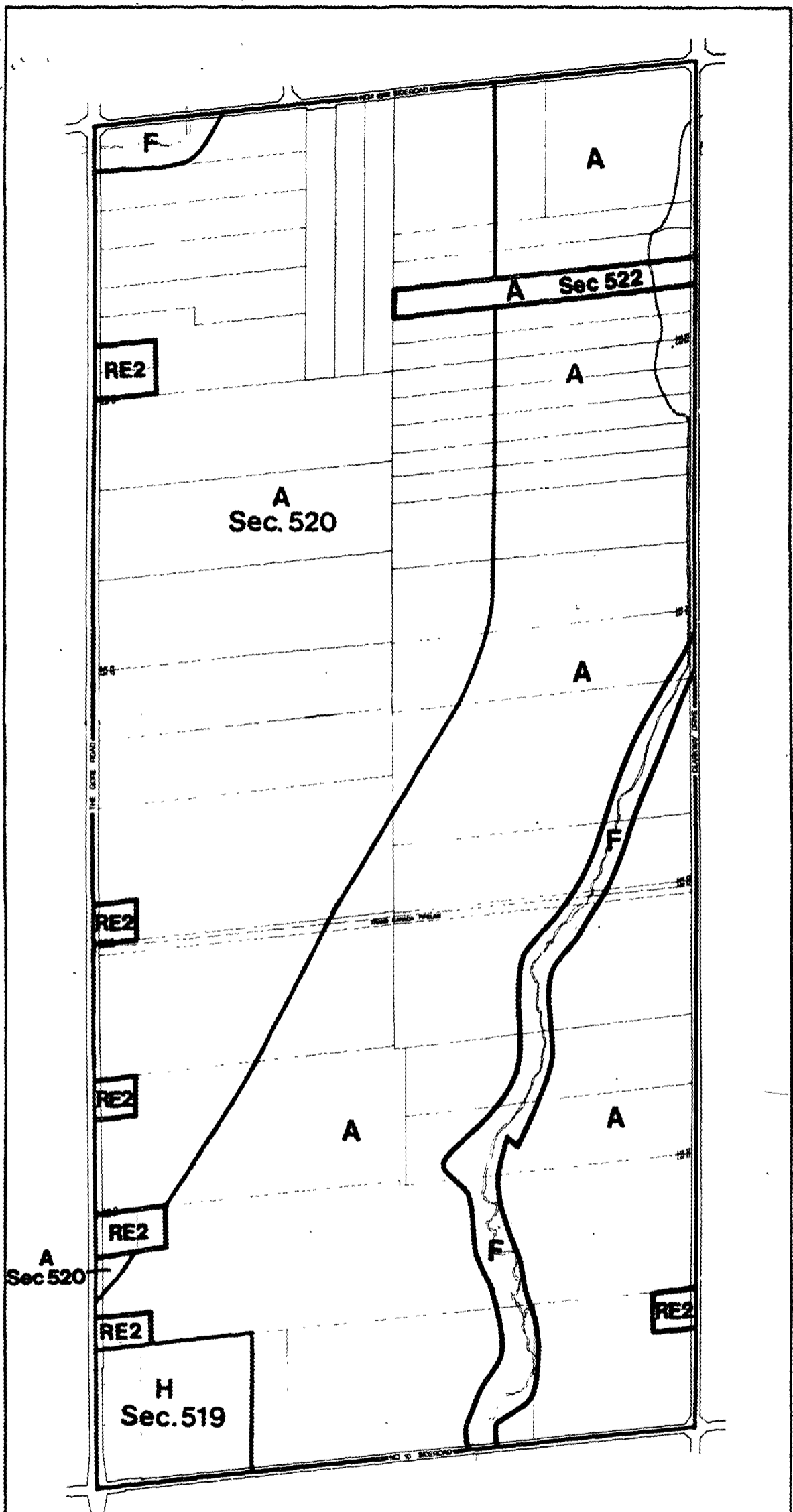
Schedule A Sheet 8
BY-LAW 56-83
Schedule D By-Law 46-84



