



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 144-81

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

1. By-law 25-79, as amended, is hereby further amended:

(1) by deleting the parts of Schedule A attached to By-law 25-79 set out in the left hand column below, and substituting therefor the schedules to this by-law set out in the right hand column below:

Schedule A ~ Sheet 2	Schedule A
Schedule A ~ Sheet 3	Schedule B
Schedule A ~ Sheet 5	Schedule C
Schedule A ~ Sheet 6	Schedule D
Schedule A ~ Sheet 7	Schedule E
Schedule A ~ Sheet 8	Schedule F
Schedule A ~ Sheet 9	Schedule G
Schedule A ~ Sheet 11	Schedule H
Schedule A ~ Sheet 12	Schedule I
Schedule A ~ Sheet 13	Schedule J
Schedule A ~ Sheet 16	Schedule K
Schedule A ~ Sheet 20	Schedule L
Schedule A ~ Sheet 22	Schedule M
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Schedule A ~ Sheet 24	Schedule O
Schedule A ~ Sheet 26	Schedule P
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Schedule A ~ Sheet 32	Schedule S
Schedule A ~ Sheet 33	Schedule T
Schedule A ~ Sheet 36	Schedule U
Schedule A ~ Sheet 37	Schedule V

(2) by adding SCHEDULE W attached to this By-law to Schedule C of By-law 25-79;

(3) by deleting the words "Residential Two Family Extended" in Section 3.1 and substituting therefor the words "Residential Extended";

(4) by deleting the words "Residential Development" and the symbol "RD" in Section 3.1 and substituting therefor the words "Residential Holding" and the symbol "RH";

- (5) by adding the following to the list of schedules in Section 3.2, in the appropriate place:

"Schedule C - Section 109";

- (6) by deleting the definition of "BOARDING HOUSE" in Section 5 and substituting therefor the following:

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

- (7) by adding the words "or an accessory building" after the word "unit" in the definition of "HOME OCCUPATION" in Section 5;

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

"LOT WIDTH shall mean the least straight line distance between side lot lines, but

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

(c) in the case of a corner lot having a street line rounding at the corner of a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection.

- (9) by deleting the words "OBNOXIOUS USE" in Section 5 and substituting therefor the words "OBNOXIOUS INDUSTRIAL USE";

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

"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";

- (11) by deleting the definition of "PRIVATE CLUB" in Section 5 and substituting therefor the following:

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

- (12) by deleting the words "or running" from the definition of SERVICE STATION in Section 5;

- (13) by deleting Section 6.2 and substituting therefor the following:

"6.2 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 or 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."

- (14) by deleting the number "22" in subsection 10.4(d) and substituting therefor the number "24";

- (15) by deleting the number "0.38" in Section 10.11.5 and substituting therefor the number "0.25";

- (16) by deleting the number "550" in subsection 12.1.2(a)(1) and substituting therefor the number "540";

- (17) by deleting the symbol "RD" in Sections 15.1 and 15.2 and substituting therefor the symbol "RH";

- (18) by deleting the number "10.6" in subsection 15.2(1) and substituting therefor the number "10.5";

- (19) by deleting Section 20.2 and substituting therefor the following:

"20.2 Accessory Buildings

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 at least equal to the height of the accessory building, but not less than 1.5 metres.";

(19) by deleting subsections 21.3.2(a) and 21.3.2(b) and substituting therefor the following:

- "(a) Minimum Front yard Depth: 21 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 18 metres.";

(20) by adding the following as subsection 22.1(c):

"(c) Non-Commercial Uses

- (1) an apartment dwelling in which a maximum of 30 per cent of the gross floor area is used for commercial purposes.";

(21) by deleting the words "or fraternal organization" from Subsection 23.1(13);

(22) by adding the word "leasing" between the words "rental" and "or" in subsection 24.1.1(a)(2);

(23) by renumbering subsections (3), (4), (5), (6), (7), (8), (9), (10) and (11) of Section 24.1.1(a) to (4), (5), (6), (7), (8), (9), (11), (12), (13) respectively and changing the references in all sections to the appropriate new numbers;

(24) by adding the following as subsection (3) of Section 24.1.1(a):

"(3) Only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;"

(25) by adding the following as subsection (10) of Section 24.1.1(a):

"(10) a tool and equipment rental establishment;"

(26) by deleting subsection 24.1.1(a)(13) and substituting therefor the following:

"(13) Only in conjunction with a service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company."

