



AMENDED BY BY-LAW 39-93  
 164-97, 373-2002, 374-2005  
 58,2003

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 139-84

A zoning by-law for the part of the City of Brampton within the former Town of Mississauga

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

## SECTION 1.0 APPLICATION

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

5500	5985	5986	6074
5668	6459	7321	7528
6149	7942	8058	8059
7704	8409	8468	8495
8187	9123	9125	9292
8585	10,897	614-74	55-76
9878	136-77	137-77	210-77
115-77	54-78	97-78	23-79
43-78	93-79	134-79	319-79
84-79	79-80	127-80	210-80
12-80	230-80	6-81	12-81
211-80	254-81	257-81	265-81
40-81	299-81	305-81	310-81
293-81	62-82	187-82	213-82
5-82	215-82		
213-82			

SECTION 2.0 ADMINISTRATION

2.1 Administration

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

2.2 Conformity with By-law

No lands shall be used, and no building or structure shall be erected, located, used 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.

2.3 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.

2.4 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.

2.5 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 purposes of this by-law, the following zones are hereby established:

<u>CLASS</u>	<u>ZONE</u>	<u>SYMBOL</u>
1. Residential	Residential Estate One	RE1
	Residential Estate Two	RE2
	Residential Hamlet	RH
	Residential Single Family B	R1B
	Residential Single Family C	R1C
	Residential Single Family D	R1D
	Residential Apartment A	R4A
	Residential Apartment B	R4B
2. Commercial	Commercial One	C1
	Service Commercial One	SC1
	Highway Commercial One	HC1
	Highway Commercial Two	HC2
	Recreational Commercial	RC
	Commercial Agricultural	CA
3. Industrial	Industrial One	M1
	Industrial Two	M2
	Industrial Three	M3
	Industrial Four	M4
4. Institutional	Institutional One	I1
	Institutional Two	I2
5. Open Space	Open Space	OS
6. Floodplain	Floodplain	F
7. Agricultural	Agricultural	A
	Agricultural - Parkway Belt	AP

3.2 Schedules

(1) Schedules A, B, and C, 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 this 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: M1-SECTION 556).

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

- Schedule C - Section 6.25.1
- Schedule C - Section 553
- Schedule C - Section 558
- Schedule C - Section 560
- Schedule C - Section 565
- Schedule C - Section 566
- Schedule C - Section 567
- Schedule C - Section 569
- Schedule C - Section 580

SECTION 4.0 INTERPRETATION

4.1 Scope

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

4.2 Interpretation of Zone Boundaries

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

- (a) Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane;
- (b) Where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or 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 a zone boundary is indicated as following the limits of the municipality of the former Town of Mississauga, the limits shall be the boundary; and
- (e) Where none of the above provisions apply, the zone boundary shall be scaled from the schedules to this by-law.

4.3 Interpretation of Certain Words

- (a) 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) In this by-law, the word "shall" is mandatory.
- (c) 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, a zone of a class identified as Residential, Commercial, Industrial, Institutional or Agricultural by section 3.1 may be referred to as a residential zone, a commercial zone, an industrial zone, an institutional zone or an agricultural zone.
- (e) In this by-law, all buildings, structures and uses permitted and classified under the headings "residential", "commercial", "industrial", "institutional" and "agricultural" may be referred to as residential, commercial, industrial, institutional and agricultural buildings, structures and 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.

ADULT ENTERTAINMENT shall mean a trade, calling, business or occupation, acts or services which appeal to or are designed to appeal to erotic and sexual appetites or inclinations.

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

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.

BIG MOTOR VEHICLE shall mean a motor vehicle having a vehicle weight in excess of 3300 kilograms.

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

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 the principal purpose for which the lot is used is carried on.

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.

CONVENIENCE 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.

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.

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, 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 either 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, 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 has an independent entrance either 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.

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

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, and structurally altering any existing building or structure by an addition, removal, enlargement or extension.

FARM PRODUCE STAND shall mean a building or place used for the sale of farm produce and located upon the farm where the produce is actively grown.

FLOOR AREA, GROSS 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 relating to the operation or maintenance of the building, stairwells or elevators.

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 relating 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 exterior 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 primarily in the selling of plants and gardening supplies to the general public, with the sale of products associated with and accessory to gardening and landscaping, such as soil, aggregates, concrete and wood products, and fencing materials, and the sale of firewood, also permitted.

GAS BAR shall mean a building or place where fuels and other minor parts, supplies and accessories for motor vehicles 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

determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

GROUP HOME shall mean a 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.

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 or an accessory building, but shall not include the repair and servicing of motor vehicles or internal combustion engines.

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 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 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.

LARGE MOTOR VEHICLE shall mean any motor vehicle having a vehicle weight greater than 2500 kilograms but less than or equal to 3300 kilograms.

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 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, for more than two persons, 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 49 of the Planning Act, 1983.

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 least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 6 metres back from the front lot line, or
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15 metres back from the front lot line, or
- (c) in the case of a corner lot having a street line rounding at the corner with 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 other 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, whether a self-service operation or attended by operators.

NOISE ATTENUATION BARRIER shall mean a physical structure placed between a noise source and an area where the noise from that source can be heard.

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 the west of due north.

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 Department of Health 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 for 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 Province of Ontario, and the Government 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 or counter where the food and drink were ordered and are to be consumed, and where take-out 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, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained.

RESTAURANT, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.



RESTAURANT, TAKE-OUT shall mean a building or place having less than 11 seats for customers, 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 but 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 of which the primary use is the fuelling and servicing of, and the performing of minor repairs to, motor vehicles other than large trucks, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, a motor vehicle washing establishment, or a gas bar.

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

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.

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 one 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 Her Majesty the Queen 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 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 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 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 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 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 wall of any building or structure on the lot.

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

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, Depth 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 Her Majesty the Queen 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 Her Majesty the Queen 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 such 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 only be carried on subject to the following requirements and restrictions:

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

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

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 6.12 (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 6.12 (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
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 Floodplain zone (F) shall not be used in calculating the lot width, yards or area required by this by-law for uses in abutting 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 metres 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

6.17.1 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.

6.17.2 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 building or structure shall be erected or used except in accordance with the setback requirements of Schedule B to this by-law.

6.21 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.

6.22 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.

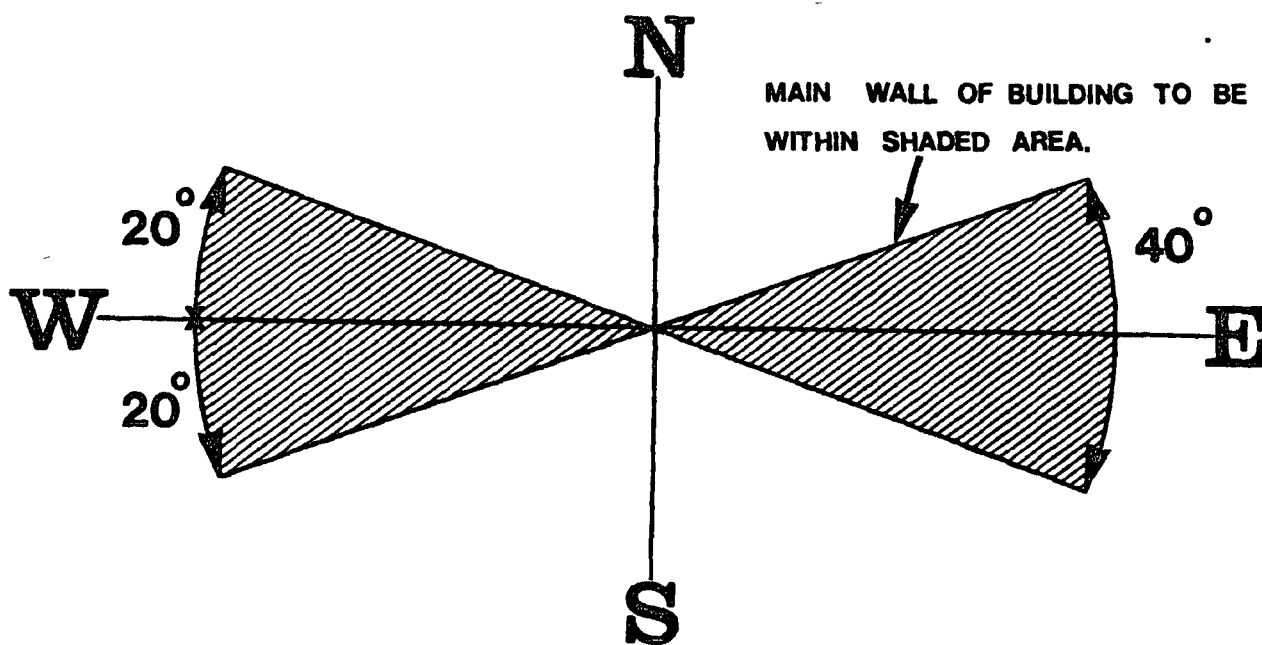


6.24 Provisions for Solar Orientation

6.24.1 (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).

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.

6.24.2 (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 place 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 Figures 2 and 3).

FIGURE 2

### MAXIMUM BUILDING HEIGHT

← NORTH

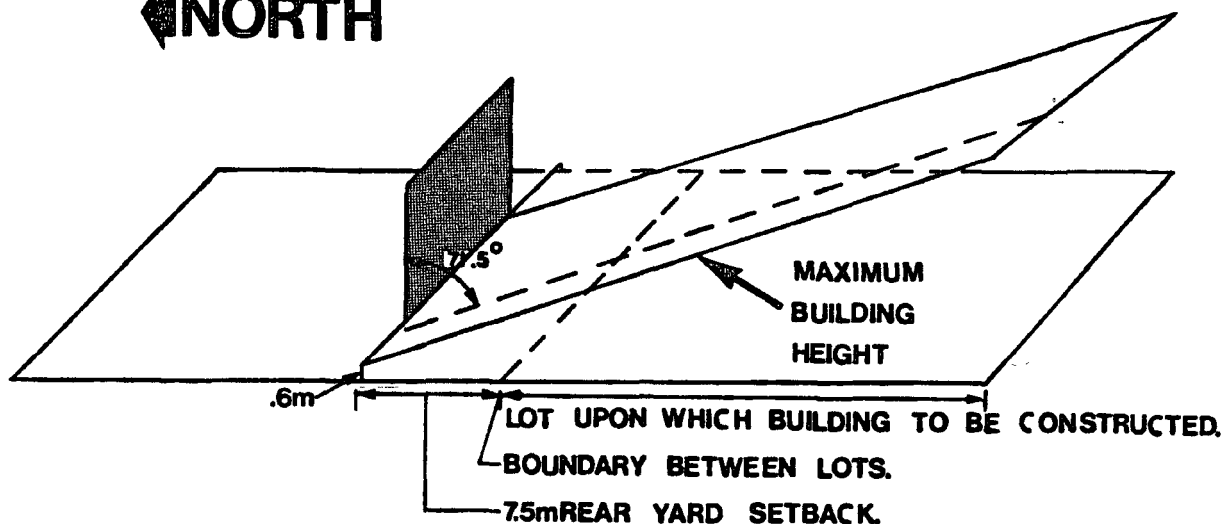
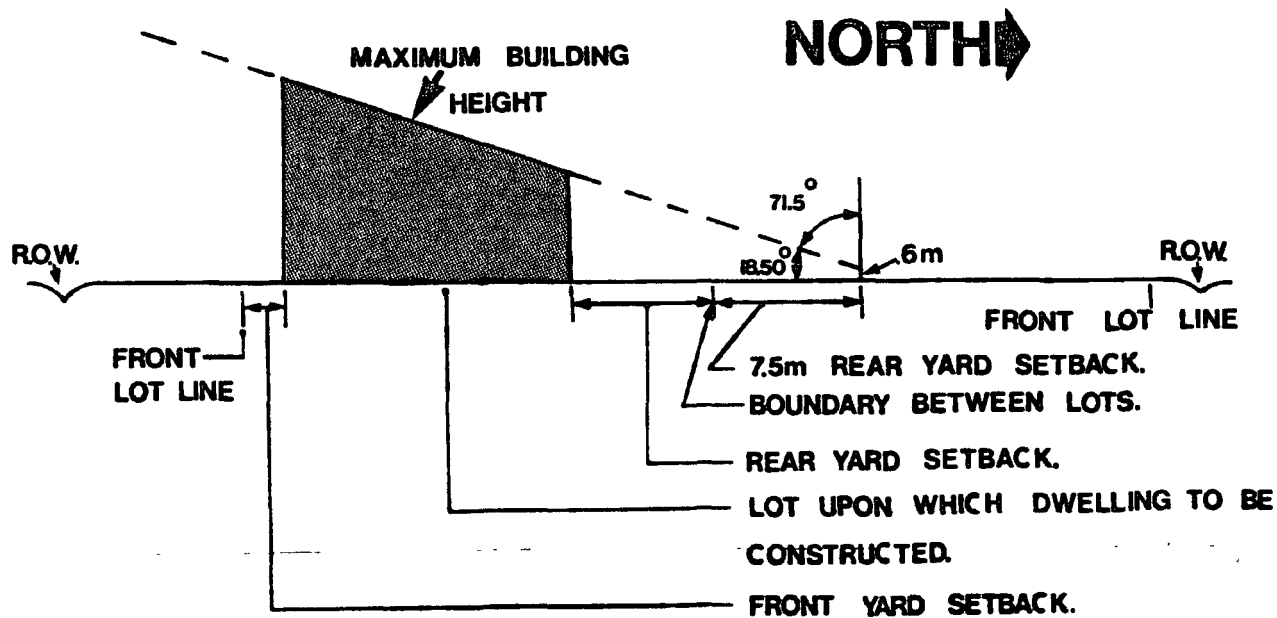


FIGURE 3



(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.

6.24.3 (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.

6.25 Provisions for the Parkway Belt West

6.25.1 (a) Where the zone symbol of land shown on Schedule A to this by-law is followed by the symbol "(P)", no building or structure may be erected, altered or used on the part of that land which is within 30 metres of the top of the bank of the Etobicoke Creek Valley, as shown on Schedule C-Section 6.25.1 to this by-law, except for one or more of the following:

- (1) an unenclosed swimming pool;
- (2) a tool shed as an accessory use, but not exceeding 3 metres in height and located at least 3 metres from a rear lot line.

(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, one (1) semi-detached dwelling, one (1) duplex dwelling, one (1) triplex dwelling or one (1) double duplex dwelling on one lot.

10.3 Accessory Buildings

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

(a) Detached Garage or Carport

- (1) only one detached private garage or carport shall be permitted on each lot, but only if there is no attached private garage or carport already located on the lot;
- (2) may be located in the side or rear yard of the lot;
- (3) shall be no closer than 1 metre to a main building;
- (4) shall be no closer than 1.2 metres to a side lot line or rear lot line;
- (5) shall be no closer to a street than the required front yard depth for a main building, and in no case shall be closer to the front lot line than 6 metres;
- (6) shall not have a gross floor area in excess of 15 square metres;
- (7) shall not exceed 4.5 metres in height in the case of a peaked roof, and 3.5 metres in height in the case of a flat roof;
- (8) is compatible, in exterior design and type of building materials used, with the main building located on the lot.

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

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

- (1) shall not be used for human habitation;
- (2) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure shall be permitted;
- (3) the gross floor area of any permitted accessory building, other than a swimming pool enclosure, shall not exceed 10 square metres;

- (4) all accessory buildings, except swimming pool enclosures, shall be located in the rear yard, and shall be no closer than 1.2 metres to the nearest lot line;
- (5) a building that covers a swimming pool may be located only in the side or rear yard of a lot provided that it is
  - (i) no closer than 1.2 metres to a side lot line or a rear lot line, and
  - (ii) no closer to a street than the required front yard depth for a main building;
- (6) the maximum height of any accessory building shall not exceed 4.5 metres, in the case of a peaked roof, and shall not exceed 3.5 metres in height, in the case of a flat roof;
- (7) the exterior design of, and type of any building materials used for, all accessory buildings, other than swimming pool enclosures and greenhouses, shall be compatible with the exterior design and type of building materials used for the main building located on the lot.

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

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

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 or agricultural zone in which it is located, except that the front wall of any garage or carport shall not be located closer than 6 metres from the front lot line.

10.6 Large vehicles, trailers, boats and snowmobiles

- (1) A person shall not park or store, or permit to be parked or stored, on any lot in a residential zone, a big motor vehicle, unless it is at the time being used to make a delivery or to provide a service.
- (2) A person shall not park or store, or permit to be parked or stored, on any lot in a residential zone, a large motor vehicle, unless it is parked or stored within a totally enclosed building or structure, or unless it is at the time being used to make a delivery or provide a service.

(3) (a) Except as permitted by paragraph (3)(b) 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 an exterior side yard or in the front yard, including the part of the driveway therein, of any lot in a residential zone.

(b) 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.

(3) (a) A boat or a trailer

(i) shall not occupy any parking space required under this by-law, unless otherwise permitted, and,

(ii) where the rear lot line of a lot abuts a street or a reserve owned by a public authority, shall be parked or stored at least 7.5 metres away from the said rear lot line.

(4) In a residential zone other than an Estate Residential zone, only one of the following vehicles or vehicle combinations may be parked or stored on any one lot:

a boat; a snowmobile; a trailer; a boat on a trailer, together not exceeding 7 metres in length;  
two snowmobiles on a trailer, together not exceeding 7 metres in length.

#### 10.7 Unenclosed Swimming Pools

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

#### 10.8 Through Lots

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

#### 10.9 Parking Space Requirements

10.9.1 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, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling unit, 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) a garage attached to a dwelling unit may be located in the front yard but may not be located closer than 6 metres from the front lot line; and

(3) 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.

(c) For other 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.

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

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

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
(a) <u>Rental Apartments</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-bedroom Unit	1.18	0.20	0.03	1.41
Two-bedroom Unit	1.36	0.20	0.03	1.59
Three-bedroom Unit	1.50	0.20	0.03	1.73
Senior Citizen Unit	0.20	0.25	—	0.45

(b) Condominium Apartment

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

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

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

(b) Condominium Townhouse

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

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

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

10.9.6 For lodging houses, a minimum of one parking space for each bedroom or bedsitting room, plus one parking space for the proprietor, shall be provided.



10.10 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 fence or hedge in a residential zone

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

10.11 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.

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

10.13 Group Homes

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

- (i) a group home shall be located in a single-family detached dwelling;
- (ii) the group home shall occupy the whole of the single-family detached 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) no more than six (6) group homes shall be permitted in the area to which this by-law applies.

SECTION 11.1 RESIDENTIAL ESTATE ONE - RE1

11.1.1 The land designated RE1 on Schedule A to this by-law:

Permitted Purposes:

11.1.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

11.1.1(2) Requirements and Restrictions

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 - 170 square metres
  - More than one storey - 115 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard area

11.1.2 For the purposes of section 11.1,

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

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

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

SECTION 11.2 RESIDENTIAL ESTATE TWO - RE2

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

Permitted Purposes

11.2.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purpose.

11.2.1(2) Requirements and Restrictions

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 - 170 square metres
  - More than one storey - 115 square metres
- (h) Minimum Landscaped Open Space - 70 percent of the front yard area

11.2.2 For the purposes of section 11.2,

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

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

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

SECTION 11.3 RESIDENTIAL HAMLET - RH

11.3.1 The land designated RH on Schedule A to this by-law

Permitted Purposes:

11.3.1(1) shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

11.3.1(2) Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area - 1350 square metres
- (b) Minimum Lot Width - 30 metres
- (c) Minimum Lot Depth - 45 metres
- (d) Minimum Front Yard Depth - 7.5 metres
- (e) Minimum Interior Side Yard Width - 7.5 metres
- (f) Minimum Exterior Side Yard Width - 7.5 metres
- (g) Minimum Rear Yard Depth - 12 metres
- (h) Minimum Gross Floor Area - 100 square metres
- (i) Maximum Building Height - 10.5 metres
- (j) Minimum Landscaped Open Space - 70 percent of the front yard area

11.3.2 For the purposes of section 11.3,

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

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

(SECTION 12.1 RESERVED)

SECTION 12.2 RESIDENTIAL SINGLE-FAMILY B ZONE - R1B

12.2 The land designated R1B on Schedule A to this by-law:

Permitted Purposes

12.2.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

- Interior Lot: - 450 square metres
- Corner Lot: - 540 square metres

(b) Minimum Lot Width

- Interior Lot: - 15 metres
- Corner Lot: - 18 metres

(c) Minimum Lot Depth: - 30 metres

(d) Minimum Front Yard Depth: - 6 metres

(e) Minimum Interior Side Yard Width: - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

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

(g) Minimum Rear Yard Depth: - 7.5 metres

(h) Maximum Building Height: - 10.5 metres

(i) Minimum Landscaped Open Space:

- 60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.