CITY OF BRAMPTON

CON. S. N.D. LOTS 11-15

Map No. 22



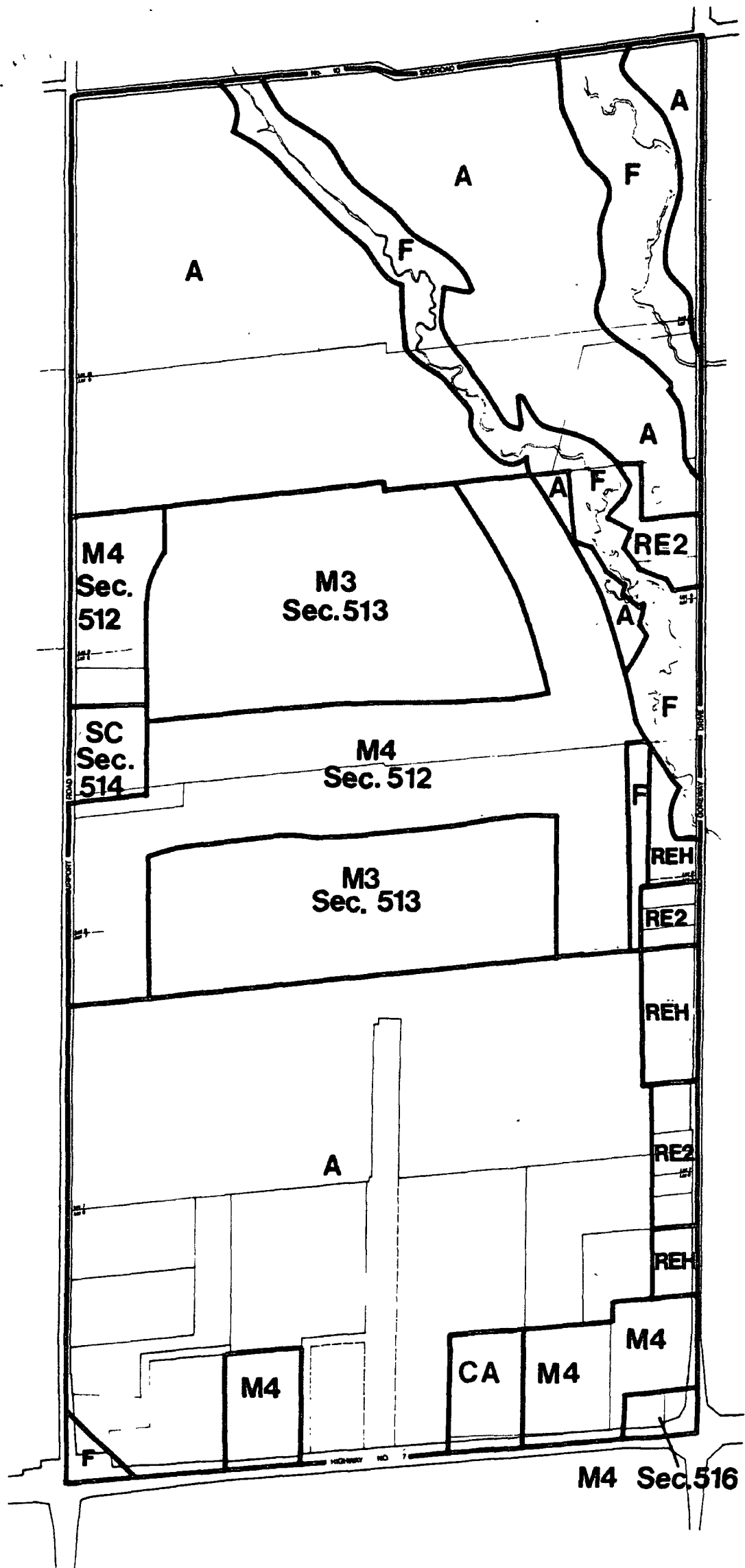
Schedule A Sheet 10
BY-LAW 56-83
Schedule E By-Law 46-84