(27) by deleting the number "2" in subsection 24.1.2.1(f) and substituting therefor the number "3";

(28) by deleting subsection 24.2.1(d) and substituting therefor the following:

"(d) Only in conjunction with a gas bar or service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a mixed-service restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company."

(29) by deleting subsections 30.2(b) and 30.2(c) and the letter (a) in Section 30.2;

(30) by deleting Section 30.3 and substituting therefor the following:

"30.3 Accessory Buildings

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

- (1) not be used for human habitation,
- (2) not exceed 4.5 metres in height,
- (3) not have a floor area in excess of 100 square metres,
- (4) be at least 3 metres from any lot line, and

(|) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

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

(31) by deleting the word "retail" in subsection 32.1 (a)(2) and substituting therefor the word "repair";

(32) by deleting sections 40.1.1(b) and 40.1.1(c) and substituting therefor the following:

"(b) Accessory

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

(c) Non-Institutional

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

(33) by adding the following as subsection 40.2.1(a)(14):

"(14) a curling rink";

(34) by deleting sections 40.2.1(b) and 40.2.1(c) and substituting therefor the following:

"(b) Accessory

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

(c) Non-Institutional

- (1) a park, playground or recreation facility operated by a public authority."
- (35) for deleting Section 65.1 and substituting therefor the following:

"65.1 Permitted Purposes

Those purposes permitted by Section 21.3.1 except for an amusement arcade;"

- (36) by deleting the first paragraph of Section 67 and Section 67.1 and substituting therefor the following:

"67. The lands designated C2-Section 67 on Schedule A hereto attached:

"67.1 shall only be used for the following purposes:

- (a) those purposes permitted by Section 21.2.1 (a) except for an amusement arcade;
- (b) automobile accessory sales, but not including the sale or servicing of automobiles;
- (c) coin-operated cleaning establishment;
- (d) gas regulator facility.

67.2 Shall be subject to the following requirements and restrictions:";

- (37) by renumbering Sections 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8 and 67.9 to (a), (b), (c), (d), (e), (f), (g), and (h) respectively;

- (38) by deleting the first paragraph of Section 82 and Section 82.1 and substituting therefor the following:

"82. The lands designated SC-Section 82 on Schedule A hereto attached:

"82.1 Shall only be used for the following purposes:

- (a) retail sales of furniture, household furnishings and appliances, and warehouse for same, not to exceed a gross floor area of 2,900 square metres occupying part of the building defined as "Building Area A" on Schedule C-82 of this By-law;
- (b) catalogue centre with a gross floor area of not less than 1,393.5 square metres together with retail purposes other than the sale of food, occupying a building shown as Building Area 'B' as shown on Schedule C-82 hereto attached;
- (c) purposes accessory to the permitted purposes;

82.2 Shall be subject to the following requirements and restrictions:

- (a) Yard Requirements  
Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-82 hereto attached;
- (b) Building Requirements
  - (1) only one building may be erected within the area designated as SC-Section 82 on Schedule A hereto attached;
  - (2) The height of a building shall not be greater than 10.6 metres;
- (c) Landscaped Open Space
  - (1) Landscaped open space shall be provided and maintained as shown on Schedule C-82 hereto attached;
  - (2) The height of a fence, hedge, structure or sign within the area designated "Landscaped Open Space" on Schedule C-82 hereto attached shall not be greater than 1.2 metres;



(c) Parking Requirements

- (1) For the retail store and furniture warehouse, at least one (1) parking space for every 93 square metres of floor space shall be provided;
- (2) For the uses permitted by Sections 82.1 (b) and 82.1 (c) at least one hundred thirty-seven (137) parking spaces shall be provided;

(d) Service Area Requirements

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

82.3 Shall also be subject to the requirements and restrictions relating to the SC Zone not in conflict with those in Section 82.2."

(39) by deleting Section 125 and substituting therefor the following:

"125. The lands designated R4A-Section 125 on Schedule A hereto attached:

125.1 Shall only be used for the following purposes:

- (a) those purposes permitted in Section 14.1.1 of this by-law;
- (b) those purposes permitted in Section 21.1.1(a) of this by-law other than a dining room restaurant, a mixed service restaurant, and a take-out restaurant;

125.2 Shall be subject to the following requirements and restrictions:

- (a) the maximum amount of gross commercial floor area used for commercial purposes shall not exceed 460 square metres;
- (b) commercial purposes shall only be permitted on the ground floor of the apartment dwelling;

125.3 Shall also, in respect of the apartment dwelling, be subject to the requirements and restrictions relating to the R4A Zone not in conflict with those in subsection 125.2;