SECTION 12.3 RESIDENTIAL SINGLE-FAMILY C ZONE - RIC

12.3 The lands designated RIC on Schedule A to this by-law:

Permitted Purposes

12.3.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.3.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

- Interior Lot: - 360 square metres
- Corner Lot: - 450 square metres

(b) Minimum Lot Width

- Interior Lot: - 12 metres
- Corner Lot: - 15 metres

(c) Minimum Lot Depth: - 30 metres

(d) Minimum Front Yard Depth: - 6 metres

(e) Minimum Interior Side Yard Width: - 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.

- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

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

- (g) Minimum Rear Yard Depth: - 7.5 metres
- (h) Maximum Building Height: - 10.5 metres
- (i) Minimum Landscaped Open Space: - 50 percent of the minimum front yard area of an interior lot, and 60 percent of the minimum front yard area of a corner lot, and 40 percent of the minimum front yard area of a lot where the lot lines converge towards the front lot line.

SECTION 12.4 RESIDENTIAL SINGLE-FAMILY D ZONE - R1D

12.4 The lands designated R1D on Schedule A to this by-law:

Permitted Purposes

12.4.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home;
- (c) a home occupation;
- (d) purposes accessory to the other permitted purposes.

Requirements and Restrictions

12.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

- Interior Lot: - 270 square metres
- Corner Lot: - 360 square metres

(b) Minimum Lot Width

- Interior Lot: - 9 metres
- Corner Lot: - 12 metres

(c) Minimum Lot Depth: - 30 metres

(d) Minimum Front Yard Depth: - 4.5 metres

(e) Minimum Rear Yard Depth: - 7.5 metres

(f) Minimum Interior Side Yard Width: - 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between two detached buildings not to be less than 2.1 metres.

- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

- (g) Minimum Exterior Side Yard Width: - 3 metres
- (h) Maximum Building Height: - 10.5 metres
- (i) Minimum Landscaped Open Space: - 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

(SECTIONS 13 AND 14 RESERVED)

SECTION 15.1 RESIDENTIAL APARTMENT A ZONE - R4A

15.1 The lands designated R4A on Schedule A to this by-law:

Permitted Purposes

15.1.1 shall only be used for the following purposes:

- (a) a multiple family dwelling;
- (b) an apartment dwelling;
- (c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

15.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 33 metres
- (b) Minimum Front Yard Depth: - 7.5 metres
- (c) Minimum Side Yard Width: - 10 metres or 1/2 the height of the building, whichever is greater.
- (d) Minimum Rear Yard Depth: - 10 metres or 1/2 the height of the building, whichever is greater.
- (e) Maximum Building Height: - 12 storeys
- (f) Maximum Lot Coverage by Main Building(s): - 25 percent
- (g) Maximum Floor Space Index: - 1.0
- (h) Minimum Landscaped Open Space: - 60 percent of the lot area.

SECTION 15.2 RESIDENTIAL APARTMENT B ZONE - R4B

15.2 The land designated R4B on Schedule A to this by-law:

Permitted Purposes

15.2.1 shall only be used for the following purposes:

- (a) an apartment dwelling;
- (b) purposes accessory to the other permitted purpose.

Requirements and Restrictions

15.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width

Interior Lot: - 30 metres

Corner Lot: - 33 metres

(b) Minimum Front Yard Depth: - 15 metres or 1/2 the height of the building, whichever is greater

(c) Minimum Interior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater

(d) Minimum Exterior Side Yard Width: - 15 metres or 1/2 the height of the building, whichever is greater

(e) Minimum Rear Yard Depth: - 12 metres

(f) Maximum Building Height: - 22 storeys

(g) Maximum Lot Coverage by Main Building(s): - 25 percent

(h) Maximum Floor Space Index: - 1.75

(i) Minimum Landscaped Open Space: - 60 percent of the lot area

(SECTIONS 16 TO 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 of 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, Trust Company or Finance Company	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 and  
laundry distribution station

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 or gas bar

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.

For each motor vehicle washing establishment there shall be provided a driveway of at least 65.0 metres in length and 3.0 metres in width providing direct access from the street to the entrance of the motor vehicle washing establishment.

Offices:

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

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

(2) Real estate office

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

(3) Other offices

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

Place of assembly, community 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) Billiard parlour or Pool hall  | 1 parking space for each 37 square metres of gross commercial floor area or portion thereof.  |
| (2) Bowling alley                  | 4 parking spaces for each lane.   |
| (3) Curling rink                   | 8 parking spaces for each sheet of ice.   |
| (4) Golf driving range             | 1 parking space for each tee.   |
| (5) Golf course                    | 50 parking spaces for each 9 holes.   |
| (6) Tennis, squash, handball court | 4 parking spaces for each court.  |
| (7) Swimming pool                  | 10 parking spaces for every pool.   |
| (8) Accessory uses:                | For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law. |

Religious institution, stadium, auditorium, theatre or cinema

1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.

Restaurant, dining room

1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.

Restaurant, standard

1 parking space for each 6 square metres of gross commercial floor area or portion thereof.

Restaurant, fast food

1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.

Restaurant, fast food with  
drive-through facility

1 parking space for each 6.0  
square metres of gross commer-  
cial floor area or portion  
thereof.

Restaurant, take-out

1 parking space for each 6.6  
square metres of gross commer-  
cial floor area or portion  
thereof.

Retail establishment not  
specifically mentioned in  
this section.

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

Shopping centre having a gross  
leasable commercial floor area  
of less than 2,000 square metres

1 parking space for each 23  
square metres of gross leasable  
commercial floor area or  
portion thereof for uses other  
than restaurants, taverns, and  
medical offices, plus the  
parking spaces required for a  
restaurant, tavern or medical  
office according to this  
by-law, if the restaurants,  
taverns and medical offices  
occupy more than 10 percent of  
the total gross leasable  
commercial floor area of the  
buildings designed for tenant  
occupancy. If the restaurants,  
taverns and medical offices  
occupy less than 10 percent of  
gross leasable commercial floor  
area of the buildings, 1  
parking space for each 23  
square metres of gross leasable  
commercial floor area shall be  
required for the entire  
shopping centre.

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

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

Supermarket

1 parking space for each 17  
square metres of gross commer-

cial 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 specifically mentioned in this section

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

20.4 A fast food restaurant with a drive-through facility shall comply with the following requirements:

- (a) the drive-through facility must be effectively separated from the parking area;
- (b) the stacking lane leading to the pick-up windows must accommodate a minimum of 10 cars;
- (c) the stacking lane must be clearly identified;
- (d) the entrance to a stacking lane must be not less than 6 metres from the street line; and
- (e) the access points to a stacking lane must be located so as 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 any purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following requirements and restrictions:

(a) Gross leasable commercial floor area of retail commercial uses in square metres	<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 within the front yard or within the exterior side yard of a lot; and
- (d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.

20.6 Crisis Care Facilities

A crisis care facility shall be subject to the following restrictions:

- (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 TO 22 RESERVED)

SECTION 23.1 COMMERCIAL ONE ZONE - C1

23.1 The lands designated C1 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 convenience store;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company, finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot; and
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant.

(b) Non-Commercial

- (1) a religious institution, including an associated place of public assembly; and
- (2) a library.

(c) Accessory

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

Requirements and Restrictions

23.1.2 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: - 2 storeys
- (g) Minimum Landscaped Open Space: - 20 percent of the minimum required front yard area, and  
- 50 percent of the minimum required exterior side yard area.

SECTION 24.1 SERVICE COMMERCIAL ONE ZONE - SC1

24.1 The land designated SC on Schedule A to this by-law:

Permitted Purposes

24.1.1 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 standard 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.

(c) Accessory

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

Requirements and Restrictions

24.1.2 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 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: - 60 percent of the minimum required front yard area, and  
- 60 percent of the minimum required exterior side yard area.

SECTION 25.1 HIGHWAY COMMERCIAL ONE ZONE - HC1

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

Permitted Purposes

25.1.1 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 standard 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;
- (13) only in conjunction with a service station, a retail establishment having no outside storage, a convenience 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.

(c) Accessory

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

25.1.2 shall, in respect of the purposes permitted by clauses (1) to (10), both inclusive, of section 25.1.1(a), be subject to the following requirements and restrictions:

Requirements and Restrictions

25.1.2.1

- (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: - 20 percent of the minimum required front yard area, and  
- 50 percent of the minimum required exterior side yard area.

25.1.2.2 shall, in respect of the purposes permitted by clauses (11), (12) and (13) of section 25.1.1(a), 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) (1) 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 two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
- (2) Entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way and a minimum of 6 metres from the side or rear lot lines. The minimum distance between ramps shall be 10.5 metres.
- (3) 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 lot.
- (4) For each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.

- (5) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (6) 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 lot.
- (7) Where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- (8) No underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

SECTION 25.2 HIGHWAY COMMERCIAL TWO ZONE - HC2

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

Permitted Purposes

25.2.1 shall only be used for the following purposes:

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

Requirements and Restrictions

25.2.2 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.

25.2.3 shall also be subject to the requirements and restrictions of section 25.1.2.2(h).

(SECTION 26 RESERVED)

SECTION 27.1 RECREATION COMMERCIAL - RC

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

Permitted Purposes

27.1.1 shall only be used for the following purposes:

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

Requirements and Restrictions

27.1.2 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: - 20 percent of the minimum required front yard area, and  
- 50 percent of the minimum required exterior side yard area.

SECTION 28.1 COMMERCIAL AGRICULTURAL - CA

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

Permitted Purposes

28.1.1 shall only be used for the following purposes:

- (a) a garden centre sales establishment;
- (b) a farm produce stand; and
- (c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

28.1.2 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.
- (h) Outdoor Storage:
  - (1) No storage of plants shall be permitted outside a building or structure except in a side yard or the rear yard.



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

(SECTION 29 RESERVED)

SECTION 30.0 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 gross 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 main building.

30.4 Loading Spaces

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

<u>(a) 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	3 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 driveways, 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 industrial floor area or portion thereof (50 percent 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 industrial floor area.

(5) Non-industrial uses - parking requirements in accordance with section 20.3.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

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 recreational 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 31.1.1(a), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial 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, a 0.3 metre reserve, or a lot in a residential or institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
  - (1) an institutional or residential zone, the minimum requirement is 9 metres; and
  - (2) a rail line, there is no requirement.
- (e) Minimum Lot Width: - 30 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) 30 percent of the minimum required front yard area; and

  - (2) 50 percent of all of the following:
    - (a) minimum required exterior side yard area;
    - (b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and
    - (c) 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 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 recreational 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 purpose permitted by sections 32.1.1(a)(1) and 32.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial 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 that where it abuts:
- (1) a rail line, there is no minimum requirement; and
  - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
  - (2) a rail line, there is no minimum requirement.
- (e) Minimum Lot Width: - 30 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) 30 percent of the minimum required front yard area, and
  - (2) 50 percent of all of the following:
    - (a) minimum required exterior side yard area;

(b) minimum required interior side yard area abutting a lot in a residential or institutional zone.

(c) minimum required rear yard area abutting a street or a lot in a residential or institutional zone.

(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 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 recreational facility or structure operated by a public authority; and
- (3) 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 sections 33.1.1(a)(1) and 33.1.1(a)(3), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial 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 that where it abuts:

- (1) a rail line, there is no minimum requirement, and
  - (2) a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
  - (2) a rail line, there is no minimum requirement.
- (e) Minimum Lot Width: - 30 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) 30 percent of the minimum required front yard area; and
- (2) 50 percent of all of the following:
    - (a) minimum required exterior side yard area;
    - (b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) minimum required rear yard 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 fence having a minimum height of 1.8 metres;

(2) 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 recreational facility or structure operated by a public authority; and
- (3) 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 sections 34.1.1(a)(1) and 34.1.1(a)(2), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial 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 that where it abuts:

- (1) a rail line, there is no minimum requirement; and
  - (2) a street, a 0.3 metre reserve, or a lot in a residential zone, the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard: - 6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard: - 4 metres, except that where it abuts:
- (1) an institutional or residential zone, the minimum requirement is 9 metres; and
  - (2) a rail line, there is no minimum requirement.
- (e) Minimum Lot Width: - 30 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a residential zone, the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space: (1) 30 percent of the minimum required front yard area; and
- (2) 50 percent of all of the following:
    - (a) minimum required exterior side yard area;
    - (b) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(c) 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 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;
- (3) a day nursery.

(b) Non-Institutional

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

(c) Accessory

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

Requirements and Restrictions

43.1.2 shall be subject to the following requirements and restrictions:

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

(f) Parking:

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 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 or facility of a 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 hospital, public or private;
- (9) a library;
- (10) a nursing home;
- (11) a reform or penal institution;
- (12) a YMCA, YWCA, or similar use;
- (13) a curling rink.

(b) Non-Institutional

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

(c) Accessory

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

Requirements and Restrictions

43.2.2 shall be subject to the following requirements and restrictions:

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

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

SECTION 44.1 OPEN SPACE ZONE - OS

44.1 The lands designated 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 operated by a public authority;
- (b) any conservation area or purpose;
- (c) purposes accessory to other permitted purposes.

Regulations and Restrictions

44.1.2 shall be subject to the following regulations and restrictions:

- (a) Maximum Lot Coverage: - 33.3 percent.
- (b) Minimum Front Yard Depth: - 7.5 metres.
- (c) Minimum Interior Side Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (e) Minimum Rear Yard Depth: - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (f) Parking: Parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.

SECTION 45.1 FLOODPLAIN - F

45.1 The lands designated 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) public park;
- (d) golf course.

Requirements and Restrictions

45.1.2 shall be subject to the following requirement and restriction:

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

SECTION 46.1 AGRICULTURAL - A

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

Permitted Purposes

46.1.1 shall only be used for the following purposes:

(a) Agricultural

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

(b) Non-Agricultural

- (1) a single-family detached dwelling;
- (2) a group home, but only in areas not designated Industrial in the Official Plan;
- (3) a cemetery;
- (4) a home occupation;
- (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 lot created prior to January 1, 1982 - 0.8 hectares

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

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

- (1) Minimum Lot Width: - 45 metres
- (2) Minimum Front Yard Depth: - 12 metres
- (3) Minimum Side Yard Depth: - 7.6 metres
- (4) Minimum Rear Yard Depth: - 15 metres
- (5) Maximum Building Height: - 10.5 metres
- (6) Minimum Ground Floor Area  
for Main Building:
  - One Storey - 170 square metres
  - More than One Storey - 115 square metres

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

- (1) Minimum Lot Width: - 150 metres

- (2) Minimum Front Yard Depth: - 22 metres
- (3) Minimum Side Yard Width: - 15 metres
- (4) Minimum Rear Yard Depth: - 15 metres
- (5) Maximum Building Height: - 10.5 metres
- (6) Minimum Ground Floor Area
  - For Main Building:
  - One Storey: - 170 square metres
  - More than One Storey: - 115 square metres

(d) Where a lot is used for other than agricultural purposes:

- Minimum Landscaped Open Space: - 70 percent of the required front yard area

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

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

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

- (i) not be located in a front yard;
- (ii) not be closer than 3 metres to the nearest lot line.

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

(i) Attached garages or carports shall be subject to the provisions of section 10.5 of this by-law.



SECTION 46.2 AGRICULTURAL PARKWAY BELT - AP

46.2 The lands designated AP on Schedule A to this by-law:

Permitted Purposes

46.2.1 shall only be used for the following purposes:

(a) Agricultural

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

(b) Non-Agricultural

- (1) a single-family detached dwelling, but only in conjunction with an agricultural purpose;
- (2) a home occupation;
- (3) purposes accessory to the other permitted purposes.

Regulations and Restrictions

46.2.2 shall be subject to the following regulations and restrictions:

(a) Minimum Lot Area:

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

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

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

- (1) Minimum Lot Width: - 45 metres
- (2) Minimum Front Yard Depth: - 12 metres
- (3) Minimum Side Yard Width: - 7.6 metres
- (4) Minimum Rear Yard Depth: - 15 metres
- (5) Maximum Building Height: - 10.5 metres
- (6) Minimum Ground Floor Area  
For Main Building:
  - One Storey: - 170 square metres
  - More than One Storey: - 115 square metres
- (7) Maximum Lot Coverage: - 10 percent

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

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

(6) Minimum Ground Floor Area

For Main Building:

- One Storey: - 170 square metres
- More than One Storey: - 115 square metres
- (7) Maximum Lot Coverage: - 10 percent

(d) Where a lot is used for other than agricultural purposes:

- Minimum Landscaped Open Space: - 70 percent of the required front yard area

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

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

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

- (i) not be located in a front yard;
- (ii) not be closer than 3 metres to the nearest lot line.

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

(i) Attached garages or carports shall be subject to the provisions of section 10.5 of this by-law.

552. The lands designated I2-SECTION 552 on SCHEDULE A (Sheets 6, 7 and 12) to this by-law:

552.1 shall only be used for the following purposes:

- (1) an administrative office or facility of a public authority; and
- (2) purposes accessory to the other permitted purposes.

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

553.1 The land designated HC1-SECTION 553 on SCHEDULE A (Sheet 11) to this by-law:

553.1.1 shall only be used for the following purposes:

- (1) a service station;
- (2) a retail store; and
- (3) purposes accessory to the other permitted purposes.

553.1.2 shall be subject to the following requirements and restrictions:

(1) General:

- (a) Only the areas shown on SCHEDULE C - SECTION 553 as "Building Areas" may be used for the purpose of a service station;
- (b) Attendant-operated gasoline fueling facilities shall also be provided;
- (c) A retail store may only be located within the main building.

(2) Yard Requirements:

- (a) The minimum front, rear and side yard depths and widths for buildings, kiosk, pump islands, canopy and other facilities shall be as shown on SCHEDULE C-SECTION 553;
- (b) All gasoline pump islands shall be located a minimum of eight (8) metres from any street line;
- (c) Landscaped open space shall be provided and maintained as shown on SCHEDULE C-SECTION 553; and
- (d) All areas of the lot not occupied by buildings, landscaped open space or pump islands shall be paved.

(3) Building Requirements:

- (a) Buildings may only be constructed within the "Building Areas" as shown on SCHEDULE C-SECTION 553;

- (b) The height of the main building shall not exceed two (2) storeys; and
- (c) The maximum gross floor area of the main building shall not exceed four thousand six hundred (4600) square metres.

(4) Parking Requirements:

- (a) A minimum number of off-street parking spaces for the use of the customers and employees shall be provided as follows:
  - (i) 9.9 parking spaces for every 93 square metres of building area, excluding the area used for the storage of goods, which is not open to the public; and
  - (ii) One parking space for every four (4) fueling hoses.
- (b) The minimum size of a parking space shall be three (3) metres by six (6) metres, and all parking spaces shall have direct and unobstructed access to and from a street by a driveway or ramp.

(5) Entrance and Exit Ramps:

- (a) Entrance and exit ramps shall be a minimum of eight (8) metres in width, measured perpendicular to the centre line of the ramp;
- (b) All entrance and exit ramps shall be provided and located as shown on SCHEDULE C-SECTION 553;
- (c) The minimum distance between ramps shall be eight (8) metres; and
- (d) The interior angle between the street line and the centre line of a ramp shall be between sixty (60) and ninety (90) degrees.

553.2 For the purposes of section 553,

RETAIL STORE shall mean a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, or stored on or about the premises in quantities sufficient only to service such store, but shall not include a store selling heavy machinery, factory equipment, coal and other fuels, nor shall it include a store buying, selling or storing any second-hand or used goods or materials.