CITY OF BRAMPTON

CON TO S.D. LOTS 11-15

Map No. 34



Schedule A Sheet 13
BY-LAW 56-83
Schedule F By-Law 46-84

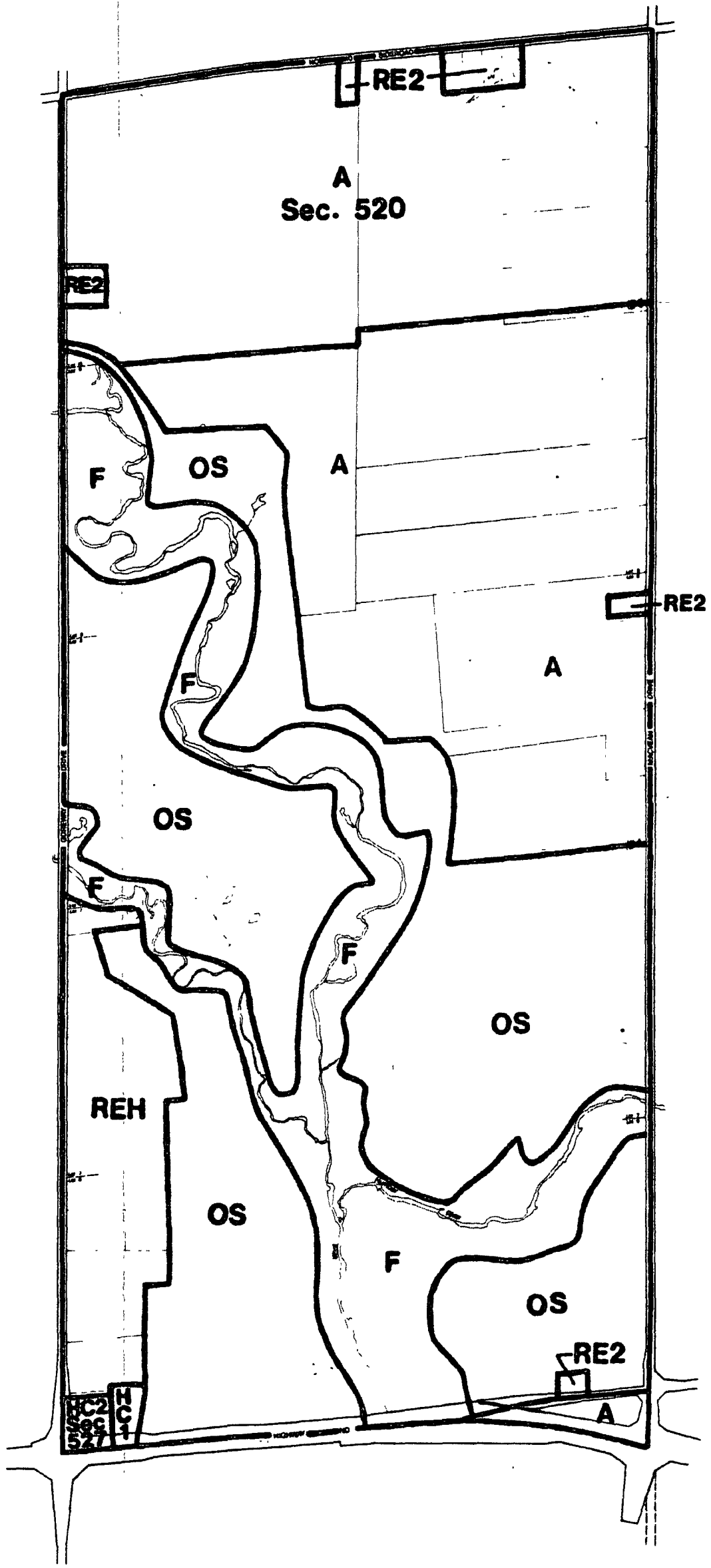