125.4 Shall also, in respect of the commercial purposes, be subject to the requirements and restrictions relating to the C1 Zone not in conflict with those in subsections 125.2 and 125.3.";

(40) by deleting subsection 143.1 (g)(4) and substituting therefor the following:

"(4) delicatessen and/or meat and/or fish store";

(41) by adding the following after Subsection 143.2 (g):

"(h) No building or structure shall have more than two storeys";

(42) by adding the following as Section 109:

"109 The lands designated SC-Section 109 on Schedule A hereto attached:

109.1 Shall only be used for the following permitted purposes;

(a) a dining room restaurant on the first storey;

(b) a dwelling unit on the second storey;

109.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

Minimum front, rear and side yards, and setbacks shall be provided as shown on Schedule C-109 hereto attached;

(b) Building Requirements

The height of a building shall not be greater than two storeys;

109.3 Shall also be subject to the requirements and restrictions of the SC Zone not in conflict with those in subsection 109.2";

(43) by adding the following as Section 111:

"111. The lands designated SC-Section 111 on Schedule A hereto attached:

111.1 Shall only be used for the purpose of an office or any purpose accessory thereto;

111.2 Shall be subject to the requirements and restrictions of the SC Zone";

(44) by adding the following as Section 123:

"123. The lands designated SC-Section 123 on Schedule A hereto attached:

123.1 Shall only be used for those purposes permitted in Section 23.1 of this By-law;

123.2 Shall be subject to the following restriction:

Maximum Building Height

The height of a building shall not exceed 4 storeys;

123.3 Shall also be subject to the requirements and restrictions relating to the SC Zone not in conflict with the one in Subsection 123.2";

(45) by adding the following as Section 124:

"124. The lands designated M1-Section 124 on Schedule A hereto attached:

124.1 Shall only be used for those purposes permitted in Section 31.1 of this By-law;

124.2 Shall be subject to the following requirement:

Minimum Front Yard - 18 metres;

124.3 Shall also be subject to the requirements and restrictions relating to the M1 Zone not in conflict with the one in subsection 124.2";

(46) by adding the following as Section 133:

"133 The lands designated SC-Section 133 on Schedule A hereto attached:

133.1 Shall only be used for the following purposes:

- (a) a welding shop;
- (b) those purposes permitted in Section 23.1 of this by-law;

133.2 Shall be subject to the requirements and restrictions relating to the SC Zone;"

(47) by adding the following as subsection 146.2(b)(7):

"(7) Where side lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between points on the side lot lines measured on a line 7.6 metres back from the front lot line";

(48) by adding the following as Section 153:

"153. The lands designated HC1-Section 153 on Schedule A hereto attached:

153.1 shall only be used for the following purposes:

- (a) a motor vehicle body shop;
- (b) those purposes permitted in Section 24.1.1 of this By-law;

153.2 Shall be subject to the requirements and restrictions relating to the HC1 Zone.

(49) by adding the following as Section 107:

"107. The lands designated as C3-Section 107 on Schedule A hereto attached:

107.1 Shall only be used for those purposes permitted in Section 21.3.1 of this By-law, except for an amusement arcade;

107.2 Shall be subject to the requirements and restrictions relating to the C3 Zone";

(50) by adding the following as Section 161:

"161. The lands designated as C2-Section 161 on Schedule A hereto attached:

161.1 Shall only be used for those purposes permitted in Section 21.2.1 of this By-law, except for an amusement arcade;

161.2 Shall be subject to the requirements and restrictions relating to the C2 Zone";

(51) by adding the following as Section 162:

"162. The lands designated as C2-Section 162 on Schedule A hereto attached:

162.1 Shall only be used for those purposes permitted in Section 21.2.1 of this By-law, except for an amusement arcade;

162.2 Shall be subject to the requirements and restrictions of the C2 Zone";

(52) by adding the following as Section 163:

"163. The lands designated HC1-Section 163 on Schedule A hereto attached:

163.1 Shall only be used for the following permitted purposes:

(a) a radio or television station and transmission facility;

(b) those purposes permitted in Section 24.1.1(a) of this by-law;

163.2 Shall be subject to the requirements and restrictions relating to the HC1 Zone";

(53) by deleting the word "lower" in the definition of "STOREY" and substituting therefor the word "less";

(54) by deleting the number "8" in Section 11.4.2(h) and substituting therefor the number "10.5";

(55) by deleting the number "155" in Section 59.2.4 and substituting therefor the number "115";

(56) by deleting the number "391" in Section 101.3.1 (iii) and substituting therefor the number "381"; and