554. The lands designated HCl-SECTION 554 on SCHEDULE A (Sheet 7) to this by-law:

554.1 shall only be used for an office other than an office for any health care practitioner or realtor.

554.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: - 18 metres
- (2) Minimum Lot Depth: - 45 metres
- (3) Minimum Side Yard Width: - 4.5 metres
- (4) Minimum Rear Yard Depth: - 10.6 metres

554.3 shall be subject to the requirements and restrictions relating to the HC1 zone that are not in conflict with the ones set out in section 554.2.

555. The lands designated SC1-SECTION 555 on SCHEDULE A (Sheet 10) to this by-law:

555.1 shall only be used for the following purposes:

- (1) a retail establishment;
- (2) a bank, trust company or finance company;
- (3) a dining room restaurant, a standard restaurant or a take-out restaurant, not including an adult entertainment parlour;
- (4) an office;
- (5) an undertaking establishment;
- (6) a club, whether fraternal or operated for profit;
- (7) a shop for repair or manufacturing of small goods and wares;
- (8) a dry cleaning, laundry and dyeing establishment;
- (9) a barber shop;
- (10) a beauty parlour;
- (11) a variety shop;
- (12) a printing establishment;
- (13) an operation of the municipal, regional, provincial and federal government;
- (14) purposes accessory to the other permitted purposes.

555.2 shall be subject to the following requirements and restrictions:

- (1) The gross floor area for all buildings or structures shall not exceed 6,665 square metres;
- (2) Maximum height for any building: - One storey
- (3) Minimum front yard depth: - 23 metres
- (4) Minimum side yard depth: - 16 metres
- (5) Minimum rear yard depth: - 21 metres
- (6) Minimum lot width: - 120 metres
- (7) Minimum lot area: - 27,100 square metres
- (8) Minimum number of parking spaces: - 400

- (9) Minimum area for each parking space:- 16.5 square metres
- (10) Minimum number of loading spaces: - 2
- (11) Landscaped open space at least 3 metres in width shall be provided and maintained along and abutting all lot boundaries except where the driveways are located.

556. The lands designated HCl-SECTION 556 on SCHEDULE A (Sheet 9) to this by-law:

556.1 shall only be used for a restaurant and purposes accessory thereto.

556.2 shall be subject to the following requirements and restrictions:

- (a) minimum front yard depth: 15.2 metres;
- (b) minimum side yard depth: 5.1 metres;
- (c) minimum rear yard depth: 4.8 metres;
- (d) minimum of one parking space for each 5.2 square metres of gross commercial floor area shall be provided.

556.3 shall also be subject to those requirements and restrictions relating to an HCl zone which are not in conflict with the ones set out in section 556.2.

556.4 For the purposes of section 556,

RESTAURANT shall mean an establishment which has full kitchen facilities for the preparation of various types of meals, and whose business is the preparation and sale of such types of meals, to be served by a restaurant employee at the same table where the food is to be consumed.

557. The lands designated I2-SECTION 557 on SCHEDULE A (Sheet 6) to this by-law:

557.1 shall only be used for the following purposes:

- (1) a community college;
- (2) only in conjunction with a community college, a day care centre; and
- (3) purposes accessory to the other permitted purposes.

557.2 shall be subject to the requirements and restrictions relating to the I2 Zone.

558. The lands designated M4-SECTION 558 on SCHEDULE A (Sheet 10) to this by-law:

558.1 shall only be used for the following purposes:

(1) Industrial:

- (a) manufacturing or processing of goods and products;
- (b) assembly of goods and products;
- (c) storage and warehousing of goods and products;
- (d) shops for the manufacturing, processing, servicing or repair of small goods and wares;
- (e) industrial dry cleaning, laundry or dyeing establishment;
- (f) printing establishments;
- (g) film processing; and
- (h) bakery, grocery or food processing.

(2) Other:

- (a) a bank or financial institution;
- (b) a dining room restaurant with banquet facilities;
- (c) offices; and
- (d) any operation of a public authority.

(3) Accessory:

- (a) where the goods and products are furniture, house furnishings or appliances, sales of the goods and products manufactured on the premises only;
- (b) where goods and products other than those mentioned in clause (a) are involved, sales of such goods and products; and
- (c) administration offices.

558.2 shall be subject to the following requirements and restrictions:

- (1) For each use, of which any part is used for industrial purposes, at least 65% of the gross floor area must be used for industrial purposes and only up to 35% of the gross floor area may be used for accessory purposes.

- (2) (a) A bank or financial institution shall be located within the building area of Building A, as shown on SCHEDULE C - SECTION 558; and
  - (b) The gross floor area of a bank or financial institution shall not exceed 418 square metres.
  
- (3) (a) A dining room restaurant with banquet facilities shall be located within the building area of Building C as shown on SCHEDULE C - SECTION 558; and
  - (b) The gross floor area of a dining room restaurant with banquet facilities shall not exceed 943 square metres.
  
- (4) (a) Offices permitted by section 558.1(2)(c) may only be located on the upper floor of the buildings; and
  - (b) The gross floor area of all offices in all buildings as permitted by section 558.1(2), shall not exceed 1350 square metres.
  
- (5) (a) The minimum setbacks, minimum distances between buildings, and minimum amount of landscaped open space shall be as shown on SCHEDULE C - SECTION 558; and
  - (b) The maximum building area shall not exceed that shown on SCHEDULE C - SECTION 558.
  
- (6) Minimum parking facilities shall be provided as follows:
  - (a) for a dining room restaurant with banquet facilities: one parking space for each 9 square metres of the floor area devoted to patron use;
  
  - (b) for offices, a bank or any use by a public authority, or for accessory purposes: one parking space for each 30 square metres of the gross floor area; and
  
  - (c) for any industrial use: one parking space for each 93 square metres of gross floor area.
  
- (7) For an industrial use, a minimum of one loading space for every 560 square metres of gross floor area used for industrial and accessory purposes or one loading space for each industrial use, whichever is the greater, shall be provided.

558.3 shall also be subject to the requirements and restrictions relating to an M4 zone which are not in conflict with the ones set out in section 558.2.



558.4 For the purposes of section 558,

GROSS FLOOR AREA shall mean the aggregate of the area of all floors at or above established grade, measured between the exterior walls of a building, and excluding any floor area at or above grade used only for building maintenance.

559. The lands designated M1-SECTION 559 on SCHEDULE A (Sheet 11) to this by-law:

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

(b) Non-Industrial:

- (1) a home furnishings and home improvement retail warehouse;
- (2) an industrial clothing retail warehouse;
- (3) a dining room restaurant, standard restaurant or take-out restaurant;
- (4) a bank;
- (5) an office;
- (6) a radio or television broadcasting and transmission establishment;
- (7) a retail outlet operated in connection with a purpose permitted by sections 559(1)(a)(1) and (3), provided that the total gross floor area used for such retail purpose is not more than 15 percent of the total gross floor area used for the industrial purpose; and
- (8) a private club.

(c) Accessory:

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational use accessory to a permitted industrial use; and
- (3) purposes accessory to the other permitted purposes.

(2) shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 14 metres
- (b) Minimum Rear Yard Depth: - 12 metres
- (c) Minimum Exterior Side Yard Width: - 15 metres
- (d) Minimum Interior Side Yard Width: - 4 metres
- (e) Minimum Lot Width: - 24 metres
- (f) Minimum Parking Requirements:
  - (1) Industrial uses (excluding motor vehicle repair shop) - 1 parking space for each 45 square metres of gross industrial floor area or portion thereof.
  - (2) Industrial clothing retail warehouse - 1 parking space for each 28 square metres of gross commercial floor area or portion thereof.
  - (3) Office of a physician, dentist or drugless practitioner - 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
  - (4) Parking for all other permitted purposes shall be provided in accordance with the requirements and restrictions of sections 20.3 and 30.5.

559.2 For the purposes of section 559,

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

INDUSTRIAL CLOTHING RETAIL WAREHOUSE shall mean a building or part thereof where uniforms or clothing worn at work by manufacturing, construction and service industrial workers is stored or kept for sale and where no leisure or sports clothing or clothing traditionally worn at work by white collar workers is stored or kept for sale.

560. The lands designated HCl-SECTION 560 on SCHEDULE A (Sheet 11) to this by-law:

560.1 shall only be used for the following purposes:

- (1) motor vehicle sales establishment;
- (2) motor vehicle repair shop;
- (3) motor vehicle body shop.

560.2 shall be subject to the following requirements and restrictions:

- (1) all front, rear and side yard depths and widths shall be as shown on SCHEDULE C-SECTION 560;
- (2) all buildings shall be located within the area shown as "Building Area" on SCHEDULE C -SECTION 560;
- (3) landscaped open space shall be provided and maintained in the areas shown on SCHEDULE C-SECTION 560.

561. The lands designated A-SECTION 561 on SCHEDULE A (Sheet 3) to this by-law:

561.1 shall only be used for the following purposes:

- (1) garden centre sales establishment; and
- (2) the purposes permitted in an A zone by section 46.1.

561.2 shall be subject to the following requirements and restrictions:

- (1) a garden centre sales establishment
  - (a) shall be located on the part of the property abutting Steeles Avenue;
  - (b) shall not occupy more than 1.4 hectares of the property; and
  - (c) shall not occupy a part of the property having a lot width greater than 300 metres.

561.3 shall also be subject to the requirements and restrictions relating to the A zone which are not in conflict with the ones set out in section 561.2.

562.1 The lands designated I2-SECTION 562 on SCHEDULE A (Sheet 4) to this by-law:

562.1.1 shall only be used for a cemetery.

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

562.2 For the purposes of section 562,

CEMETERY shall mean a cemetery, crematorium, mausoleum, or columbarium within the meaning of the Cemeteries Act, and shall include accessory uses such as maintenance and storage buildings, greenhouses, a caretaker's residence, administrative offices and chapels.

563.1 The lands designated R4B-SECTION 563.1 ON SCHEDULE A (Sheet 5) to this by-law:

563.1.1 shall only be used for the following purposes:

- (1) two senior citizen residences;
- (2) administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;
- (3) purposes accessory to a senior citizen residence;
- (4) a bank; and
- (5) a gift shop.

563.1.2 shall be subject to the following requirements and restrictions:

- (1) no more than a total of 206 senior citizen dwelling units shall be permitted;
- (2) no more than 63 units of the permitted 206 units shall be 2 bedroom units;
- (3) one senior citizen residence shall be no more than six storeys, and the other no more than seven storeys, in height;
- (4) minimum front and rear yard depth: - 18 metres
- (5) minimum side yard width: - half of the building height.
- (6) minimum distance between buildings: - 25 metres
- (8) a minimum of 50% of the lot area shall be landscaped open space;
- (9) waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls;
- (10) the total gross commercial floor area in all buildings may not exceed 100 square metres;
- (11) the total gross floor area in all buildings used for the purposes permitted by sections 563.1.1(2), (4), and (5) may not exceed 400 square metres.

563.2 The land designated R4B - SECTION 563.2(H) on SCHEDULE A (Sheet 5) to this by-law:

563.2.1 shall only be used for the following purposes:

- (1) senior citizen residence; and
- (2) private open space.

563.2.2 shall be subject to the following requirements and restrictions:

- (1) shall not be used for any purpose other than private open space until the holding classification is removed and proper requirements and restrictions are established by an amendment to this bylaw.

563.2.3 For the purposes of section 563,

SENIOR CITIZEN RESIDENCE shall mean a building owned and operated by a non-profit and non-commercial organization, or a government agency, for the housing of senior citizens, and shall contain bachelor, one or two bedroom dwelling units, in which each bachelor or one bedroom unit has a net floor area of not more than 58.5 square metres, and each two bedroom dwelling unit has a net floor area of not more than 70.0 square metres.

564. The lands designated HC1-SECTION 564 on SCHEDULE A (Sheet 9) to this by-law:

564.1 shall only be used for the following purposes:

- (1) a service station;
- (2) a motor vehicle washing establishment; and
- (3) purposes accessory to the other permitted purposes.

564.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Street Setback:
  - 36.5 metres from the centre line of Dixie Road.
  - 32 metres from the centre line of Steeles Avenue.

564.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 564.2.

565. The lands designated HC1-SECTION 565 on SCHEDULE A (Sheet 6) to this by-law:

565.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a motor vehicle washing establishment.

565.2 shall be subject to the requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 565;

- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 565;
- (c) all canopies shall be located within the areas shown as "Canopy" on SCHEDULE C - SECTION 565; and
- (d) landscaped open space shall be provided in the areas shown as "Landscaped Open Space" on SCHEDULE C - SECTION 565.

565.3 shall also be subject to the requirements and restrictions in section 25.1.2.2 which are not in conflict with the ones set out in section 565.2.

566. The lands designated HC1-SECTION 566 on SCHEDULE A (Sheet 6) to this by-law:

566.1 shall only be used for the following purposes:

- (1) a service station; and
- (2) a standard restaurant (including soda fountain, snack bar or lunch counter) connected with and forming an integral part of a service station.

566.2 shall be subject to the requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 566;
- (b) all buildings shall be located within the areas shown as "Building Area" on SCHEDULE C - SECTION 566;
- (c) all paved areas shall be located within the areas shown as "Paved Areas" on SCHEDULE C - SECTION 566; and
- (d) landscaped open space shall be provided and maintained in the areas shown as "Landscaped Open Space" on SCHEDULE C - SECTION 566.

566.3 shall also be subject to the requirements and restrictions of section 25.1.2.2 which are not in conflict with the ones set out in section 566.2.

567. The lands designated CA-SECTION 567 on SCHEDULE A (Sheet 2) to this by-law:

567.1 shall only be used for the following purposes:

- (1) garden centre sales establishment;
- (2) sale of farm implements, including the sale and service of tractors, lawn mowers, and other similar power equipment; and
- (3) the sale and storage of fertilizer and farm control chemicals.

567.2 shall be subject to the requirements and restrictions:

- (a) all front, side and rear yards shall be as shown on SCHEDULE C - SECTION 567;
- (b) a farm implement sales building shall be permitted in the area shown as "Area for farm implement sales building" on SCHEDULE C - SECTION 567;
- (c) parking spaces shall be provided as and where shown on SCHEDULE C - SECTION 567;
- (d) earth storage shall be confined to the area outlined for this purpose on SCHEDULE C - SECTION 567; and
- (e) landscaped open space shall be provided in areas shown as "Landscaped Areas" on SCHEDULE C - SECTION 567.

568. The land designated as M1-SECTION 568 on SCHEDULE A (Sheet 10) to this by-law:

568.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices and other purposes accessory to the purposes permitted by section 568.1 (1);
- (3) offices other than offices for a health care practitioner or a realtor.

568.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for all offices permitted by section 568.1(3) shall not exceed 590 square metres;
- (2) the gross floor area used for accessory offices permitted by section 568.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the gross floor area used for all accessory purposes shall not exceed 25% of the gross floor area;
- (4) minimum parking facilities shall be provided as follows:
  - (a) for purposes permitted by section 568.1(1), one parking space for every 91 square metres of gross floor area;
  - (b) for purposes permitted by section 568.1(2), one parking space for every 19 square metres of gross floor area;
  - (c) for purposes permitted by section 568.1(3), one parking space for every 31 square metres of gross floor area.
- (5) except for the area of driveways, landscaped open space at least 3 metres in width in the front yard and 6

metres in width in the exterior side yard shall be provided and maintained.

568.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 568.2.

569.1 The lands designated as M1-SECTION 569 on SCHEDULE A (Sheet 10) and identified as Area 1 on SCHEDULE C-SECTION 569 to this by-law:

569.1.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices, and other purposes accessory to the purposes permitted by section 569.1.1(1);
- (3) offices other than offices for health care practitioners or realtors.

569.1.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for all accessory purposes shall not exceed 25% of the total gross floor area;
- (2) the gross floor area used for any accessory offices permitted by section 569.1.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (3) the gross floor area used for all offices permitted by section 569.1.1(3) shall not exceed 700 square metres;
- (4) minimum parking facilities shall be provided as follows:
  - (a) for the purposes permitted by section 569.1.1(1), one parking space for every 45 square metres of gross floor area;
  - (b) for the purposes permitted by section 569.1.1(2), one parking space for every 19 square metres of gross floor area;
  - (c) for the purposes permitted by section 569.1.1(3), one parking space for every 31 square metres of gross floor area.
- (5) Landscaped open space, at least 7 metres in width, shall be provided and maintained in the rear yard, as shown on SCHEDULE C-SECTION 569.

569.1.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 569.1.2.



569.2 The lands designated M1-SECTION 569 on SCHEDULE A (Sheet 10) and identified as Area 2 on SCHEDULE C-SECTION 569 to this by-law:

569.2.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales, offices, and other purposes, accessory to the purposes permitted by section 569.2.1(1).

569.2.2 shall be subject to the following requirements and restrictions:

- (1) the gross floor area used for any accessory purpose permitted by section 569.2.1(2) in connection with another permitted purpose shall not exceed 10% of the gross floor area used for that permitted purpose;
- (2) minimum parking facilities shall be provided as follows:
  - (a) for purposes permitted by section 569.2.1(1), one parking space for every 91 square metres of gross floor area;
  - (b) for purposes permitted by section 569.2.1(2), one parking space for every 19 square metres of gross floor area.
- (3) except for the area of driveways, landscaped open space at least 3 metres in width shall be provided and maintained in the front yard as shown on SCHEDULE C-SECTION 569.

569.2.3 shall also be subject to the requirements and restrictions relating to an M1 zone which are not in conflict with the ones set out in section 569.2.2.

570. The lands designated R1D-SECTION 570 on SCHEDULE A (Sheet 7) to this by-law:

570.1 shall only be used for the purposes permitted in the R1D zone by section 12.4.1.

570.2 shall be subject to the following requirement and restriction:

- (1) Maximum Building Height: - 8 metres

570.3 shall also be subject to the requirements and restrictions relating to an R1D zone which are not in conflict with the ones set out in section 570.2.

571. The lands designated R1B(P)-SECTION 571 on SCHEDULE A (Sheet 7) to this by-law:

571.1 shall only be used for the purposes permitted in the R1B zone by section 12.2.1.

571.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - - 525 square metres

Corner Lot - - 630 square metres

(2) Minimum Lot Depth: - 35 metres

(3) Minimum Interior Side Yard Width: - 1.2 metres

571.3 shall also be subject to the requirements and restrictions relating to an R1B zone which are not in conflict with the ones set out in section 571.2.

572. The lands designated R1C-SECTION 572 on SCHEDULE A (Sheet 7) to this by-law:

572.1 shall only be used for the purposes permitted in the R1C zone by section 12.3.1.

572.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - - 405 square metres

Corner Lot - - 495 square metres

(2) Minimum Lot Width:

Interior Lot - - 13.5 metres

Corner Lot - - 16.5 metres

(3) Minimum Interior Side Yard Width: - 1.2 metres

572.3 shall also be subject to the requirements and restrictions relating to an R1C zone which are not in conflict with the ones set out in section 572.2.

573. The lands designated as R1C-SECTION 573 on SCHEDULE A (Sheet 7) to this by-law:

573.1 shall only be used for the purposes permitted in the R1C zone by section 12.3.1.

573.2 shall be subject to the following requirement and restriction:

(1) Minimum Interior Side Yard Width: - 1.2 metres

573.3 shall also be subject to the requirements and restrictions relating to an R1C zone which are not in conflict with the ones set out in section 573.2.

574. The lands designated as R4A-SECTION 574 on SCHEDULE A (Sheet 7) to this by-law:

574.1 shall only be used for the purposes permitted in the R4A zone by section 15.1.1.

574.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: - 4 storeys
- (2) Maximum Lot Coverage: - 25 percent
- (3) Minimum Landscaped Open Space: - 50 percent of the lot area.

574.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 574.2.

575. The lands designated R4A-SECTION 575 on SCHEDULE A (Sheet 7) to this by-law:

575.1 shall only be used for the purposes permitted in the R4A zone by section 15.1.1.

