



AMENDED BY BY-LAW 185-92, 190-92,

192-92, 196-92,

290-93, 51-96,

165-97, 244-98,

365-2002,

369-2002,

370-2007

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 56-83

To regulate and permit the use of land and buildings in the part of the City of Brampton within the former Township of Toronto Gore.

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

SECTION 1.0 APPLICATION

- 1.1 This by-law applies to those lands within the geographic boundaries of the former Township of Toronto Gore which are shown outlined on Schedule A attached hereto.
- 1.2 The by-laws of the former Township of Toronto Gore and of the City of Brampton set out below no longer apply to the lands to which this by-law applies:

808	1037	254-77	73-81
818	1049	168-78	176-81
825	1061	182-78	227-81
826	1063	269-78	240-81
834	1066	271-78	242-81
839	1067	274-78	292-81
850	1068	283-78	45-82
853	1069	46-79	116-82
855	1070	75-79	125-82
858	1071	88-79	127-82
863	1072	120-79	151-82
890	1073	200-79	
892	11-75	237-79	
924	91-75	87-80	
925	206-75	102-80	
928	116-76	195-80	
938	42-77	220-80	
977	71-77	277-80	
982	80-77	312-80	
987	93-77	5-81	

SECTION 2.0 ADMINISTRATION

2.1 Administration

This by-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons that may from time to time be appointed by by-law or by resolution of Council.

2.2 Violation and Penalty

Every person who contravenes any of the provisions of this by-law is guilty of an offence, and upon conviction, shall be liable in respect of each offence to a fine of not more than two thousand dollars (\$2,000.00), exclusive of costs.

2.3 Conformity with By-law

No lands shall be used, and no building or structure shall be erected or altered, nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this by-law.

2.4 Existing Uses Continued

Nothing in this by-law shall prevent the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.

2.5 Certificate of Occupancy

A person may not make or permit a change in the type of use of any land to which this by-law applies, or the type of use of any building or structure on any such land, without first applying to the Chief Building Official for, and obtaining from him, a certificate of occupancy.

2.6 Compliance with Other Restrictions

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

SECTION 3.0 ZONES AND SCHEDULES

3.1 Zones

For the purpose of this by-law, the following zones are hereby established:

Residential	Residential Estate One	RE1
	Residential Estate Two	RE2
	Residential Estate Holding	REH
	Hamlet	H
Commercial	Service Commercial	SC
	Highway Commercial One	HC1
	Highway Commercial Two	HC2
	Recreational Commercial	RC
	Commercial Agricultural	CA
Industrial	Industrial One	M1
	Industrial One A	M1A
	Industrial Two	M2
	Industrial Two A	M2A
	Industrial Three	M3
	Industrial Three A	M3A
	Industrial Four	M4
	Industrial Four A	M4A
Institutional	Institutional One	I1
	Institutional Two	I2
Open Space		OS
Floodplain		F
Agricultural		A

3.2 Schedules

(1) Schedules A, B, C, and D, with the notations and references shown thereon, are hereby declared to be part of this by-law and are described as follows:

SCHEDULE A: ZONE MAPS

Each of the zone maps covers a certain part of the area to which the by-law applies and is identified by a sheet number (for example, Schedule A, Sheet 1).

SCHEDULE B: ROAD SETBACKS

Schedule B is comprised of two tables, Schedule B-1, and Schedule B-2.

SCHEDULE C: SPECIAL PROVISIONS

Schedule C is comprised of site plans and subdivision plans upon which are indicated provisions applicable

only to a particular property or subdivision. The location and areal extent of the specific site plans are indicated on Schedule A by the applicable zoning category followed by the appropriate section number (for example, RE-SECTION 518).

SCHEDULE D: MAXIMUM NUMBER OF GROUP HOMES BY PLANNING AREA.

(2) The plans comprising Schedule C are as follows:

Schedule C	-	Section 501
Schedule C	-	Section 505
Schedule C	-	Section 508
Schedule C	-	Section 509
Schedule C	-	Section 510
Schedule C	-	Section 511
Schedule C	-	Section 512
Schedule C	-	Section 513
Schedule C	-	Section 522
Schedule C	-	Section 523

SECTION 4.0 INTERPRETATION

4.1 Scope

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

4.2 Interpretation of Zone Boundaries

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

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

4.3 Interpretation of Certain Words

(a) Singular and Plural Words:

In this by-law, unless the context requires otherwise,

- (1) words used in the singular number include the plural; and
- (2) words used in the plural include the singular number.

(b) Shall is Mandatory:

In this by-law, the word "shall" is mandatory.

(c) Used and Occupied:

In this by-law, unless the context requires otherwise,

- (1) the word "used" shall include the meaning "designed to be used" and "arranged to be used"; and
- (2) the word "occupied" shall include the meaning "designed to be occupied" and "arranged to be occupied".

- (d) In this by-law, all buildings, structures and uses permitted and classified under the headings "RESIDENTIAL USES" or "NON-RESIDENTIAL

USES" may be referred to as Residential or Non-Residential buildings, structures or uses, respectively.

4.4 Reserves

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

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

SECTION 5.0 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CEMETERY shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act.

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

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

COMMUNITY CLUB shall mean a building or place operated by a social organization.

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

COVERAGE shall mean the percentage of the land or lot area covered by buildings.

CRISIS CARE FACILITY shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

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

DAY NURSERY shall mean a day nursery within the meaning of the Day Nurseries Act.

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

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

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

DRY INDUSTRIAL USE shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment washing, and water is merely to serve the domestic needs of the employees.

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

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

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

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

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

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

DWELLING, MULTIPLE FAMILY shall mean a building or place containing 3 or more dwelling units.

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

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

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

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, each of which has independent

entrances to a front and rear yard immediately abutting the front and rear walls of each unit.

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

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

EAST-WEST AXIS shall mean a direction along a line drawn between due east and due west.

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

FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS INDUSTRIAL shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment related to the operation or maintenance of the building, stairwells or elevators.

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

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

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

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

GARAGE, PUBLIC shall mean a building or place where motor vehicles are kept or stored for remuneration.

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

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

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

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

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

GROUP HOME shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- (i) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on probation or released on parole;
- (ii) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (iii) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol,

and, for the purposes of this by-law, a home with five or more foster children in care at one time shall be deemed to be a group home.

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

HEAVY MOTOR VEHICLE shall mean any motor vehicle having a vehicle weight in excess of 2,300 kilograms.

HOME FURNISHINGS AND IMPROVEMENT RETAIL OUTLET shall mean a building or part thereof where home furnishings and home improvement products, such as

furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 per cent are new, are stored or kept for sale.

HOME OCCUPATION shall mean an occupation or undertaking conducted for gain or profit within a dwelling unit.

HOSPITAL, PRIVATE shall mean a private hospital as defined by the Private Hospitals Act.

HOSPITAL, PUBLIC shall mean an institution that is approved under the Public Hospitals Act.

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

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

KENNEL shall mean a place where cats, dogs, or other household pets are kept for the purpose of raising, breeding, boarding, training, or selling them.

LANDSCAPED BUFFER AREA shall mean open space in a rear yard or exterior side yard which is used exclusively for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a noise attenuation wall.

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

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

LOADING SPACE shall mean an unobstructed area of land upon the same lot or lots upon which the principal use is located, for use in connection with that principal use, which area is provided for the parking of one commercial motor vehicle while such vehicle is being loaded or unloaded.

LODGING HOUSE shall mean a dwelling in which rooms or room and board are supplied for hire or gain, but shall not include a hotel, motel or group home.

LOT shall mean a parcel of land which fronts on or abuts a street and which is permitted to be conveyed by section 29 of the Planning Act (R.S.O. 1980, C.379, as amended).

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

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

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

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

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

LOT WIDTH shall mean the straight line distance between the side lot lines, measured along a line at right angles to the centre line of the lot and at the minimum distance from the front lot line permitted for the erection of a building. In the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer of the two lot lines abutting the street on a corner lot.

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

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

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

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

MOTOR VEHICLE includes an automobile, truck, bus, self-propelled mobile home, motorcycle, motor-assisted bicycle, snowmobile, farm implement, and any other vehicle propelled or driven otherwise than by muscular power.

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

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

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

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

NOISE ATTENUATION BARRIER shall mean a physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required.

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

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

NORTH shall mean a range extending from 45 degrees to the east of due north to 45 degrees to west of due north.

NURSERY shall mean the use of land, structures or buildings for the sale of products grown on the farm from which the sale is made.

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

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

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession,

business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a community club.

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

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

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any part of a driveway or aisle and does not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

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

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

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

RELIGIOUS INSTITUTION shall mean a building or place used by a religious organization for public worship.

RESIDENTIAL CARE FACILITY shall mean a place for the accommodation of persons, who by reason of their emotional, mental, social or physical condition, or legal status, require a supervised group living arrangement for their well being.

RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee at the same table where the food and drink are to be consumed, and where drive-in, take-out or packaged fast food services are not available.

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

RESTAURANT, MIXED SERVICE shall mean a building or place where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place.

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

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

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

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

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

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

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

SERVICE STATION shall mean a building or place where gasoline, diesel fuel, propane, compressed natural gas, oil, lubricants, anti-freeze, tires, tubes, light bulbs, spark plugs, batteries, and other minor parts and accessories for motor vehicles are kept for sale at retail, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, a motor vehicle washing establishment, or a gas bar, although motor vehicles may be oiled, lubricated or washed, and minor repairs essential to the actual operation of motor vehicles may be carried out.

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

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

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

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

SOCIAL ORGANIZATION shall mean a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programmes for the benefit of the community.

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

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

STRUCTURE shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

SUPERMARKET shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres.

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

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

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

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

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

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

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

VEHICLE WEIGHT shall mean the weight of the vehicle itself, as set out in the manufacturer's specifications.

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

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

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

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

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

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

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

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

PART II
GENERAL ZONING PROVISIONS

SECTION 6.0 GENERAL PROVISIONS FOR ALL ZONES

6.1 Non-Conforming Uses

Nothing in this by-law shall prevent the repair or renovation of a legally non-conforming building or structure which was erected prior to the date of the passing of this by-law, provided that such repair or renovation shall not:

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

6.2 Non-Complying Buildings

Where its existing use is to be continued, a building or structure erected prior to the date of the passing of this by-law and used for a purpose permitted by this by-law, but not complying with the minimum requirements and restrictions of this by-law relating to such building or structure, or to the lot upon which it is located, may be reconstructed, repaired, renovated or enlarged, provided that such reconstruction, repair, renovation or enlargement shall not:

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

6.3 Lot Width or Area Reduced by Public Action

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

6.4 Yards or Building Setbacks Reduced by Public Action

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

6.5 Frontage on Road or Street

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

6.6 Building to be Moved

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

6.7 Multiple Uses

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

6.8 Dwelling Unit Prohibited Below Grade

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

6.9 Public Uses Permitted

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

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

6.10 Special Uses Permitted

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

6.11 Home Occupations

A home occupation may be carried on only in a Residential or Agricultural Zone subject to the following requirements and restrictions:

- (a) it is carried on only by the occupant of the dwelling or by members of his family residing there;

- (b) the home occupation is secondary to the use of the dwelling as a private residence, and does not occupy more than 15 per cent of the gross floor area of the dwelling, excluding the basement or cellar;
- (c) no change in the external character of the dwelling as a private residence results;
- (d) 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;
- (e) there is no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- (f) 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
- (g) one sign is permitted that shall be attached to a building and shall be not more than 0.15 square metres in area.

6.12 Permitted Yard Encroachments

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

- (a) an accessory building or structure permitted by the provisions of this by-law;
- (b) the structures listed in Table 6.11 (b) which may project into the minimum yards indicated for the distances specified;
- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 6.11 (b)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	Any Yard	0.5 metre
Window bays	Front, rear and exterior side yards	1 metre to a maximum width of 3 metres

Table 6.11 (b) (Cont'd)

<u>STRUCTURE</u>	<u>YARD</u>	<u>MAXIMUM PROJECTION INTO YARD</u>
Balconies	Front, rear and exterior side yards	1.5 metres
Open, roofed porches not exceeding one (1) storey in height, uncovered terraces	Front, rear and exterior side yards	1.5 metres including eaves and cornices

6.13 The part of any lot or land within a Flood Zone (F) shall not be used in calculating the lot frontage or yards required by this by-law for uses in adjacent zones.

6.14 Visibility Triangle

On a corner lot, a sign, fence, hedge, shrub, bush or tree or any other structure or vegetation shall not be permitted to be erected or to grow to a height greater than 0.8 metre above the grade of the streets that abut the lot within the triangular area formed by measuring from the actual or projected point of intersection of the lot lines abutting the streets a distance of 6 metres along each such lot line to two points and joining those two points, nor shall any sign be permitted to overhang the said triangular area.

6.15 Height regulations in this by-law do not apply to:

(a) church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, silos, sky lights, chimneys, clock towers or electrical supply facilities; or

(b) a roof structure which is used only as an ornament or to house the mechanical equipment of any building.

6.16 Parking Spaces

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

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

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

6.17 Where parking spaces are provided or required for uses other than for a single-family detached dwelling, the following requirements and restrictions shall apply:

- (a) the parking spaces shall be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
- (b) the width of a driveway leading to any parking area shall be a minimum width of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) each parking space other than a tandem parking space shall have unobstructed access to an aisle leading to a driveway or street; and
- (d) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

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

6.18 (a) Travel trailers, house trailers and mobile homes may not be located in any zone, if used or intended to be used in that location for the accommodation of and occupation by persons.

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

6.19 Loading Space

6.19.1 Each loading space shall

- (a) have a minimum vertical clearance of 4.25 metres;
- (b) not be upon or partly upon any street or lane; and
- (c) be accessible from a street or lane by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

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

- 6.20 No sign, billboard or poster shall be erected in any zone except in compliance with the 'Sign By-law' of the City of Brampton.
- 6.21 No building or structure shall be erected or used except in accordance with the setback requirements of Schedule B of this by-law.
- 6.22 The use of a dwelling or residential building as a group home or as a lodging house is not permitted in any zone unless it is listed as a permitted purpose in a zone.
- 6.23 The use of a dwelling or residential building as a place where rooms or room and board are supplied for hire or gain to more than two persons is not permitted in any zone unless it is listed as a permitted purpose in a zone.
- 6.24 Accessory buildings permitted on lots of less than 10 acres shall not be used for the purpose of keeping pigs, sheep, goats, horses and cattle.

6.25 Provisions for Solar Orientation

6.25.1 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S1)", the following restrictions and requirements shall also apply to that land:

- (a) Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of due east or by more than 20 degrees north or south of due west (see Figure 1).

(2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section shall prevail.

6.25.2 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

- (a) The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figure 2).

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section will prevail.

6.25.3 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 6.25.1(1)(a) and 6.25.2(1)(a) shall also apply to that land.

- (2) In the event of conflict between the restrictions and requirements of this section and any others relating to that land, the restrictions and requirements imposed by this section shall prevail.

FIGURE 1

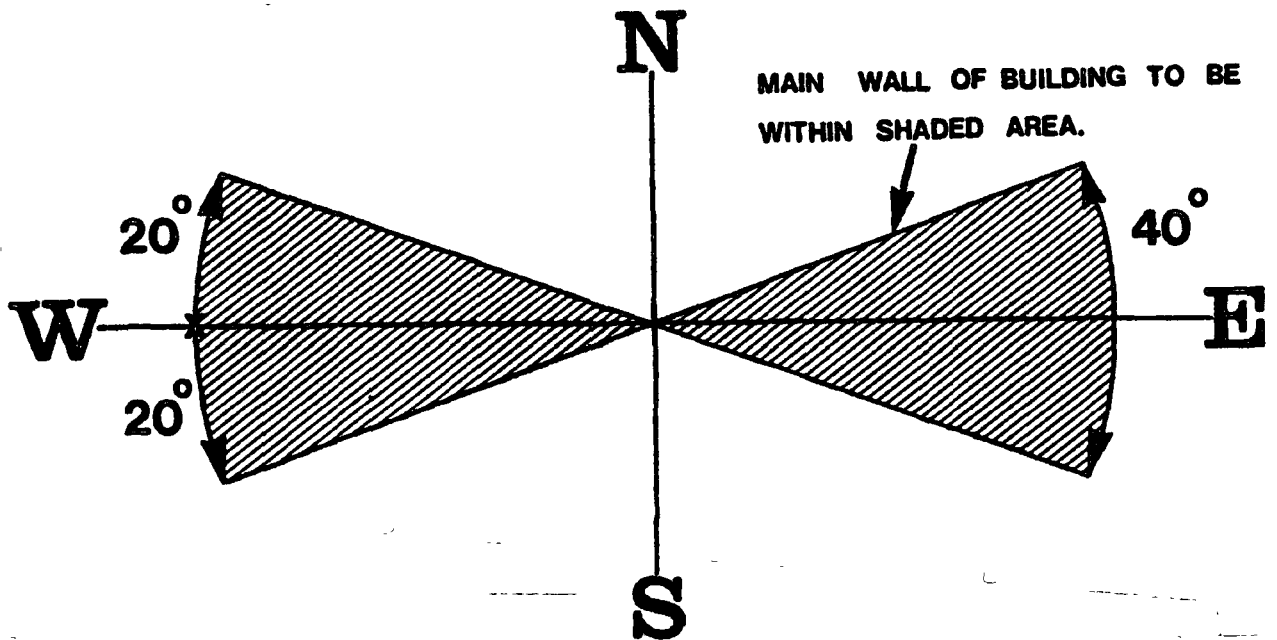
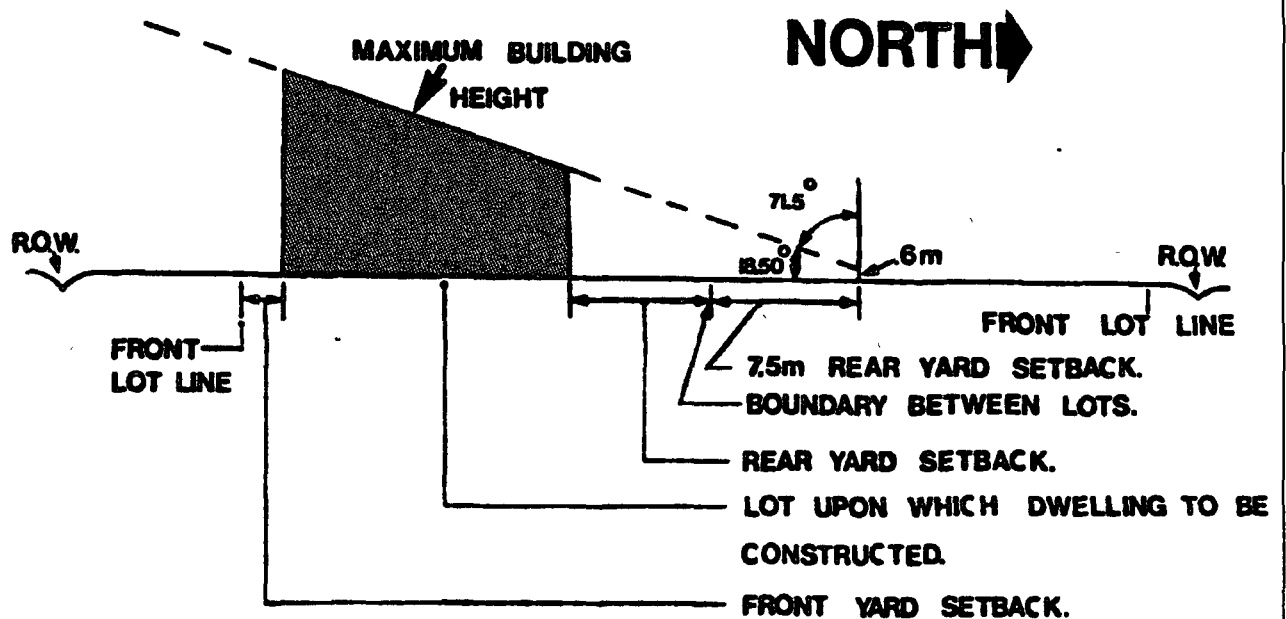


FIGURE 2



6.26 Provisions for Group Homes

6.26.1 Group homes shall be subject to the following requirements and restrictions:

- (i) a group home shall be located in a single family dwelling;
- (ii) the group home shall occupy the whole of the single family dwelling;
- (iii) no group home shall be located less than 305 metres from any other group home, residential care facility or crisis care facility, and
- (iv) the maximum number of group homes permitted in each area shown and numbered on Schedule D, and listed in Column 1 of the table set out below, shall be as set out in Column 2 of the said table.

<u>Column 1</u> Area Number	<u>Column 2</u> Maximum Number of Group Homes
1, 3 2	2 6

(Sections 7, 8 and 9 RESERVED)

SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

10.1 Permitted Purposes

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

10.2 One Dwelling per Lot

No person shall erect more than one (1) single family detached dwelling on one lot.

10.3 Accessory Buildings

Accessory buildings or structures other than a detached garage or carport are permitted in any Residential Zone, except the parts of Lot 8, Concession 7, Northern Division, in the geographic Township of Toronto Gore, designated as Parts 3, 4, 5 and 6 on reference plan 43R-4998, subject to the requirements and restrictions of this by-law for the particular zone in which said building or structure is located, and subject to the following additional requirements and restrictions:

- (a) not to be used for human habitation;
- (b) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure may be constructed;
- (c) the ground floor area of any permitted accessory building, other than a swimming pool enclosure shall not exceed 23 square metres;
- (d) all accessory buildings shall be located in the rear yard, and shall be no closer than 7.6 metres to the nearest lot line;
- (e) the maximum height of any accessory building shall not exceed 4.6 metres in the case of a peaked roof, and shall not exceed 3.5 metres in height in the case of a flat roof;
- (f) 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;
- (g) 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, 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 upon issue of an occupancy permit such

construction shed be removed or renovated to accessory building standards; and

- (h) 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.

10.4 Detached Garage or Carport

One detached private garage or carport may be located in a side or rear yard of a lot in a Residential Zone provided that there is no attached garage located on the lot and that the detached private garage or carport:

- (a) is no closer than 1 metre to a main building;
- (b) is no closer than 7.6 metres to a side lot line or rear lot line;
- (c) is no closer to a street than the required set-back for a main building, and in no case shall be closer to the front lot line than 6 metres;
- (d) does not have a floor area in excess of 65 square metres;
- (e) 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;
- (f) does not have vehicle doors which exceed 2.0 metres in height; and
- (g) is compatible with the exterior design and type of building materials used in the main building located on the lot.

10.5 Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit on the lot on which it is located it shall not be considered an accessory building and shall comply with the yard and area requirements for the Residential Zone in which it is located.

10.6 Parking of Trailers and Heavy Vehicles

- (a) A person shall not park or store, or permit to be parked or stored, on any lot in a Residential Zone, any heavy motor vehicle, unless it is at the time being used to make a delivery or to provide a service.
- (b) Except as permitted by clause (c) of this subsection, a person shall not park or store, or permit to be parked or stored, any truck trailer, mobile home, house trailer, travel trailer, or any other type of trailer, in the front yard, including the part of the driveway therein, of any lot in a Residential Zone.

- (c) A travel trailer not exceeding 5 metres in length when closed may be parked or stored in the part of the driveway that is in the front yard.

10.7 Unenclosed Swimming Pools

A private, uncovered swimming pool shall be permitted in the rear or side yard of a lot provided that it is no closer than 4 metres to any lot line or easement.

10.8 Enclosed Swimming Pools

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

- (a) no closer than 7.6 metres to a side lot line or a rear lot line; and
- (b) no closer to a street than the required setback for a main building.

10.9 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 Parking Space Requirements

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

- (a) where parking spaces are required or provided for a single-family dwelling, the following requirements and restrictions shall apply:

- (1) except for a parking space on a driveway, no parking space shall be permitted in the front yard;
- (2) the minimum width of a driveway shall be 3 metres.

- (b) where a medical or dental office is located in a private residence, a minimum of 6 parking spaces shall be provided for each practitioner.

10.10.2 A minimum of two parking spaces are required for a single-family dwelling.

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

10.11 Fences

Subject to section 6.14, and except for a chain link fence for a school or park and for a noise attenuation barrier, no solid fence in a Residential Zone:

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

10.12 Minimum Distance-between Driveway and Street Intersection

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

10.13 No privy vault structures shall be permitted in any Residential Zone.

SECTION 11.1 RESIDENTIAL ESTATE ONE - RE1

11.1 The lands designated RE1 on Schedule A to this by-law:

Permitted Purposes

11.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling; and
- (2) a group home, subject to the requirements and restrictions of section 6.26.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes; and
- (2) a home occupation.

Requirements and Restrictions

11.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 1.2 hectares
- (b) Minimum Lot Width - 60 metres
- (c) Minimum Front Yard Depth - 23 metres
- (d) Minimum Side Yard Width - 7.6 metres
- (e) Minimum Rear Yard Depth - 23 metres
- (f) Maximum Building Height - 10.5 metres
- (g) Minimum Ground Floor Area
 - One storey - 185 square metres
 - More than one storey - 140 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard.