(57) by deleting the word "surface" from Section 101.3.2(iii);

(58) by deleting the definition of "SOCIAL ORGANIZATION," and substituting therefor the following:

"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.";

(59) by deleting the words "private club", and substituting therefor the words "community club", in the following sections: 21.2.1(a)(18), 21.3.1(a)(18), 22.1(a)(16), 23.1.(a)(12), 24.1.1.(a)(9), 31.1.(b)(4), 32.1.(b)(4), 33.1.(b)(3), and 34.1.(b)(3);

(60) by adding the following as Section 175:

"175. The lands designated M2-Section 175 on Schedule A hereto attached:

175.1 shall only be used for the following permitted purposes:

(a) an office;

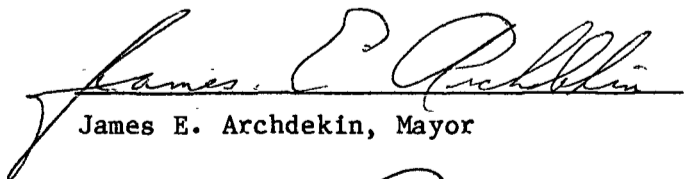
(b) those purposes permitted in Section 32.1 of this By-law;

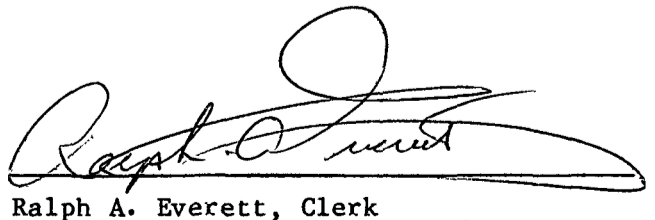
175.2 shall be subject to the requirements and restrictions relating to the M2 Zone".

(61) by deleting the words "a boarding house in Section 12.2.1(a)(7) and substituting therefor the words "a lodging house".

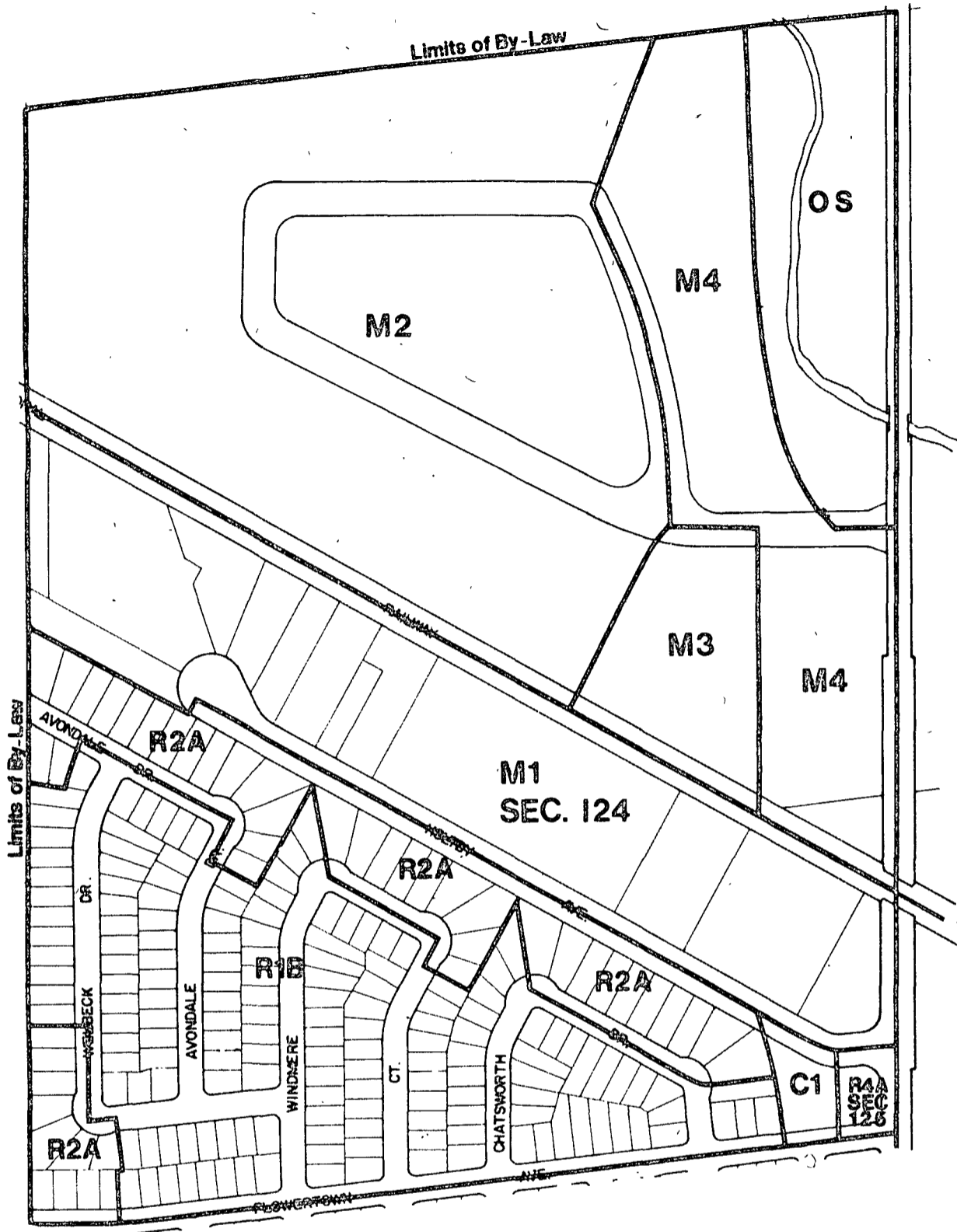
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