575.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: - 10 metres
- (2) Minimum Side Yard Width: - 10 metres
- (3) Minimum Rear Yard Depth: - 10 metres
- (4) Maximum Building Height: - 18 storeys
- (5) Maximum Lot Coverage: - 25 percent
- (6) Maximum Density: - 100 units per hectare
- (7) Minimum Landscaped Open Space: - 50 percent of the lot area
- (8) Minimum Street Line Setback For Underground Garage Structure: - 3 metres
- (9) Minimum Distance between a ramp and a side or rear lot line: - 6 metres

575.3 shall also be subject to the requirements and restrictions relating to an R4A zone which are not in conflict with the ones set out in section 575.2.

576. The lands designated R4A(P)-SECTION 576 on SCHEDULE A (Sheet 7) to this by-law:

576.1 shall only be used for the following purposes:

- (1) one apartment dwelling only;
- (2) townhouse dwellings; and
- (3) purposes accessory to the other permitted purposes.

576.2.1 shall, in respect of lands used for an apartment dwelling, be subject to the following requirements and restrictions:

- (a) Maximum Density: - 100 units per hectare
- (b) Maximum Lot Coverage: - 25 percent
- (c) Maximum Building Height: - 18 storeys
- (d) the minimum distance between a lot line and an apartment dwelling shall be 10 metres or 1/2 the height of the apartment dwelling, whichever is the greater
- (e) the minimum distance between an apartment dwelling and a townhouse dwelling shall be half of the sum of the height of the apartment dwelling and the height of the townhouse dwelling
- (f) minimum landscaped open space: - 50 percent

576.2.2 shall, in respect of lands used for townhouse dwellings, be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units: - 50 units per hectare
- (b) maximum coverage: - 25 percent
- (c) minimum street line setback shall be 9 metres
- (d) the minimum distance of a townhouse dwelling from a privately owned roadway shall be 4.6 metres, provided that the front of any garage or carport shall be at least 6 metres from a privately owned roadway
- (e) minimum landscaped open space: - 40 percent
- (f) maximum building height: - 3 storeys
- (g) the minimum distance between the townhouse dwellings shall be as follows:
  - (1) between two exterior walls which contain no windows to habitable rooms: - 3 metres
  - (2) between two exterior walls of which only one contains windows to habitable rooms: - 7.6 metres
  - (3) between two exterior walls, both of which contain windows to habitable rooms: - 15 metres

(4) where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.

576.2.3 shall also be subject to the following requirement and restriction:

(a) the maximum number of dwelling units shall be 208 dwelling units.

576.3 shall be subject to the requirements and restrictions relating to an R4A zone which are not in conflict with the ones set out in section 576.2.

577. The lands designated SCI-SECTION 577 on SCHEDULE A (Sheet 7) to this by-law:

577.1 shall only be used for the following purposes:

- (1) personal service shop;
- (2) bank, trust company or finance company;
- (3) offices other than a real estate office;
- (4) only one dining room restaurant;
- (5) not more than two standard restaurants;
- (6) not more than three take-out restaurants;
- (7) retail establishment with no outside storage; and
- (8) purposes accessory to the other permitted purposes.

577.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15 metres
- (b) Minimum Interior Side Yard Width: - 10 metres, except that where the interior side yard abuts a residential or institutional zone, the minimum interior side yard shall be 15 metres
- (c) Minimum Exterior Side Yard Width: - 10 metres
- (d) Minimum Rear Yard Depth: - 10 metres, except where the rear yard abuts a residential or institutional zone, the minimum rear yard shall be 15 metres.
- (e) Minimum Lot Width: - 30 metres

- (f) Maximum Building Height: - 2 storeys
- (g) Minimum Landscaped Open Space: - 20 percent of the lot area
- (h) the gross floor area of any one office shall not exceed 150 square metres.
- (i) adult entertainment shall not be permitted in any of the restaurants.

578. The lands designated C1-SECTION 578 on SCHEDULE A (Sheet 7) to this by-law:

578.1 shall only be used for the following purposes:

- (a) bank, trust or finance company office;
- (b) offices other than offices for a health care practitioner or a realtor; and
- (c) purposes accessory to the other permitted purposes.

578.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: - 1.00 hectares
- (b) Minimum Front Yard Depth: - 10.0 metres
- (c) Minimum Interior or Exterior Side Yard Width: - 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- (d) Minimum Rear Yard Depth: - 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- (e) Minimum Lot Width: - 90 metres
- (f) Maximum Building Height: - 12 storeys
- (g) Maximum Lot Coverage: - 25 percent
- (h) Maximum Floor Space Index: - 0.75
- (i) Minimum Landscaped Open Space: - 25 percent of the lot area
- (j) any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line.

579. The lands designated C1-SECTION 579 on SCHEDULE A (Sheet 7) to this by-law:

579.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, or a trust company or financial institution;
- (3) a dining room restaurant;
- (4) a variety store;
- (5) a tobacco shop;
- (6) a gift shop;
- (7) a day nursery; and
- (8) purposes accessory to the other permitted purposes.

579.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Number of Buildings: - 3
- (b) Minimum Lot Area: - 1 hectare
- (c) Minimum Front Yard Depth: - 10.0 metres
- (d) Minimum Interior or Exterior Side Yard Width: - 10.0 metres, except that where the interior or exterior side yard abuts a residential or institutional zone, the minimum interior or exterior side yard width shall be 15 metres.
- (e) Minimum Rear Yard Depth: - 10.0 metres, except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 15 metres.
- (f) Minimum Lot Width: - 90 metres
- (g) Maximum Building Height: - 12 storeys
- (h) Maximum Lot Coverage: - 25 percent
- (i) Maximum Floor Space Index: - 0.75
- (j) Minimum Landscaped Open Space: - 25 percent of the lot area
- (k) any building or part thereof that is over 2 storeys in height shall be located at least 30 metres from a residential lot line
- (1) the uses permitted by sections 579.1(2), 579.1(3) and 579.1(4) shall be located within the main building, and

the total combined gross commercial floor area used for these purposes shall not exceed 10 percent of the gross commercial floor area of the main building.

580. The lands designated M3-SECTION 580 on SCHEDULE A (Sheet 11) to this by-law:

580.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Accessory

- (1) an associated educational purpose;
- (2) an associated office; and
- (3) purposes accessory to the other permitted purposes.

580.2 shall be subject to the following requirements and restrictions:

- (a) buildings may only be constructed within the area shown as "Building Area" on SCHEDULE C - SECTION 580, and
- (b) the maximum height of the main building shall be two (2) storeys.

580.3 shall also be subject to the requirements and restrictions of the M3 zone which are not in conflict with those set out in section 580.2.

581. The lands designated OS-Section 581 on SCHEDULE A (Sheet 15) to this by-law:

581.1 shall only be used for the purposes permitted in the OS zone by section 44.1.1.

581.2 shall be subject to the following requirement and restriction:

- (a) Maximum lot coverage: 10 percent.

581.3 shall also be subject to the requirements and restrictions of the OS zone which are not in conflict with those set out in section 581.2.



582. The lands designated M1-SECTION 582 on SCHEDULE A (Sheet 11) to this by-law:

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

(b) Non-Industrial

- (1) a dining room restaurant, standard restaurant or take-out restaurant;
- (2) a dry cleaning and laundry distribution station
- (3) a printing or copying establishment;
- (4) a retail establishment having no outside storage;
- (5) a banquet facility; and
- (6) offices other than an office for any health care practitioner or realtor.

(c) Accessory

- (1) an accessory building, provided that it is not used for human habitation;
- (2) an educational purpose accessory to a permitted industrial purposes; and
- (3) purposes accessory to the other permitted purposes.

582.2 shall be subject to the requirements and restrictions relating to the M1 zone, and the ones set out in section 20.0.

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

This 11th day of June, 1984.

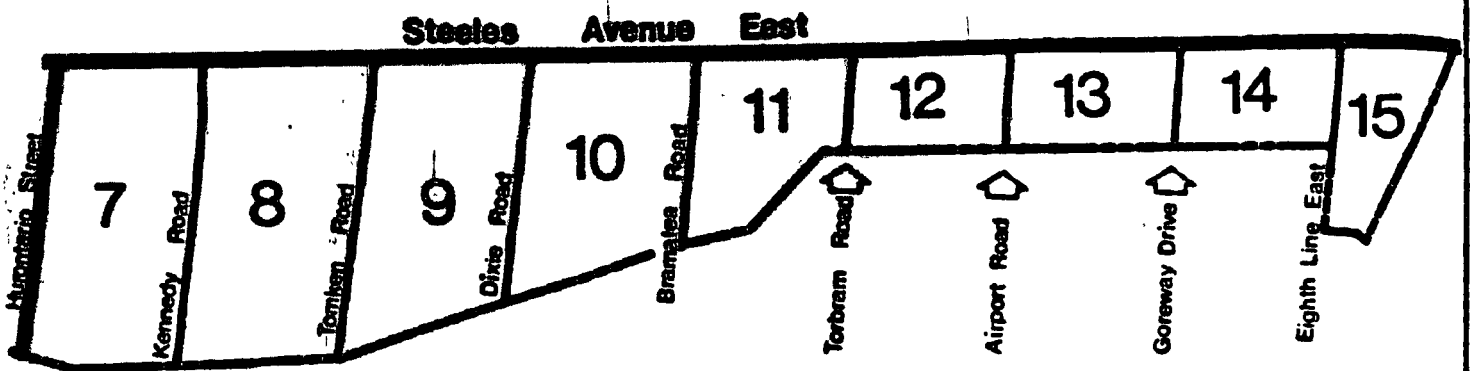
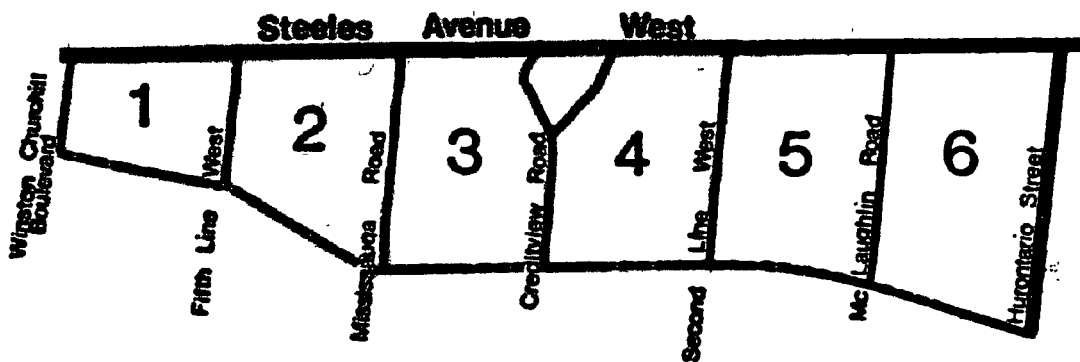


KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK





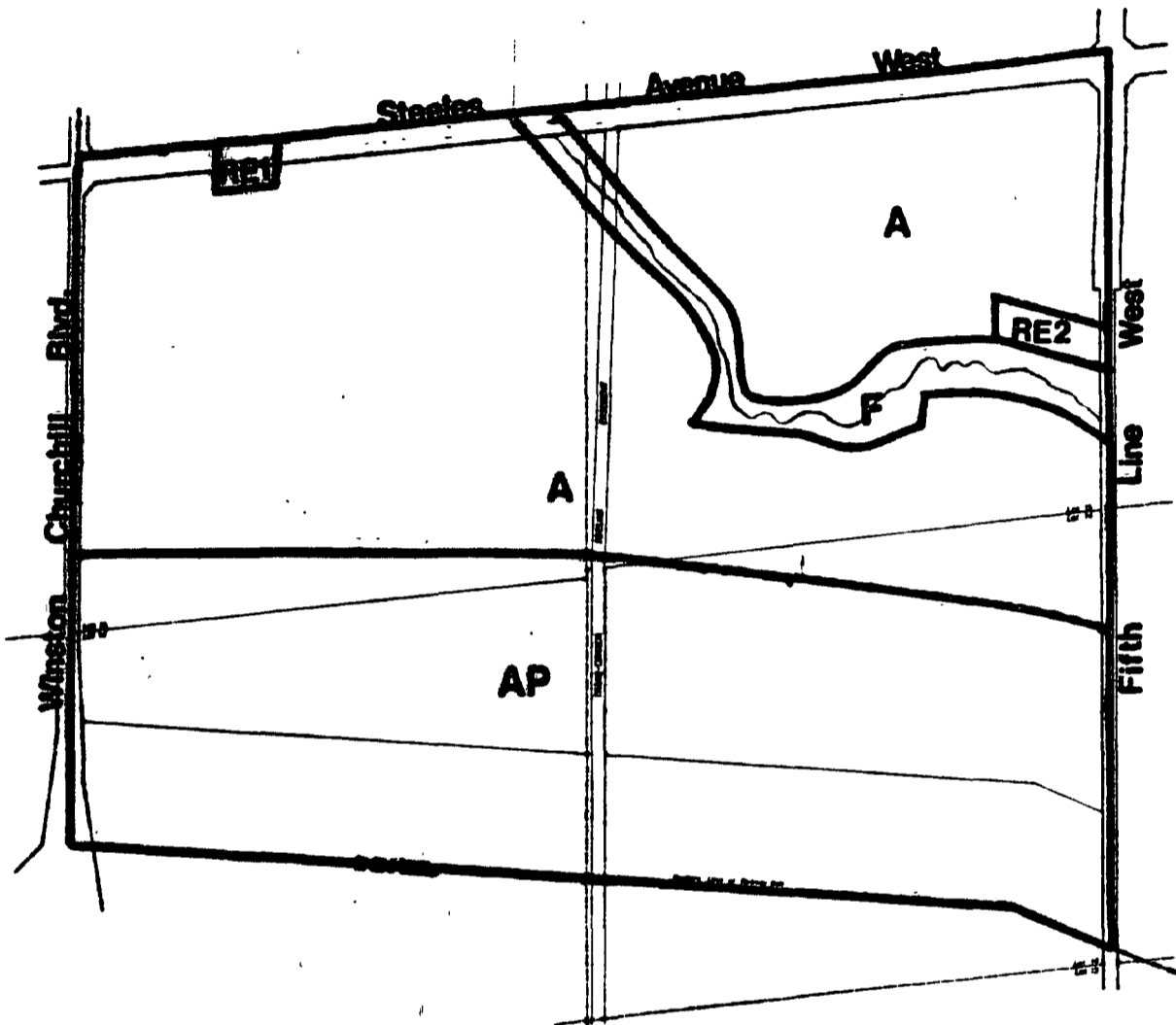
**Schedule A Key Plan  
BY-LAW 139-84**



**CITY OF BRAMPTON**  
Planning and Development

Date: 83-08

Drawn by: J.M.C.



Schedule A Sheet 1  
**BY-LAW 139-84**

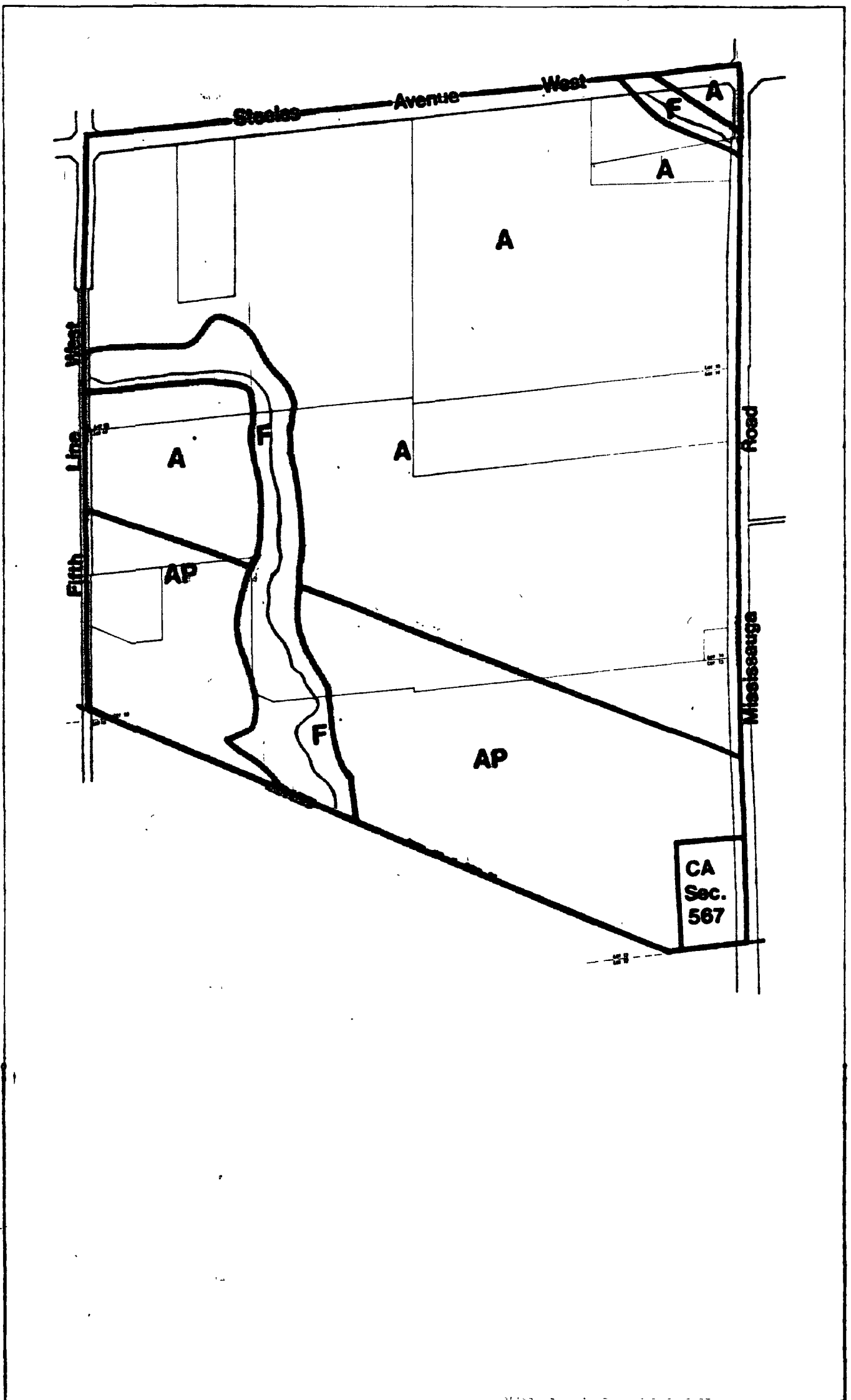


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CITY OF BRAMPTON  
 Planning Department