SECTION 11.2 RESIDENTIAL ESTATE TWO - RE2

11.2 The lands designated RE2 on Schedule A to this by-law:

Permitted Purposes

11.2.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling; and

(2) a group home, subject to the requirements and restrictions of section 6.26.

(b) Non-Residential

(1) purposes accessory to the other permitted purposes; and

(2) a home occupation.

Requirements and Restrictions

11.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area - 0.8 hectares

(b) Minimum Lot Width - 45 metres

(c) Minimum Front Yard Depth - 12 metres

(d) Minimum Side Yard Width - 7.6 metres

(e) Minimum Rear Yard Depth - 15 metres

(f) Maximum Building Height - 10.5 metres

(g) Minimum Ground Floor Area

One storey - 185 square metres

More than one storey - 140 square metres

(h) Minimum Landscaped Open Space - 70 percent of the front yard.

SECTION 11.3 RESIDENTIAL ESTATE HOLDING - REH

11.3 The lands designated RE2 on Schedule A to this by-law:

Permitted Purposes

11.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling; and
- (2) a group home, subject to the requirements and restrictions of section 6.26.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes; and
- (2) a home occupation.

Requirements and Restrictions

11.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 4 hectares
- (b) Minimum Lot Width - 45 metres
- (c) Minimum Front Yard Depth - 12 metres
- (d) Minimum Side Yard Width - 7.6 metres
- (e) Minimum Rear Yard Depth - 15 metres
- (f) Maximum Building Height - 10.5 metres
- (g) Minimum Ground Floor Area

One storey - 185 square metres
More than one storey - 140 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard.

SECTION 12 HAMLET - H

12.1 The lands designated H on Schedule A to this by-law:

Permitted Purposes

12.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single family detached dwelling; and
- (2) a group home, subject to the requirements and restrictions of section 6.26.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes;
- (2) a home occupation;
- (3) park, playground, recreational area and community centre established and operated by a public authority or its agent;
- (4) a religious institution;
- (5) a public or private school;
- (6) a cemetery;
- (7) a nursing home; and
- (8) greenhouse or nursery.

Requirements and Restrictions

12.1.1 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 0.4 hectares
- (b) Minimum Lot Width - 45 metres
- (c) Minimum Front Yard Depth - 12 metres
- (d) Minimum Side Yard Width - 7.6 metres
- (e) Minimum Rear Yard Depth - 15 metres
- (f) Maximum Building Height - 10.5 metres

(g) Minimum Ground Floor Area

One storey - 185 square metres

More than one storey - 140 square metres

(h) Minimum Landscaped Open Space - 70 percent of the front yard.

(SECTIONS 13 - 19 RESERVED)

SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

20.1 The following provisions shall apply to all Commercial Zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones contained in section 6.0 of this by-law.

20.2 Accessory Building

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

- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (b) be permitted only in an interior side yard or rear yard;
- (c) be set back from any lot line abutting a Residential, Institutional or Open Space Zone, a distance equal to the height of the accessory building, but not less than 1.5 metres.

20.3 Parking Spaces

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

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Animal Hospital	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Art Gallery or Museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Bank	1 parking space for each 15 square metres of gross commercial floor area or portion thereof

Building supplies sales establishment

1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use.

Commercial or Technical School

4 parking spaces for each teaching classroom or equivalent facility.

Funeral parlour

1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public, plus 1 parking space for each funeral parlour vehicle.

Home furnishings and home improvement retail warehouse

1 parking space for each 62 square metres of gross commercial floor area or portion thereof.

Hotel or motel

1 parking space for each bedroom, plus 1 parking space for each 27 square metres of gross floor area or portion thereof devoted to public use, excluding bedrooms, which includes meeting rooms, conference rooms, conference facilities, dining, lounge and tavern areas but excludes washrooms, lobbies, hallways, elevators and stairways.

Laundromat or dry cleaning establishment

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

Motor vehicle repair shop or motor vehicle body shop

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

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

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

Motor vehicle service station	1 parking space for each 23 square metres of gross commercial floor area or portion thereof.
Motor vehicle washing establishment	5 parking spaces plus 10 car waiting spaces.
Offices:	1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
(1) Physician, dentist or drug-less practitioner's office	
(2) Real estate office	1 parking space for each 20 square metres of gross commercial floor area or portion thereof.
(3) Other offices	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Place of assembly, private club, dance hall, banquet hall, or roller skating rink	1 parking space for each 9 square metres of gross commercial floor area or portion thereof.
Radio or television broadcasting establishment	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Recreational Uses:	1 parking space for each 37 square metres of gross commercial floor area or portion thereof.
(1) Billiard Parlour or Pool Hall	
(2) Bowling Alley	4 parking spaces for each lane.
(3) Curling Rink	8 parking spaces for each sheet of ice.
(4) Golf Driving Range	1 parking space for each tee.
(5) Golf Course	50 parking spaces for each 9 holes.
(6) Tennis, Squash, Handball Court	4 parking spaces for each court.
(7) Swimming pool	10 parking spaces for every pool.
(8) Religious institution, stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.

Dining Room Restaurant	1 parking space for each 9.6 square metres of gross commercial floor area of portion thereof.
Take-out restaurant, drive-in restaurant mixed service restaurant	1 parking space for each 4.6 squaremetres of gross commercial floor area or portion thereof.
Mixed service restaurant with drive-through facility	1 parking space for each 6 square metres of gross commercial floor area or portion thereof.
Retail establishment not specifically mentioned in this Section.	1 parking space for each 19 square metres of gross commercial floor area or portion thereof.
Shopping centre having a gross floor area of less than 2,000 square metres	1 parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants, taverns, and medical offices, plus the parking spaces required for a restaurant, tavern or medical office by this by-law. If the restaurants, taverns, and medical offices occupy less than 10 percent of the total gross leasable commercial floor area of the buildings, 1 parking space for each 23 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.
Shopping centre having a gross floor area of more than 2,000 square metres	1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.
Supermarket	1 parking space for each 17 square metres of gross commercial floor area or portion thereof.
Tavern	1 parking space for each 12 square metres of gross commercial floor area or portion thereof accessible to the public.

All other commercial uses not mentioned in this section.

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

20.4 Drive-through facilities of mixed service restaurants shall comply with the following:

- (a) the drive-through facility must be effectively separated from the parking area;
- (b) the stacking lane must be clearly identified;
- (c) the stacking lane must be located behind the pick-up windows and must accomodate a minimum of 10 cars;
- (d) the width of the pavement where the stacking lane and driveway meet must be a minimum width of 7.3 metres; and
- (e) the access points must be properly located to minimize the impact of the stacking lane on the internal traffic circulation.

20.5 Loading Spaces

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

(a)

<u>Gross leasable commercial floor area of retail commercial uses in square metres</u>	<u>Number of loading spaces</u>
2350 or less	1 loading space
over 2350 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	3 loading spaces, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14000 square metres;

(b)

<u>Gross commercial floor area of office uses in square metres</u>	<u>Number of loading spaces</u>
2350 or less	no loading spaces required
over 2350 up to 11600	1 loading space
over 11600	1 loading space, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 11600 square metres;

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

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

20.6 Crisis Care Facility Provisions

Crisis care facilities shall be permitted in Commercial Zones subject to the following restrictions and requirements:

- (i) the crisis care facility may occupy a single-family detached dwelling or any building converted or newly constructed for that purpose, but in every case, the crisis care facility shall occupy the whole of the building,
- (ii) no crisis care facility shall be located less than 800 metres from any other crisis care facility, group home or residential care facility.

(SECTIONS 21-22 RESERVED)

SECTION 23 SERVICE COMMERCIAL ZONE - SC

23.1 The lands designated SC on Schedule A to this by-law:

Permitted Purposes

23.1.1 shall only be used for the following purposes:

(a) Commercial

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

(b) Non-Commercial

- (1) a religious institution, including an associated place of public assembly;
- (2) a day nursery; and
- (3) a crisis care facility, subject to the requirements and restrictions set out in section 20.6.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

23.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 5 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 5 metres.

(c) Minimum Exterior Side Yard Width: 5 metres

(d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.

(e) Minimum Lot Width: 38 metres.

(f) Maximum Building Height: 3 storeys.

(g) Minimum Landscaped Open Space: (1) in the front yard, 60 per cent of the required front yard depth, and

(2) in an exterior side yard, 60 per cent of the required exterior side yard.

SECTION 24.1 HIGHWAY COMMERCIAL ONE ZONE - HC1

24.1 The lands designated HC1 on Schedule A to this by-law:

Permitted Purposes

24.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a hotel or motel;
- (2) a motor vehicle or boat sales, rental, leasing, or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (4) a parking lot;
- (5) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (6) a tavern;
- (7) a taxi or bus station;
- (8) banquet facilities;
- (9) a community club;
- (10) a tool and equipment rental establishment;
- (11) a service station;
- (12) a motor vehicle washing establishment; and
- (13) only in conjunction with a service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.

(b) Non-Commercial

- (1) a crisis care facility, subject to the restrictions and requirements set out section 20.6.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

24.1.2.1 the purposes in subsection 24.1.1(a) numbered (1) through (10) and in subsection 24.1.1(b) shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres.

- (b) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 3 storeys.
- (g) Minimum Landscaped Open Space: (1) 20 per cent of the minimum front yard area; and
(2) 50 per cent of the minimum exterior side yard area.

24.1.2.2 the purposes in subsection 24.1.1(a) numbered (11), (12) and (13) shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.

- (g) Maximum Building Height: 2 storeys.
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a Residential Zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres back from the intersection of the said lot lines.
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from the edge of any intersecting road and a minimum of 6 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) For each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the site so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- (l) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (m) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.
- (n) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained along the lot lines abutting such areas or zones.
- (o) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.

SECTION 24.2 HIGHWAY COMMERCIAL TWO ZONE - HC2

24.2 The lands designated HC2 on Schedule A to this by-law:

Permitted Purposes

24.2.1 shall only be used for the following purposes:

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

Requirements and Restrictions

24.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.

- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a Residential Zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the intersection of the said lot lines.
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from the edge of any intersecting road and a minimum of 6 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) For each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the site so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- (l) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (m) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.
- (n) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained along the lot lines abutting such areas or zones.
- (o) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones.

SECTION 25 RECREATION COMMERCIAL - RC

25.1 The lands designated RC on Schedule A to this by-law:

Permitted Purposes

25.1.1 shall only be used for the following purposes:

- (a) a place of outdoor commercial recreation;
- (b) a residential unit for a caretaker employed on the lot; and
- (c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

25.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres
- (b) Minimum Interior Side Yard Width: 7.5 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum side yard width shall be 15 metres.
- (c) Minimum Exterior Side Yard Width: 15 metres
- (d) Minimum Rear Yard Depth: 15 metres
- (e) Minimum Lot Width: 38 metres
- (f) Maximum Building Height: 2 storeys
- (g) Minimum Landscaped Open Space:
 - (1) 20 per cent of the minimum front yard area, and
 - (2) 50 per cent of the minimum exterior side yard area.

SECTION 26 COMMERCIAL AGRICULTURE - CA

26.1 The lands designated CA on Schedule A to this by-law:

Permitted Purpose

26.1.1 shall only be used for a garden centre sales establishment

Requirements and Restrictions

26.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres.
- (b) Minimum Interior Side Yard Width: 7.5 metres, except that where the interior side-yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 15 metres.
- (c) Minimum Exterior Side Yard Width: 15 metres.
- (d) Minimum Rear Yard Depth: 15 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) 20 percent of the minimum front yard area; and
 - (2) 50 percent of the minimum exterior side yard area.

(SECTIONS 27-29 RESERVED)

SECTION 30 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

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

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any Industrial Zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:

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

(b) Accessory buildings used for the purpose of an office are permitted in any Industrial Zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the primary building.

30.4 Loading Spaces

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

<u>Gross industrial floor area of building in square metres</u>	<u>Number of loading spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14000	3 loading spaces
over 14000	4 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14000 square metres;

- (b) Each loading space shall:
- (1) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length,
 - (2) have a minimum vertical clearance of 4.25 metres; and
 - (3) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of drive-ways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

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

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

complied with for the appropriate amount of gross floor area.

(5) Non-industrial use

Parking requirements in accordance with section 20.3.

SECTION 31.1 INDUSTRIAL ONE ZONE - M1

31.1 The lands designated M1 on Schedule A to this by-law:

Permitted Purposes

31.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 31.1 (a), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line, in which case there is no minimum requirement, and

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

SECTION 31.2 INDUSTRIAL ONE A ZONE - M1A

31.2 The lands designated M1A on Schedule A to this by-law:

Permitted Purposes

31.2.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 35.1 (a), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.2.2 shall be subject to the following requirements and restrictions:

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

the minimum requirement is 15 metres.

- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.

- (d) Minimum Interior Side Yard Width:
 - (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.

- (e) Minimum Lot Width: 60 metres.

- (f) Maximum Building Height: 2 storeys.

- (g) Minimum Landscaped Open Space 50 percent of all of the following:
 - (1) minimum required front yard area.
 - (2) minimum required exterior side yard area.
 - (3) minimum required interior side yard area abutting a lot in a Residential area or Institutional Zone, and
 - (4) minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

- (h) Outdoor Storage: No storage shall be permitted outside a building.

SECTION 32.1 INDUSTRIAL TWO ZONE - M2

32.1 The lands designated M2 on Schedule A to this by-law:

Permitted Purposes

32.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by sections 32.1 (a) (1) and 32.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions:

32.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional Zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
 - (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) 35 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.

(h) Outdoor storage

(1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or to that portion of an exterior side yard not used as landscaped open space; and

(2) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 32.2 INDUSTRIAL TWO A ZONE - M2A

32.2 The lands designated M2A on Schedule A to this by-law:

Permitted Purposes

32.2.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational use;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by sections 36.1 (a) (1) and 36.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions:

32.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.

- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
- (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional Zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
- (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 60 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
- (1) 35 per cent of the minimum required front yard area; and
 - (2) 50 per cent of all of the following:
 - (a) minimum required exterior side yard area.
 - (b) minimum required interior side yard area abutting a lot in a Residential or Institutional zone.
 - (c) minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

(h) Outside Storage:

(1) outside storage shall be permitted in connection with a building, only where storage is confined to the defined rear yard or to that portion of an exterior side yard not used as landscaped open space; and

(2) No storage shall be permitted on any portion of a lot required for parking, loading, drive-ways or landscaped open space.

SECTION 33.1 INDUSTRIAL THREE ZONE - M3

33.1 The lands designated M3 on Schedule A to this by-law:

Permitted Purposes

33.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

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

Requirements and Restrictions:

33.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line, in which case there is no minimum requirement, and

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

(h) Outdoor Storage:

- (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for Residential and Institutional purposes by a solid opaque fence having a minimum height of 1.8 metres.
- (2) In cases where solid fence screening is required because of outside storage the outside storage shall not exceed the height of the solid fence screening; and
- (3) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 33.2 INDUSTRIAL THREE A ZONE - M3A

33.2 The lands designated M3A on Schedule A to this by-law:

Permitted Purposes

33.2.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by sections 33.2.1 (a) (1) and 33.2.1 (a) (3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions:

33.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:

- (1) a rail line, in which case there is no minimum requirement; and
 - (2) a street or a lot in a Residential or Institutional Zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
- (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres; and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 60 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space: 50 per cent of all of the following:
- (1) minimum required front yard area,
 - (2) minimum required exterior side yard area,
 - (3) minimum required interior side yard area abutting a lot in a Residential or Institutional Zone, and
 - (4) minimum required rear yard area abutting a street or a lot in a Residential or Institutional Zone.

(h) Outside Storage:

- (1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for Residential and Institutional purposes by a solid opaque fence having a minimum height of 1.8 metres.
- (2) In cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and
- (3) No storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaped open space.

SECTION 34.1 INDUSTRIAL FOUR ZONE - M4

34.1 The lands designated M4 on Schedule A to this by-law:

Permitted Purposes

34.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by sections 34.1 (a)(1) and (2), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

34.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case there is no minimum requirement, and
 - (2) a street, a 0.3 metre reserve, or a lot in a Residential or Institutional Zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
 - (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: 50 percent of all of the following:

- (1) minimum required front yard area,
- (2) minimum required exterior side yard area,
- (3) minimum required interior side yard area abutting a lot in a Residential or Institutional Zone, and
- (4) minimum required rear yard area abutting a street, a 0.3 metre reserve or a lot in a Residential or Institutional Zone.

(h) Outdoor Storage:

No storage shall be permitted outside a building.

SECTION 34.2 INDUSTRIAL FOUR A ZONE - M4A

34.2 The lands designated M4A on Schedule A to this by-law:

Permitted Purposes

34.2.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by sections 34.1 (a)(1) and (2), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

34.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case there is no minimum requirement, and
 - (2) a street, a 0.3 metres reserve, or a lot in a Residential or Institutional Zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
 - (1) an Institutional or Residential Zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 60 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space: 50 per cent of all of the following:
 - (1) minimum required front yard area,
 - (2) minimum required exterior side yard area,

(3) minimum required interior side yard area abutting a lot in a Residential or Institutional Zone, and

(4) minimum required rear yard area abutting a street, a 0.3 metre reserve or a lot in a Residential or Institutional Zone.

(h) Outdoor Storage:

No storage shall be permitted outside a building.

(SECTIONS 35-42 RESERVED)

SECTION 43.1 INSTITUTIONAL ONE ZONE - I1

43.1 The lands designated as I1 on Schedule A to this by-law:

Permitted Purposes

43.1.1 shall only be used for the following purposes:

(a) Institutional

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

(b) Accessory

- (1) any residential purpose which is accessory to a permitted institutional purpose;
- (2) any commercial purpose which is accessory to a permitted institutional purpose; and
- (3) purposes accessory to the other permitted purposes.

(c) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority.

Requirements and Restrictions

43.1.2 shall be subject to the following requirements and restrictions:

- | | |
|--|---|
| (a) Maximum Lot Coverage: | 33.3 per cent. |
| (b) Minimum Front Yard Depth: | 7.5 metres. |
| (c) Minimum Interior Side
Yard Width: | 7.5 metres or 1/2 the height of
the building, whichever is the
greater. |
| (d) Minimum Exterior Side Yard
Width: | 7.5 metres or 1/2 the height of
the building, whichever is the
greater. |
| (e) Minimum Rear Yard Depth: | 7.5 metres or 1/2 the height of
the building, whichever is the
greater. |

(f) Parking:

For every building or structure erected or lot used in any I1 Zone, one or more parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.3 of this by-law.

(g) Maximum Height:

3 storeys

SECTION 43.2 INSTITUTIONAL TWO ZONE - I2

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

Permitted Purposes

43.2.1 shall only be used for the following purposes:

(a) Institutional

- (1) an administrative office of any public authority;
- (2) an arena;
- (3) an art gallery operated by a public authority;
- (4) a cemetery;
- (5) a college or university;
- (6) a community centre;
- (7) a fairground;
- (8) a fraternal organization;
- (9) a hospital, public or private;
- (10) a library;
- (11) a nursing home;
- (12) a reform or penal institution;
- (13) a YMCA, YWCA, or similar use;
- (14) a curling rink.

(b) Accessory

- (1) any residential purpose which is accessory to a permitted institutional purpose, including one single-family detached dwelling;
- (2) any commercial purpose which is incidental and accessory to a permitted institutional purpose; and
- (3) purposes accessory to the other permitted purposes.

(c) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority.

43.2.2 shall be subject to the following requirements and restrictions:

Requirements and Restrictions

- (a) Maximum Lot Coverage: 33.3 per cent
- (b) Minimum Front Yard Depth: 7.5 metres

- (c) Minimum Interior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater
- (e) Minimum Rear Yard Depth: 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (f) Parking: Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.
- (g) Maximum Height: 3 storeys

SECTION 44 OPEN SPACE ZONE - OS

44.1 The lands designated as OS on Schedule A to this by-law:

Permitted Purposes

44.1.1 shall only be used for the following purposes:

- (a) an indoor or outdoor recreation facility;
- (b) any conservation area or purpose.

Requirements and Restrictions

44.1.2 shall be subject to the following regulations and restrictions:

- (a) Maximum Lot Coverage: 33.3 per cent
- (b) Minimum Front Yard Depth: 7.5 metres
- (c) Minimum Interior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Width: 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (e) Minimum Rear Yard Depth: 7.5 metres or 1/2 the height of the building, whichever is the greater
- (f) Parking: For every building or structure erected or lot used in any OS Zone, one or more parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.

SECTION 45 FLOODPLAIN - F

45.1 The lands designated as F on Schedule A to this by-law:

Permitted Purposes

45.1.1 shall only be used for the following purposes:

- (a) flood and erosion control;
- (b) conservation area or purpose;
- (c) open space.

Requirements and Restrictions

45.1.1 shall be subject to the following regulations and restrictions:

- (1) No person shall, within any F Zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

SECTION 46 AGRICULTURAL - A

46.1 The lands designated as A on Schedule A to this by-law:

Permitted Purposes

46.1.1 shall only be used for the following purposes:

(a) Rural

- (1) agricultural purposes;
- (2) an animal hospital;
- (3) a kennel.

(b) Non-Agricultural

- (1) a single-family detached dwelling;
- (2) a group home, in areas not designated Industrial, Rural Commercial and Open Space in the City of Brampton Official Plan, and subject to the restrictions and requirements of section 6.26;
- (3) a cemetery;
- (4) a home occupation; and
- (5) purposes accessory to the other permitted purposes.

Requirements and Restrictions

46.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

For a single family detached dwelling on a lot created prior to January 1, 1982 0.8 hectares

For a single-family detached dwelling on a lot created after January 1, 1982 4.0 hectares

For all other permitted purposes 4.0 hectares

- (b) Minimum Lot Width: 45 metres
- (c) Minimum Front Yard Depth: 12 metres
- (d) Minimum Side Yard Width: 7.6 metres
- (e) Minimum Rear Yard Depth: 15 metres
- (f) Maximum Building Height: 10.5 metres
- (g) Minimum Ground Floor Area for Main Building:

One Storey	185 square metres
More than One Storey	140 square metres

(h) Minimum Landscaped Open Space for permitted uses other than agricultural: 70 percent of the front yard

(i) 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.

PART III

PROVISIONS RELATING TO SPECIFIC SITES

PART III - PROVISIONS RELATING TO SPECIFIC SITES

500. The lands designated RE2-SECTION 500 on Schedule A (Sheet 8 & 9) to this by-law:

500.1 shall only be used for those purposes permitted in the RE2 Zone.

500.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width - 60 metres.

500.3 shall also be subject to the requirements and restrictions relating to the RE2 Zone which are not in conflict with the ones set out in section 500.2.

501. The lands designated HC1-SECTION 501 on Schedule A (Sheet 15) to this by-law:

501.1 shall only be used for

- (1) a reception hall; and
- (2) single-family detached dwelling.

501.2 shall be subject to the requirements and restrictions set out on SCHEDULE C - SECTION 501.

501.3 shall be subject to the requirements and restrictions relating to the HC1 Zone which are not in conflict with the ones set out in section 501.2.

502. The lands designated SC-SECTION 502 on Schedule A (Sheet 3) to this by-law:

502.1 shall only be used for a bank, trust company or finance company

502.2 shall be subject to the requirements and restrictions relating to the SC Zone.

(SECTION 503 RESERVED)

504. The lands designated HC1-SECTION 504 on Schedule A (Sheet 18) to this by-law:

504.1 shall only be used for a service station.

504.2 shall be subject to the requirements and restrictions relating to the HC1 Zone.

505.1 The lands designated HC1-SECTION 505 on Schedule A (Sheet 21) to this by-law:

505.1.1 shall only be used for

- (1) a restaurant;
- (2) a recreation club, which may include one dwelling unit for a resident manager;
- (3) outdoor recreation facilities associated with the recreation club; and
- (4) purposes accessory to the other permitted purposes.

505.1.2 shall be subject to the following requirements and restrictions:

- (1) Restaurant and Recreation Club
 - (i) only permitted within the development envelope as shown on SCHEDULE C-SECTION 505;
 - (ii) maximum combined gross floor area - 1000 square metres; and
 - (iii) maximum height of any building - 10 metres.
- (2) Off-Street Parking
 - (i) only permitted within the development envelope as shown on SCHEDULE C - SECTION 505;
 - (ii) 1 parking space per 5 square metres of restaurant use;
 - (iii) 8 parking spaces per bocce court;

- (iv) 3 parking spaces for each tennis, squash, handball or raquetball court;
- (v) 1 parking space per 20 square metres of office floor space;
- (vi) 10 parking spaces per swimming pool;
- (vii) 1 parking space per 10 square metres of floor space devoted to other education, recreation, lounge or meeting room uses;
- (viii) each parking space shall have unobstructed access to an aisle leading to a driveway;
- (ix) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

Angle of Parking

0° to less than 55°
55° to less than 75°
75° to 90°

Minimum Aisle Width

4 metres
5.5 metres
6.5 metres

- (x) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or an angled parking space measuring 2.9 metres by 5.8 metres.