this 22nd day of June, 1981.

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
DATE 11/16/81



Schedule A Sheet 2  
**BY-LAW 25-79**

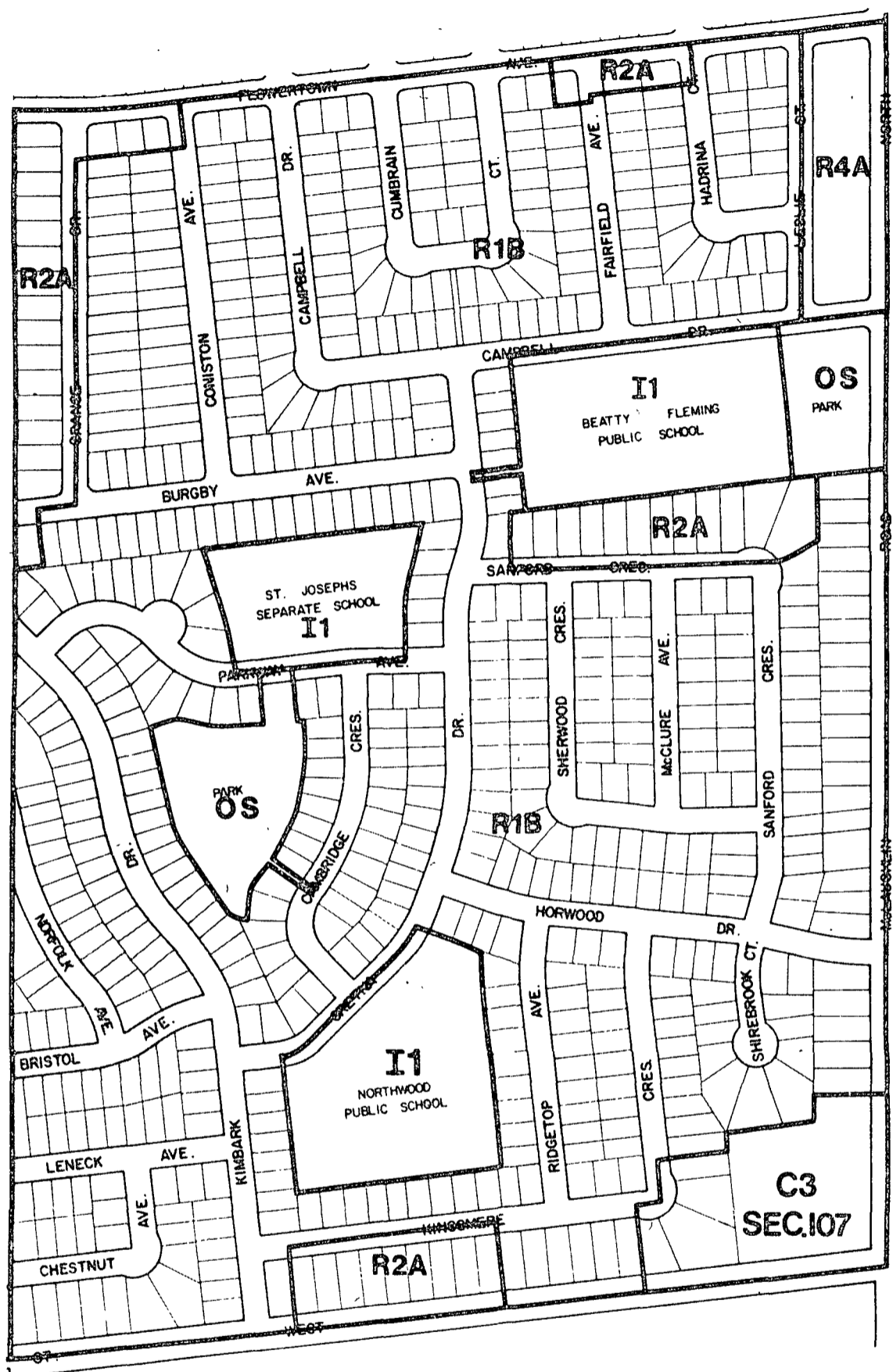
SCHEDULE A BY-LAW 144-81



CITY OF BRAMPTON

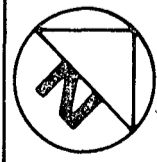
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 Lands Not Included In This By-Law