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CITY OF BRAMPTON

CON 7 N.D. LOTS 6-12

Map No. 49



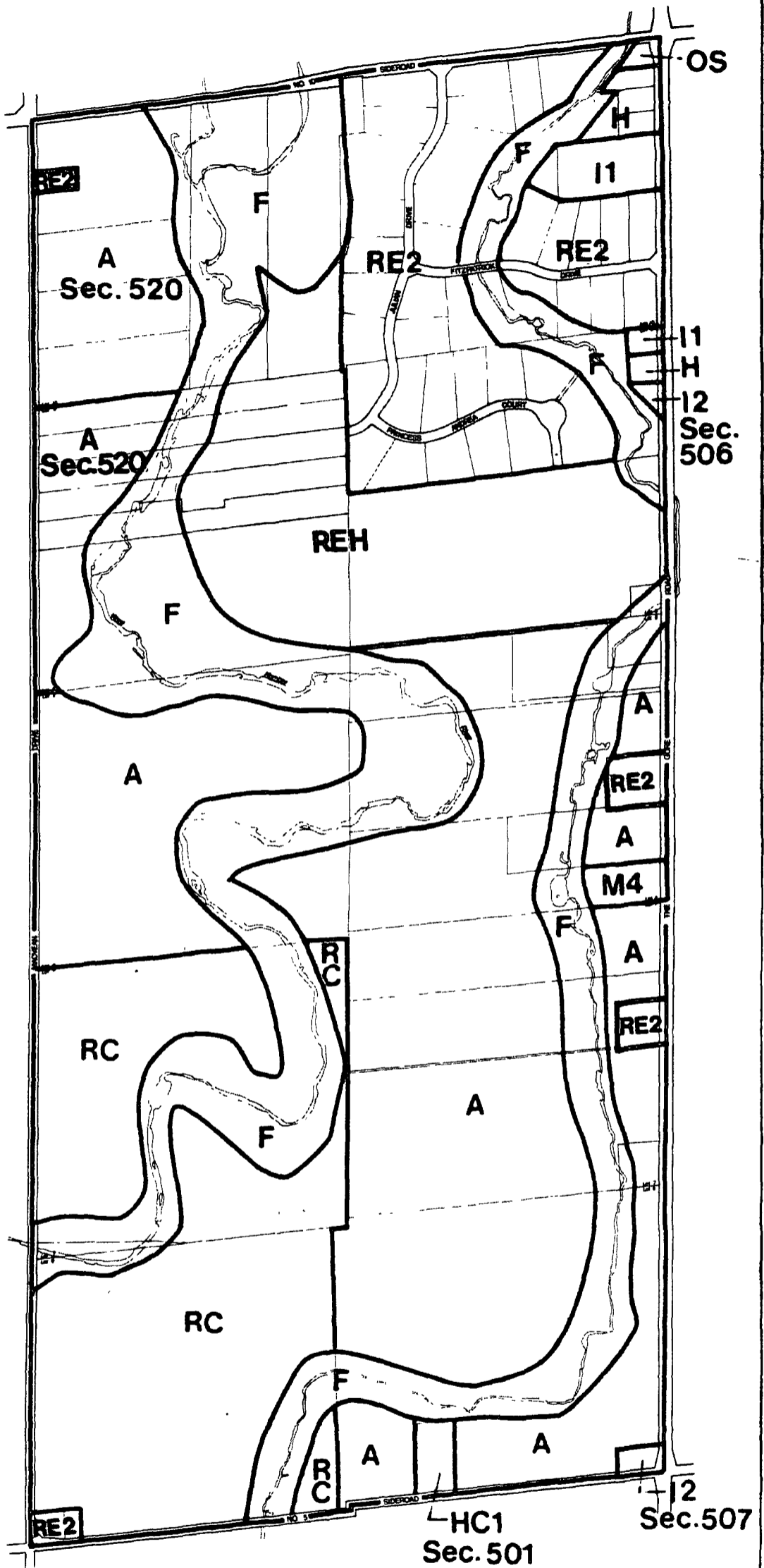
Schedule A Sheet 14
BY-LAW 56-83
Schedule G By-Law 46-84