- (3) A private driveway is permitted outside the development envelope only as shown on Schedule C-SECTION 505, and anywhere within the development envelope.
- (4) Landscaped open space shall be provided as shown on SCHEDULE C-SECTION 505.
- (5) Outdoor recreational facilities are only permitted within the development envelope and within the landscaped open space and outdoor recreation facilities area, as shown on SCHEDULE C-SECTION 505.

505.1.3 shall also be subject to the regulations relating to the HC1 Zone which are not in conflict with the regulations set out in section 505.1.2

505.2 The lands designated as F-SECTION 505 on Schedule A (Sheet 21) to this by-law:

505.2.1 shall only be used for

- (1) a private driveway and a bridge, but only as shown on SCHEDULE C-SECTION 505; and
- (2) outdoor recreational facilities;

505.2.2 shall be subject to the following restrictions and requirements:

- (1) no buildings or structures shall be permitted other than those necessary for flood and erosion control;
- (2) outdoor recreation facility development and additional landscaping which alters the natural landscape shall only be permitted as approved by the Metropolitan Toronto and Region Conservation Authority; and
- (3) landscaped open space shall be provided as shown on SCHEDULE C-SECTION 505.

505.3 For the purposes of section 505,

Landscaped Open Space shall mean open space on a lot which is used for growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

Recreation Club shall mean a building used for indoor recreation purposes and/or associated with outdoor recreation facilities, including an accessory office and accessory eating facility.

Restaurant shall mean a building or part thereof where food and drink are served to the public for consumption within the building.

506. The lands designated as I2-SECTION 506 on Schedule A (Sheet 15) to this by-law:

506.1 shall only be used for the purpose of a fire hall.

506.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area: 0.2 hectares
- (2) minimum lot width: 30 metres
- (3) minimum lot depth: 45.7 Metres
- (4) minimum side yard width: 3 metres
- (5) minimum rear yard depth: 12 metres
- (6) minimum street setback: 32 metres from centre line of a public highway
- (7) minimum parking: 5 spaces per bay

506.3 shall also be subject to the requirements and restrictions relating to the I2 Zone which are not in conflict with the ones set out in section 506.2.

507. The lands designated as I2-SECTION 507 on Schedule A (Sheet 15) to this by-law:

507.1 shall only be used for a community centre.

507.2 shall be subject to the requirements and restrictions relating to the I2 zone.

508. The lands designated RE2-SECTION 508 on Schedule A (Sheet 8) to this by-law:
- 508.1 shall be used for the purposes permitted in the RE2 Zone.
- 508.2 shall be subject to the following restriction:
- (1) All structures and excavations, including dwellings, accessory building, swimming pools, septic tanks and tile beds, may only be located in the areas shown in shaded tone as 'building areas' on SCHEDULE C-SECTION 508.
- 508.3 shall also be subject to the requirements and restrictions relating to the RE2 Zone which are not in conflict with the ones set out in section 508.2.
509. The lands designated RE2-SECTION 509 on Schedule A (Sheet 12) to this by-law:
- 509.1 shall only be used for those purposes permitted in an RE2 Zone.
- 509.2 shall be subject to the following requirements and restrictions:
- (1) The minimum lot width and minimum yard depths shall be as shown on SCHEDULE C-SECTION 509.
- (2) Minimum Lot Area: 1350 square metres
- (3) Minimum Ground Floor Area:
- | | |
|-------------------------|----------------------|
| One storey | - 150 square metres |
| Greater than one storey | - 97.5 square metres |
- (4) Access: - from Coleraine Drive
- 509.3 shall also be subject to the requirements and restrictions of the RE2 Zone that are not in conflict with the ones set out in section 509.2
- 510.1 The lands designated M1A-SECTION 510 on Schedule A (Sheet 11) to this by-law:
- 510.1.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

510.1.2 shall be subject to the following requirements and restrictions:

(1) (a) dry industrial operations shall only be permitted within an enclosed building; and

(b) outdoor storage of goods, materials or machinery shall not be permitted.

(2) Landscaped open space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on SCHEDULE C-SECTION 510.

(3) Development shall only be permitted in conformity with the following site development standards:

(a) Minimum Lot Area 0.8 metres

(b) Minimum Lot Frontage 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line.

(c) Minimum Front Yard Depth: 18 metres

(d) Minimum Side Yard Width: 8 metres

(e) Maximum Lot Coverage of all Buildings and Structures: 50% of the lot area

(f) Maximum Building Height: 10 metres.

A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.

(g) Off-Street Parking:

(i) at least one parking space on the same lot for each 55 square metres of gross floor area. (This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot).

(ii) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres, or angled parking space measuring 2.9 metres by 5.8 metres.

(h) Front Yard Use:

Where the floor area of the main building on the premises is greater than 200 metres, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

(i) Floor Area <u>of Building</u>	<u>Number of Loading Spaces</u>
280 square metres	none
280 square metres to 1860 square metres	1
each additional 1860 square metres	1

(ii) no loading space within the front yard;

(iii) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

510.1.3 shall also be subject to the requirements and restrictions relating to the MIA zone which are not in conflict with the ones set out in section 510.1.2

510.2 For the purposes of section 510,

Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

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

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. 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 area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

511.1 The lands designated M2A SECTION 511 on Schedule A (Sheet 11) to this by-law:

511.1.1 shall only be used for dry industrial uses, but not for any use which is obnoxious by reason of the noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

511.1.2 shall be subject to the following requirements and restrictions:

(1) (a) dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage; and

(b) any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.

(2) Landscaped open space with a minimum width of 4.6 metres shall be provided and shall occupy an area indicated as Landscaped Open Space on SCHEDULE C-SECTION 511.

(3) Development shall only be permitted in conformity with the following site development standards:

(a) Minimum Lot Area 0.8 hectares.

(b) Minimum Lot Width: 40 metres measured in a straight line from points on the side lot lines which are 18 metres from the front lot line.

(c) Minimum Front Yard Depth: 18 metres.

(d) Minimum Side Yard Width: 8 metres.

(e) Maximum Lot Coverage of all Buildings and Structures: 50% of the lot

(f) Maximum Building Height: 10 metres

A tower, cupola, steeple or other roof structure which is used only as an ornament or to house the mechanical equipment of any building shall be disregarded in calculating the height of the building.

(g) Off-Street Parking:

(1) at least one parking space on the same lot for each 55 square metres of gross floor area. This parking space shall be used only for vehicles of employees, vehicles of customers and vehicles required in connection with the main use of the lot.

(ii) every parking space shall be either a parallel parking space measuring 2.7 metres by 7.0 metres or an angled parking space measuring 2.9 metres by 5.8 metres.

(h) Front Yard Use:

Where the floor area of the main building on the premises is greater than 200 square metres, no open storage shall be permitted between the main building and the street line, no fence shall be permitted in the front yard and no truck loading facilities shall be provided in the front yard.

(i) Off-Street Loading:

(i)	<u>Floor Area of Building</u>	<u>Number of Loading Spaces</u>
	280 square metres	None
	280 square metres to 1860 square metres	1
	each addi- tional 1860 square metres	1

(ii) no loading space within the front yard; and

(iii) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

511.1.3 shall also be subject to the requirements and restrictions relating to the M2A zone which are not in conflict with the ones set out in Section 511.1.2.

511.2 For the purposes of section 511,

Landscaped Open Space shall mean open space on a lot which is used for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other vegetation.

Loading Space shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

(a) is provided for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle;

(b) consists of a space measuring a minimum of 7.5 metres long and 3.6 metres wide and having a minimum vertical clearance of 4.3 metres;

- (c) is not upon or partly upon any street or lane; and
- (d) is accessible from a street or lane by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of motor vehicles.

Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. 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 area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

Parking Space shall mean a rectangular area accessible from a driveway or aisle for the temporary storage of motor vehicles but shall not include any part of a driveway or aisle.

512. The lands shown designated M4-SECTION 512 on Schedule A (Sheet 13) to this by-law:

512.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
 - (a) clothing and finished textile or fabric products;
 - (b) printing and bookbinding and lithographing;
 - (c) die castings involving the use of plastics and light metals including aluminum zinc;
 - (d) light manufacturing or tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) shops for the repair or manufacturing of small goods and wares;
- (4) business, professional and administrative offices connected with another permitted purpose;
- (5) exhibition and conference halls;
- (6) radio, television broadcasting and transmission facilities;
- (7) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (8) any use by a public body of the same general character as the other permitted purposes;

- (9) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

512.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 25 metres;
- (2) the minimum lot area shall be 2,000 square metres;
- (3) (a) the minimum side yard width on each side of the building constructed thereon shall be 8 metres;
(b) for any lot having a front lot line length in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or fifteen percent (15%) of the length of the said front lot line, whichever is more, up to a maximum side yard width requirement of 30 metres;
- (4) the maximum coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the minimum rear yard depth shall be 20 metres;
- (6) 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.
- (7) (a) no outdoor truck loading facilities are permitted in the front yard;
(b) if the building depth is less than 60 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
(c) if the building depth is greater than 60 metres, no outdoor truck loading facilities are permitted within the first 30 metres of the building depth;
- (8) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (9) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:

- (a) two storeys in height, for manufacturing uses;
- (b) five storeys in height, for office space;
- (10) outside storage of goods, material and equipment shall not be permitted;
- (11) a landscaping strip of a minimum of 15 metres in width shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on Schedule C - SECTION 512.

513. The lands designated M3-SECTION 513 on Schedule A (Sheet 13) to this by-law:

513.1 shall only be used for the following purposes:

- (1) the purposes permitted by section 512.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products, plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purposes accessory to the other permitted purposes.

513.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:

15 metres for a building less than 8 metres in height above grade,

18 metres for a building less than 10 metres but greater than 8 metres in height above grade,

21 metres for a building less than 12 metres but greater than 10 metres in height above grade,

24 metres for a building less than 15 metres but greater than 22 metres in height above grade;

- (2) minimum lot area shall be 2,000 square metres;
- (3) minimum rear yard depth shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear

yard shall be required;

- (4) (a) minimum side yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
- (b) an area of at least 50 percent of the required side yard shall be landscaped open space, free of parking, driveway and pavement;
- (5) no truck loading facility or hydro electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;
- (6) outside storage of goods, material and equipment is permitted subject to the following conditions:
 - (a) the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
 - (b) the storage area is enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
 - (c) where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 2 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);
- (7) the provisions of section 513.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
 - (i) the total area so used does not exceed five percent (5%) of the lot area, and

- (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (8) all manufacturing and processing operations other than:
 - (i) the moving of goods and materials in and out of buildings and structures;
 - (ii) associated minor preparatory and finishing work, and
 - (iii) associated assembly of components too large to be assembled within the buildings and structures,
shall be carried out within buildings and structures;
- (9) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (10) for the purposes permitted by section 513.1.(1), the parking requirements as described under section 512.1.2(8) shall apply;
- (11) for all other purposes, as permitted by sections 513.1. (2) to (6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot."

514.1 The lands designated SC-SECTION 514 on Schedule A (Sheet 13) to this by-law:

514.1.1 shall be used only for the following purposes:

- (1) one only of a bank or a trust company savings office or a similar financial institution;
- (2) offices, other than the offices for medical, dental and similar practitioners;
- (3) one only of a dining room restaurant, a mixed service restaurant, or a tavern;
- (4) a retail store selling new merchandise only, barber shop, beauty parlour, shoe shine parlour, service or repair shop, tailor shop, postal station, self-service laundry, a laundry or dry cleaning distribution station, snack bar, ice cream parlour, photographer's or artist's studio, or a bake shop;
- (5) a service station, a gas bar and a motor vehicle washing establishment.

514.1.2 shall be subject to the following requirements and restrictions:

- (1) a single particular commercial use shall not have a gross floor area exceeding 200 square metres;
- (2) one loading space shall be provided for each 2,000 square metres of gross commercial floor area;
- (3) parking spaces for commercial uses shall be provided in accordance with the following requirements:

bank, trust companies or financial institutions.	1 parking space for each 15 square metres of gross floor area or portion thereof.
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personal service shops	1 parking space for each 19 square metres of gross floor area or portion thereof.
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furniture, home furnishings, appliances or floor coverings stores.	1 parking space for each 62 square metres of gross floor area or portion thereof.
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offices, other than offices of mental, dental and similar practitioners	1 parking space for each 31 square metres of gross floor area or portion thereof.
--	--

dining room restaurants and taverns	1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
--	--

mixed service restaurants	1 parking space for each 3.7 square metres of gross floor area or portion thereof.
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all other commercial	1 parking space for each 19 square metres of gross floor area or portion thereof.
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- (4) Curb service, drive-in service, or any similar activity shall not be permitted.

- (5) Minimum Lot Width: 45 metres
- (6) Minimum Lot Depth: 45 metres
- (7) Minimum Front Yard Depth: 15 metres
- (8) Minimum Side Yard Width: 8 metres
- (9) Minimum Rear Yard Depth: 8 metres
- (10) Maximum Building Height: 2 storeys
- (11) At least twenty (20) percent of the area of the lot shall be landscaped open space, free of parking, driveway and paved areas.
- (12) A landscaping strip of a minimum of 15 metres in width shall be provided and maintained along Airport Road, Williams Parkway and the proposed Arterial Road, as shown on SCHEDULE C - SECTION 512.
- (13) Notwithstanding clause (12) above, in the case of a service station, the landscaping strip along Williams Parkway may be reduced to a minimum of 5 metres in width.

514.1.3 A service station, a gas bar, and a motor vehicle washing establishment shall be subject to the requirements and restrictions contained in section 24.2.2 (h) to 24.2.2 (o) inclusive which are not in conflict with the ones set out in section 514.1.2.

514.4 For the purposes of section 514;

Lot Width shall mean the straight line distance between the side lot lines, but

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 6 metres back from the front lot line,
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 18 metres back from the front

(c) in the case of a corner lot having a street line rounding at the corner lot 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.

515. The land designated RE1-SECTION 515 on Schedule A (Sheet 20) to this by-law:

515.1 shall only be used for single family detached dwellings and purposes accessory thereto.

515.2.1 shall, in respect of part of Lot 1, Registered Plan M-345, be subject to the following requirements and restrictions:

minimum lot width	72.0 metres
minimum lot area	0.49 hectares

515.2.2 shall in respect of part of Lot 2, Registered Plan M-345, be subject to the following requirements and restrictions:

minimum lot width	67.0 metres
minimum lot area	0.78 hectares

515.2.3 shall, in respect of part of Lot 13, Registered Plan M-345, be subject to the following requirements and restrictions:

minimum lot width	72.0 metres
minimum lot area	1.0 hectares

515.2.4 shall, in respect of part of Lot 14, Registered Plan M-345, be subject to the following requirements and restrictions:

minimum lot width	90.0 metres
minimum lot area	0.64 hectares

515.3 shall also be subject to the requirements and restrictions relating to the RE1 Zone which are not in conflict with the ones set out in section 515.2.

516. The land designated M4-SECTION 516 on Schedule A (Sheet 13) to this by-law:

516.1 shall only be used for

(1) a motel, and

(2) the purposes permitted in the M4 zone.

516.2 shall be subject to the requirements and restrictions relating to the M4 zone.

(SECTION 517 RESERVED)

518. The lands designated M4-SECTION 518 on Schedule A (Sheet 12) to this by-law:

518.1 shall only be used for:

- (a) a woodworking plant engaged in the manufacturing of finished wood products
- (b) limited retail sales of finished wood products manufactured on the premises with an area of not more than ten (10) percent of the gross floor area
- (c) agricultural use.

518.2 shall be subject to the following requirements and restrictions:

- (a) off-street parking shall be provided on the basis of one parking space for each 93 square metres of gross floor area and one additional parking space for each 18.5 square metres of retail floor area
- (b) one driveway access shall be permitted only to Coleraine Drive, and no access shall be permitted to King's Highway Number 50

518.3 shall also be subject to the requirements and restrictions of the M3A Zone that are not in conflict with the ones set out in section 518.2

519. The lands designated H-SECTION 519 on Schedule A (Sheets 9, 10 and 16) to this by-law:

519.1 shall only be used for the purposes permitted in the H Zone

519.2 shall be subject to the following restriction:

- (1) minimum lot area - 0.8 hectares

519.3 shall also be subject to the requirements and restrictions relating to the H zone which are not in conflict with the ones set out in section 519.2.

520. The lands designated A-SECTION 520 on Schedule A (Sheets 2, 3, 4, 7, 8, 9, 10, 13, 14, 15) to this by-law:

520.1 shall only be used for:

- (1) agricultural use;
- (2) a single family detached dwelling;
- (3) a home occupation; and
- (4) purposes accessory to the other permitted purposes.

520.2 shall be subject to the following requirement:

- (1) minimum lot area - 4 ha

520.3 shall also be subject to the requirements and restrictions relating to the A Zone that are not in conflict with the ones set out in section 520.2.

(SECTION 521 RESERVED)

522. The lands designated A-SECTION 522 on Schedule A (Sheet 10) to this by-law:

522.1 shall only be used for:

- (1) a motor vehicle repair shop;
- (2) purposes accessory to a motor vehicle repair shop;
- (3) the purposes permitted in an A zone.

522.2 shall be subject to the following requirements and restrictions:

- (1) a motor vehicle repair shop shall be located only within the area shown as Building Area on SCHEDULE C - SECTION 522;
- (2) the gross floor area of the motor vehicle repair shop shall not exceed 117 square metres;
- (3) outdoor storage and parking of vehicles shall be permitted only in the area designated as OPEN STORAGE AND PARKING AREA on SCHEDULE C-SECTION 522, provided that outside storage shall be permitted only to the rear of the Building Area;
- (4) access to the motor vehicle repair shop shall be permitted only by the DRIVEWAY as shown on SCHEDULE C - SECTION 522; and

- (5) the motor vehicle repair shop shall no longer be permitted as a use after March 31, 1986.

522.3 shall also be subject to the restrictions and requirements relating to the A Zone which are not in conflict with the ones set out in section 522.2.

523. The lands designated M4-SECTION 523 on Schedule A (sheet 18) to this by-law:

523.1 shall only be used for the following purposes:

- (1) the warehousing and storage of goods and products and materials within an enclosed building;
- (2) the manufacture and assembly of the following products:
 - (a) clothing and finished textile or fabric products;
 - (b) printing and bookbinding and lithographing;
 - (c) die castings involving the use of plastics and light metals including aluminum zinc;
 - (d) light manufacturing of tubing, pipes, tools and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- (3) beverage and food processing plants, excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) business, professional and administrative offices connected with another permitted purpose;
- (6) exhibition and conference halls;
- (7) radio, television broadcasting and transmission facilities;
- (8) a dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (9) any use by a public body of the same general character as the other permitted purposes;
- (10) purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

523.2 shall be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 25 metres;
- (2) the minimum lot area shall be 2,000 square metres;
- (3) (a) for a lot with frontage of less than 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres;
(b) for any lot having a frontage in excess of 50 metres, the minimum side yard width on each side of the building constructed thereon shall be 8 metres or fifteen percent (15%) of the said frontage, whichever is more, up to a maximum side yard width requirement of 30 metres;
- (4) the maximum coverage of buildings and structures shall not exceed fifty percent (50%) of the lot area;
- (5) the minimum rear yard depth shall be 20 metres;
- (6) 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 lawns and planting strips including paved driveways and parking areas, 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;
- (7) (a) no outdoor truck loading facilities are permitted in the front yard;
(b) if the building depth is less than 69 metres, no outdoor truck loading facilities are permitted within the front half of the building depth;
(c) if the building depth is greater than 60 metres, no outdoor truck facilities are permitted within the first 30 metres of the building depth;
- (8) at least one parking space for each 55 square metres of gross floor area shall be provided on the same lot, and such parking space shall be used only for vehicles of employees, vehicles of customers, and vehicles required in connection with the main use of the lot;
- (9) all operations are to be carried out within buildings, and the height of a building shall not exceed the following, exclusive of mechanical or elevator areas:
 - (a) two storeys in height, for manufacturing uses;
 - (b) five storeys in height, for office space;
- (10) outside storage of goods, material and equipment shall not be permitted;
- (11) a landscaping strip of a minimum of 15 metres in width shall be provided and maintained along Airport Road, Highway Number 7, and Goreway Drive, as shown on Schedule C - SECTION 523.

523.2 For the purposes of section 523:

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

524. The lands designated M3 SECTION 524 on Schedule A (sheet 18) to this by-law:

524.1 shall only be used for the following:

- (1) the purposes permitted by section 523.1.1;
- (2) the manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal;
- (3) dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses;
- (4) dairy products, plants and bakeries;
- (5) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards;
- (6) any purposes accessory to the other permitted purposes.

524.2 shall be subject to the following requirements and restrictions:

- (1) minimum front yard depth shall be:

15 metres for a building less than 8 metres in height above grade,

18 metres for a building less than 10 metres but greater than 8 metres in height above grade,

21 metres for a building less than 12 metres but greater than 10 metres in height above grade,

24 metres for a building less than 22 metres but greater than 15 metres in height above grade;


- (2) minimum lot area shall be 2,000 square metres;
- (3) minimum rear yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no rear yard shall be required;
- (4) (a) minimum side yard width shall be 8 metres, except where the rear lot line abuts a railway right-of-way or easement, in which case no side yard shall be required;
(b) an area of at least 50 percent of the required side yard shall be landscaped open space, free of parking, driveway and pavement;

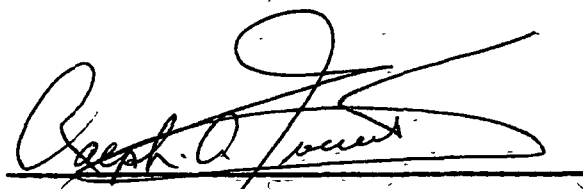
- (5) no truck loading facility or hydro electric transformer shall be located within the front yard or closer to the street than any part of the front wall of the building;
- (6) outside storage of goods, material and equipment is permitted subject to the following conditions:
 - (a) the storage area shall not be located in the front yard, or in any required side yard which abuts a street, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line;
 - (b) the storage area shall be enclosed by a fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry, which is effective in screening the storage area from the street, provided that no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or easement;
 - (c) in addition to requirements of (b) above, where the storage area abuts a street or land zoned for purposes other than industrial, a landscaped strip 3 metres in width, containing plant material with suitable screening characteristics, shall be provided and maintained along the affected property line(s);
- (7) the provisions of section 524.2(6) shall not prevent the display in the open of new products produced in or distributed by an industrial establishment, provided that:
 - (i) the total area so used does not exceed five percent (5%) of the lot area, and
 - (ii) such area is not closer to any street than the minimum distance from the street required for buildings and structures;
- (8) all manufacturing and processing operations other than:
 - (i) the moving of goods and materials in and out of buildings and structures;
 - (ii) associated minor preparatory and finishing work, and
 - (iii) associated assembly of components too large to be assembled within the buildings and structures, shall be carried out within buildings and structures;

- (9) no building shall have more than four storeys for a manufacturing use or five storeys for an office use, exclusive of mechanical or elevator areas;
- (10) for the purposes permitted by section 524.1(1), the parking requirements set out in section 523.1.2(8) shall apply;
- (11) for all other purposes, as permitted by sections 524.1 (2) to (6), at least one parking space for each 70 square metres of gross floor area shall be provided on the same lot, and such parking spaces shall be used only for the vehicles of employees and customers, and for vehicles required in connection with the main use of the lot.