Schedule A Sheet 3  
**BY-LAW 25-79**

SCHEDULE B BY-LAW 144-81

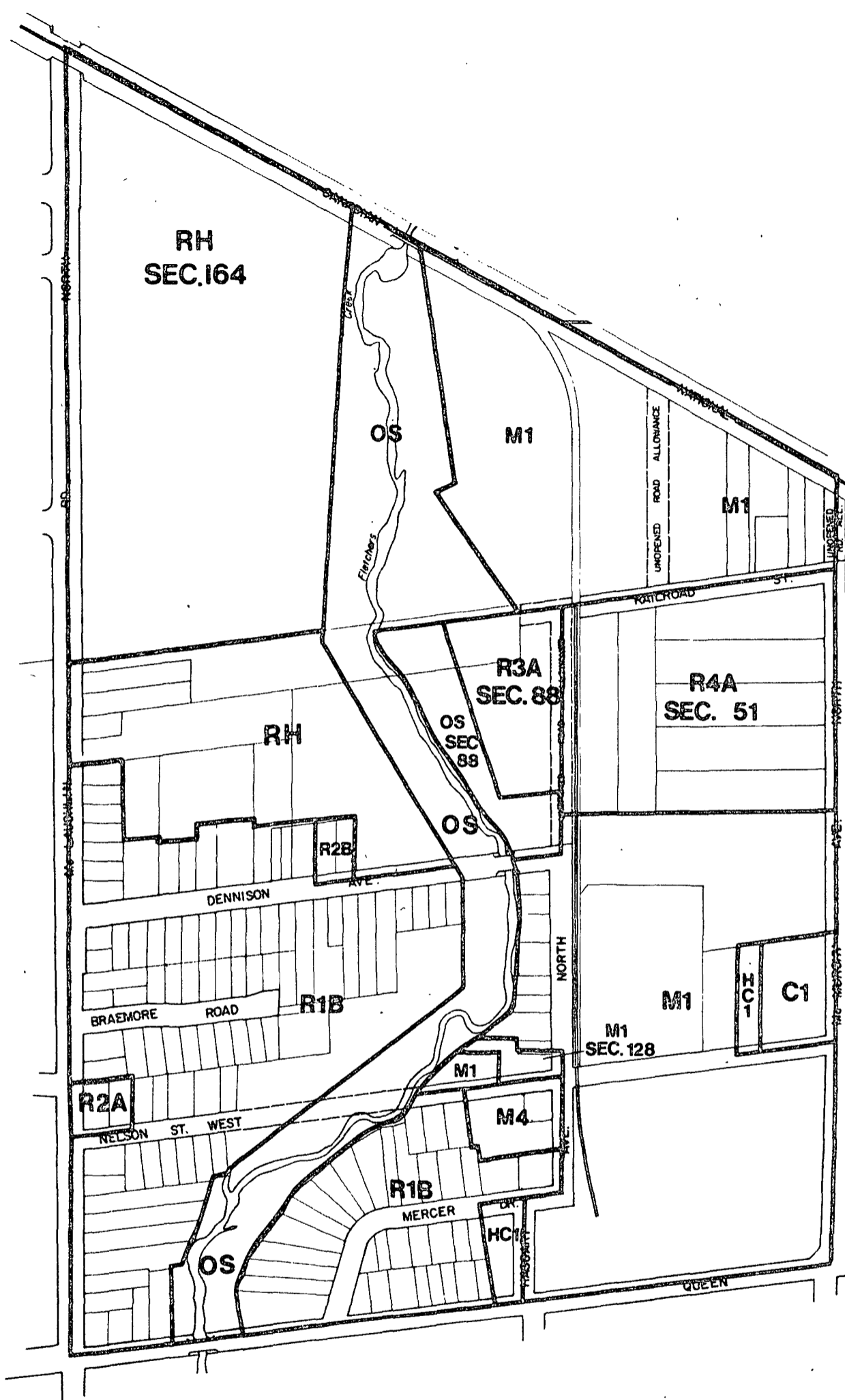


**CITY OF BRAMPTON**



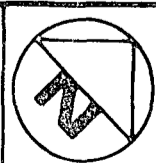
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 In This By-Law