CON. 6 M.M.S. LOTS 14 & 15

Map No. 70



Schedule A Sheet 2  
**BY-LAW 139-84**

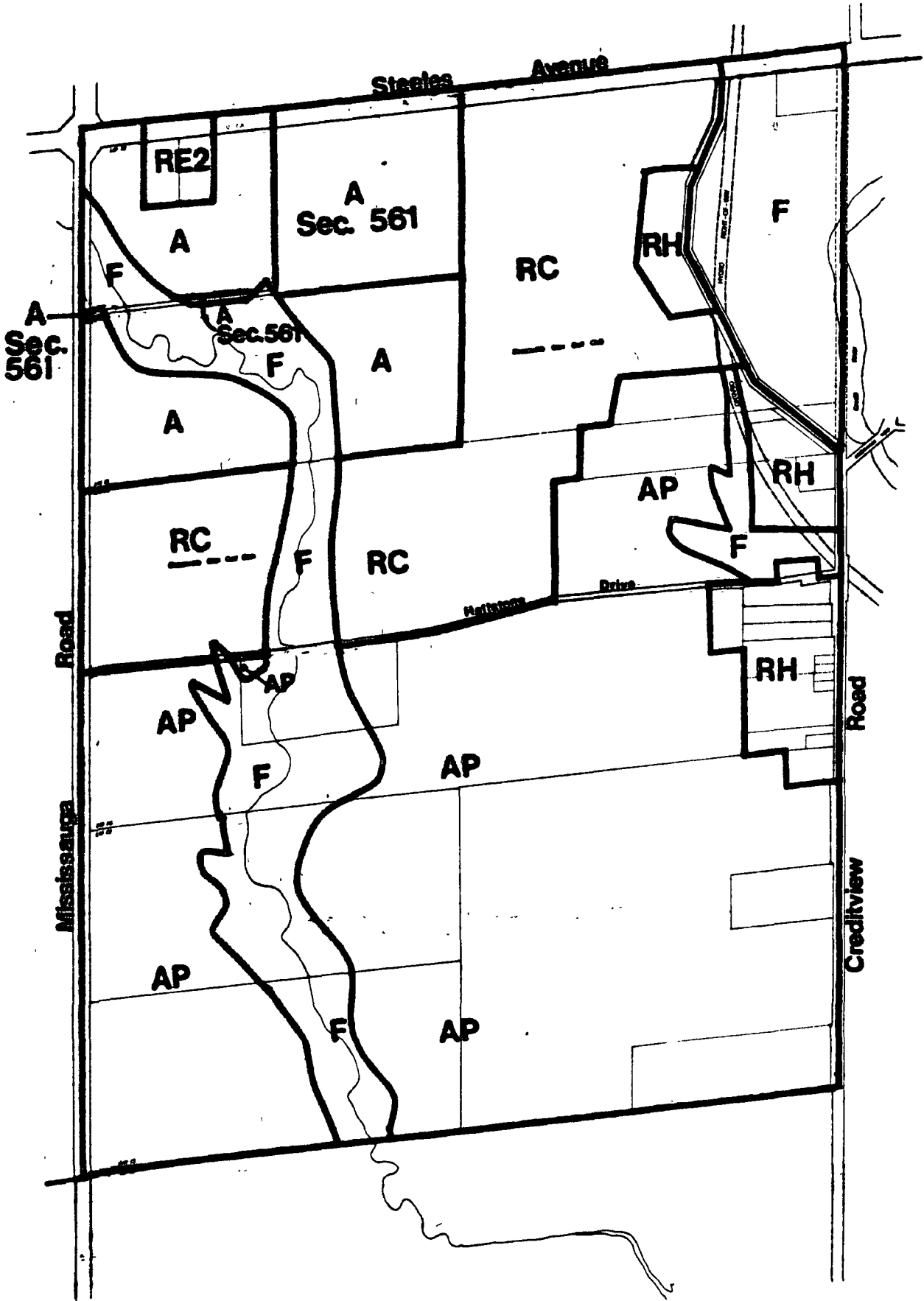


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CITY OF BRAMPTON  
 Planning & Development

CON SRVLS LOTS 4-5

Map No. 71



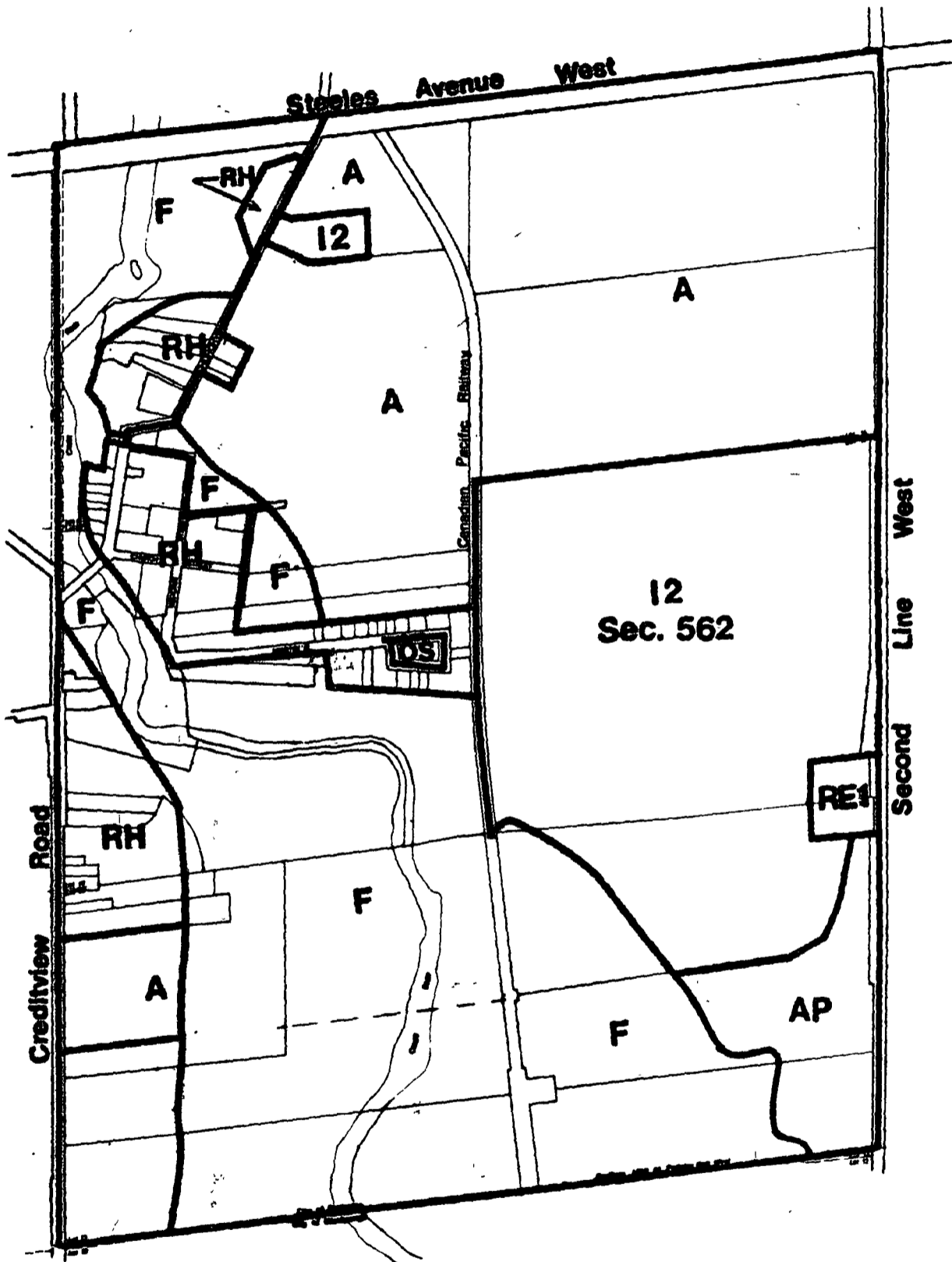
**Schedule A Sheet 3**  
**BY-LAW 139-84**



CITY OF BRAMPTON  
 Planning Department  
 CON. 4 W.M.S. LOTS 12-15

1:10000

Map No. 72



**Schedule A Sheet 4**  
**BY-LAW 139-84**

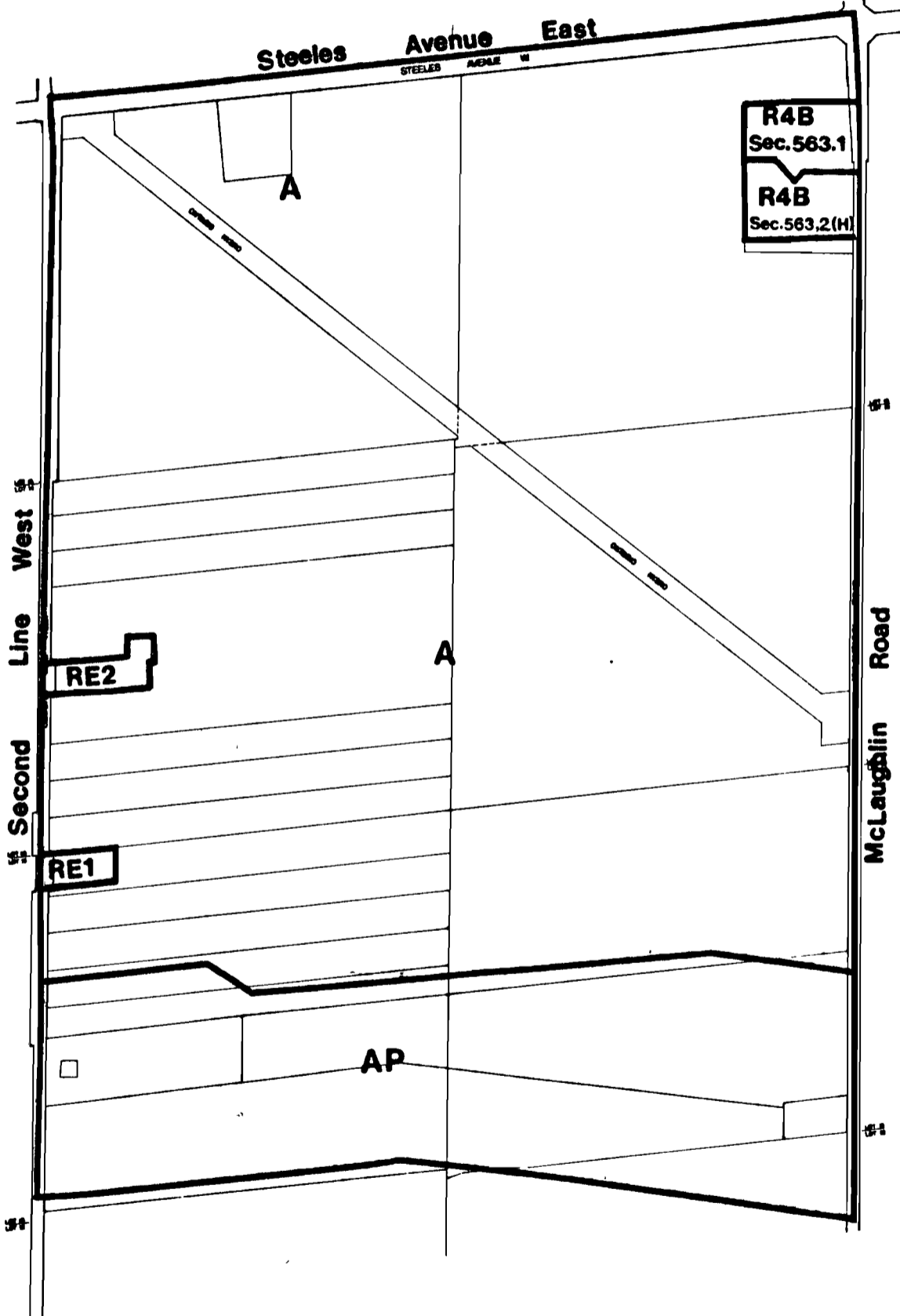


**CITY OF BRAMPTON**  
 Planning & Development  
 Department

CON. 3 WKS. LOTS 12-15

1:10000

Map No. 12



Schedule A Sheet 5  
**BY-LAW 139-84**

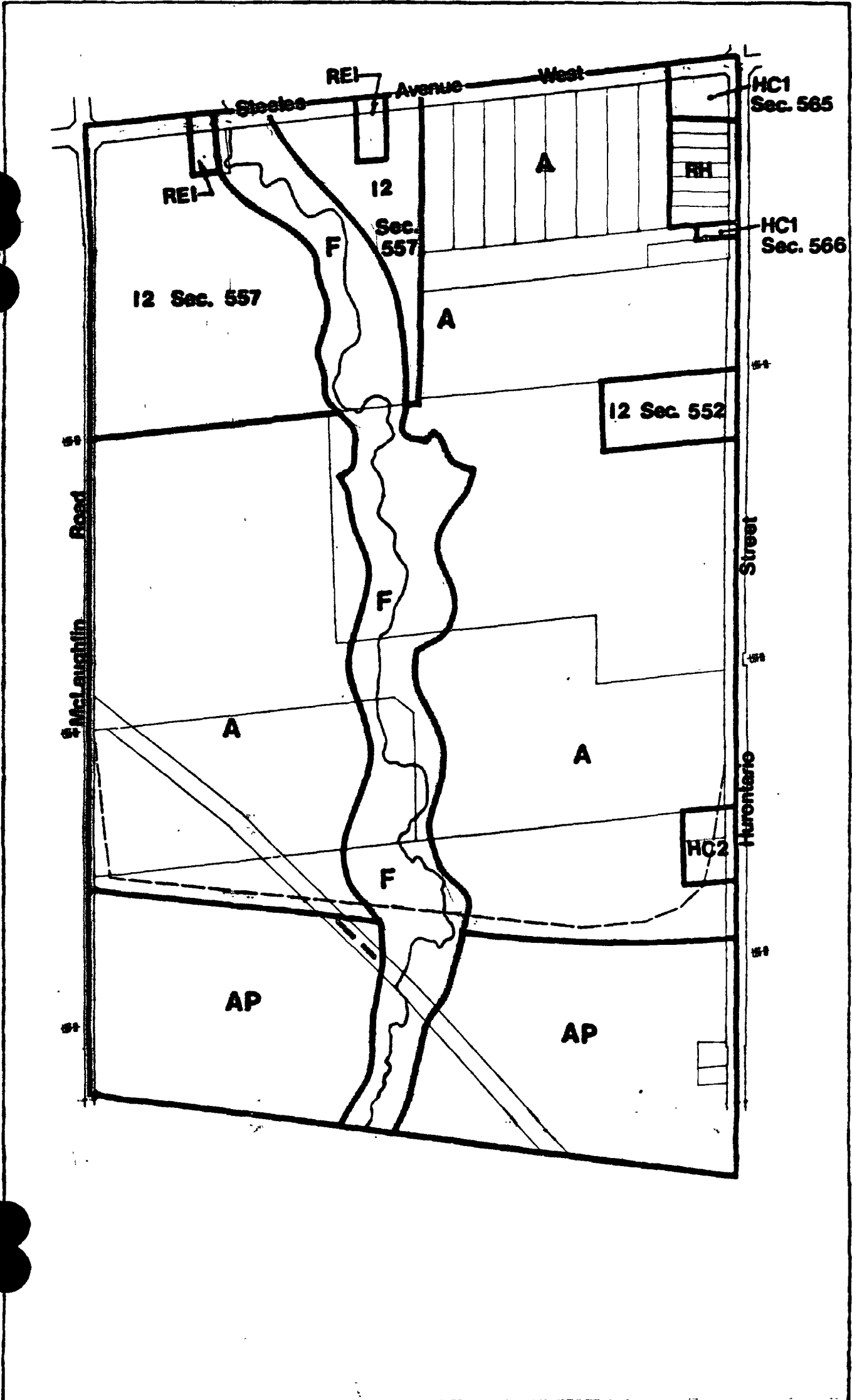


CITY OF BRAMPTON  
 Planning Department

CON. 2 W.A.S. LOTS 12 15

1 10000

Map No. 74



**Schedule A. Sheet 6  
BY-LAW 139-84**



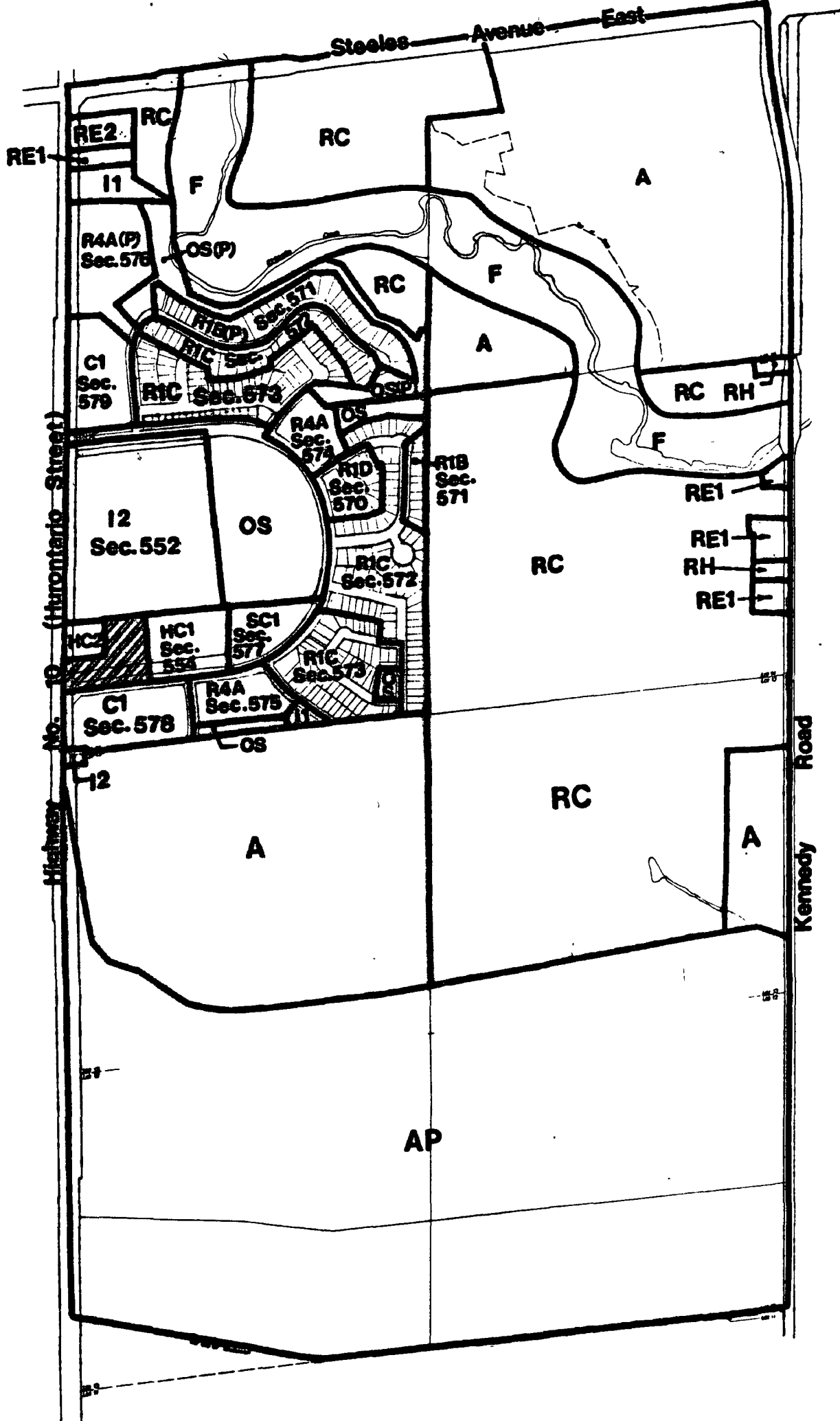
**CITY OF BRAMPTON  
Planning Department**