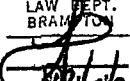
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

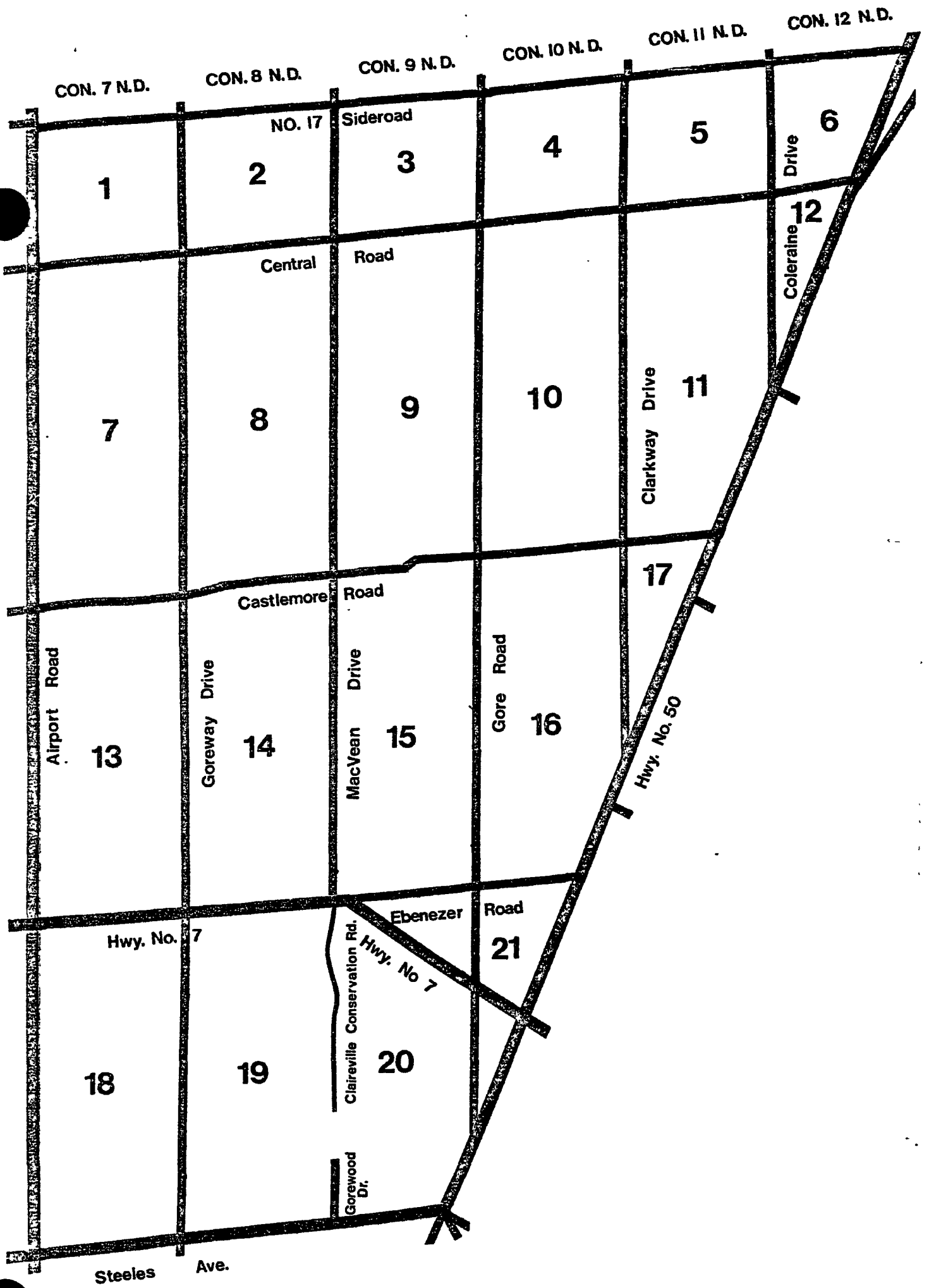
This Twenty-First day of February , 1983.


KENNETH G. WHILLANS - MAYOR


RALPH A. EVERETT - CLERK

AMENDED BY LAW 170-92

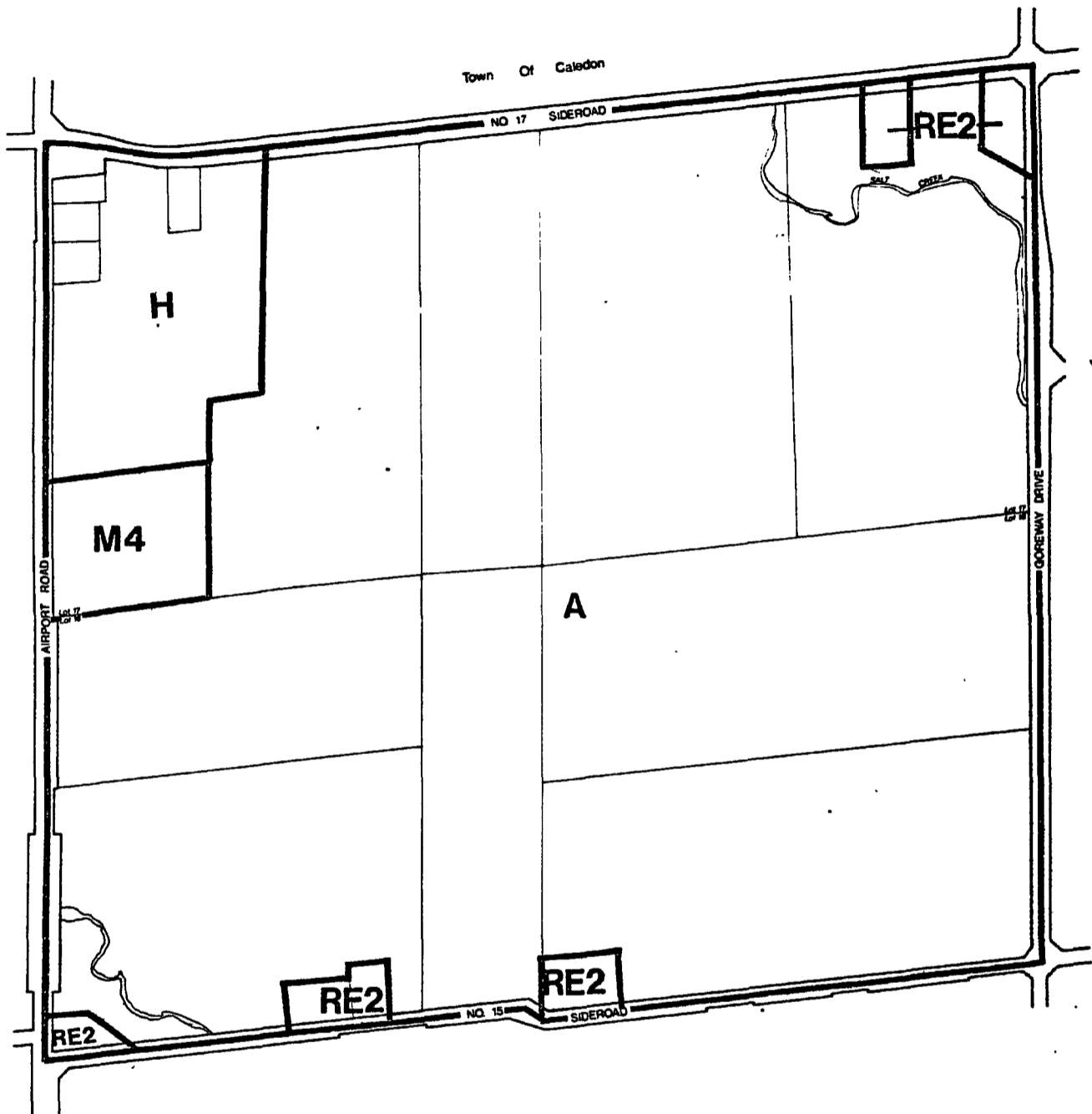
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 8/2/21