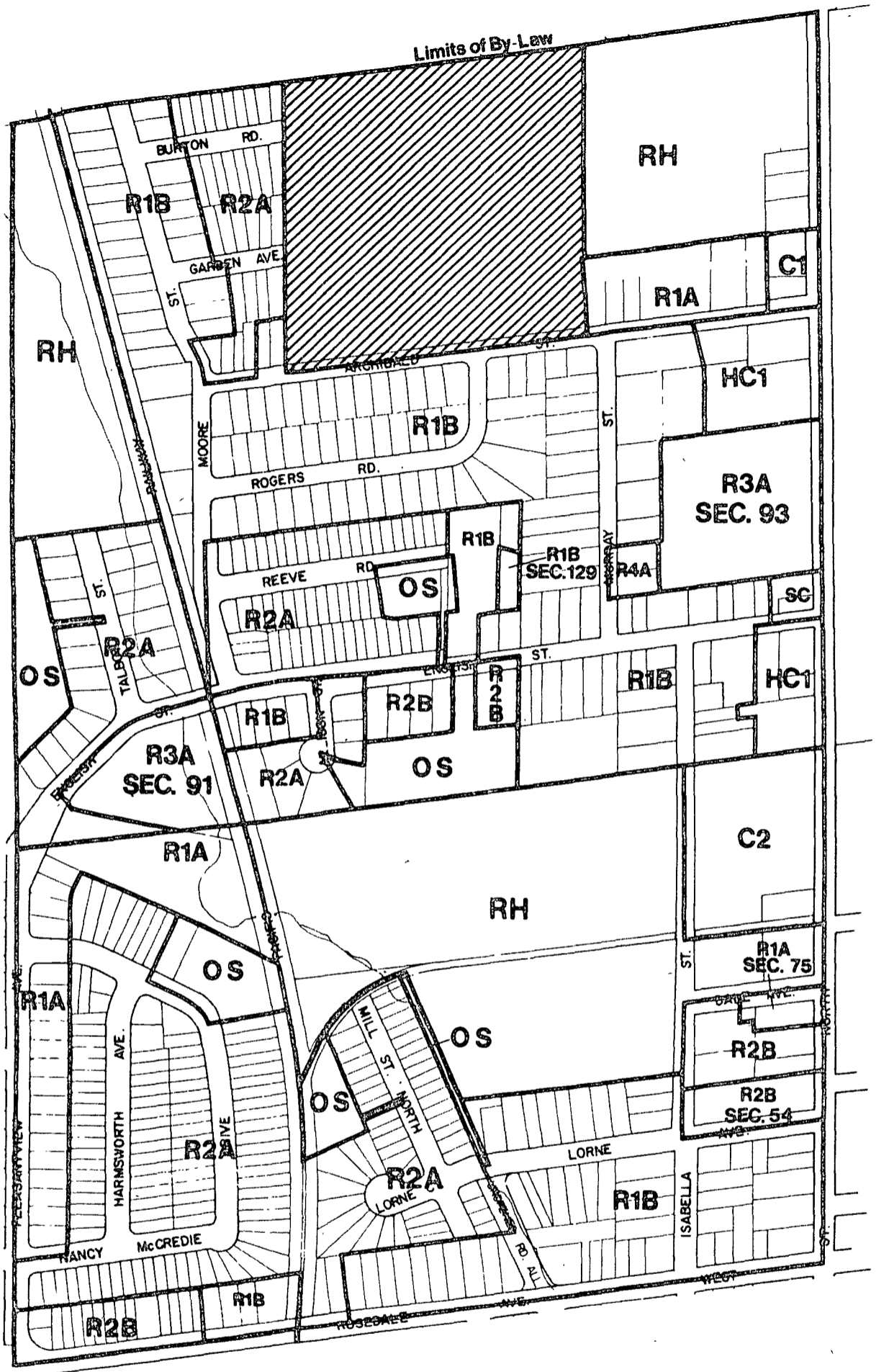
Schedule A Sheet 5  
**BY-LAW 25-79**

SCHEDULE C BY-LAW *144-81*



**CITY OF BRAMPTON**  
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 In This By-Law



Schedule A Sheet 6  