CON 1 NALS. LOTS 12-13

1:10000

Map No. 75





Schedule A Sheet 7  
**BY-LAW 139-84**



Lands not included in this By-law

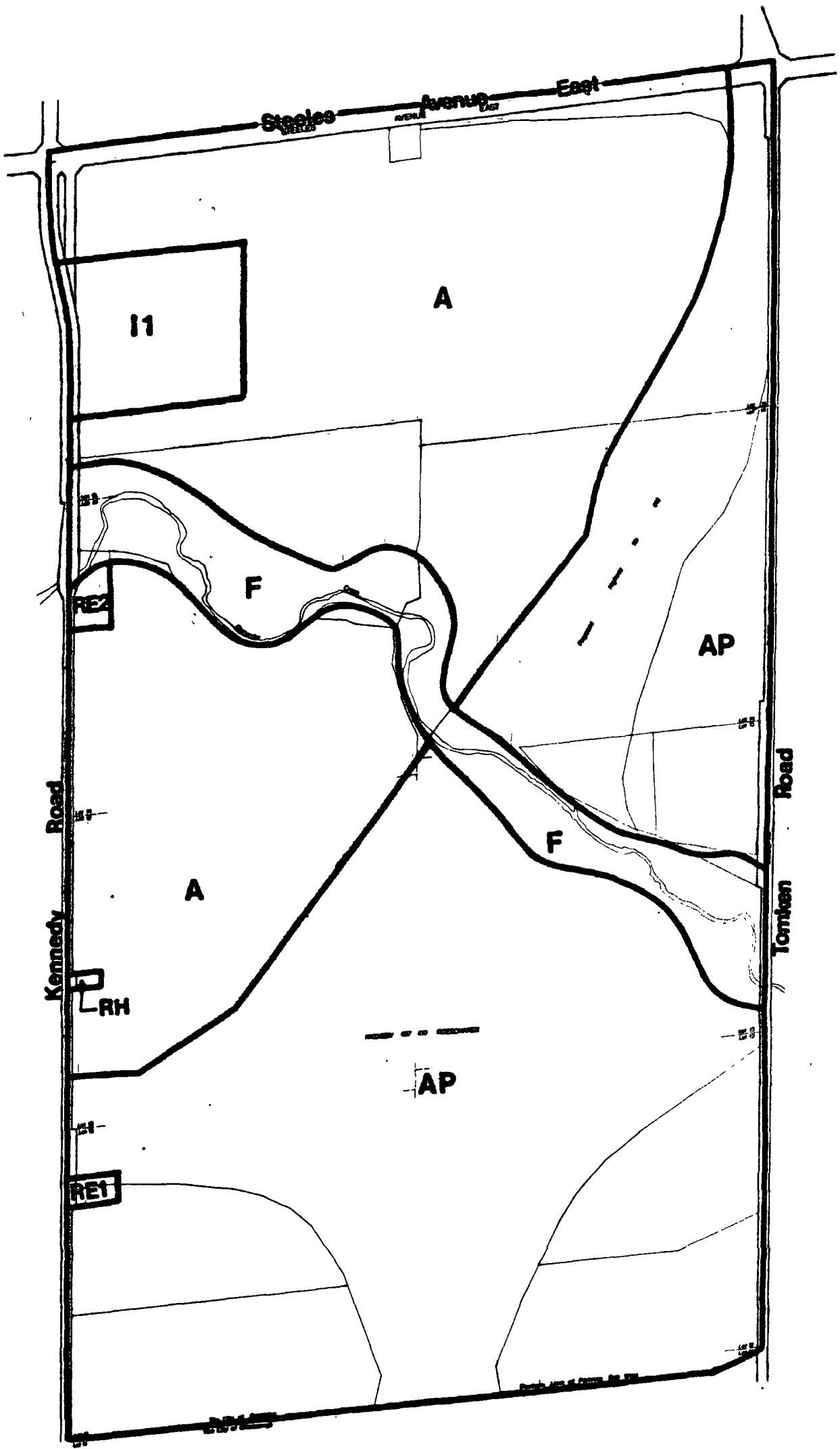


CITY OF BRAMPTON  
 Planning & Development  
 Department

CON 1 EAS. LOTS 12-15

1:10000

Map 25.2



Schedule A Sheet 8  
**BY-LAW 139-84**



1:10000

**CITY OF BRAMPTON**  
 Planning & Development  
 Department

CON. 2 EAS. LOTS 12-15

1984 12 17

HC1  
Sec. 556

HC1  
Sec. 564

Steeles Avenue East

Tomken Road

Dixie Road

A

M1

M2

M1

M1

AP

AP

Schedule A Sheet 9  
BY-LAW 139-84

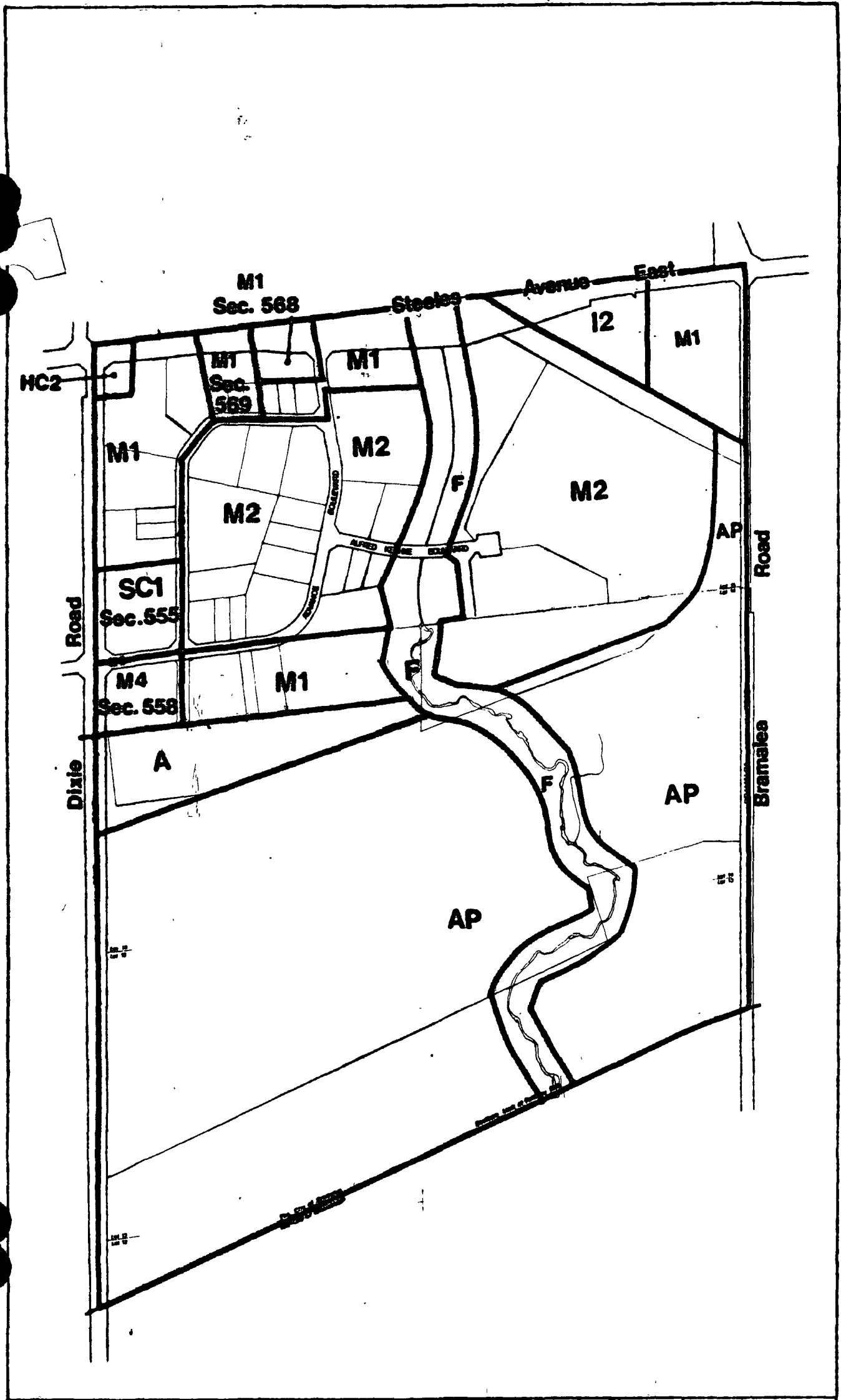


CITY OF BRAMPTON  
Planning & Development  
Department

COR 3 ENS LOTS 12-15

1:10000

Map No. 79



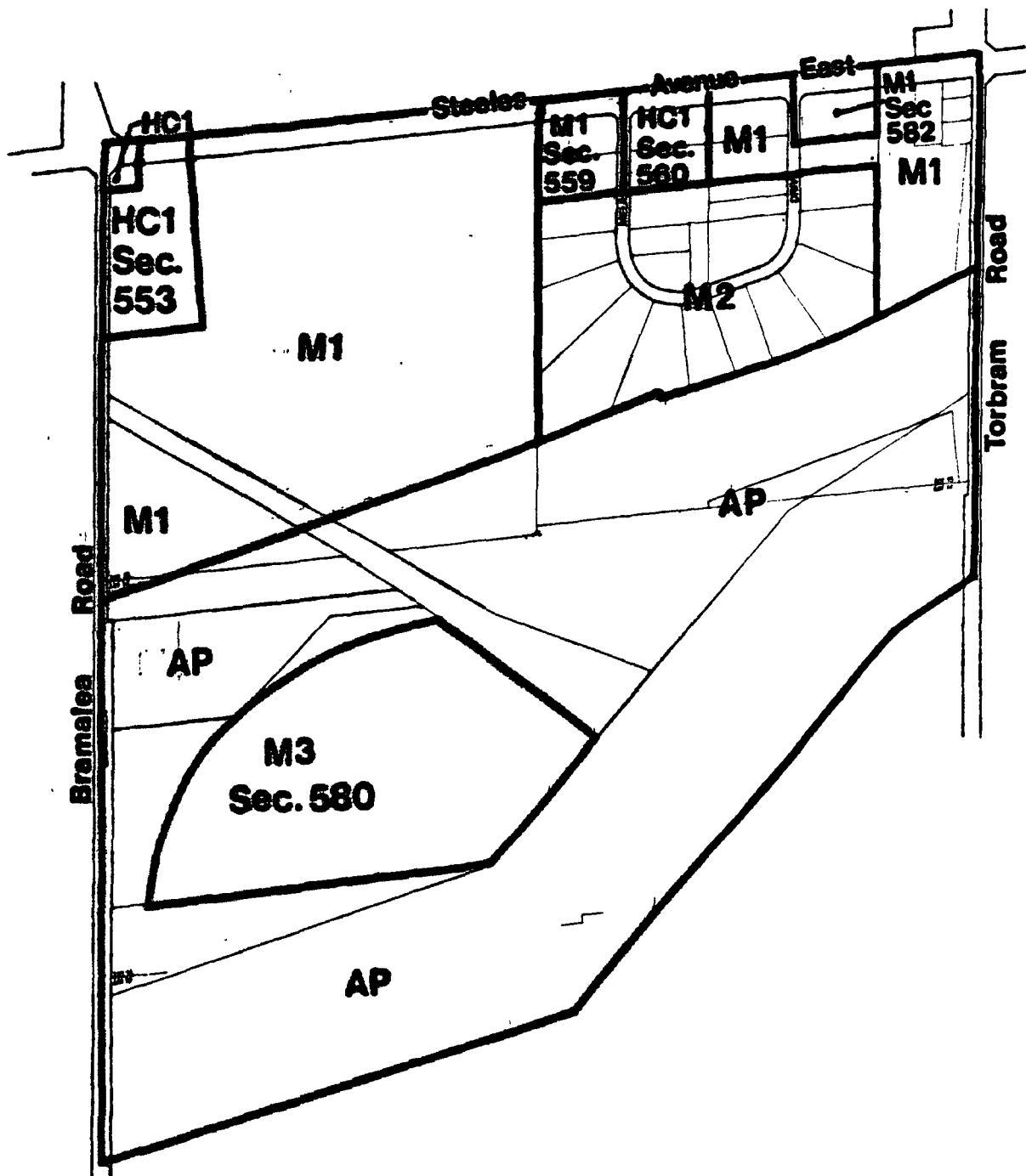
Schedule A Sheet 10  
**BY-LAW 139-84**



**CITY OF BRAMPTON**  
 Planning & Development  
 Department  
 CON. 4 EMS. LOTS 12-15

1:10000

Map No. 79



Schedule A Sheet 11  
**BY-LAW 139-84**

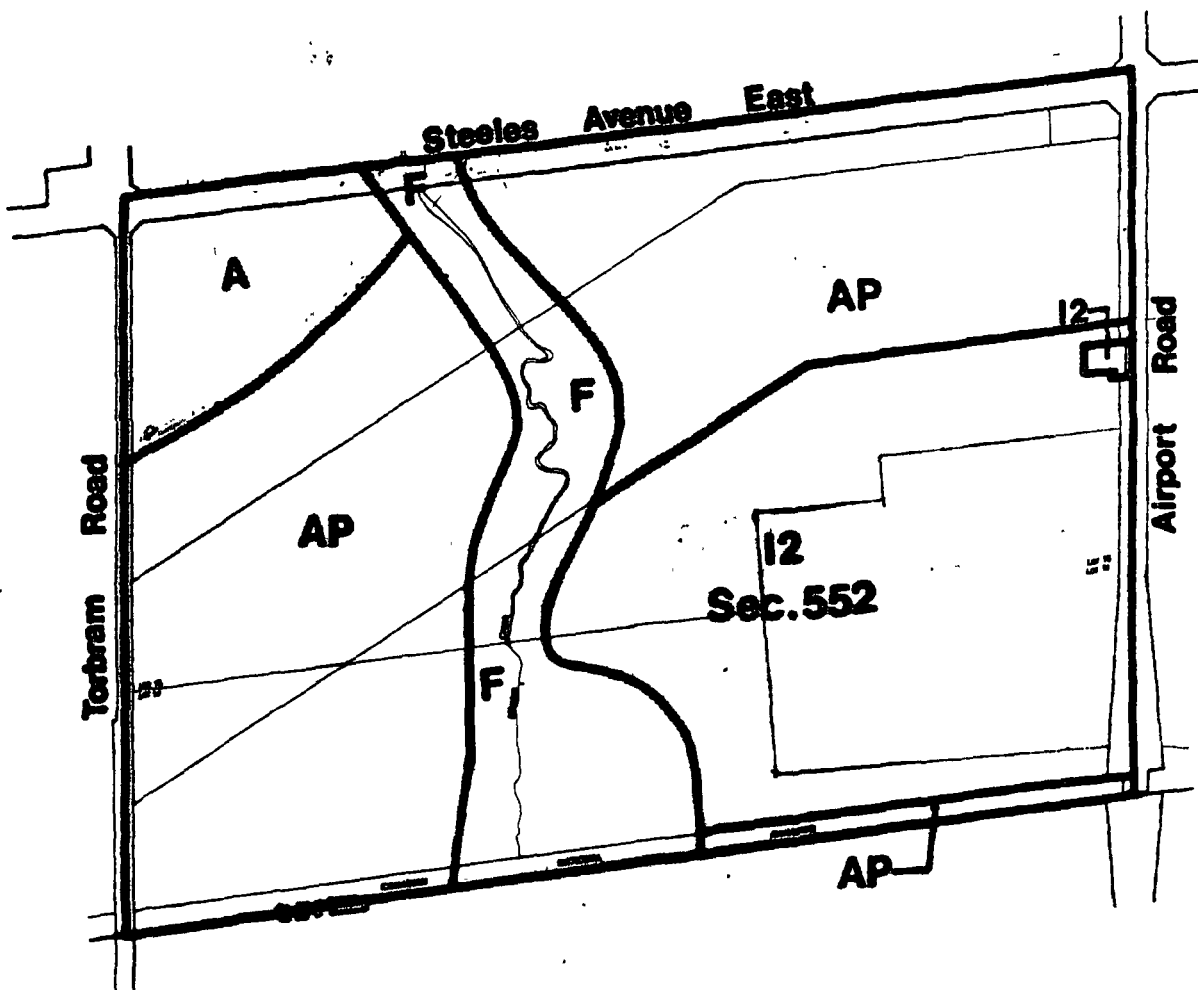


**CITY OF BRAMPTON**  
 Planning & Development  
 Department

CONS. ENCL. LOTS 13-15

1:10000

Map No. 80



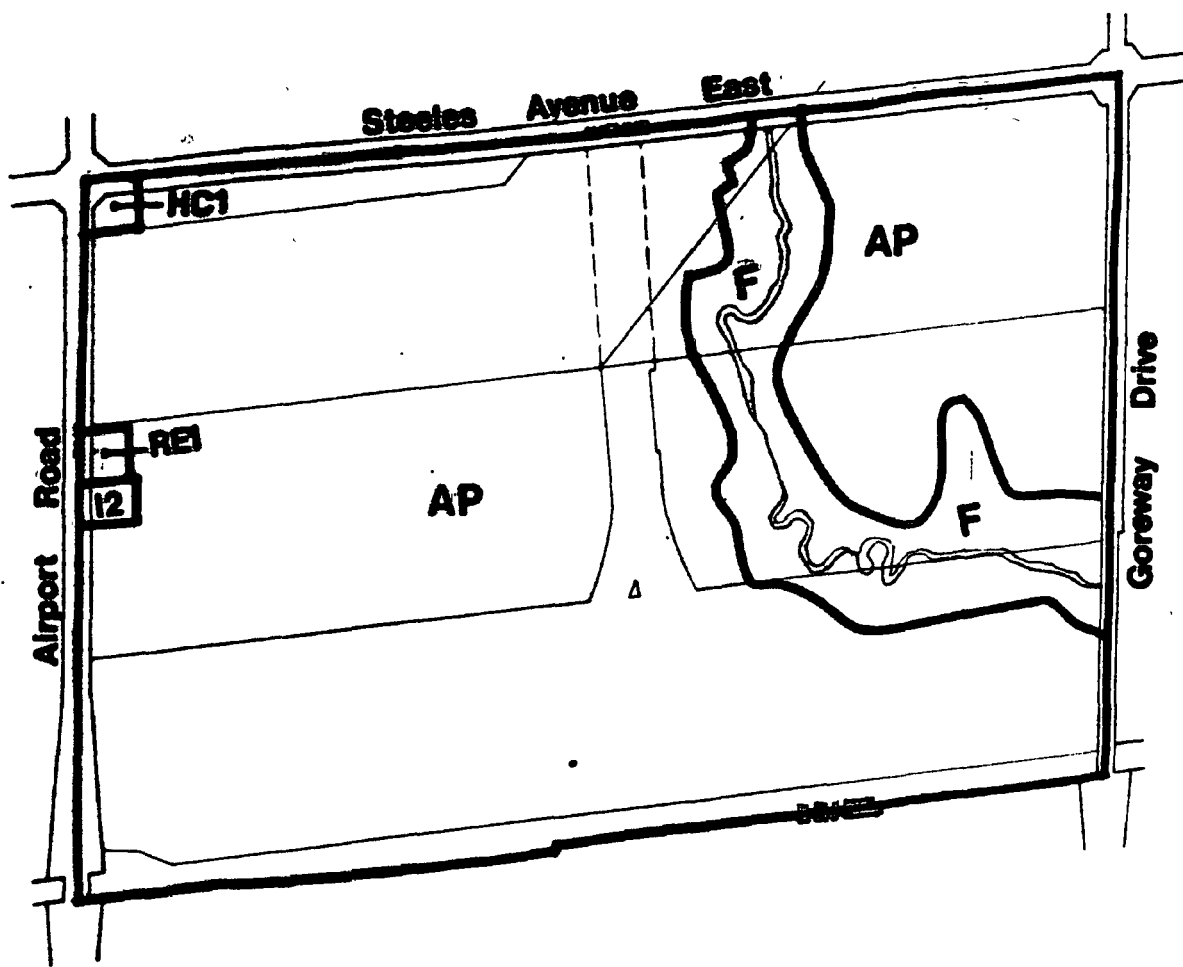
Schedule A, Sheet 12  
**BY-LAW 139-84**



**CITY OF BRAMPTON**  
 Planning & Development  
 Department  
 CONCEALS LOTS 14&15

1:10000

Map No. 8



Schedule A Sheet 13  
**BY-LAW 139-84**

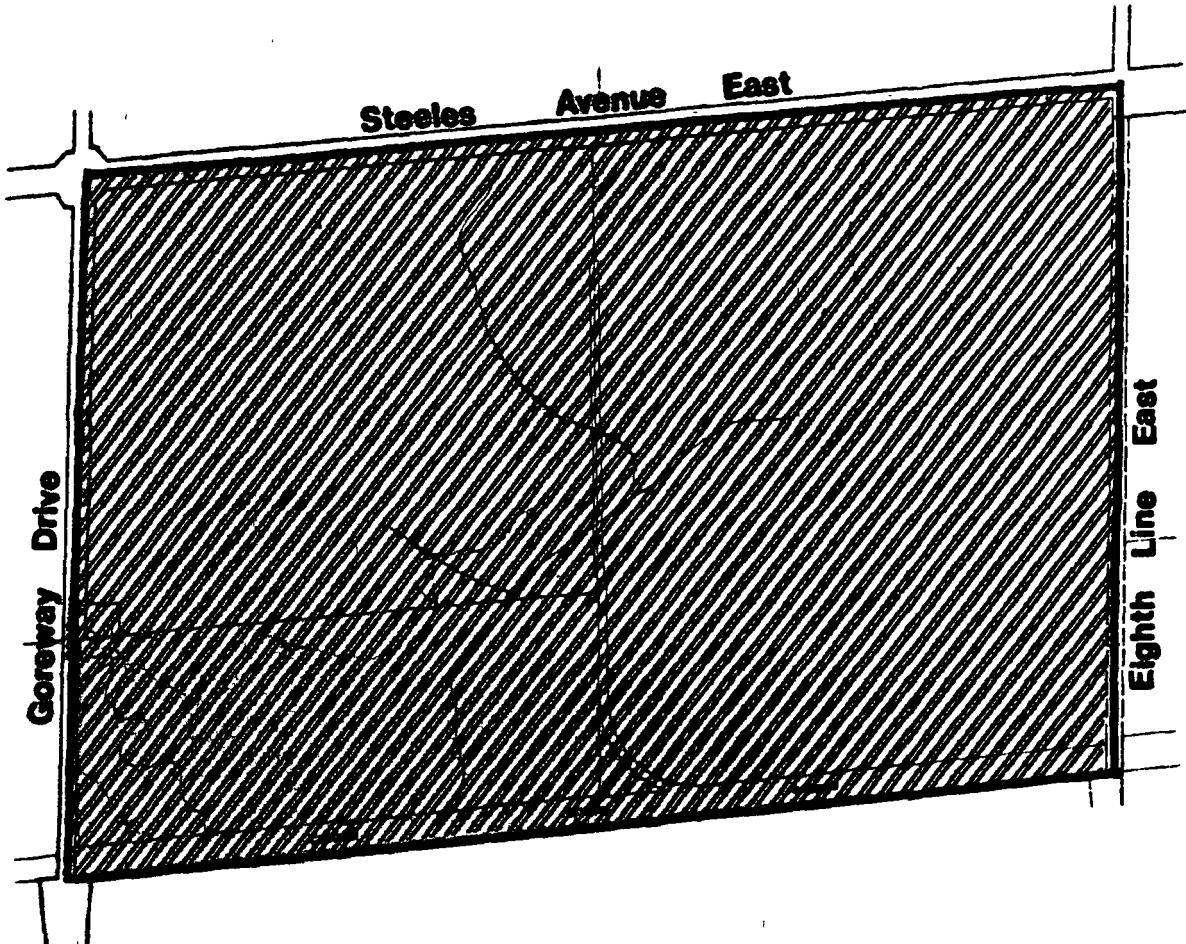


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CITY OF BRAMPTON  
 Planning & Development