Schedule A Key Plan
 BY-LAW 56-83



CITY OF BRAMPTON



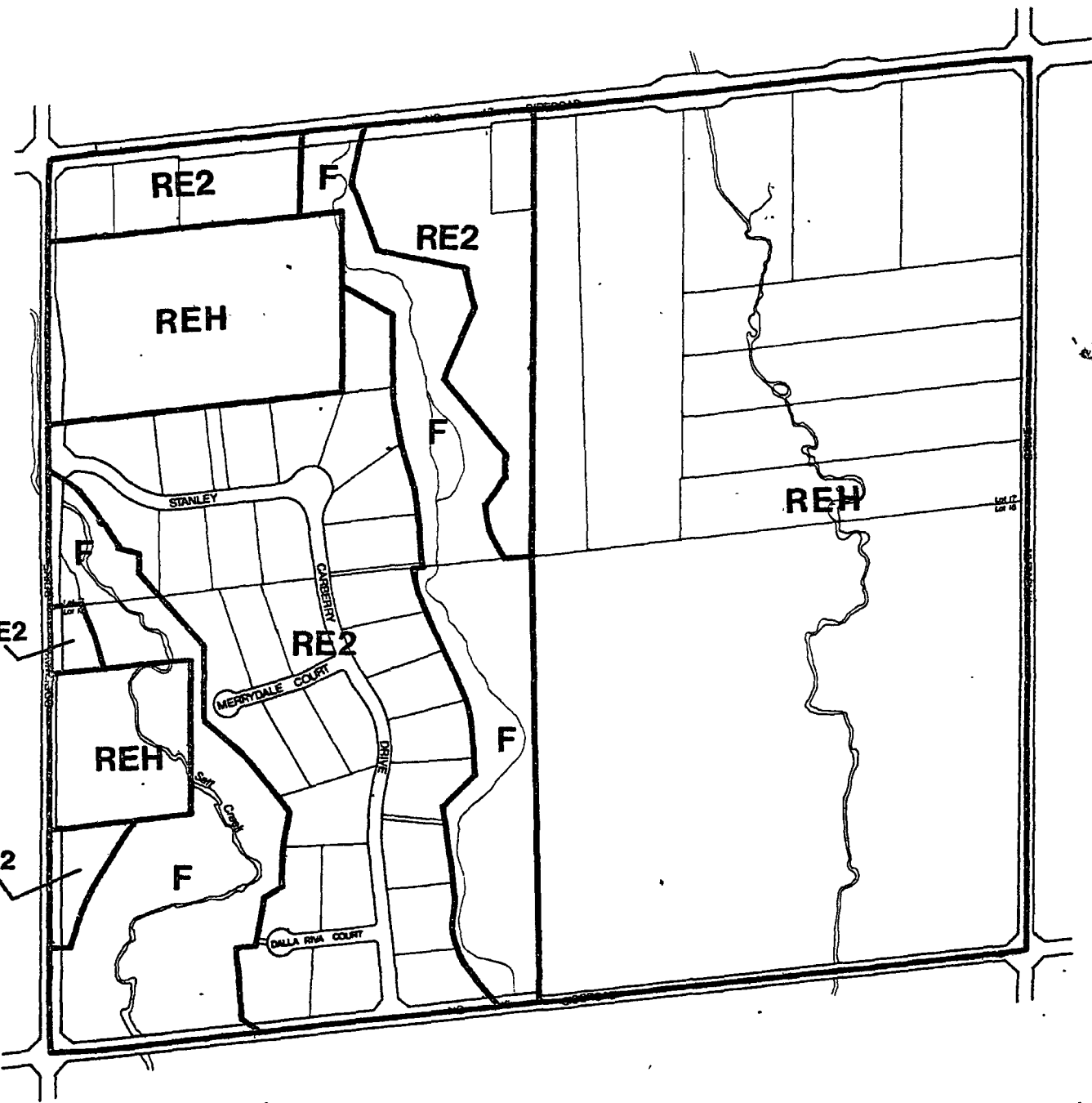
Schedule A Sheet 1
BY-LAW 56-83



CITY OF BRAMPTON

CON. 7 N.O. LOTS 16-17

Map No 13



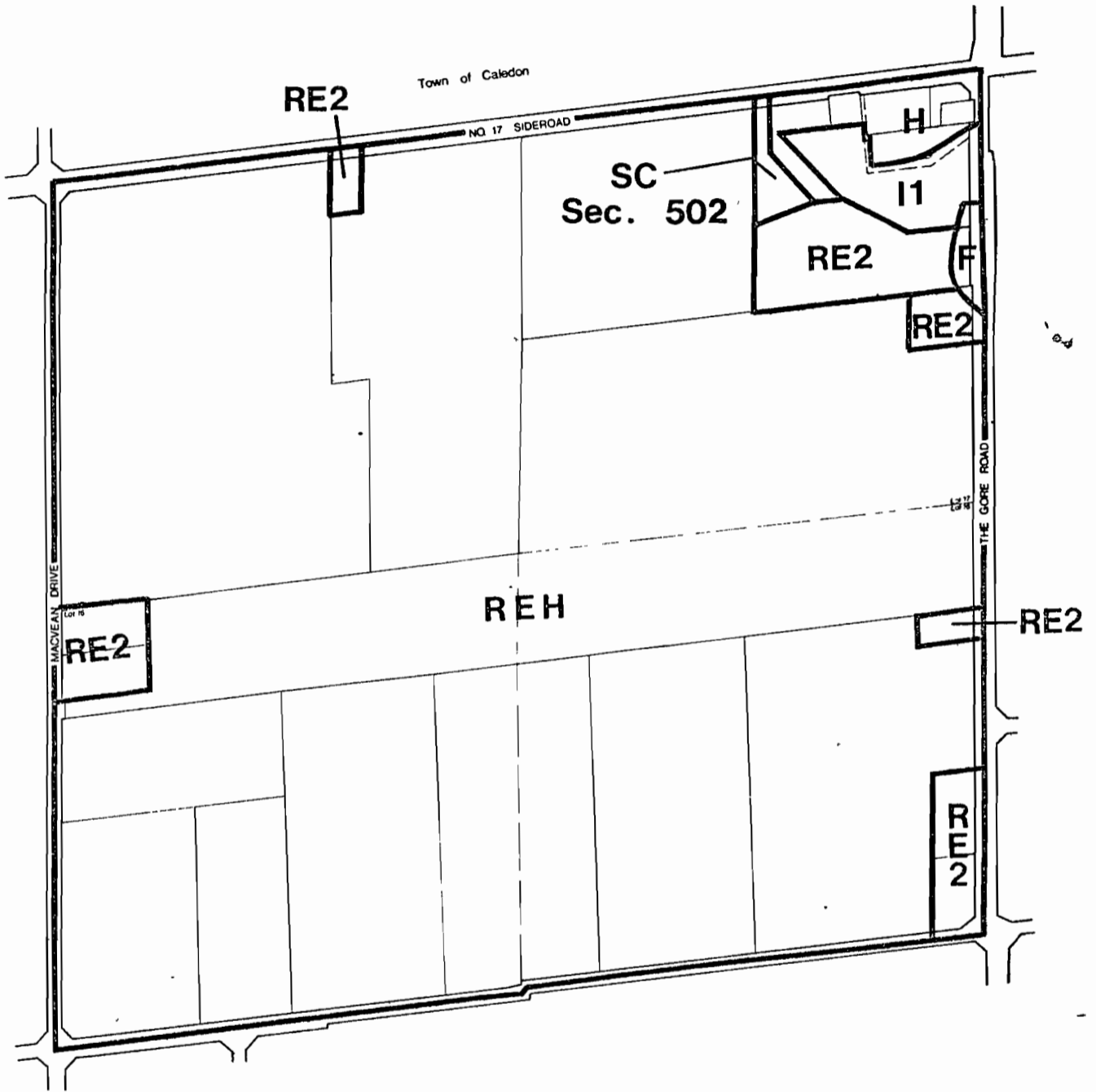
Schedule A Sheet 2
BY-LAW 56-83



CITY OF BRAMPTON

CON. 8 N.D. LOTS 16 & 17

Map No. 14



Schedule A Sheet 3
BY-LAW 56-83

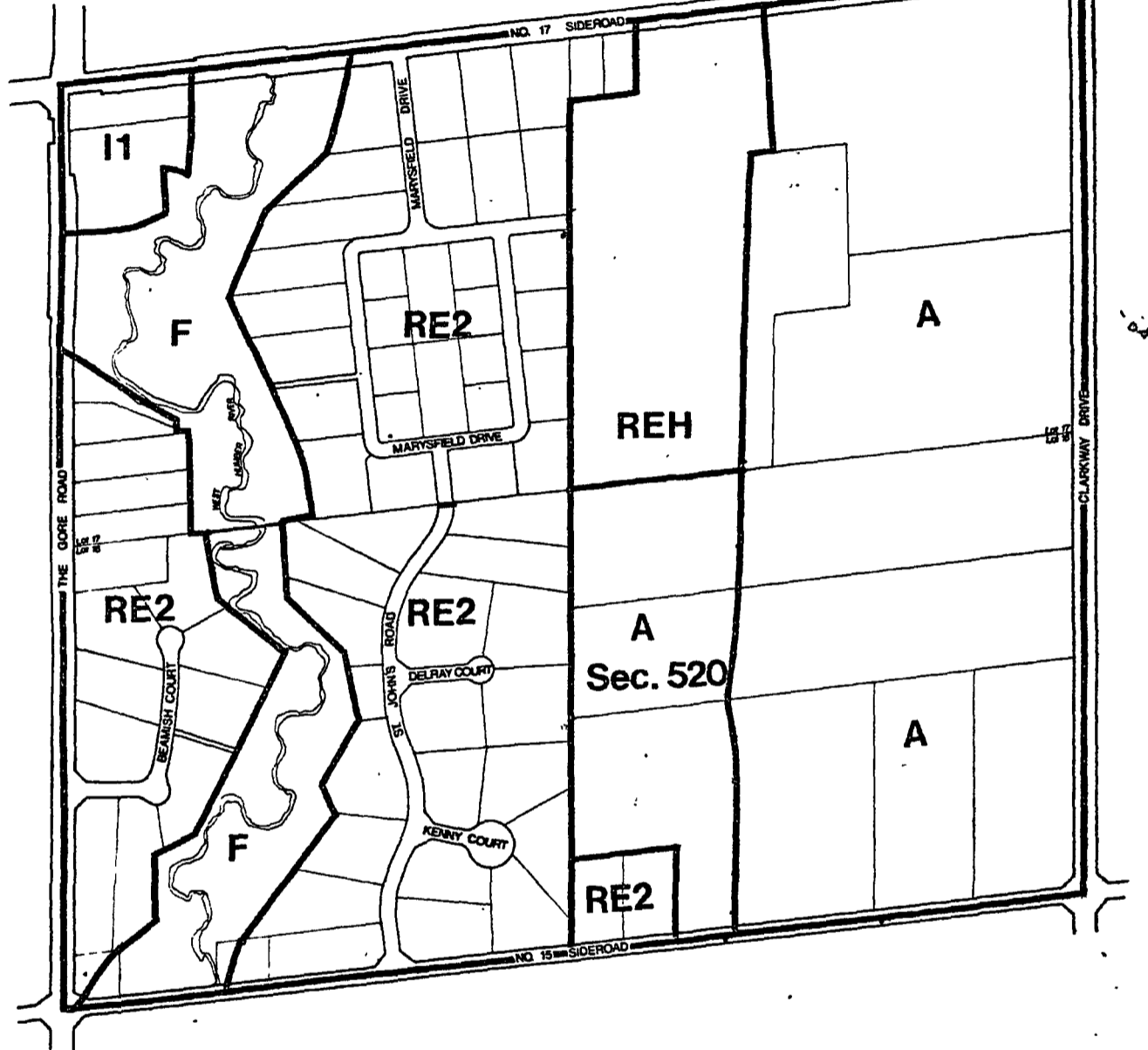


CITY OF BRAMPTON

CON 9 N D LOTS 16-17

Drawn by C.S.S. October 1983 Map No 15

Town Of Caledon



Schedule A Sheet 4
BY-LAW 56-83

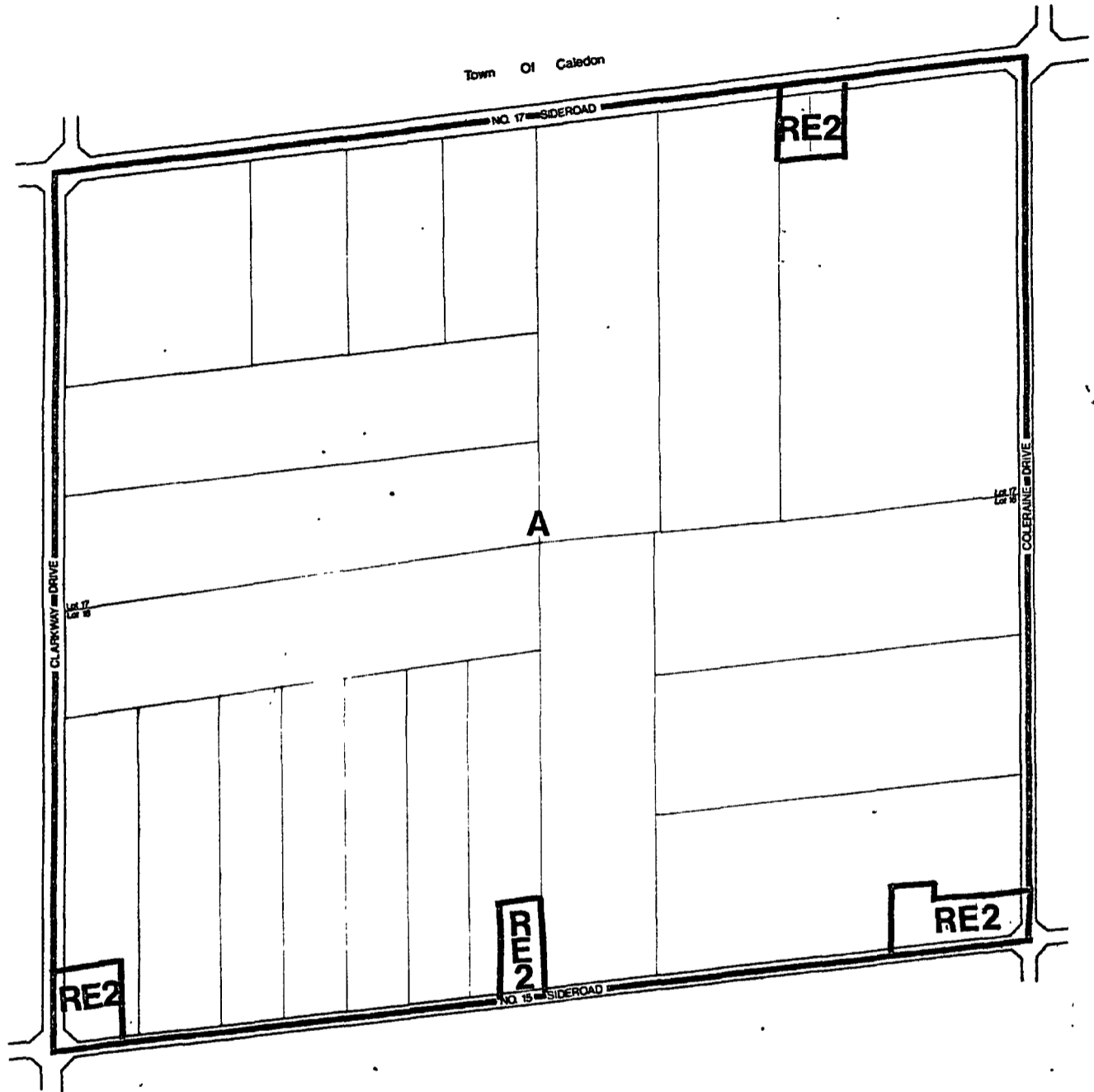


CITY OF BRAMPTON

CON. 10 N.D. LOTS 16-17

Map No. 16

Town Of Caledon



Schedule A Sheet 5
BY-LAW 56-83

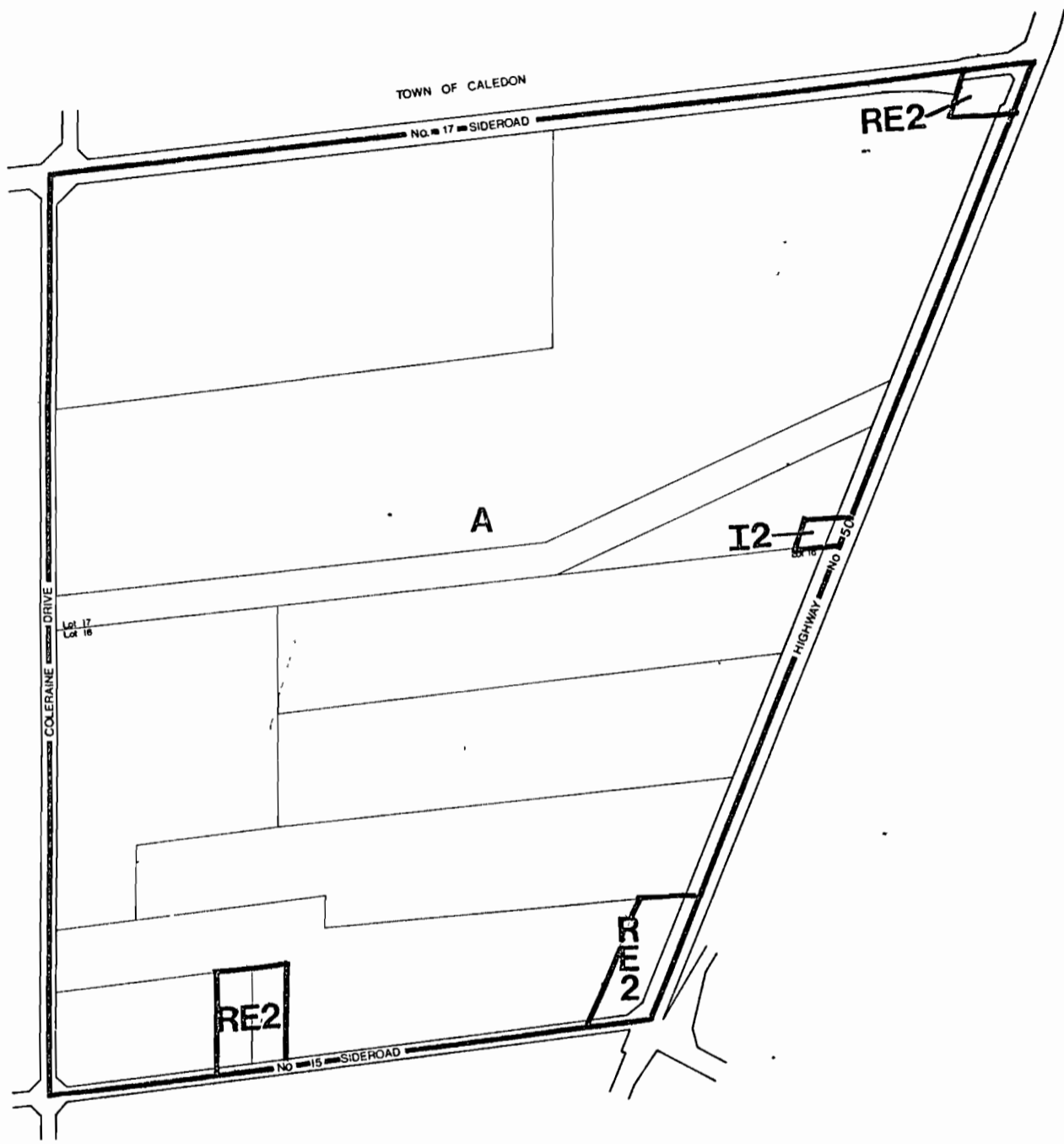


CITY OF BRAMPTON

CON. 11 N.D. LOTS 16-17

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Map No. 17

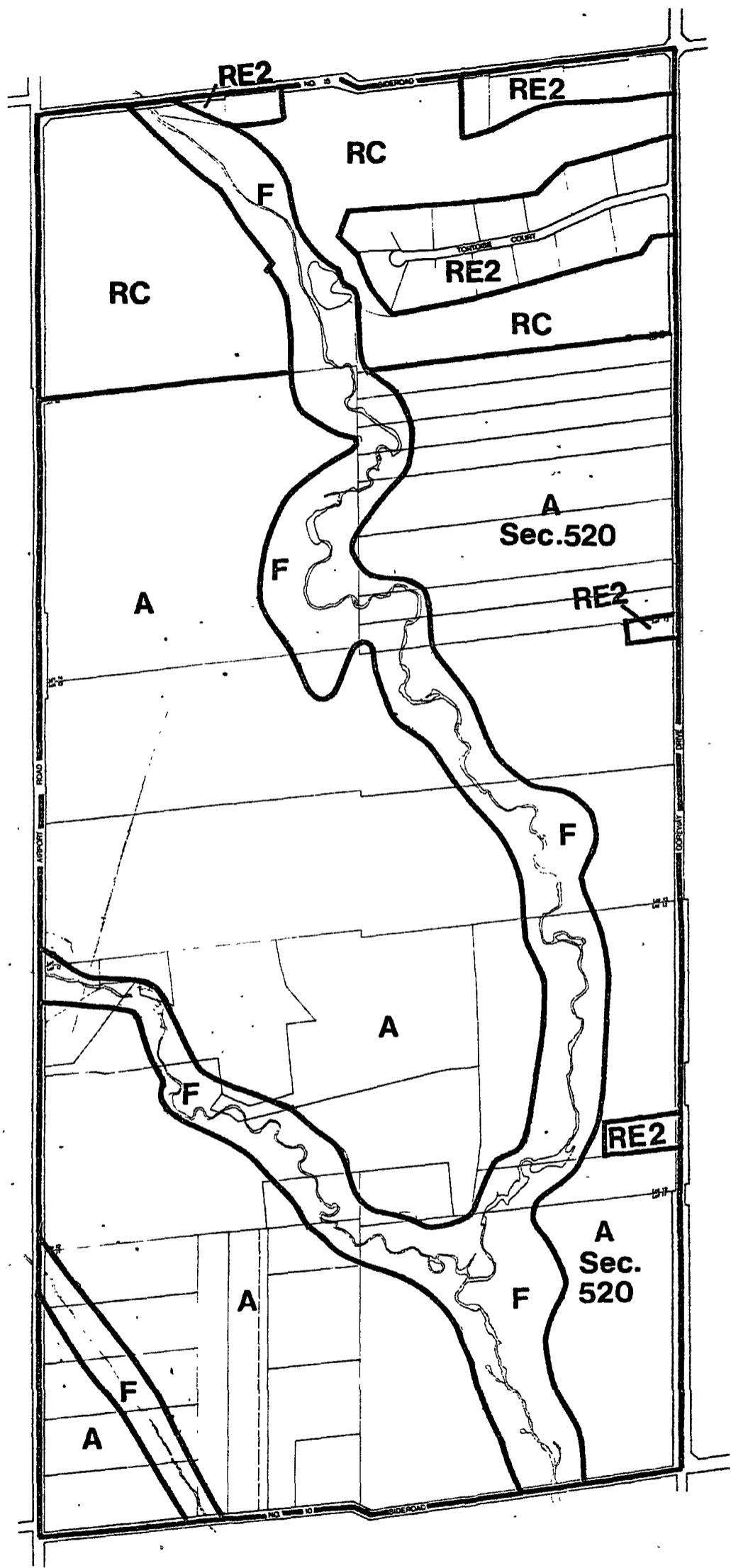


Schedule A Sheet 6
BY-LAW 56-83



CITY OF BRAMPTON
 CON 12 N.D. LOTS 16 & 17

Drawn by *JD* October 1983 Map No. 18



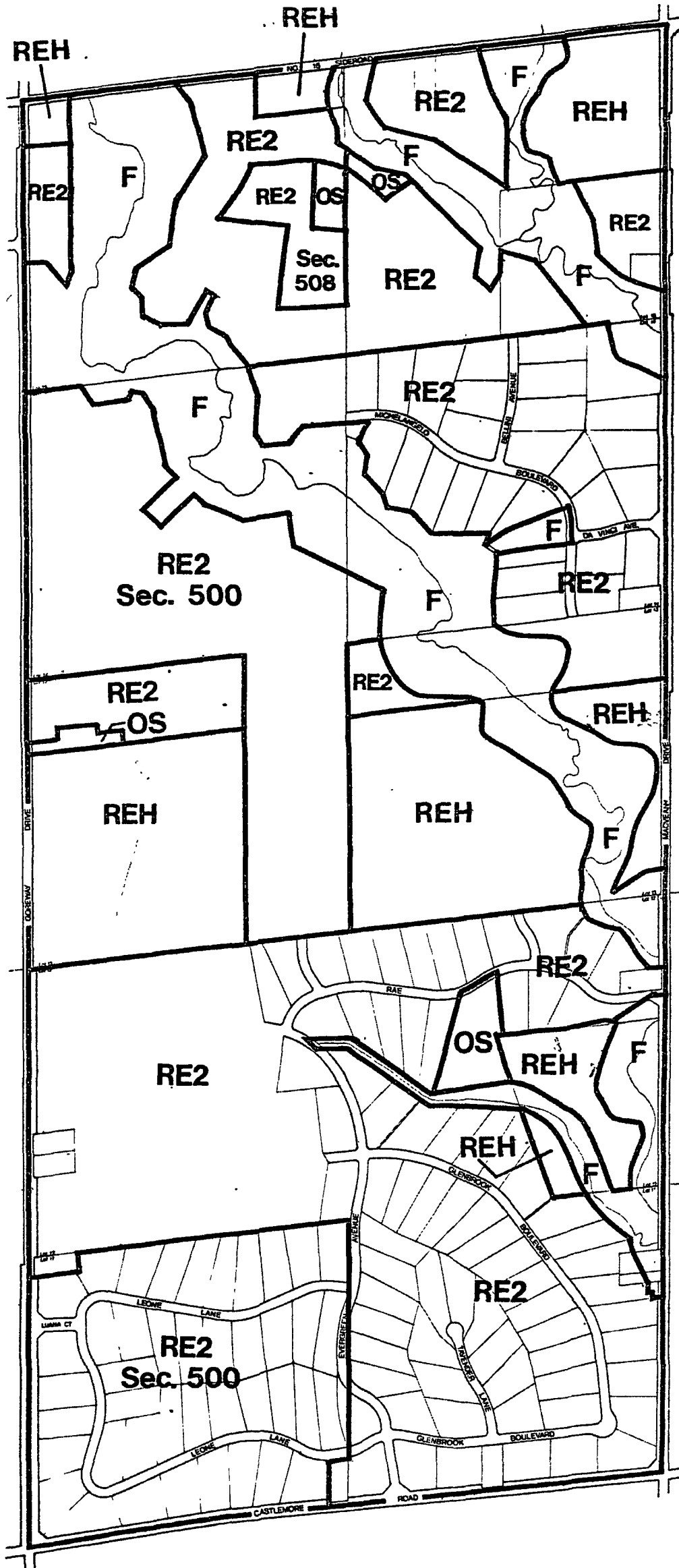
Schedule A Sheet 7
BY-LAW 56-83



CITY OF BRAMPTON

CON. 7 N.D. LOTS 11-15

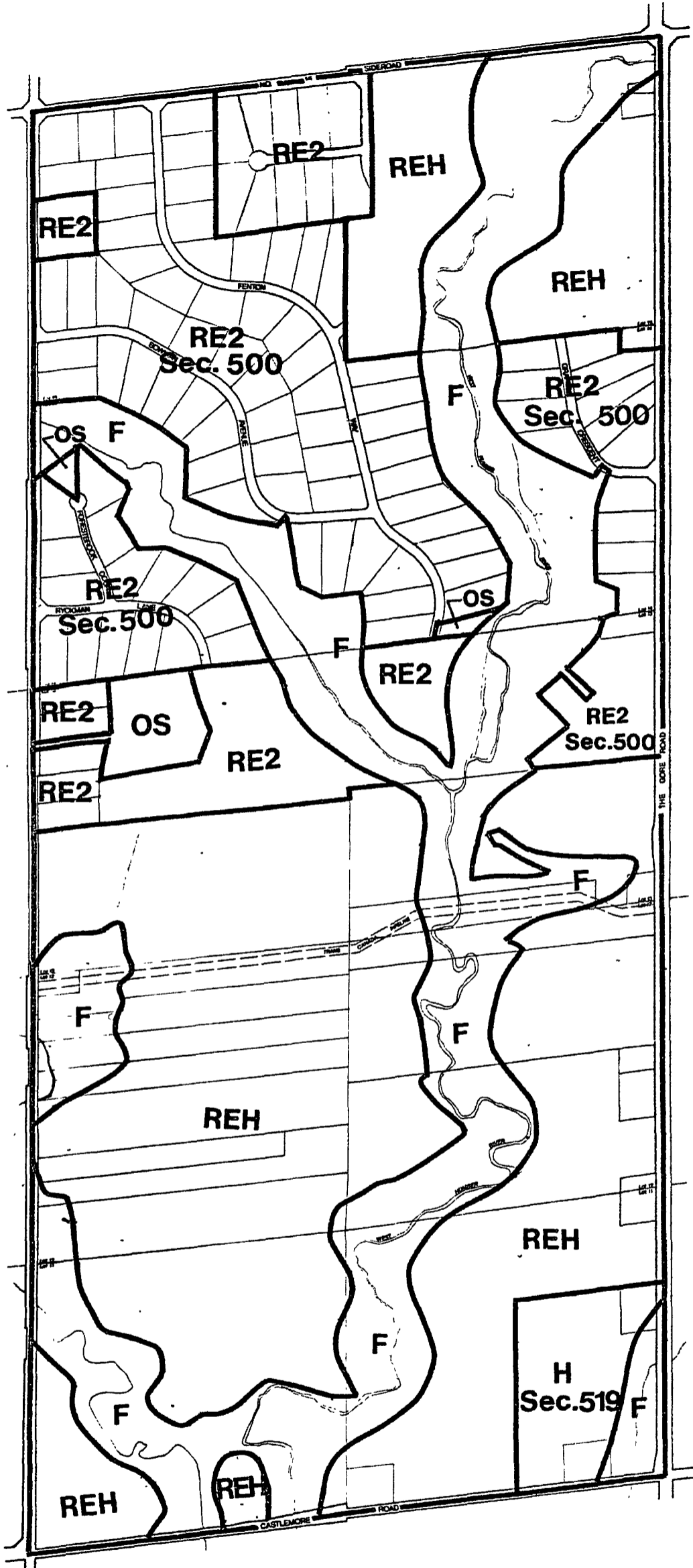
Map No. 37



Schedule A Sheet 8
BY-LAW 56-83



CITY OF BRAMPTON
 CON. & M.D. LOTS 17-15



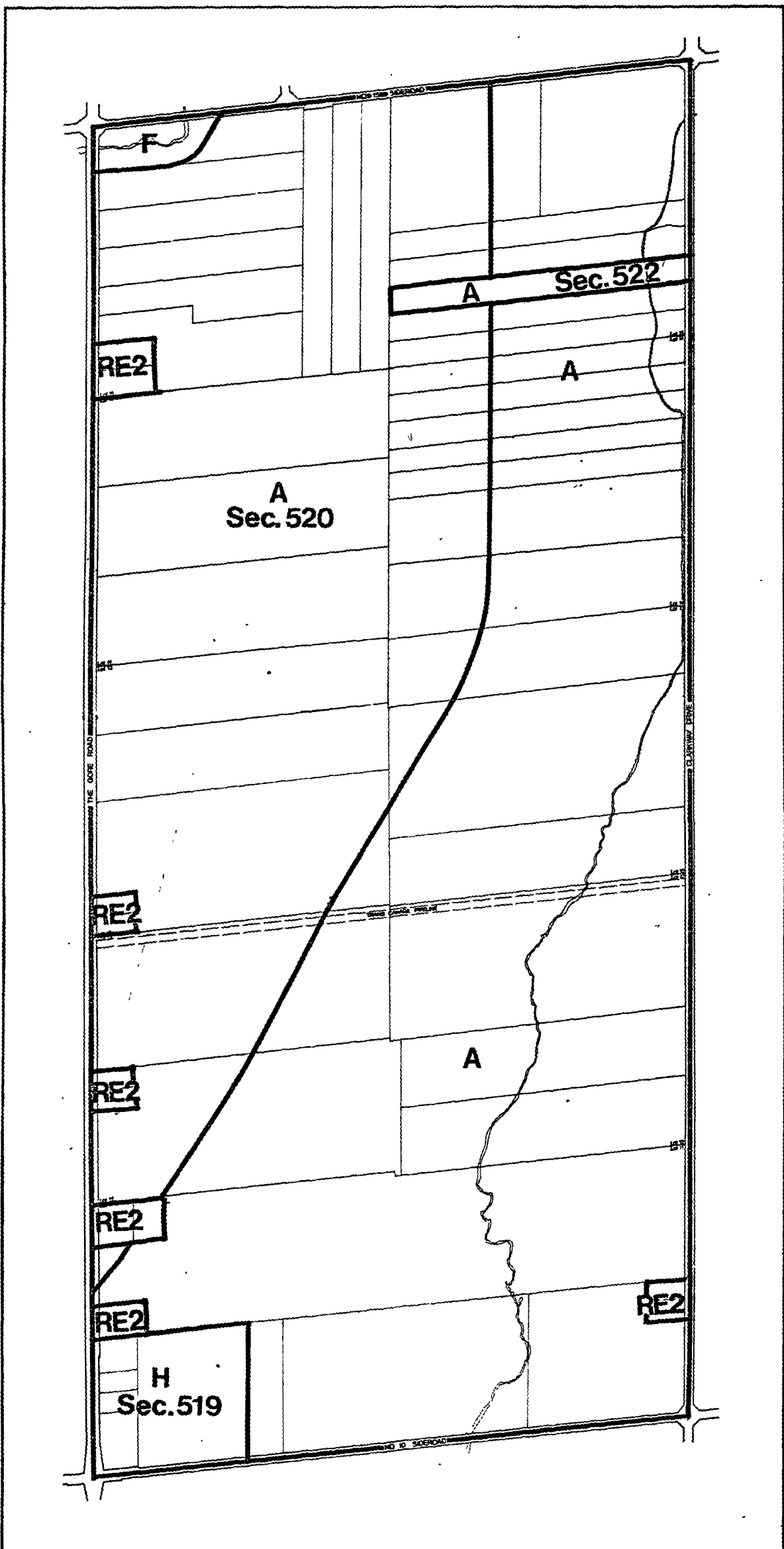
Schedule A Sheet 9
BY-LAW 56-83



CITY OF BRAMPTON

CON. 9 N.B. LOTS 11-15

Map No. 32



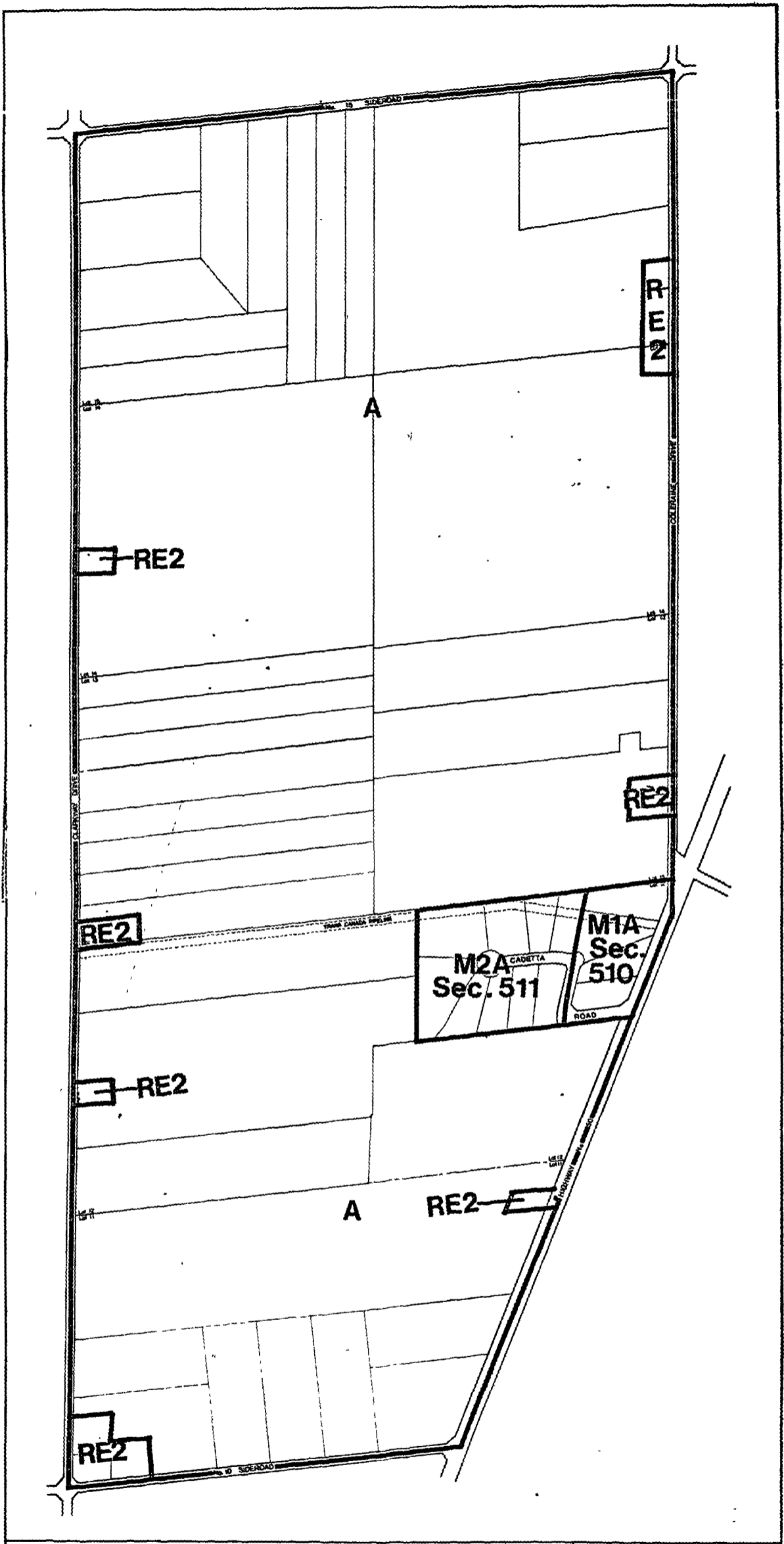
Schedule A Sheet 10
BY-LAW 56-83



CITY OF BRAMPTON

CORP. NO. 1275 11-13

Map No. 24



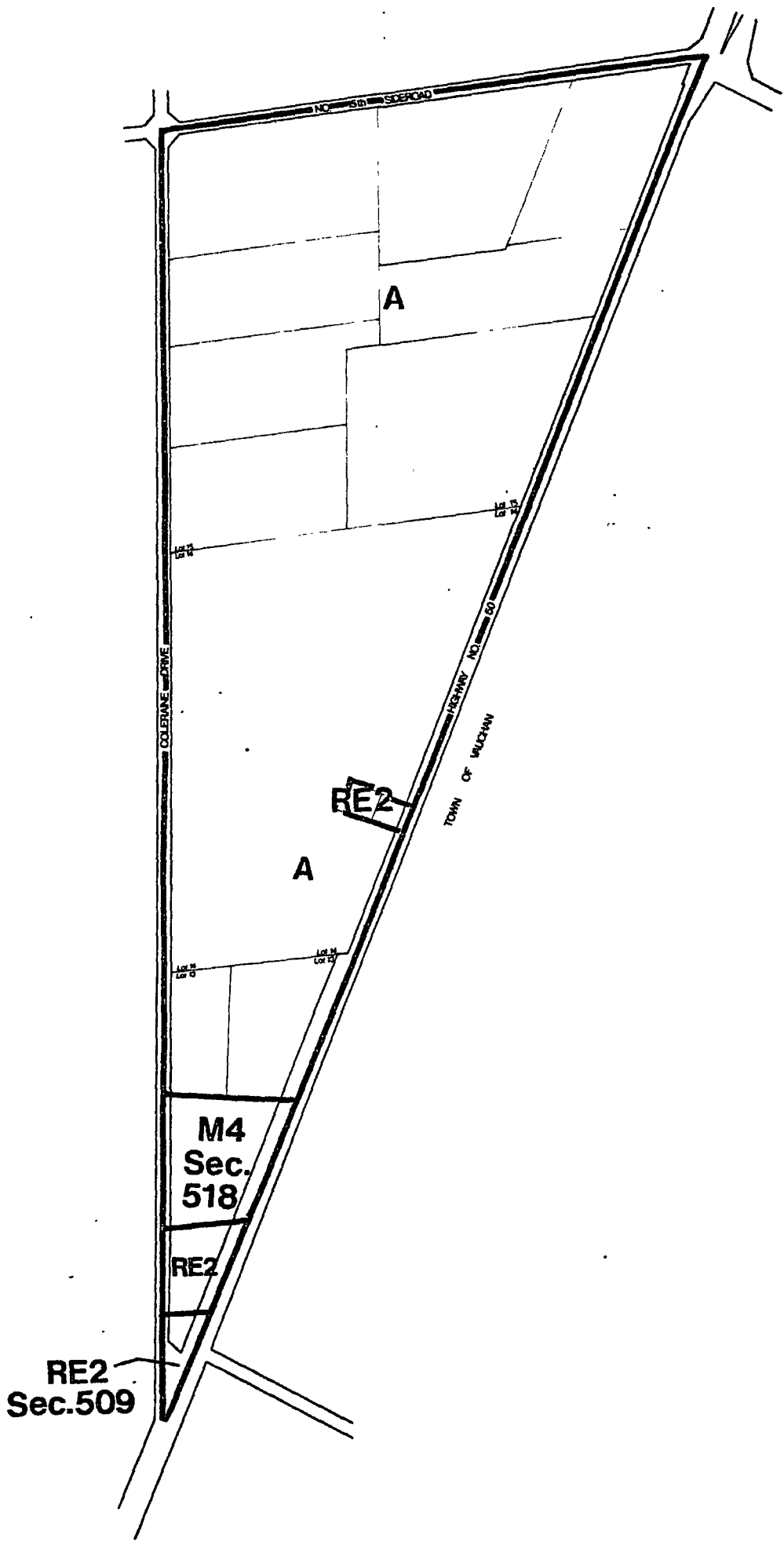
Schedule A Sheet 11
BY-LAW 56-83



CITY OF BRAMPTON

CONJ ENCL LOTS 11-15

Map No. 28