CITY OF BRAMPTON



CON. & M.D. LOTS 0-10

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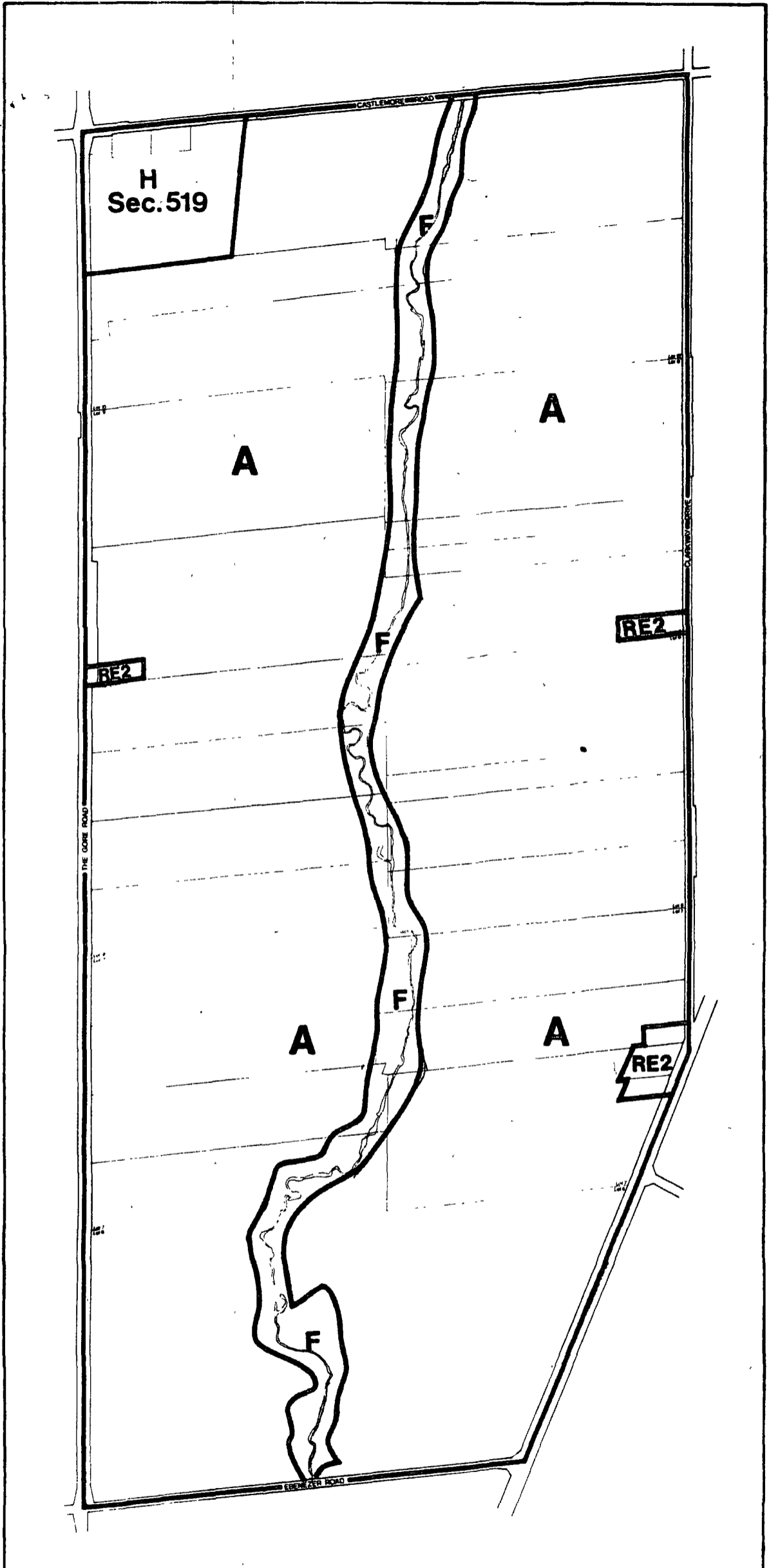
Schedule A Sheet 15
BY-LAW 56-83
Schedule H By-Law 46-84