CON 7 E.M.S. LOTS 4-5

Map No. 62



**Schedule A Sheet 14**  
**BY-LAW 139-84**



Lands not included in  
this By-law



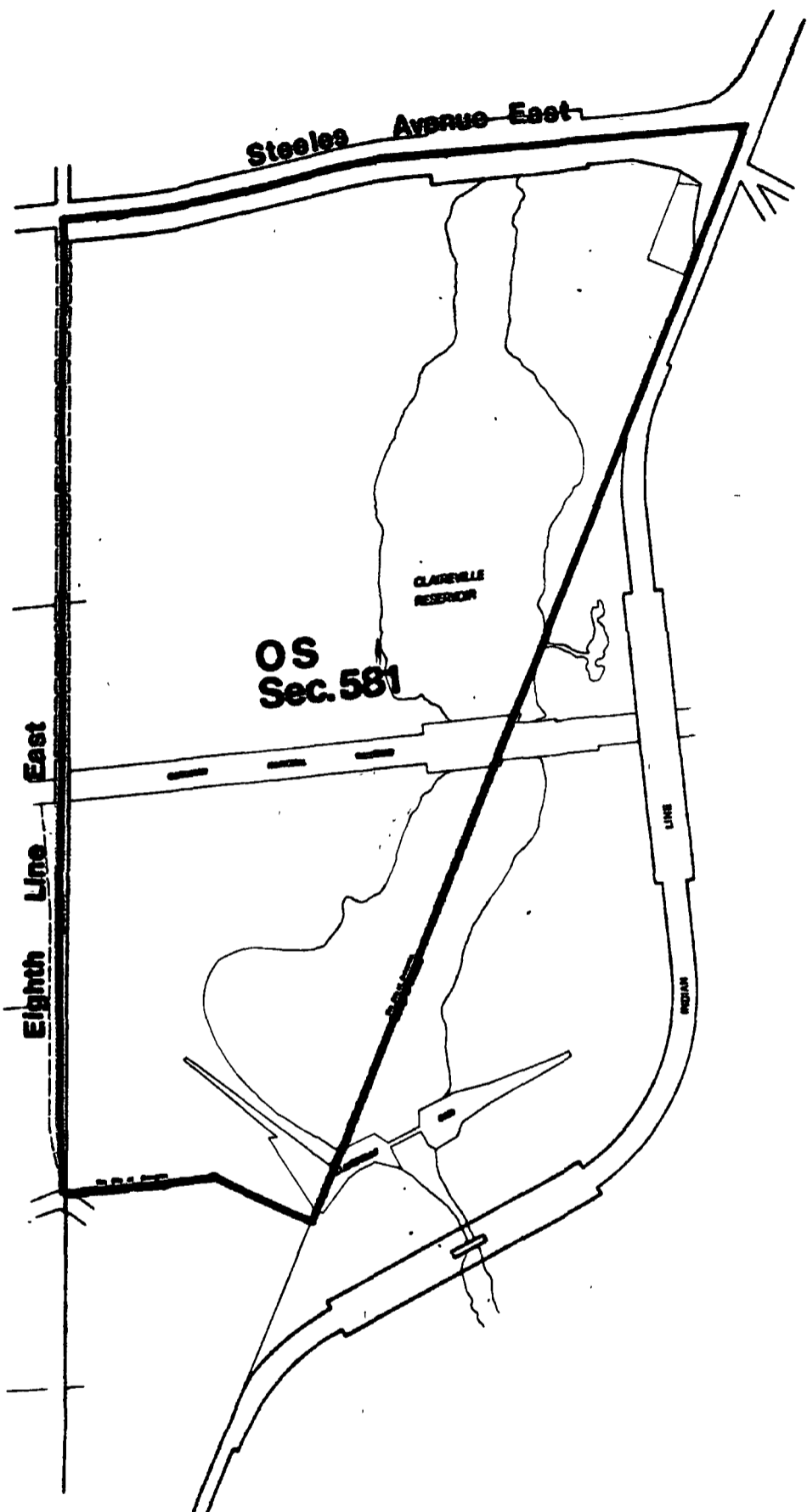
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**CITY OF BRAMPTON**  
Planning & Development

CON. 8 EMS. LOTS N-5

Map No. 83





**Schedule A Sheet 15**  
**BY-LAW 139-84**

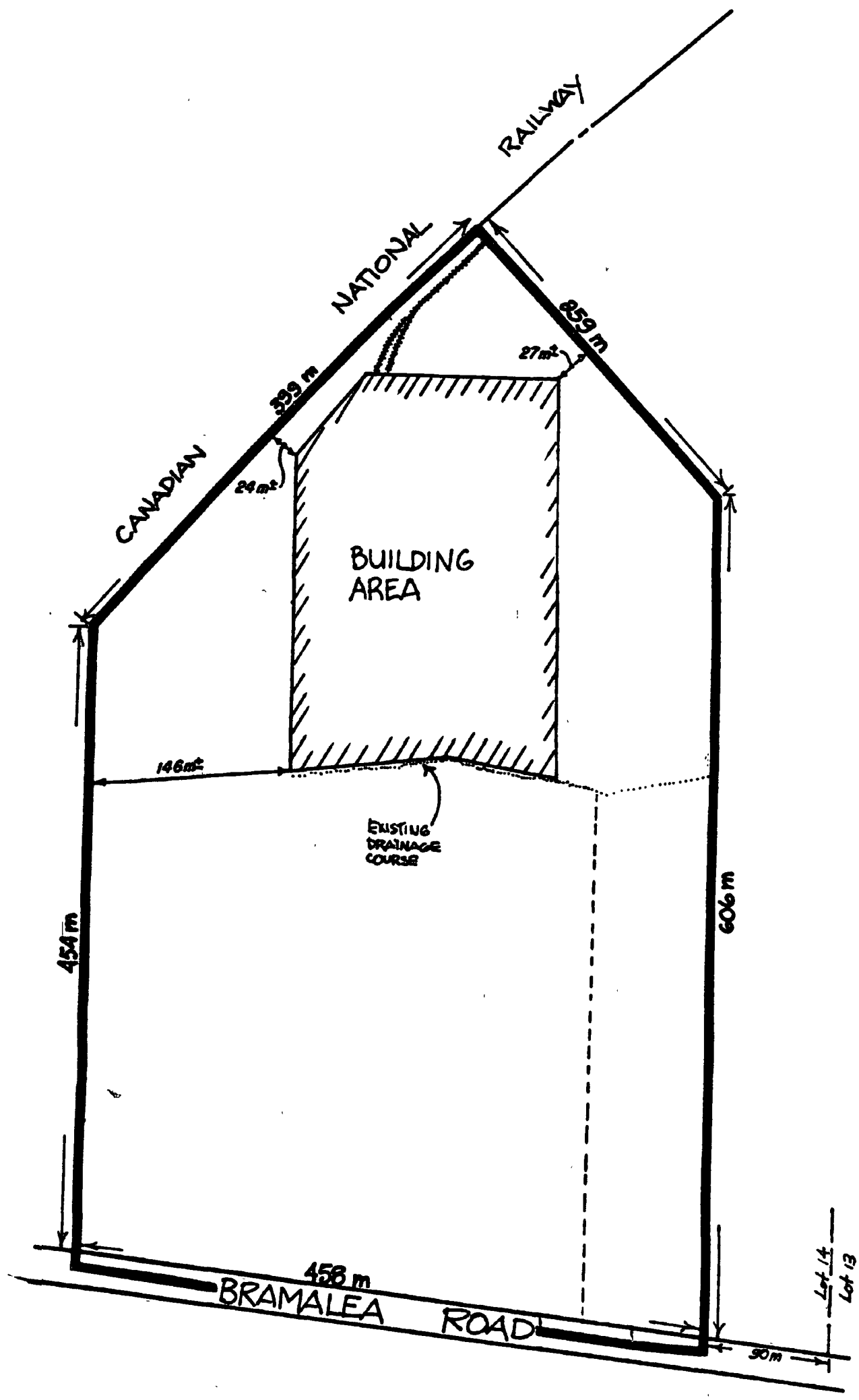


**CITY OF BRAMPTON**  
 Planning & Development

CON. 10 E.H.S. LOTS 14-15

1:10000

Map No. 04



Schedule C  
 Section 580  
**BY-LAW 139-84**



1:3694

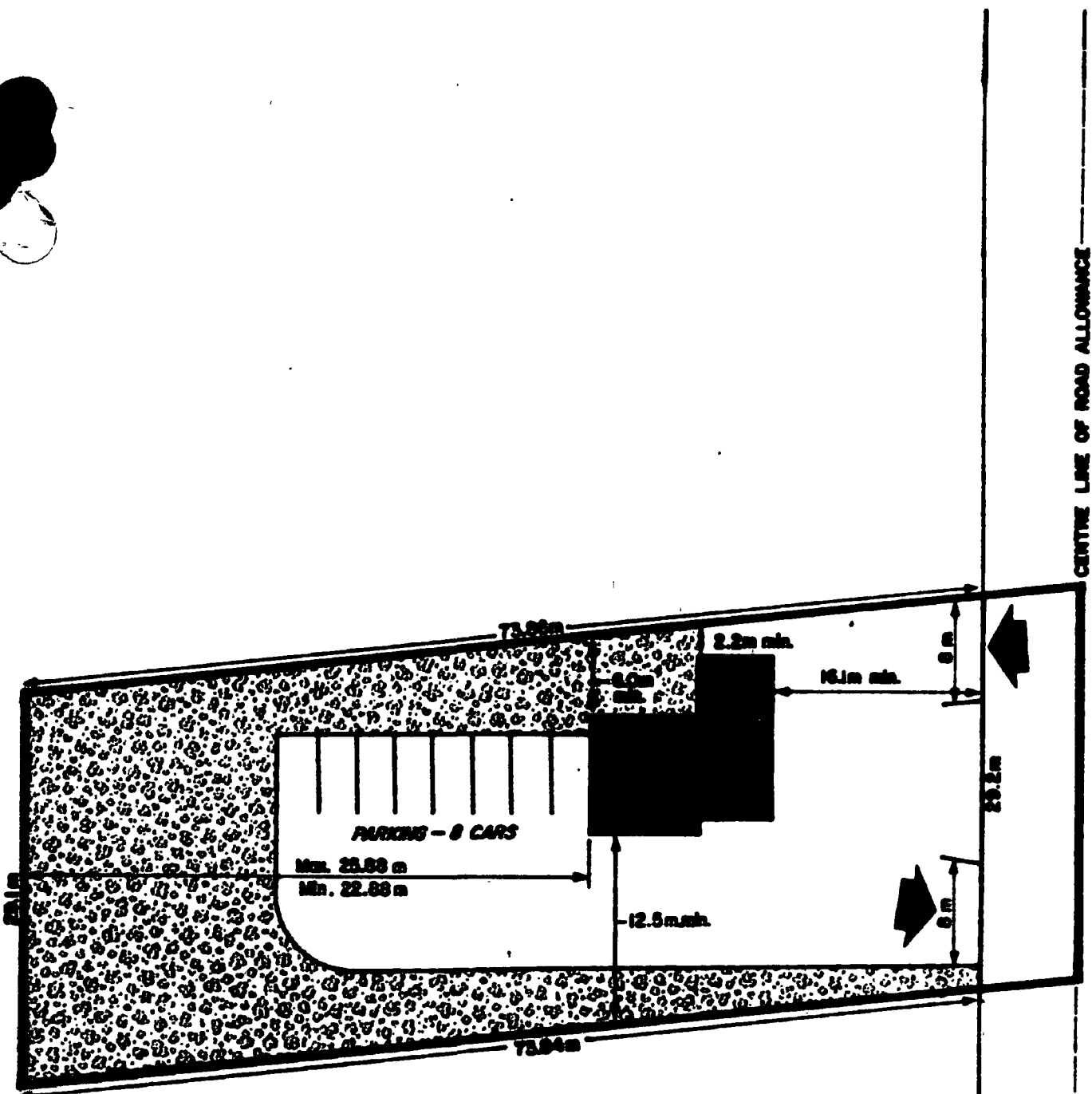
**CITY OF BRAMPTON**  
 Planning and Development

Date: 83-09

File no.




Drawn by: J.M.C.

Map no.



*Part of Lot 15, Concession 1 W.H.S.*

**HIGHWAY No.10**

-  **BUILDING AREA**
-  **PAVED AREAS**
-  **LANDSCAPED OPEN SPACE**

**Schedule C**  
**Section 566**  
**BY-LAW 139-84**

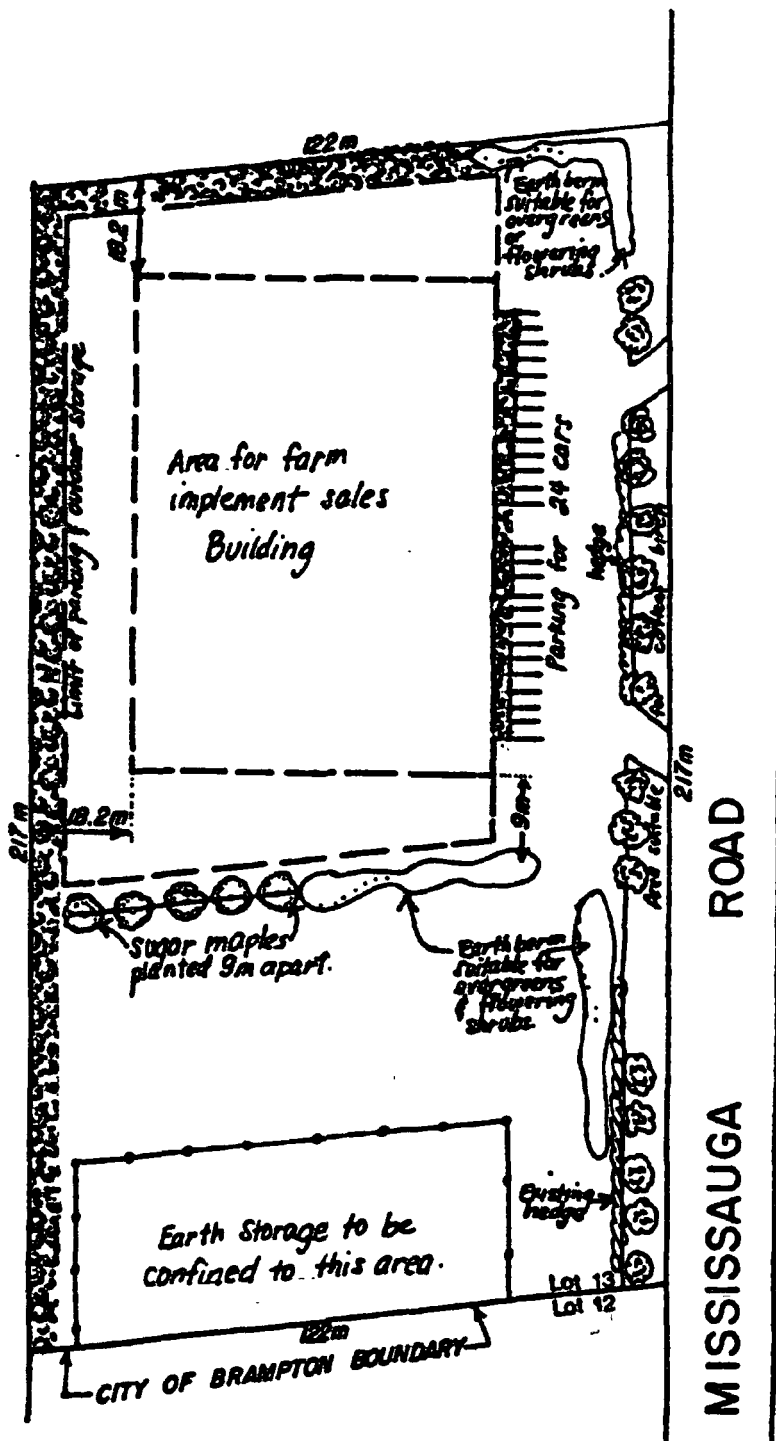


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**CITY OF BRAMPTON**  
 Planning and Development

Date: 83-08  
 File no.

Drawn by: *J.M.C.*  
 Map no. 75-4F



LANDSCAPED OPEN SPACE

Schedule C  
 Section 567  
**BY-LAW 139-84**



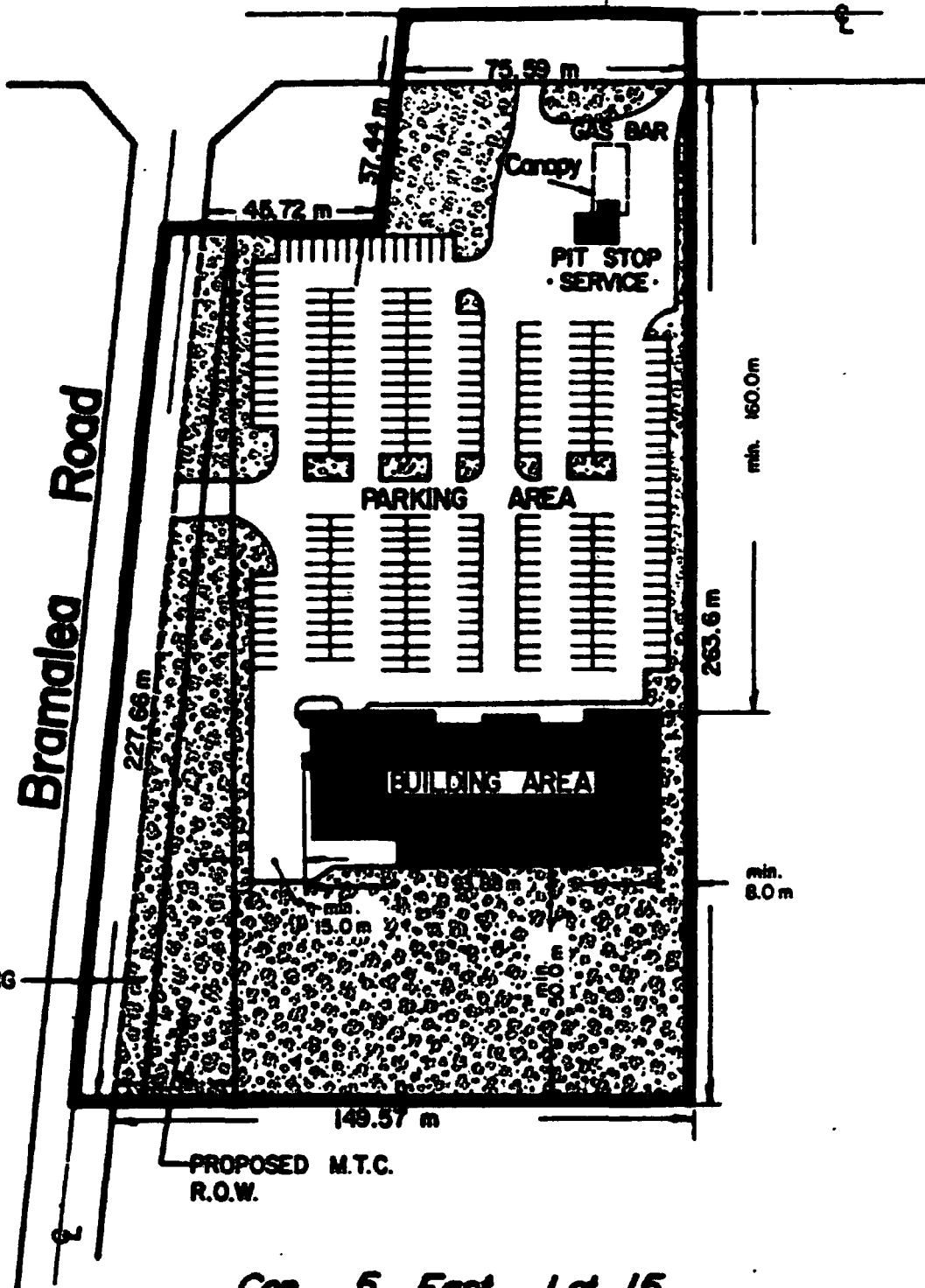
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**CITY OF BRAMPTON**  
 Planning and Development




Date: 83-09  
 File no.