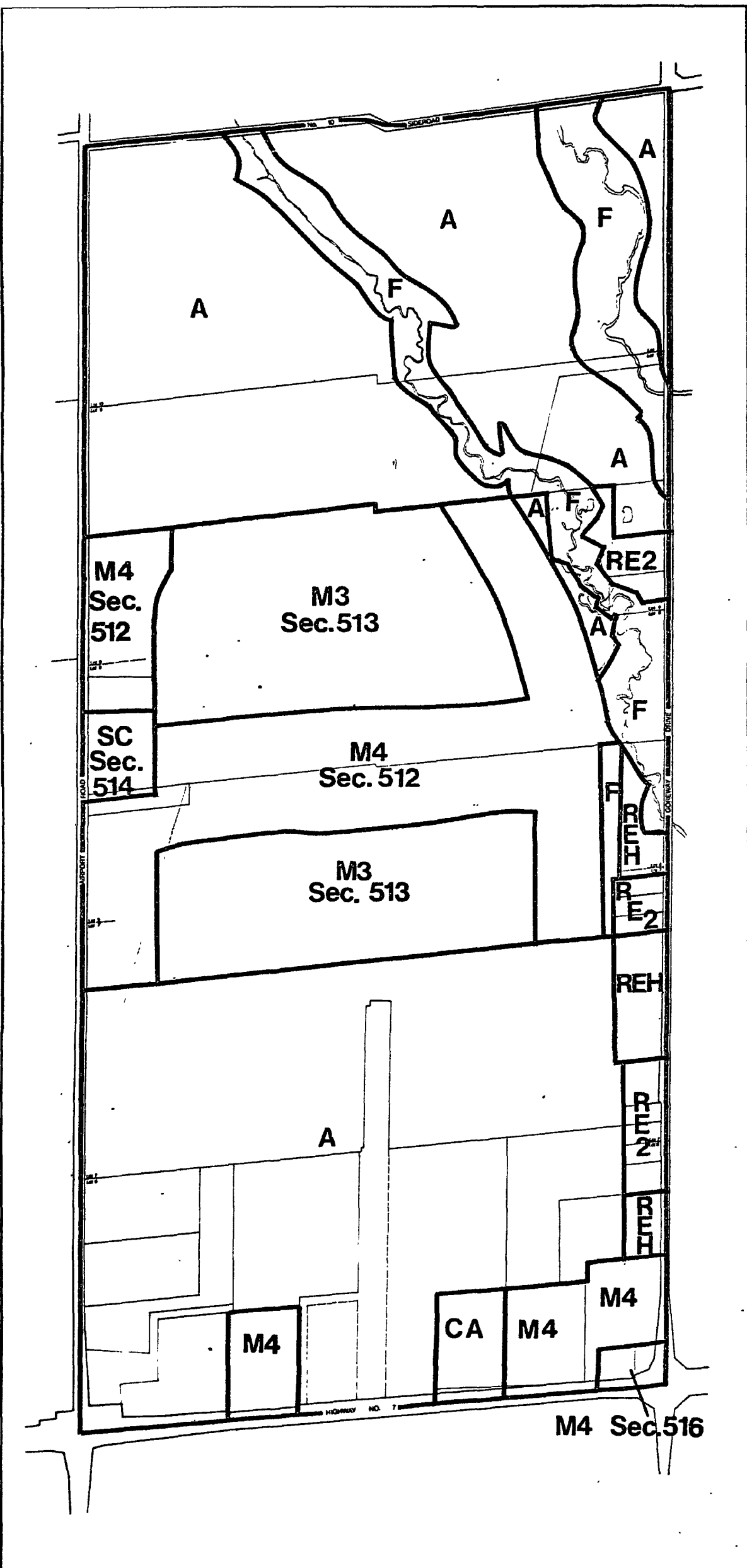


Schedule A Sheet 12
BY-LAW 56-83



CITY OF BRAMPTON

CON. 12 N.D. LOTS 13-15



Schedule A Sheet 13
BY-LAW 56-83

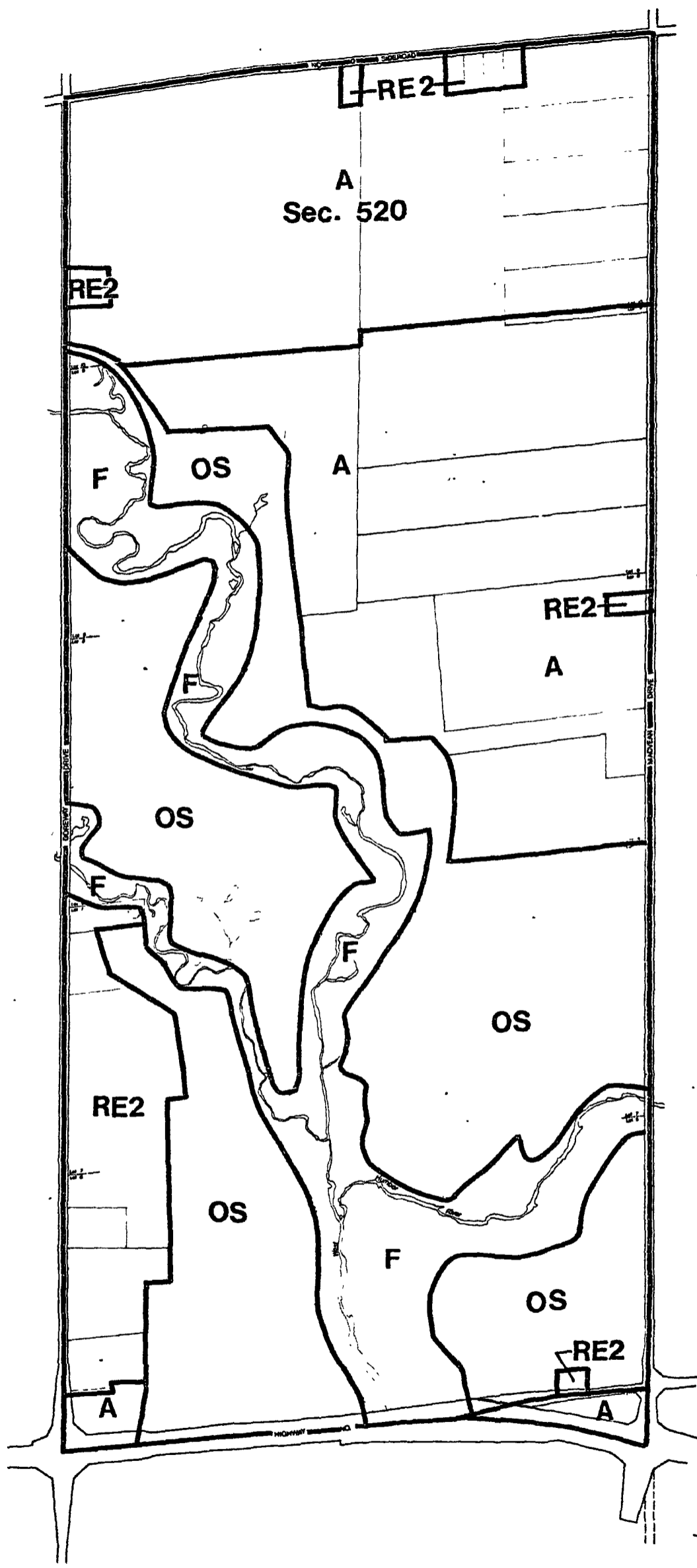


CITY OF BRAMPTON

CON 7 N.D. LOTS 6-10


1:2000

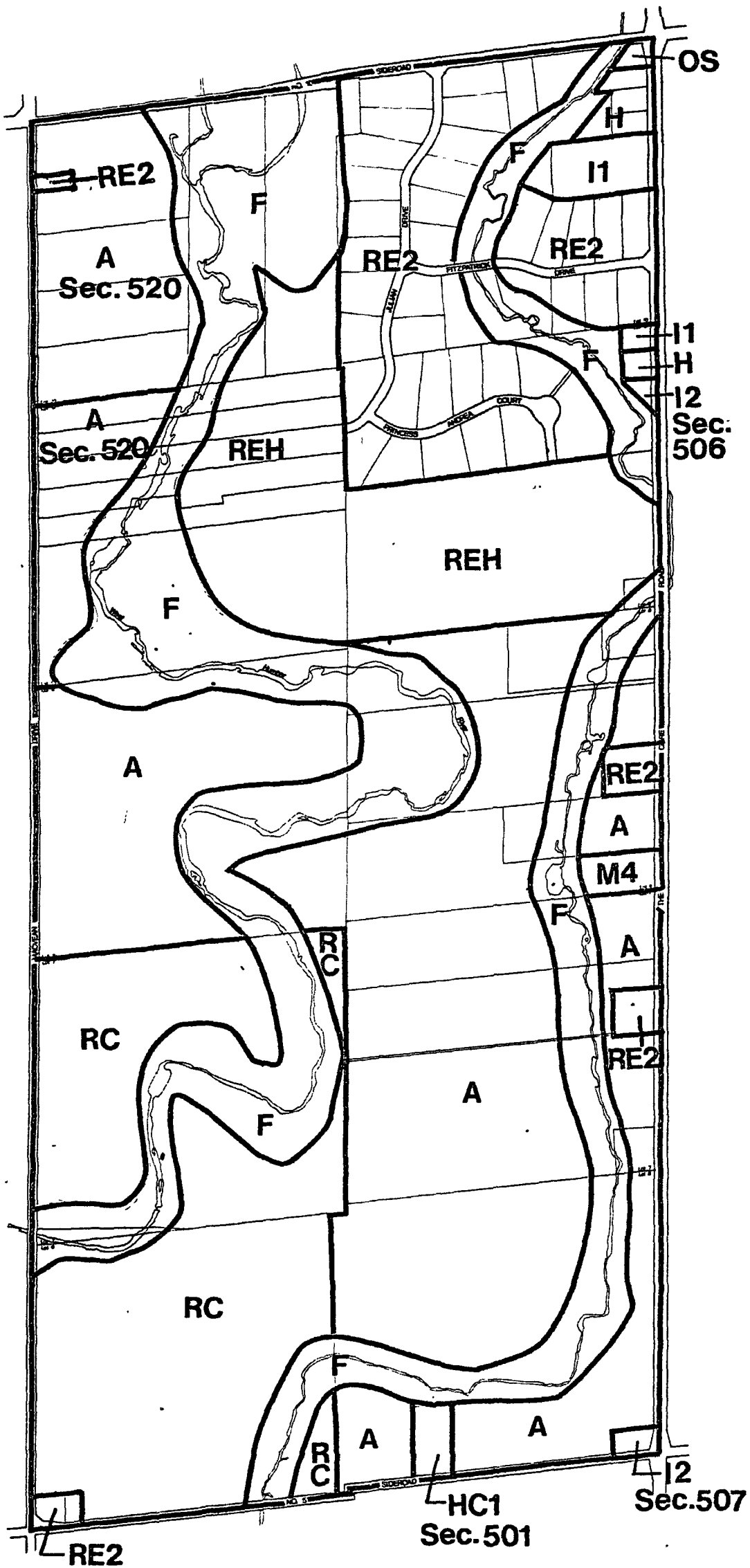
Map No. 43



Schedule A Sheet 14
BY-LAW 56-83

CITY OF BRAMPTON
 CON. & M.D. LOTS 6-10
 Map No. 50



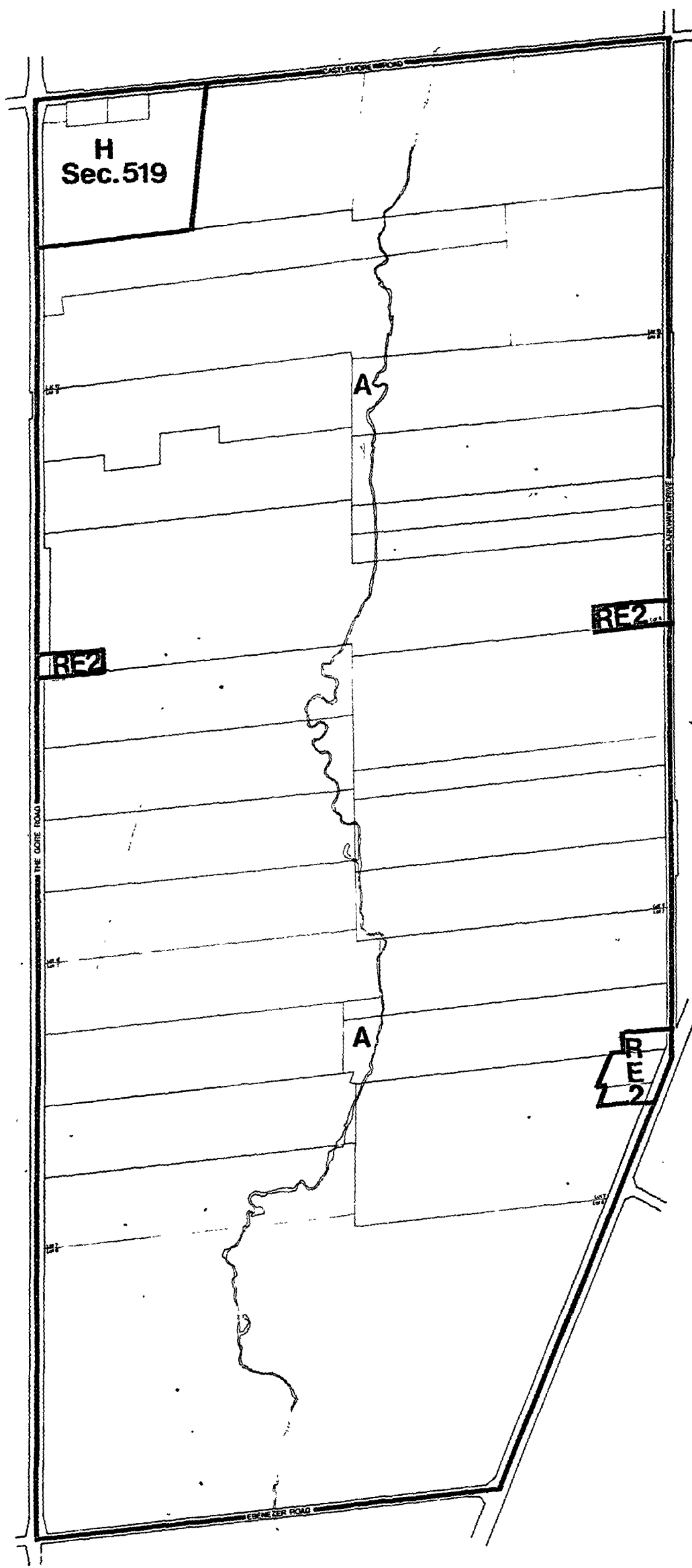


Schedule A Sheet 15
BY-LAW 56-83



CITY OF BRAMPTON

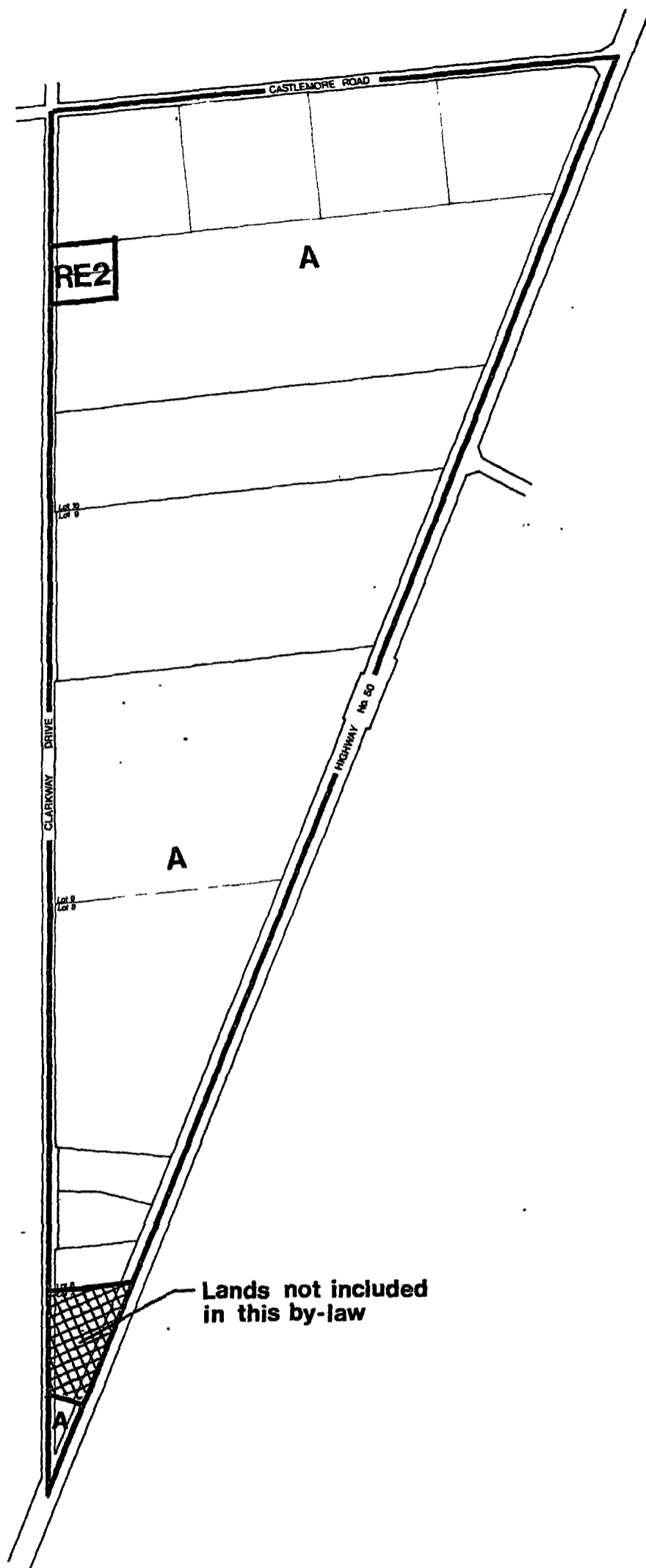
CON. 9 NO. LOTS 6-10



Schedule A Sheet 16
BY-LAW 56-83



CITY OF BRAMPTON
 CON TO N.O. LOTS 6-10



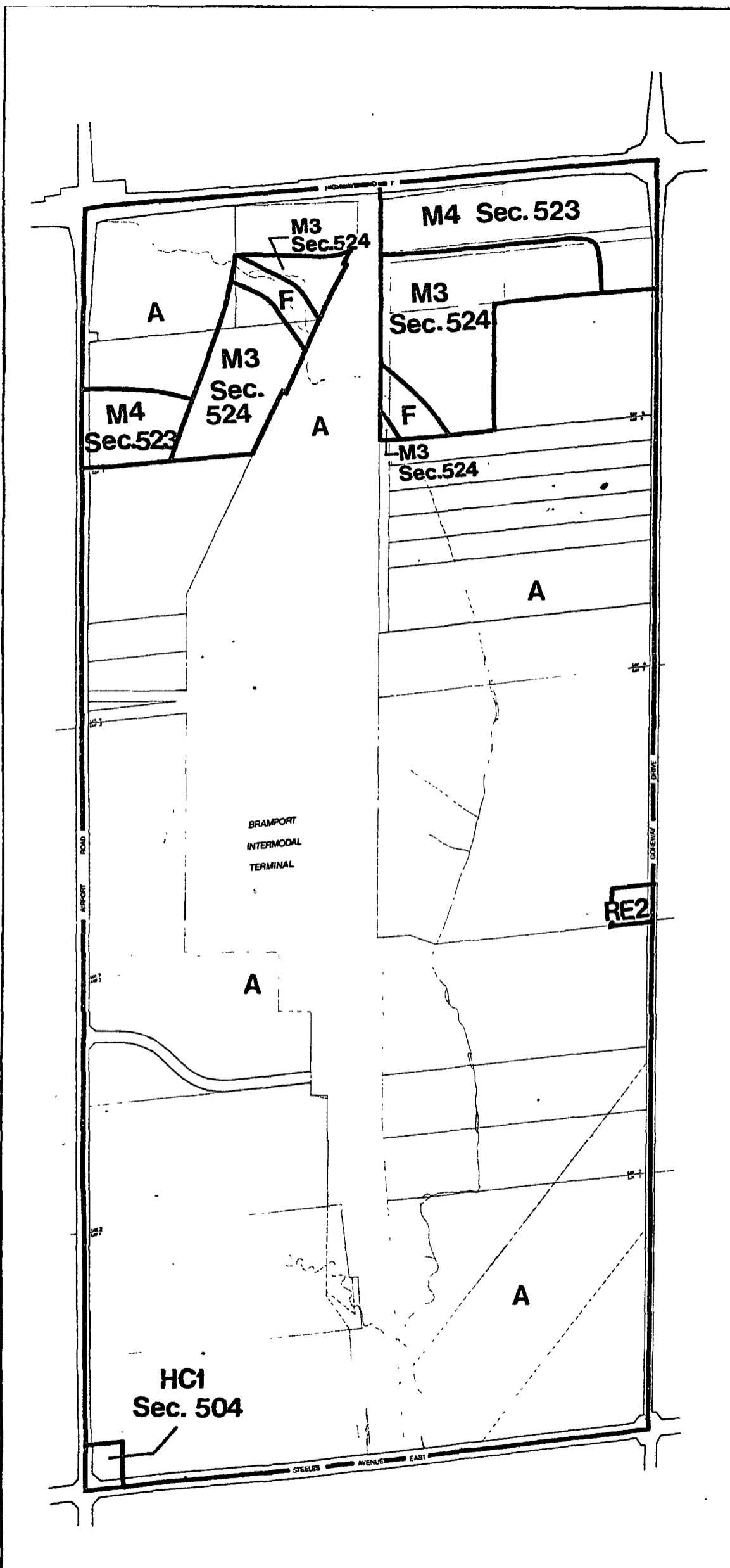
Schedule A Sheet 17
BY-LAW 56-83



CITY OF BRAMPTON

CON. 11 N.D. LOTS 7-10

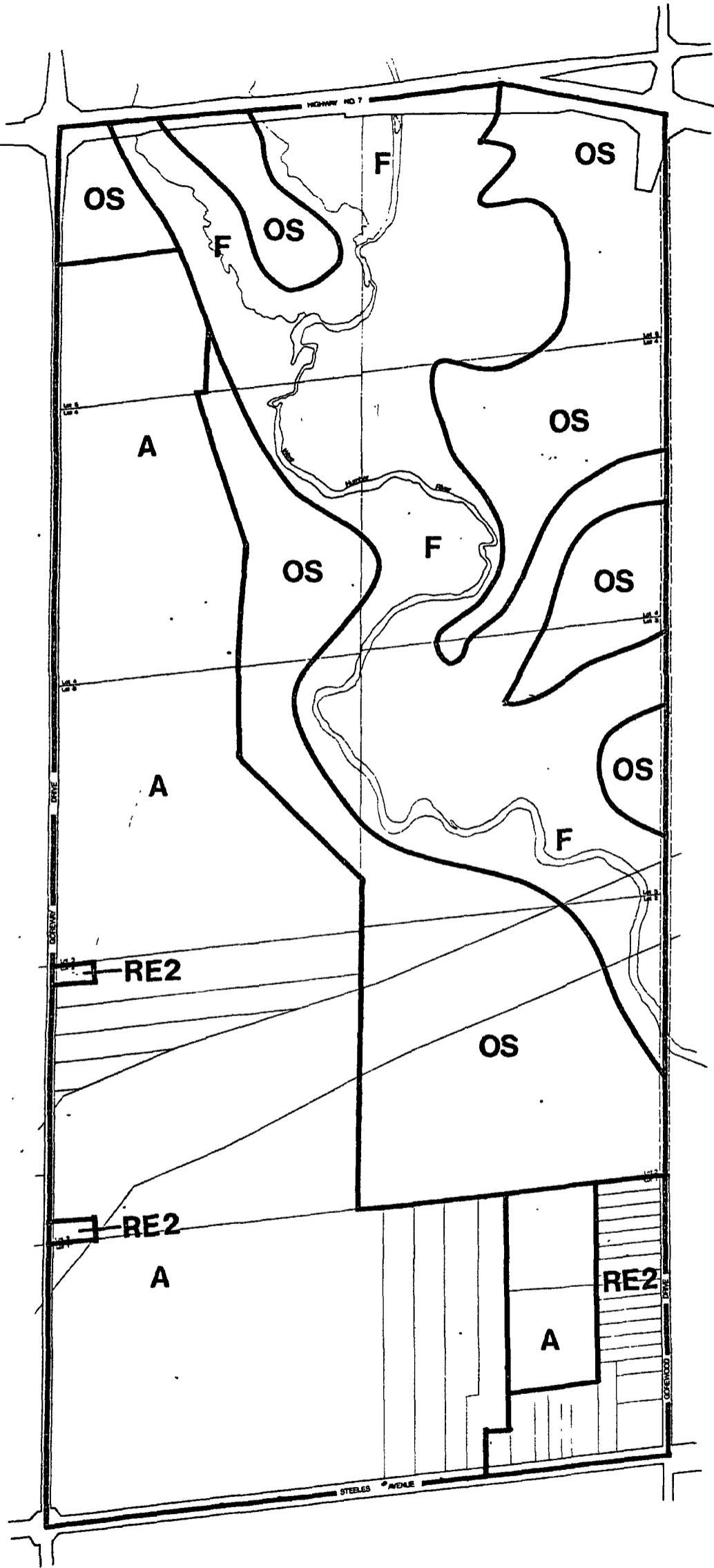
Map No 53



Schedule A Sheet 18
BY-LAW 56-83



CITY OF BRAMPTON
 CON. 7 N.D. LOTS 1-5

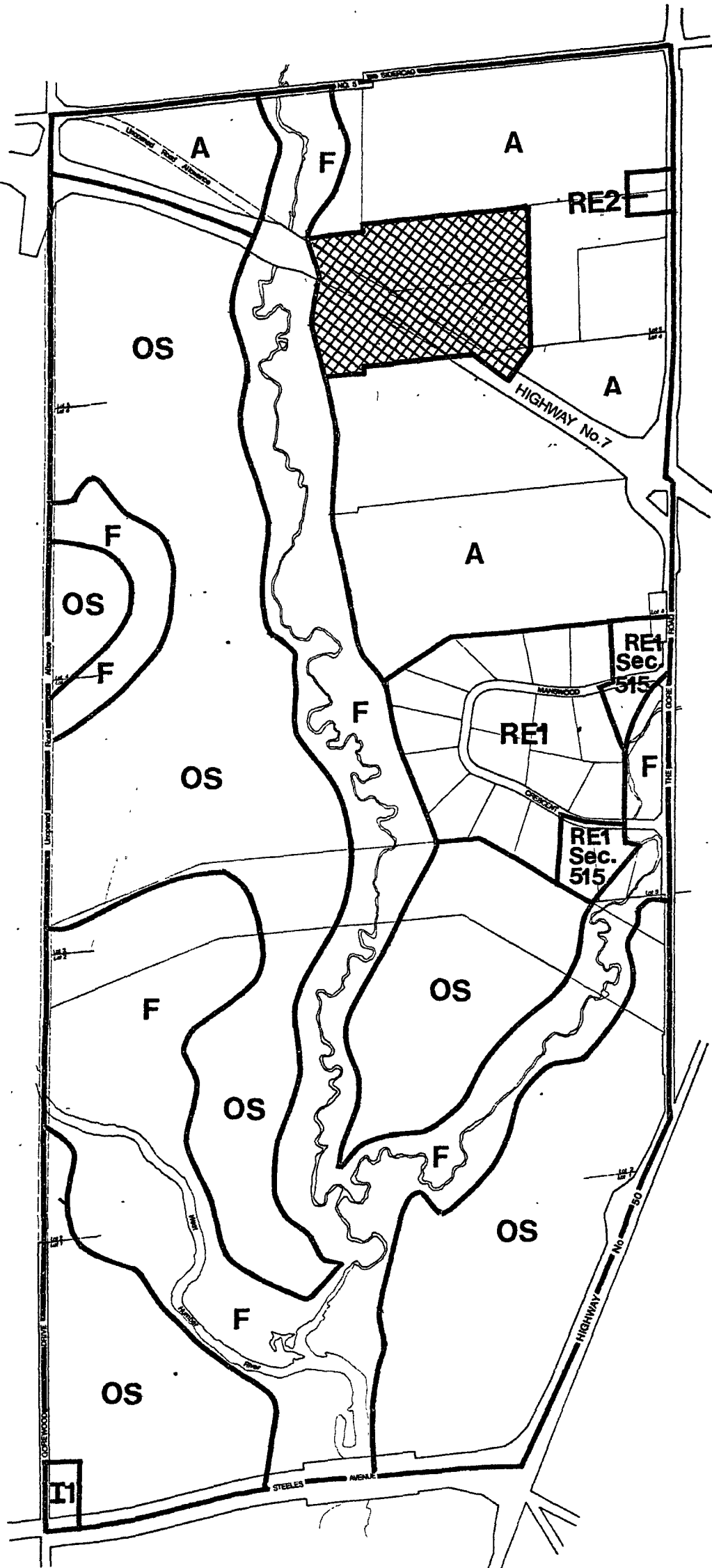


Schedule A Sheet 19
BY LAW 56-83



CITY OF BRAMPTON

CON 9 RD LOTS 1-5

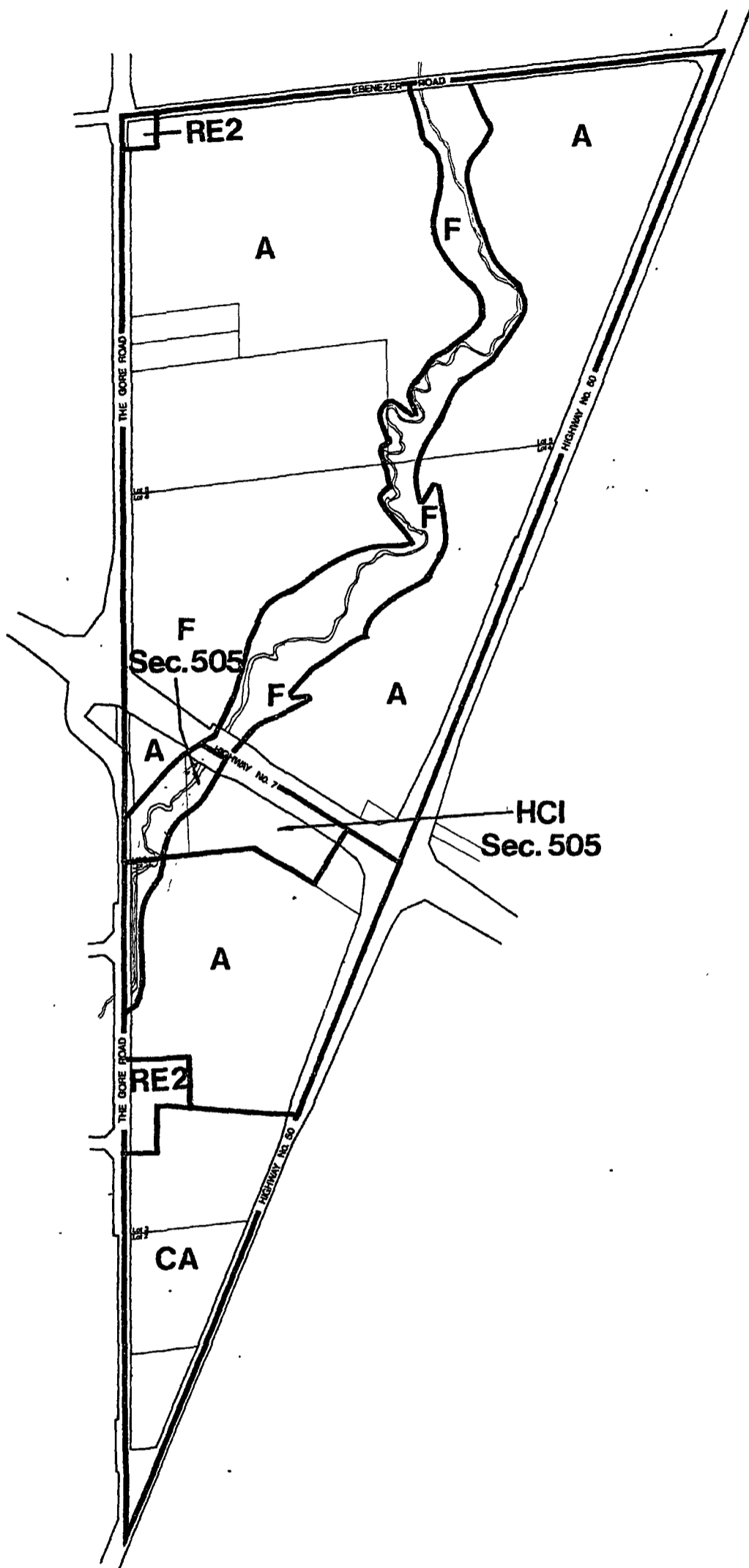


 Lands not included in this by-law

Schedule A Sheet 20
BY-LAW 56-83



CITY OF BRAMPTON
 CON. 9 N.D. LOTS 1 - 8



Schedule A Sheet 21
BY-LAW 56-83



CITY OF BRAMPTON
 CON. 10 N.D. LOTS 2-5

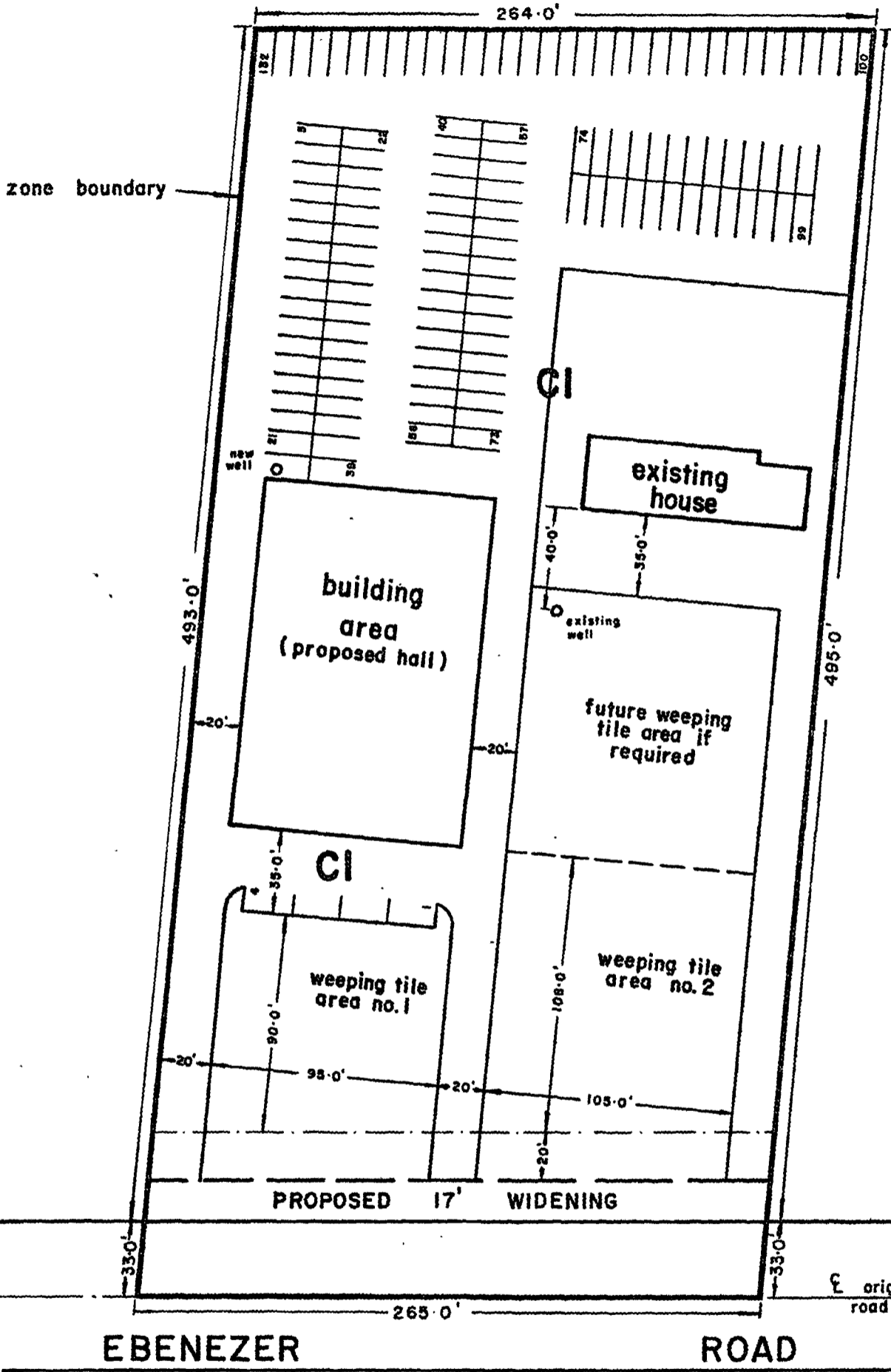
SCHEDULE B-1

Road Allowances for Regional Roads

Designated Road Allowance	Regional Number	Road Description
30m	11	15th Sideroad from Highway Number 10 to Airport Road (Regional Road Number 7).
36m (120 ft.)	1	Fourth Line West from Highway Number 7 to 17th Sideroad (Regional Road 14).