CITY OF BRAMPTON

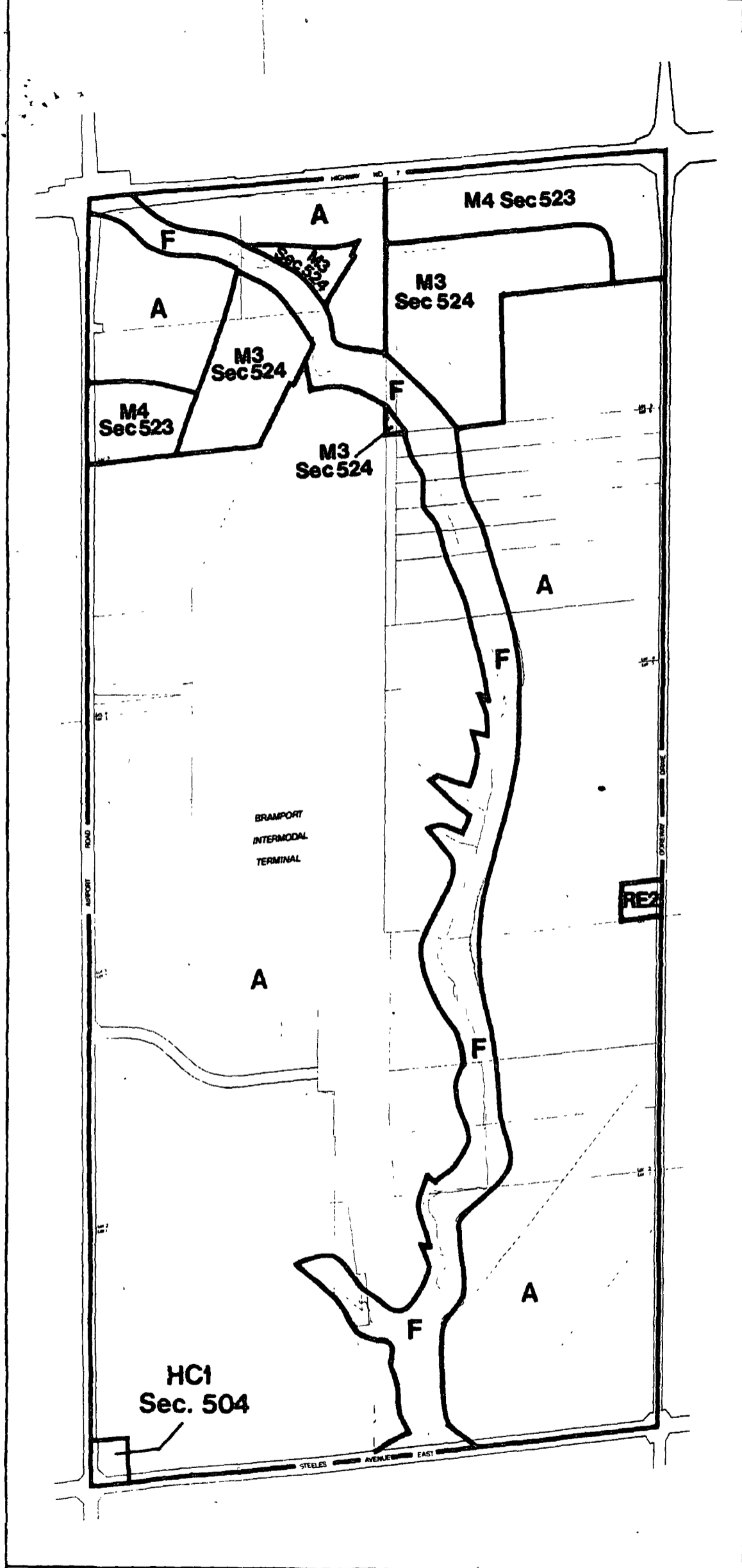
CON. 9 ND. LOTS 6-10

Map No. 57



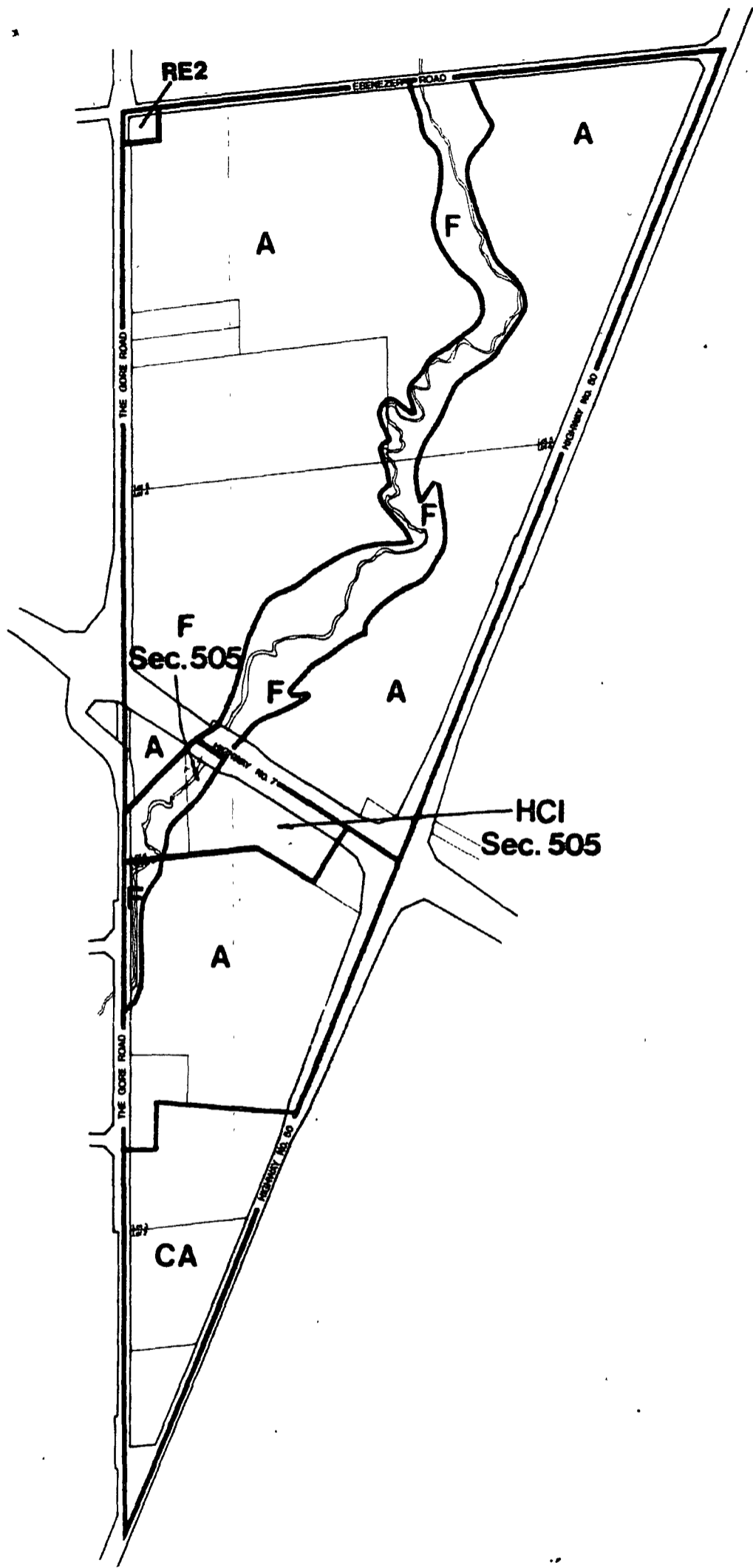
Schedule A Sheet 16
BY-LAW 56-83
Schedule I By-Law 46-84

CITY OF BRAMPTON
 CON. TO M.D. LOTS 6-10
 MAP NO. 62



Schedule A Sheet 18
BY-LAW 56 83
Schedule J By-Law 46-84

CITY OF BRAMPTON
 CON. 7 N.D. LOTS 1-5
 City No. 81



Schedule A Sheet 21
BY-LAW 56-83
Schedule K By-Law 46-84



CITY OF BRAMPTON
 CON. TO N.D. LOTS 2-5

Map No. 69

SCHEDULE L BY-LAW 46-84

SCHEDULE B-1 BY-LAW 56-83

Road Allowances for Regional Roads

<u>Designated Road Allowance</u>	<u>Regional Number</u>	<u>Road Description</u>
36m (120 ft.)	8	The Gore Road from Highway Number 50 to the 17th Sideroad (Regional Road 14).
	14	17th Sideroad from Sixth Line West (Regional Road 19) to Highway Number 50.
	15	Steeles Avenue from Winston Churchill Boulevard (Regional Road 19) to Highway Number 50.
45m	7	Airport Road from Highway Number 427 to the 17th Sideroad (Regional Road 14).

SCHEDULE M BY-LAW 46-84

SCHEDULE B-2 BY-LAW 56-83

Designated Road Allowance	MINIMUM CENTRE LINE SETBACK			MINIMUM STREET LINE SETBACK		
	All Non-Residential Development With Access	All Non-Residential Development With No Access Permitted	All Residential Development With or Without Access	All Non-Residential Development With Access	All Non-Residential Development With No Access Permitted	All Residential Development With or Without Access
45m (150')	36m (120')	30m (100')	36m (120')	14m (45')	3m (25')	14m (45')
36m (120')	32m (105')	26m (86')	32m (105')	14m (45')	8m (25')	14m (45')