Drawn by: J.M.C.  
 Map no.

# Steeles Avenue



Con. 5 East, Lot 15

-  BUILDING AREAS
-  LANDSCAPED OPEN SPACE
-  PAVED AREA

Schedule C  
Section 553  
**BY-LAW 139-84**

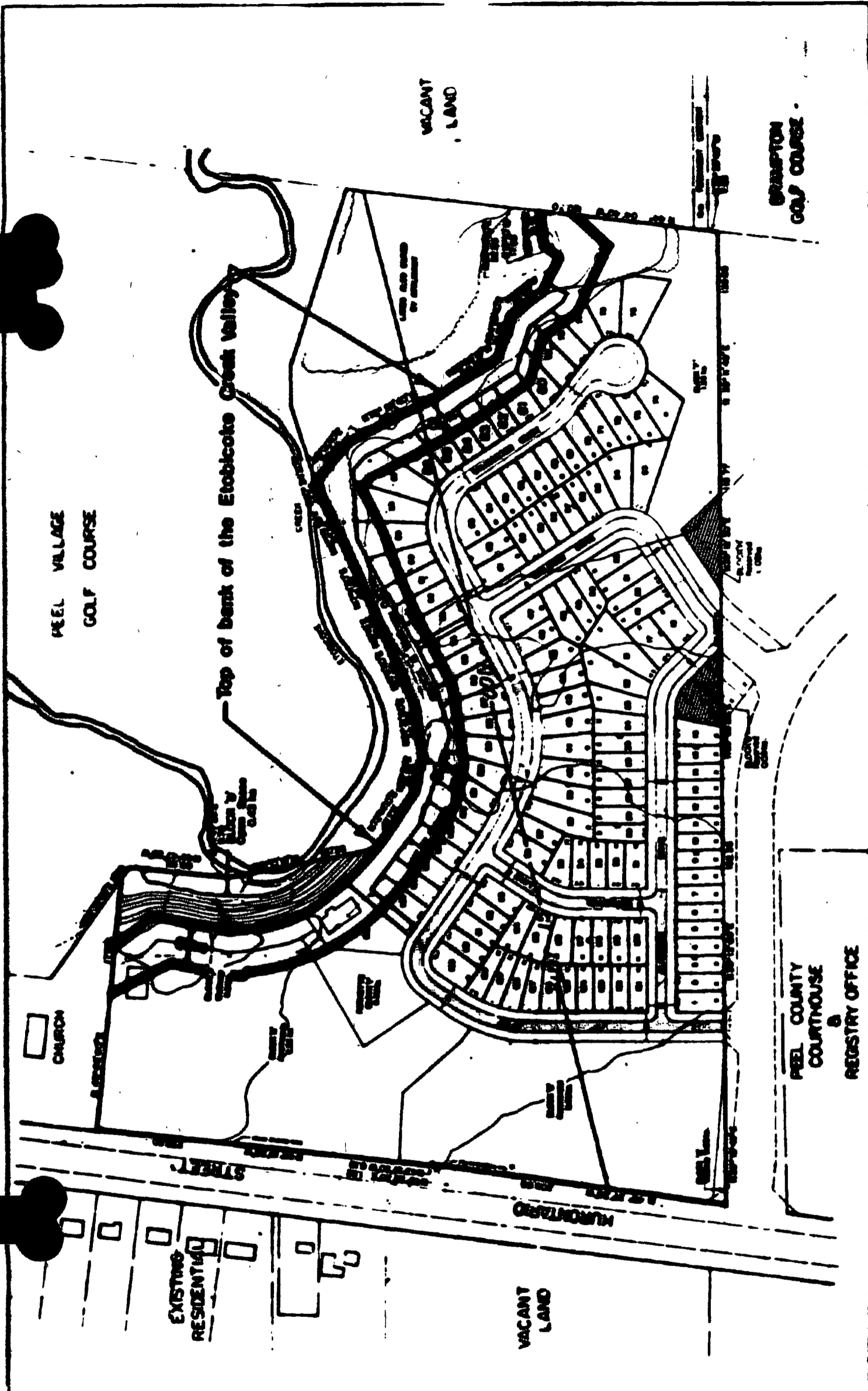


1:1725

**CITY OF BRAMPTON**  
Planning and Development

Date: 83-08  
File no.

Drawn by: J.M.C.  
Map no. 80-6H



Schedule C  
 Section 6.25.1  
**BY-LAW 139-84**



1:850

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83-08  
 File no.

Drawn by: *JMC.*  
 Map no. 76-2M

STEELES AVENUE

113.03 m

Min. 7m

AREA 1

58 m

66 m

13276 m

BLOCK E

BLOCK S

134.61 m

AREA 2


Min. 3 m

A= 36.58 m  
C= 36.17 m

77.43 m

STRATHEARN AVENUE

Min. - Minimum

 - Boundary between Area 1 & 2

 - Landscaped Open Space

Schedule C  
Section 569  
**BY-LAW 139-84**



1:750

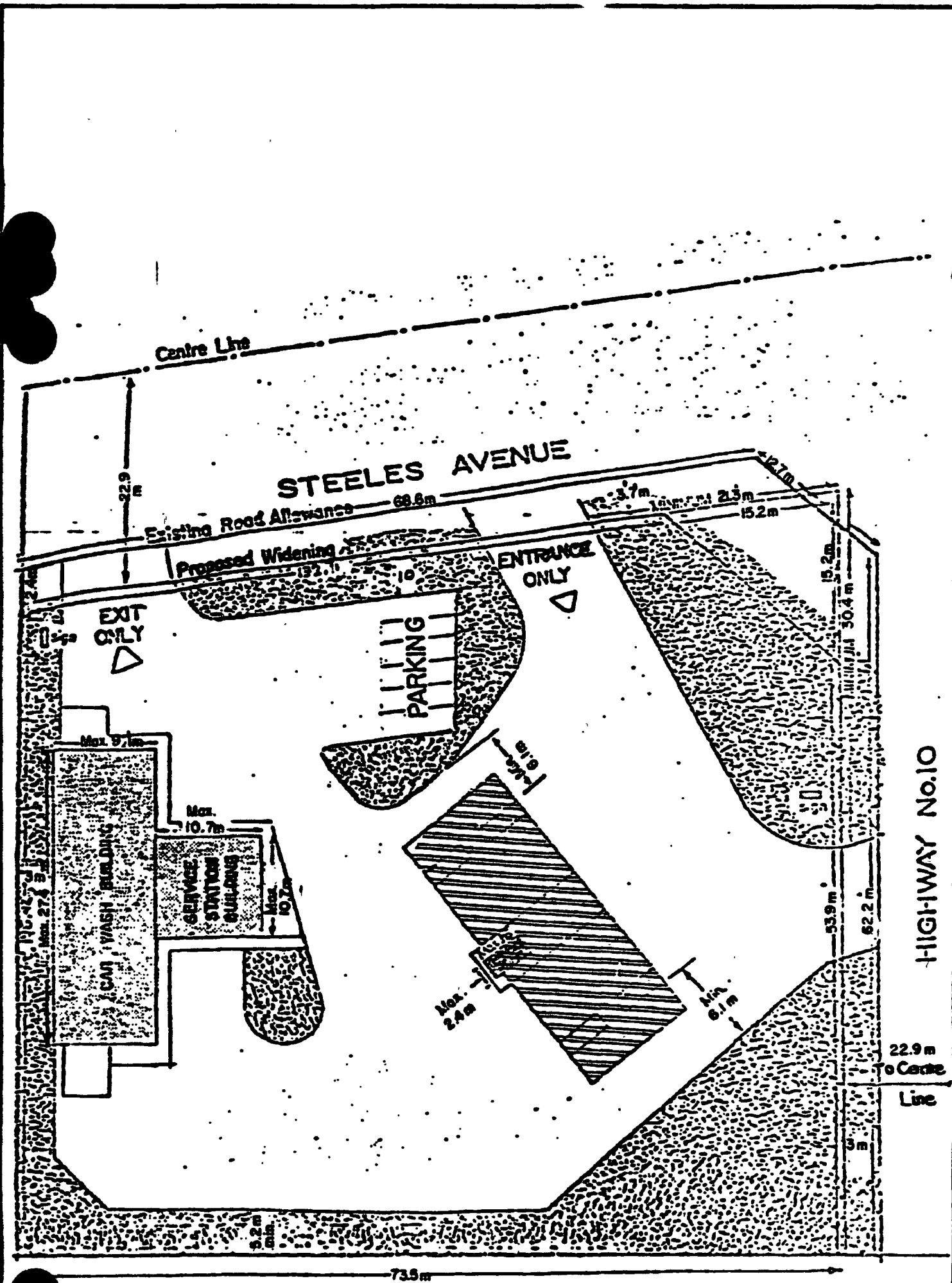
**CITY OF BRAMPTON**  
Planning and Development

Date: 83-08




Drawn by: J.M.B.

File no.

Map no. 79-11D



**LEGEND**

-  BUILDING AREA
-  CANOPY
-  LANDSCAPED OPEN SPACE

Schedule C  
 Section 565  
**BY-LAW 139-84**



1:430

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83-08

File no.

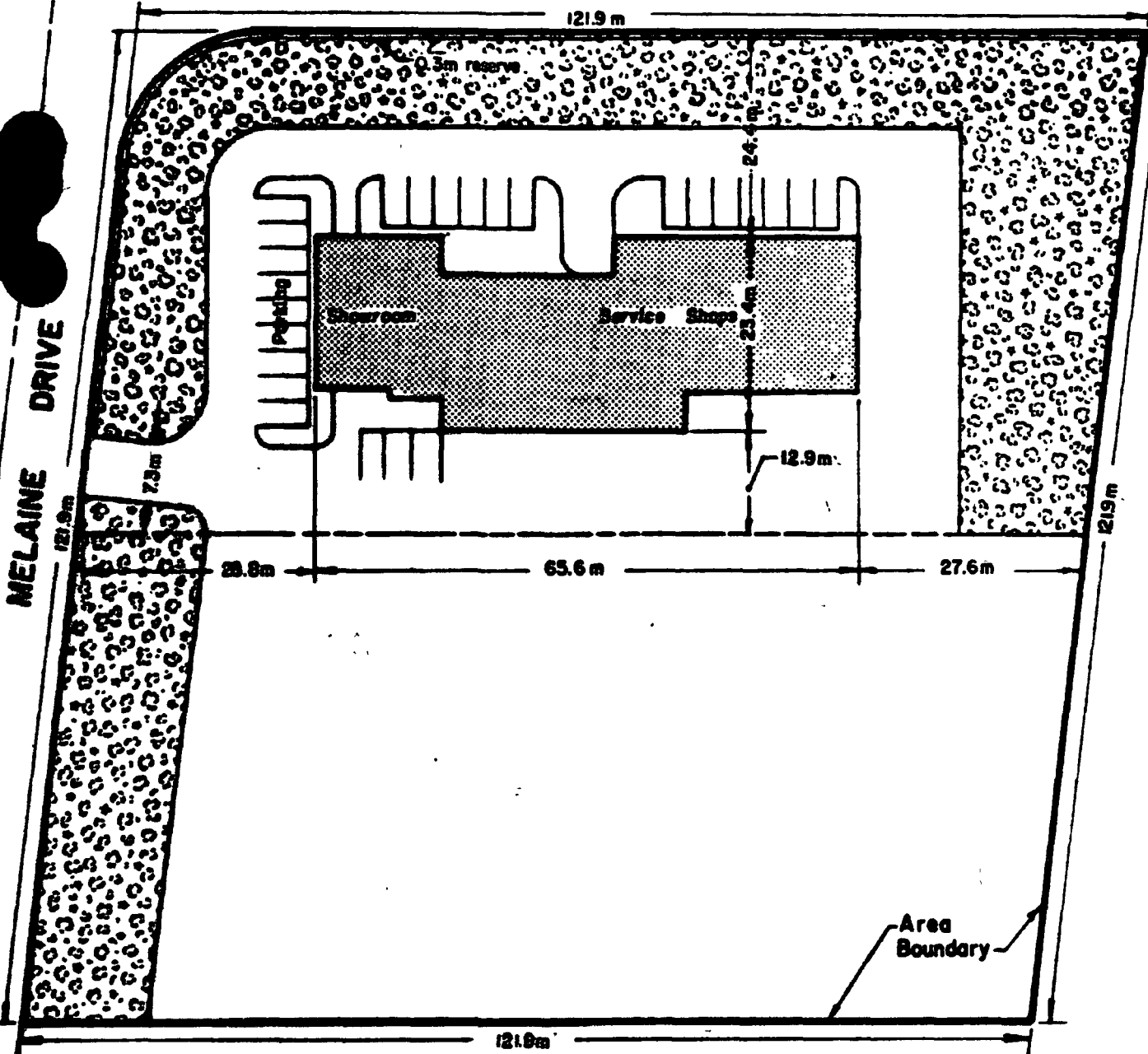
Drawn by: J.M.C.

Map no. 75



Road Allowance

STEELES AVE.



Legend



Building Area



Landscaped Open Space

Schedule C  
 Section 560  
**BY-LAW 139-84**



1:750

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83-08

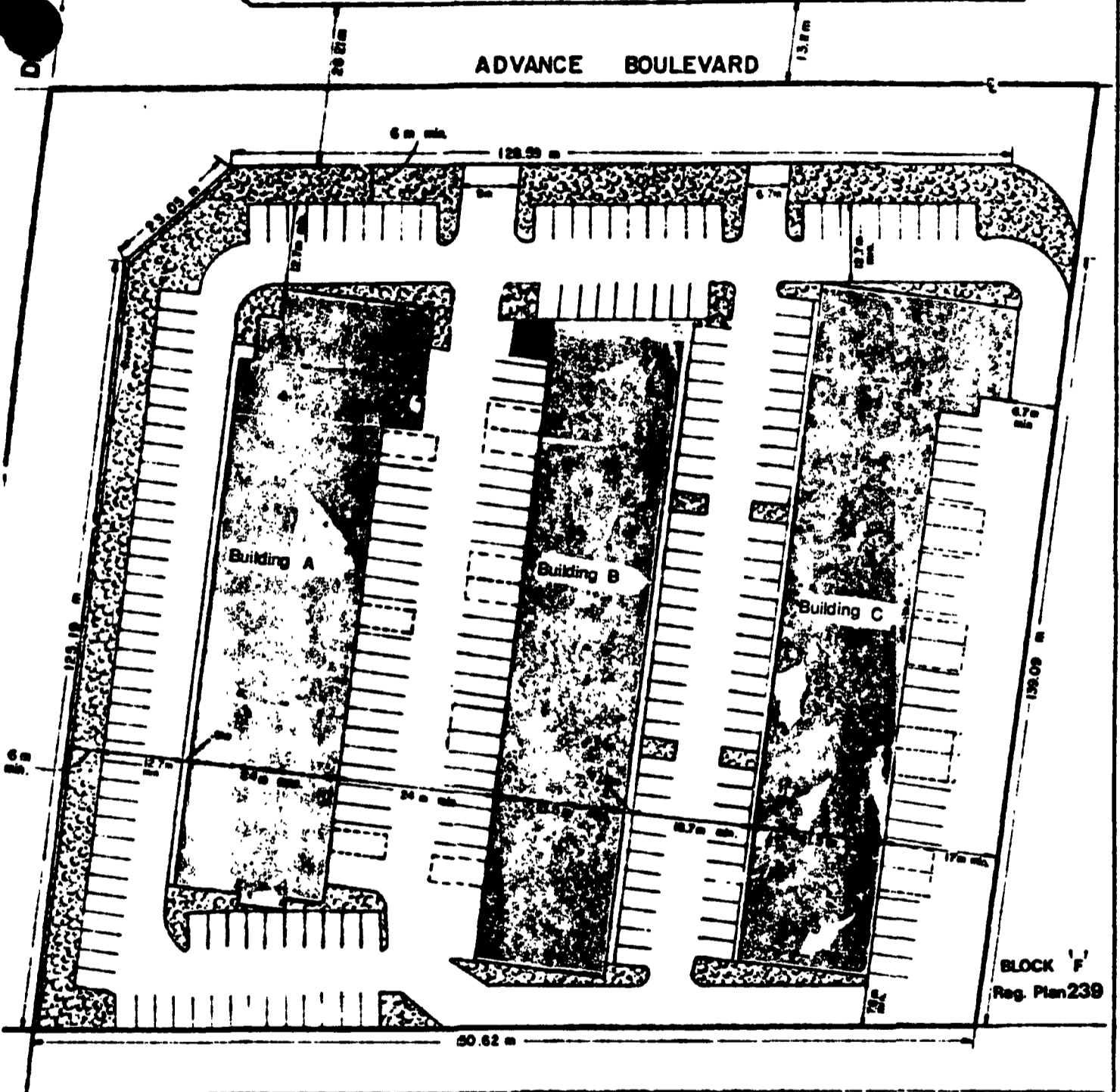
Drawn by: J.M.C.

File no. T5E15.2

Map no.



BLOCK A  
Registered Plan M-235

ADVANCE BOULEVARD



BLOCK F  
Reg. Plan 239

LEGEND

-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

Schedule C  
Section 558  
**BY-LAW 139-84**



1:310

**CITY OF BRAMPTON**  
Planning and Development

Date: 83-08  
File no.

Drawn by: J.M.C.  
Map no. 79-10C



R 840452

Ontario Municipal Board  
IN THE MATTER OF Section 34 of The Planning Act, 1983

- and -

IN THE MATTER OF appeals by Whitehouse Family Holdings, Rodney Construction, Eugene Whitehouse and others in respect of Zoning By-law 139-84 of the Corporation of the City of Brampton

- and -

IN THE MATTER OF an appeal by Sanrose Construction Ltd. in respect of Zoning By-law 11-85 of the Corporation of the City of Brampton

RECEIVED

APR 22 1986

BRAMPTON  
LAW DEPARTMENT

B E F O R E :

T. F. BAINES  
Member

)  
)  
)

Friday, the 24th day of

January, 1986

THESE APPEALS having come on for public hearing and after the hearing of the appeals the Board having reserved its decision until this day;

THE BOARD ORDERS that the appeals in respect to Zoning By-laws 139-84 and 11-85 are hereby dismissed.

*J. P. W. Felchman*  
SECRETARY

ENTERED  
O. B. No. R84-2  
Folio No. 148  
APR 17 1986  
*J. P. W. Felchman*  
SECRETARY, ONT. MUNICIPAL BOARD