	6	Queen Street West from Mississauga Road (Regional Road 1) to McMurphy Avenue; and Embleton Road from Mississauga Road (Regional Road 1) to Winston Churchill Boulevard (Regional Road 19).
	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.
	16	Kennedy Road from Queen Street to Highway Number 7.
	19	Winston Churchill Boulevard from Steeles Avenue (Regional Road 15) to the deviation of Winston Churchill Boulevard in Lot 10, Concession 11 in the Town of Halton Hills; and Sixth Line West from the existing road comprising the boundary between the Regional Municipality of Peel and the Regional Municipality of Halton, being situated in Lot 12, Concession 11 in the Town of Halton Hills to the 27th Sideroad (Regional Road 9).
45m	1	Mississauga Road from Argentia Road to Highway Number 7.
	4	Dixie Road from Queen Elizabeth Way to the 17th Sideroad (Regional Road 14).
	7	Airport Road from Indian Line to the 17th Sideroad (Regional Road 14).

SCHEDULE B-2

MINIMUM CENTRE LINE SETBACK			MINIMUM STREET LINE SETBACK	
Designated Road Allowance	All Frontage Development and all Residential	All Reversed Frontage Industrial & Commercial Development	All Frontage Development & All Residential Development	All Reversed Frontage Industrial & Commercial Development
45m (150')	36m (120')	30m (100')	14m (45')	8m (25')
36m (120')	32m (105')	26m (85')	14m (45')	8m (25')
30m (100')	29m (95')	23m (75')	14m (45')	8m (25')

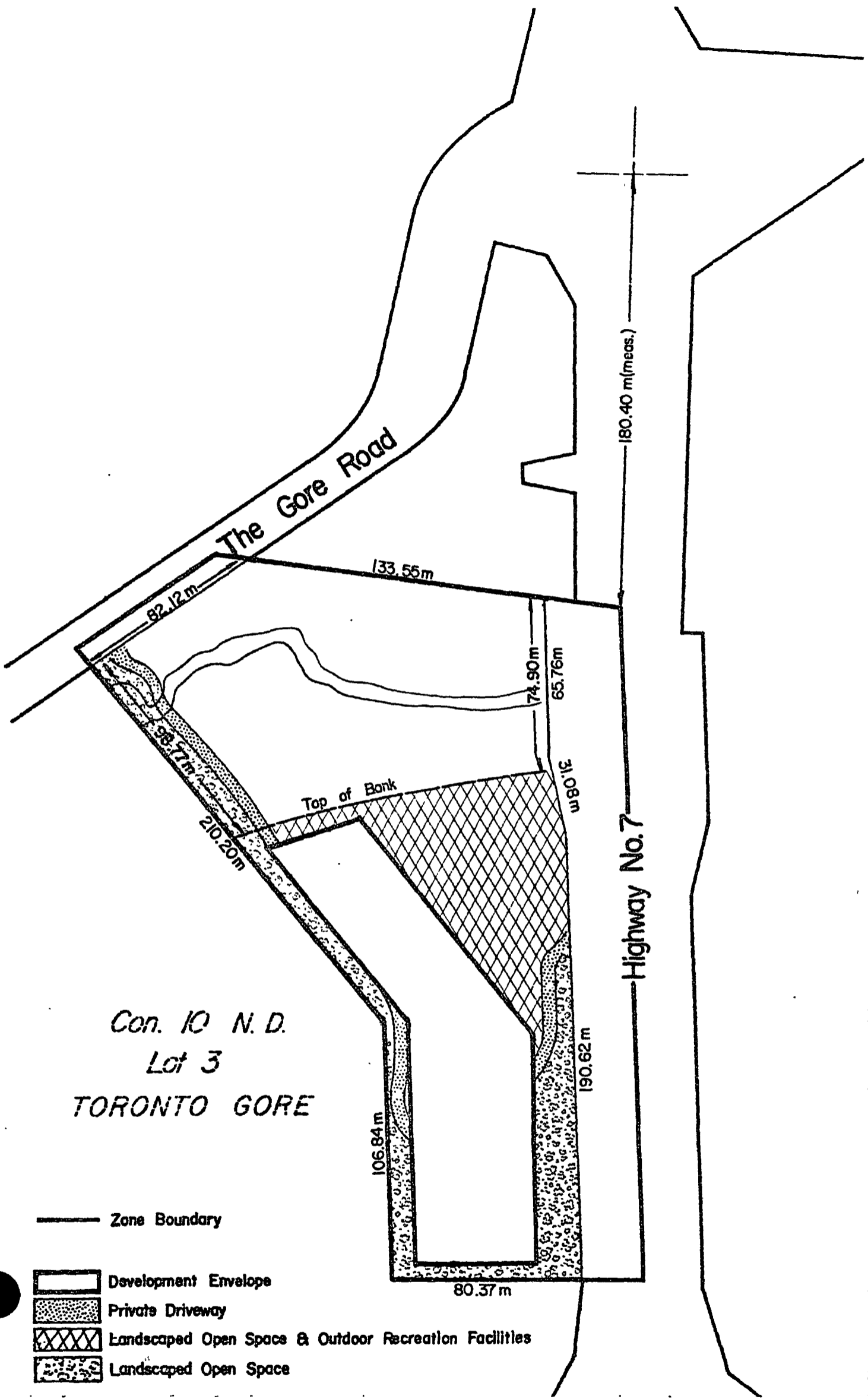


Schedule C - Section 501
BY-LAW 56-83







1:672

CITY OF BRAMPTON



Con. 10 N. D.
 Lot 3
 TORONTO GORE

— Zone Boundary

-  Development Envelope
-  Private Driveway
-  Landscaped Open Space & Outdoor Recreation Facilities
-  Landscaped Open Space

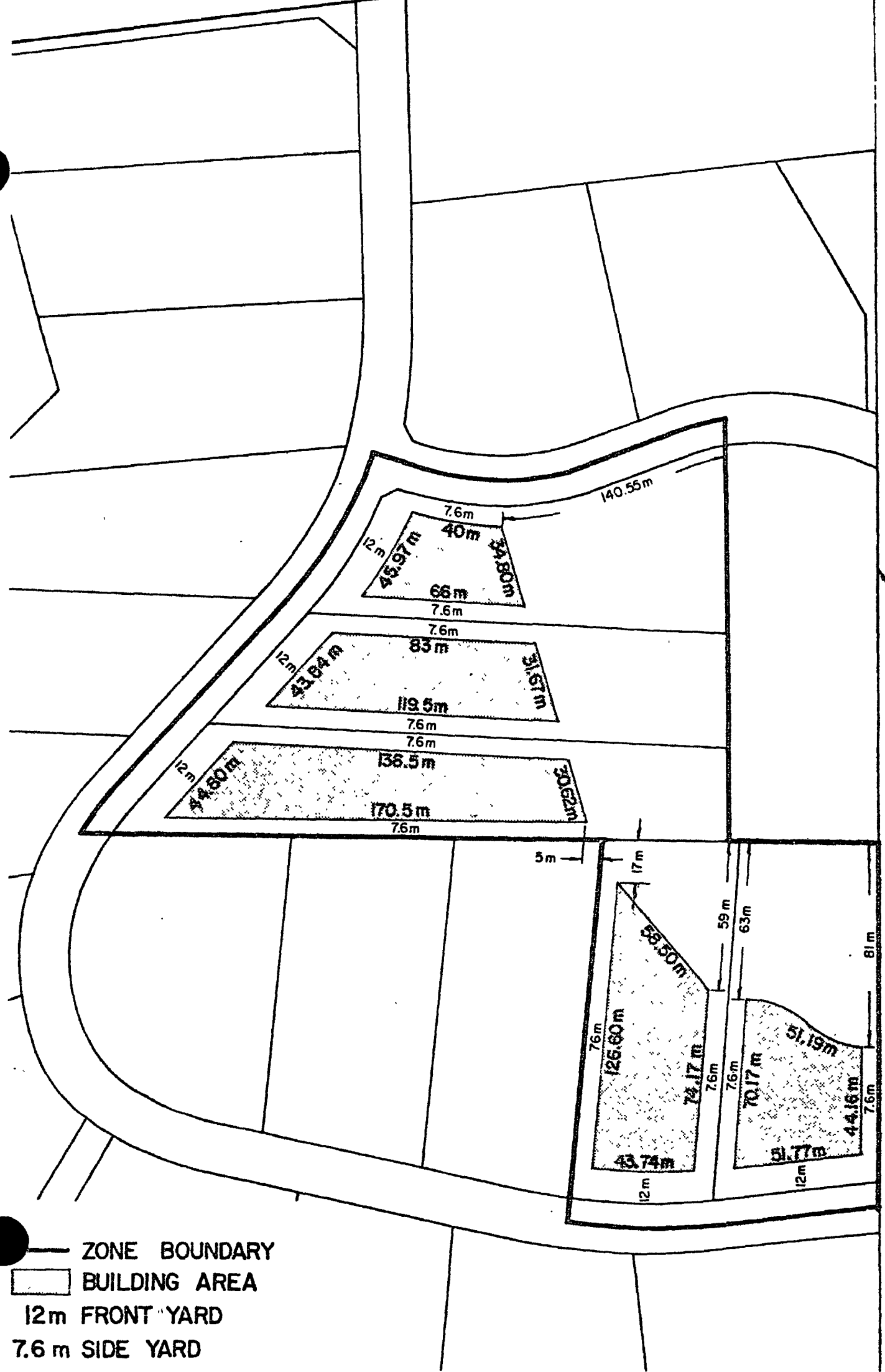
Schedule C - Section 505
BY-LAW 56-83



1:2000

CITY OF BRAMPTON

No. 15
SIDEROAD



Limit Between East and West Half of Lot 15

— ZONE BOUNDARY

▭ BUILDING AREA

12m FRONT YARD

7.6 m SIDE YARD

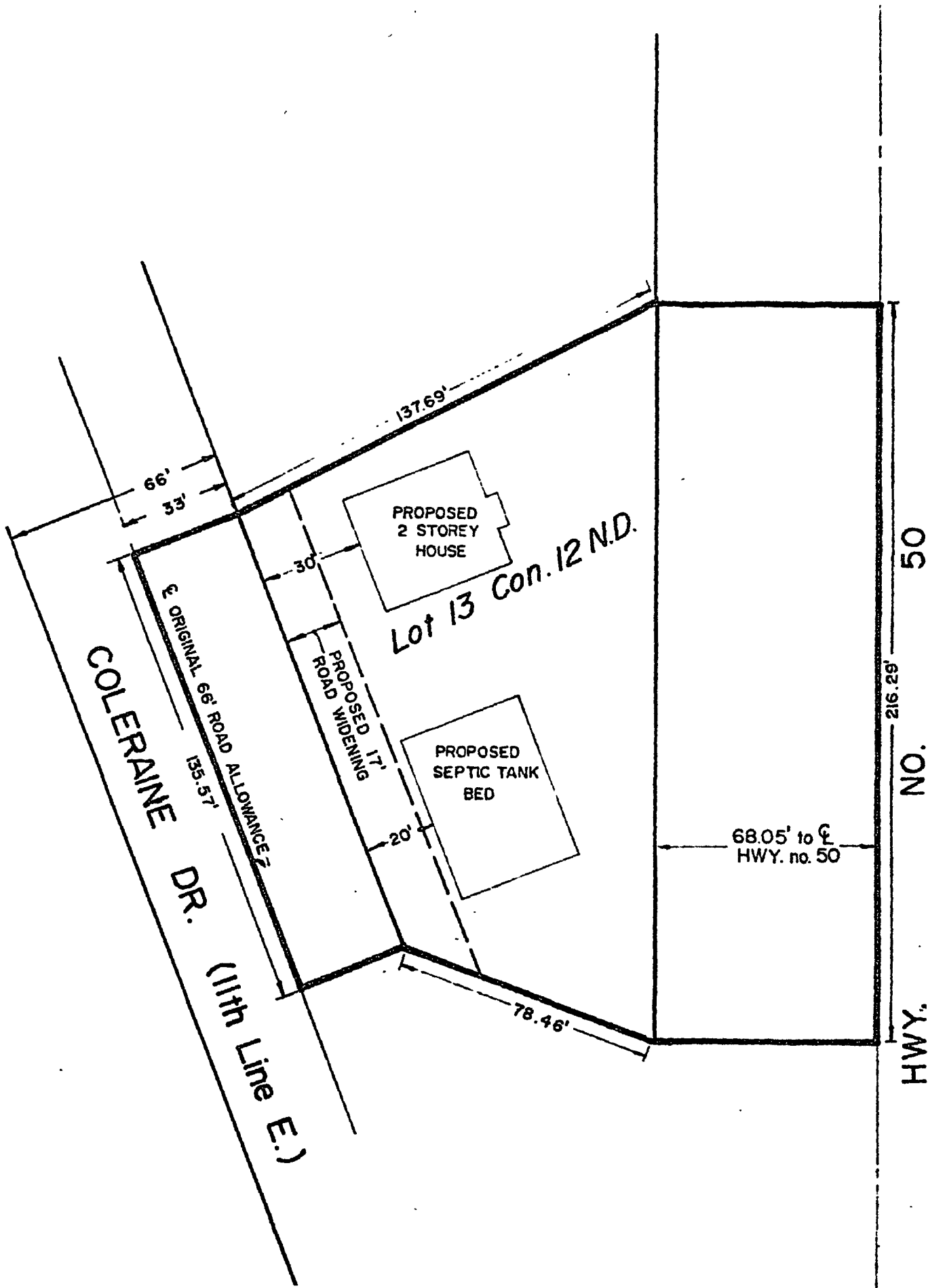
Schedule C - Section 508

BY-LAW 56-83



1:1950

CITY OF BRAMPTON



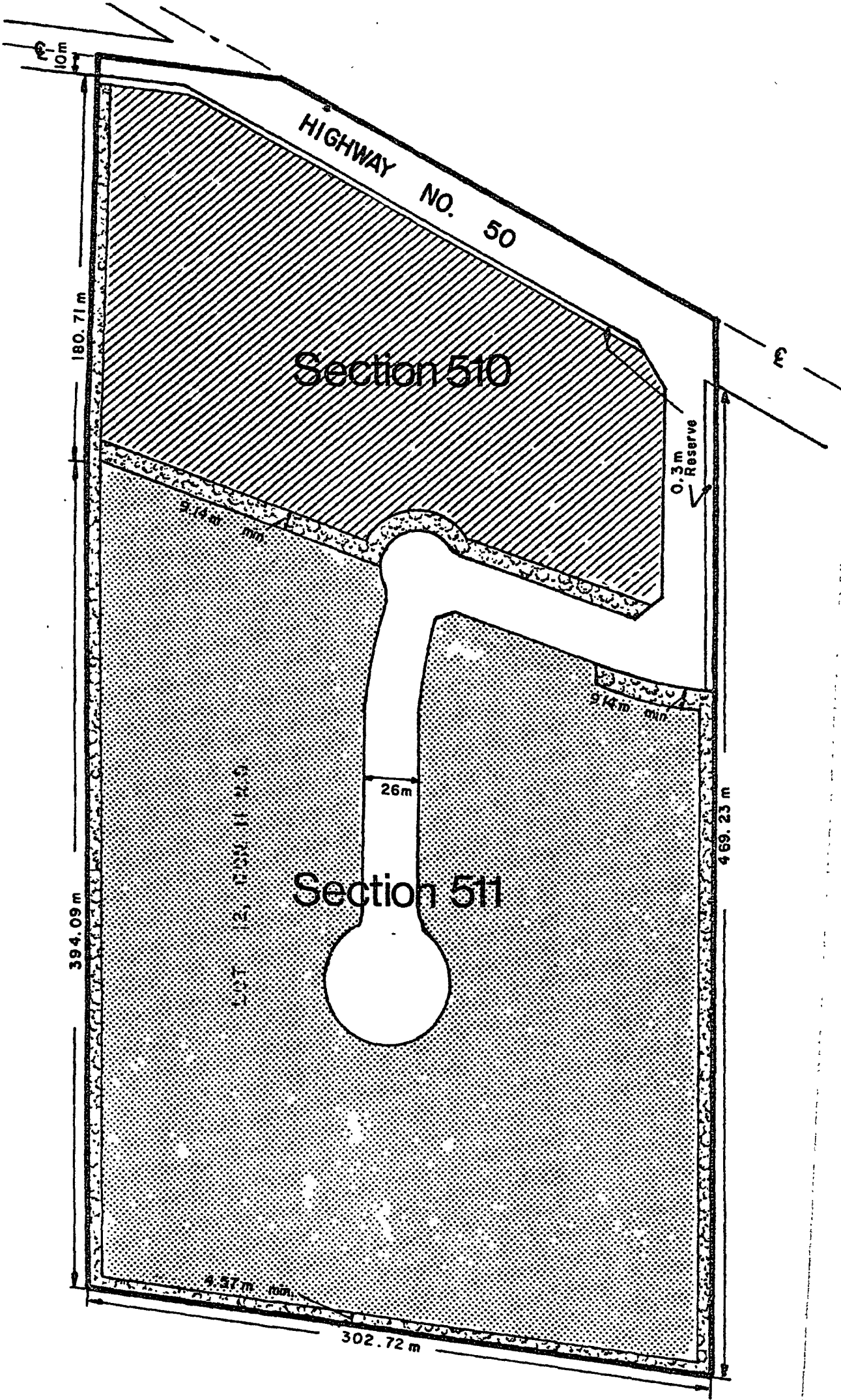
Schedule C - Section 509
BY-LAW 56-83



1:480

CITY OF BRAMPTON

LOT 13, CON. II, N.S.



Schedule C - Section 510
Section 511

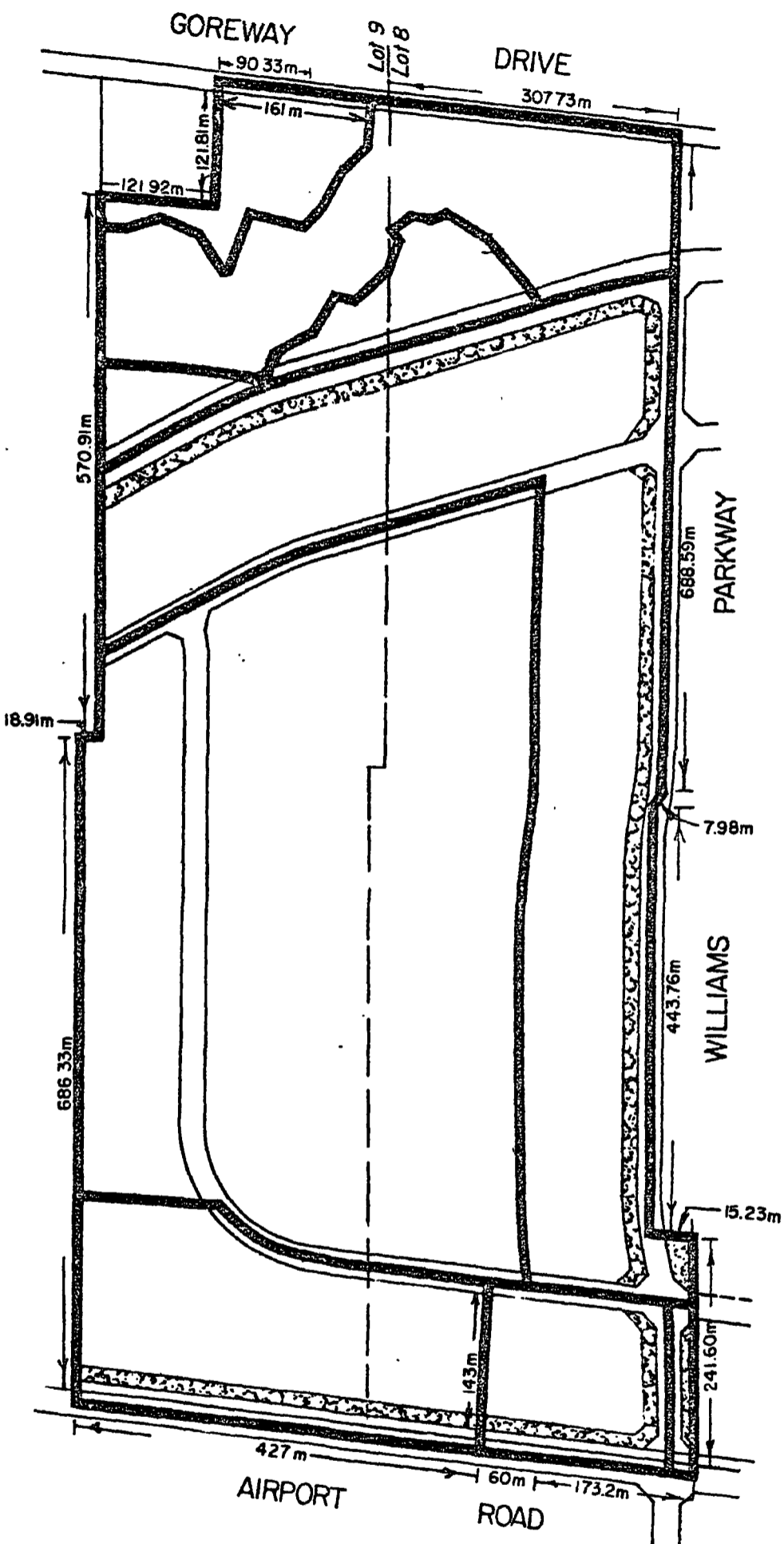
BY-LAW 56-83



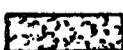
CITY OF BRAMPTON

1:2400

CONCESSION 7 N.D.



— Zone Boundary



15m wide Landscaped Area

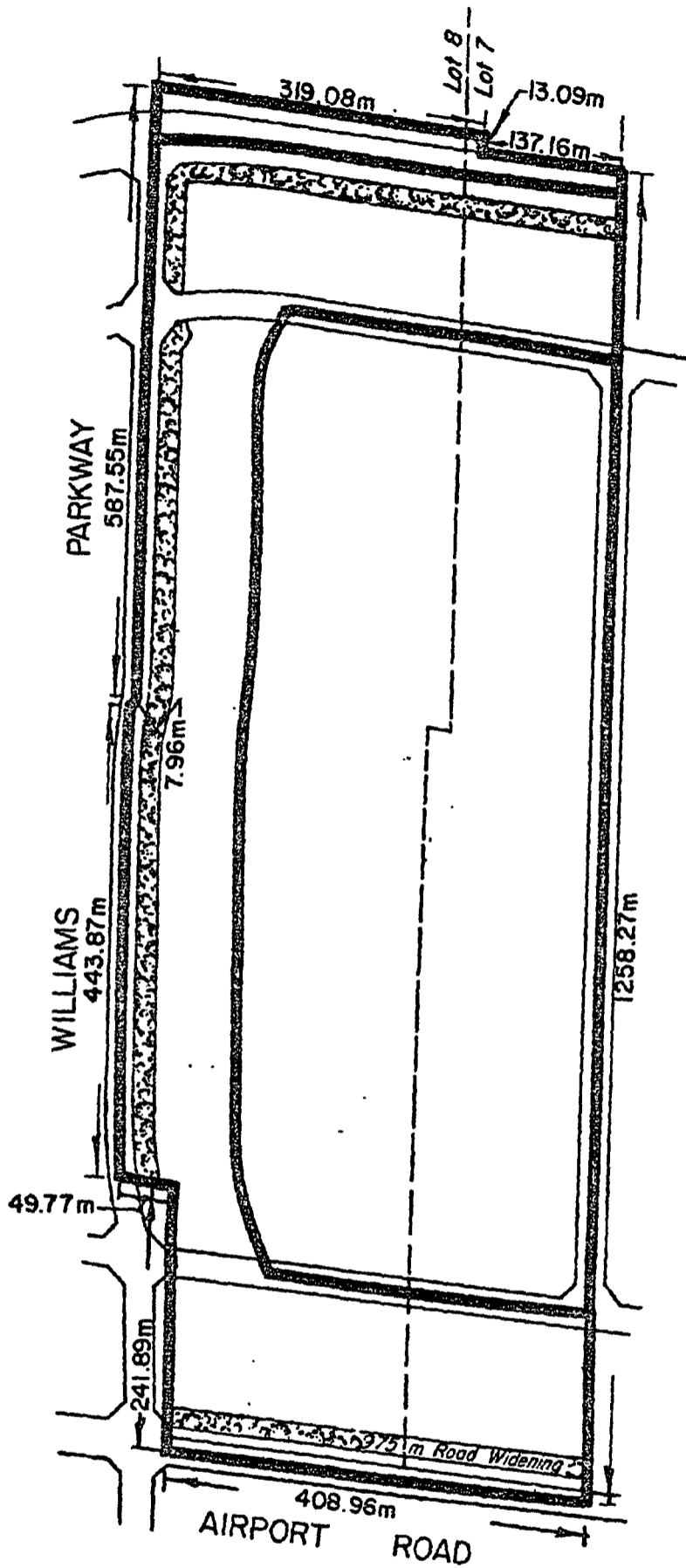
Schedule C - Section 512
BY-LAW 56-83



CITY OF BRAMPTON

1:6476

CONCESSION 7 N.O.



— Zone Boundary

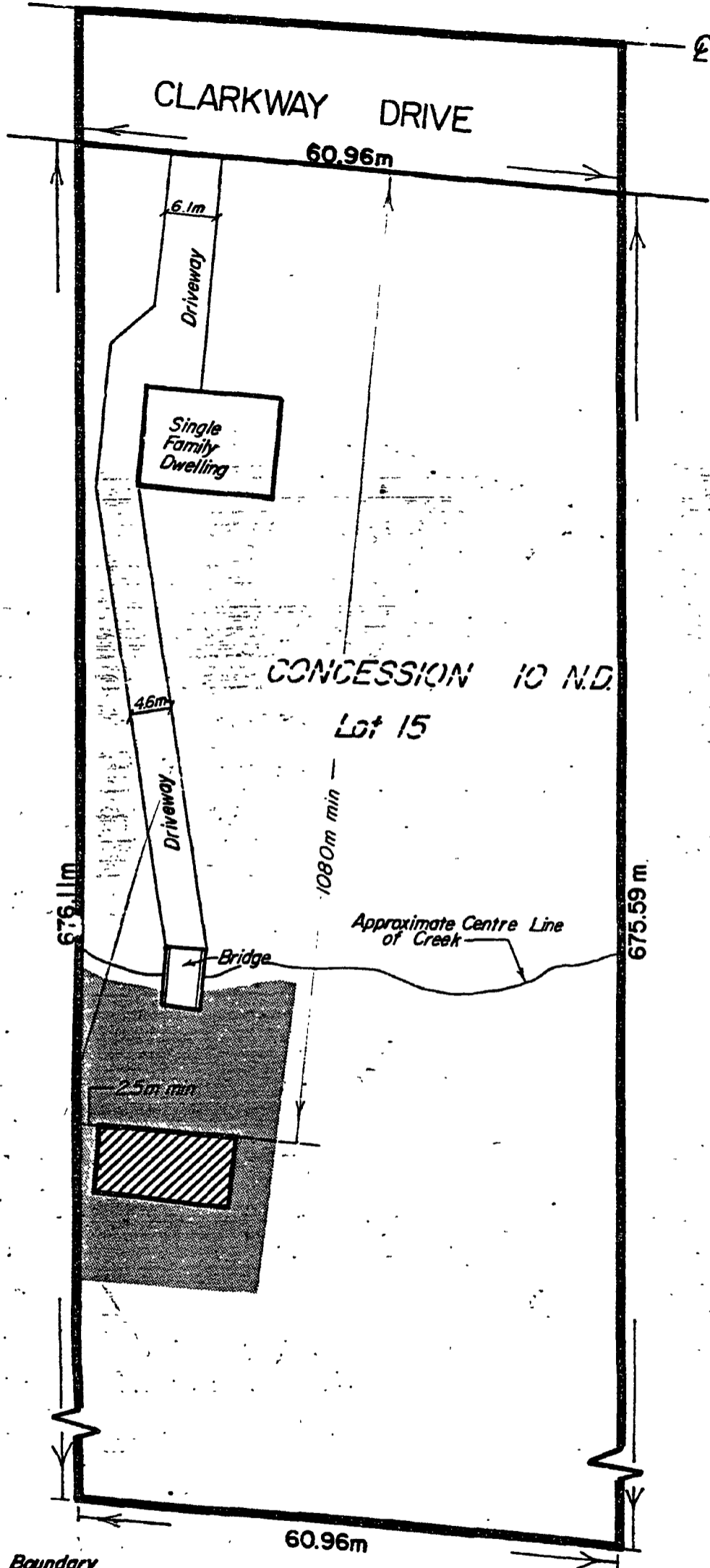
▨ 15 m wide Landscaped Area





Schedule C - Section 513
BY-LAW 56-83



CITY OF BRAMPTON

1:6476



-  Zone Boundary
-  Property Boundary
-  Building Area
-  Open Storage and Parking Area

Schedule C - Section 522
BY-LAW 56-83

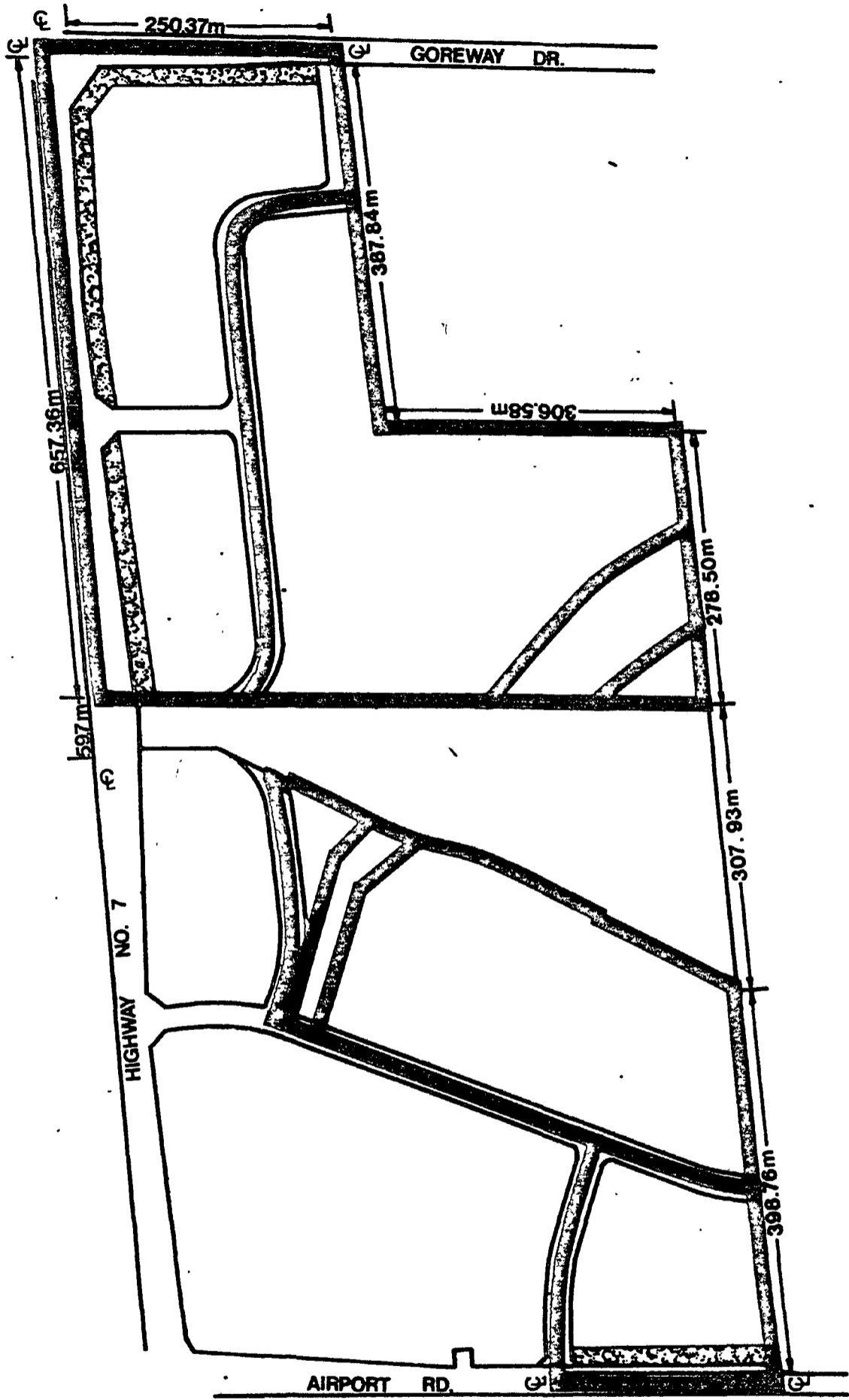


1:620

CITY OF BRAMPTON
 Planning and Development

Date: 1982-02-15 Drawn by: JML
 File no. CIOE 15.1 Map no. 34-1C

CONCESSION 7 N. D.



— ZONE BOUNDARY [stippled box] 15m wide Landscaped Area

Schedule C-Section 523
BY-LAW 56-83

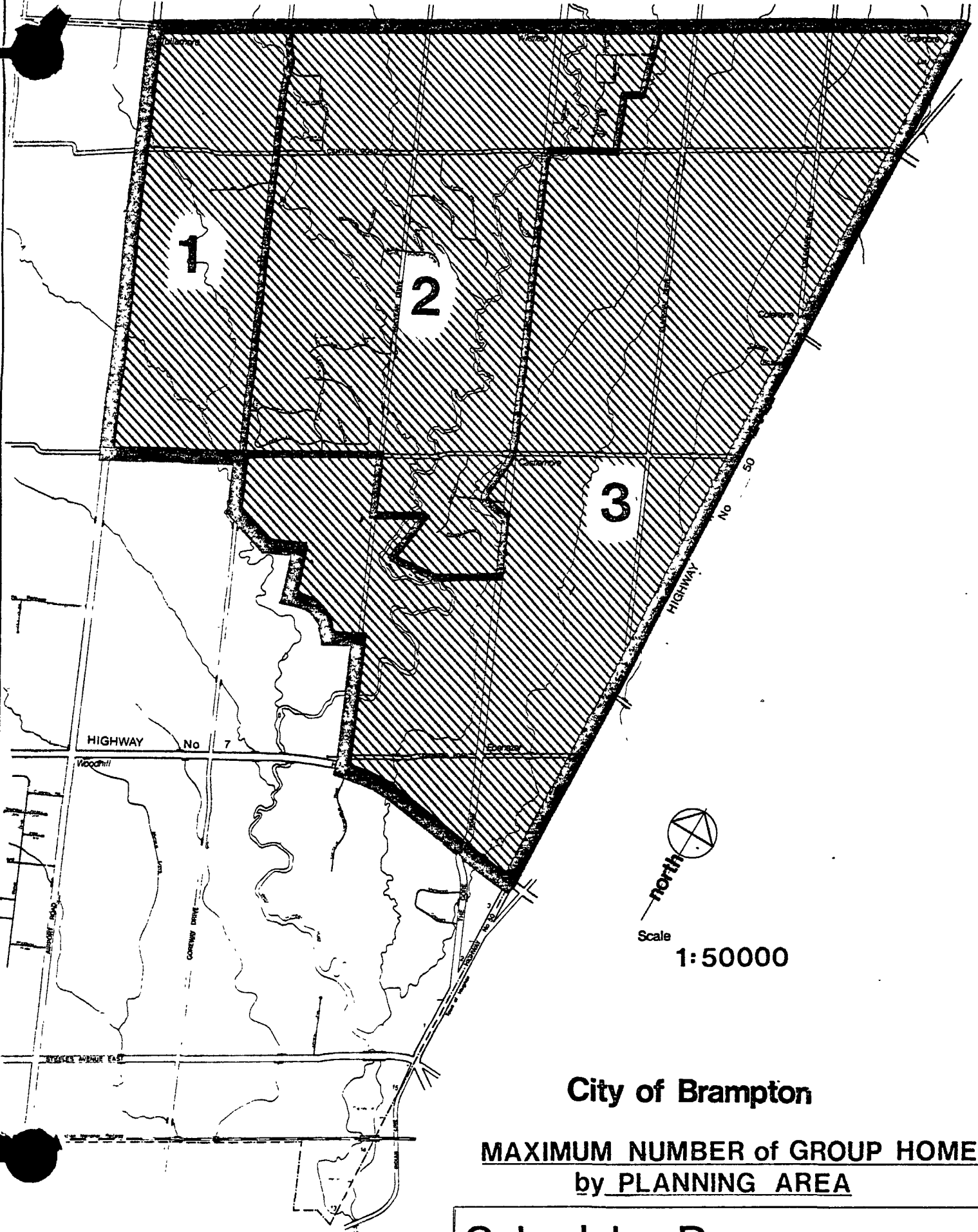


1:1836

CITY OF BRAMPTON
Planning and Development

Date: 82 11 08 Drawn by: RB
File no. C7E5.2 Map no. 66-8F

Concession 6 E.M.S. Concession 7 N.D. Concession 8 N.D. Concession 9 N.D. Concession 10 N.D. Concession 11 N.D. Concession 12 N.D.



Scale
1:50000

City of Brampton

**MAXIMUM NUMBER of GROUP HOMES
by PLANNING AREA**

**Schedule D
BY-LAW 56-83**

 **Planning Area**

AR 81-11-13

Planning and Development Department



R 840194

Ontario Municipal Board

**IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980,
c. 379),**

- and -

**IN THE MATTER OF an application
by the Corporation of the City
of Brampton for approval of its
Restricted Area By-law 56-83**

- and -

**IN THE MATTER OF Section 34 of
The Planning Act, 1983**

- and -

**IN THE MATTER OF appeals by John
W. Maletich on behalf of The
Metropolitan Toronto and Region
Conservation Authority, Robert
Lackey on behalf of R. Khana and D.
Mongia and Aleksander Antoniuk in
respect of Zoning By-law 46-84 of
the Corporation of the City of
Brampton**

B E F O R E :

**W.H.J. THOMPSON, Q.C.
Vice-Chairman**

} **Monday, the 27th day**
|
| **of August, 1984**

THESE MATTERS having come on for public hearing;

THE BOARD ORDERS that By-law 56-83 is hereby approved;

**AND THE BOARD FURTHER ORDERS that the appeals with respect
to By-law 46-84 are hereby dismissed.**

[Signature]
SECRETARY

ENTERED
C. B. No. <i>R 84-1</i>
Folio No. <i>382</i>
FEB 07 1985
<i>[Signature]</i>
SECRETARY ONTARIO MUNICIPAL BOARD