**BY-LAW 25-79**

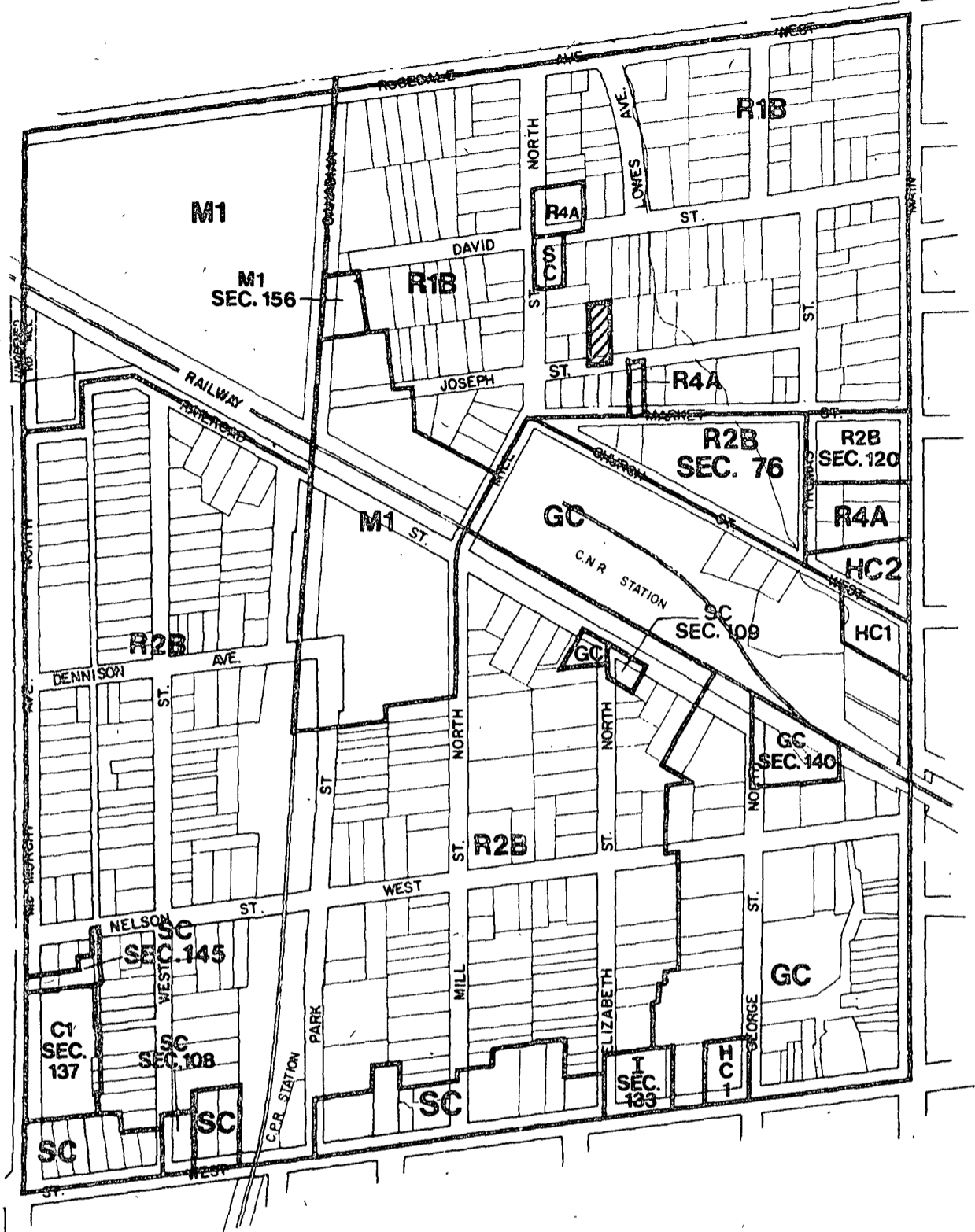
SCHEDULE D BY-LAW 144-81



CITY OF BRAMPTON

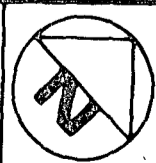


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Schedule A Sheet 7  
**BY-LAW 25-79**

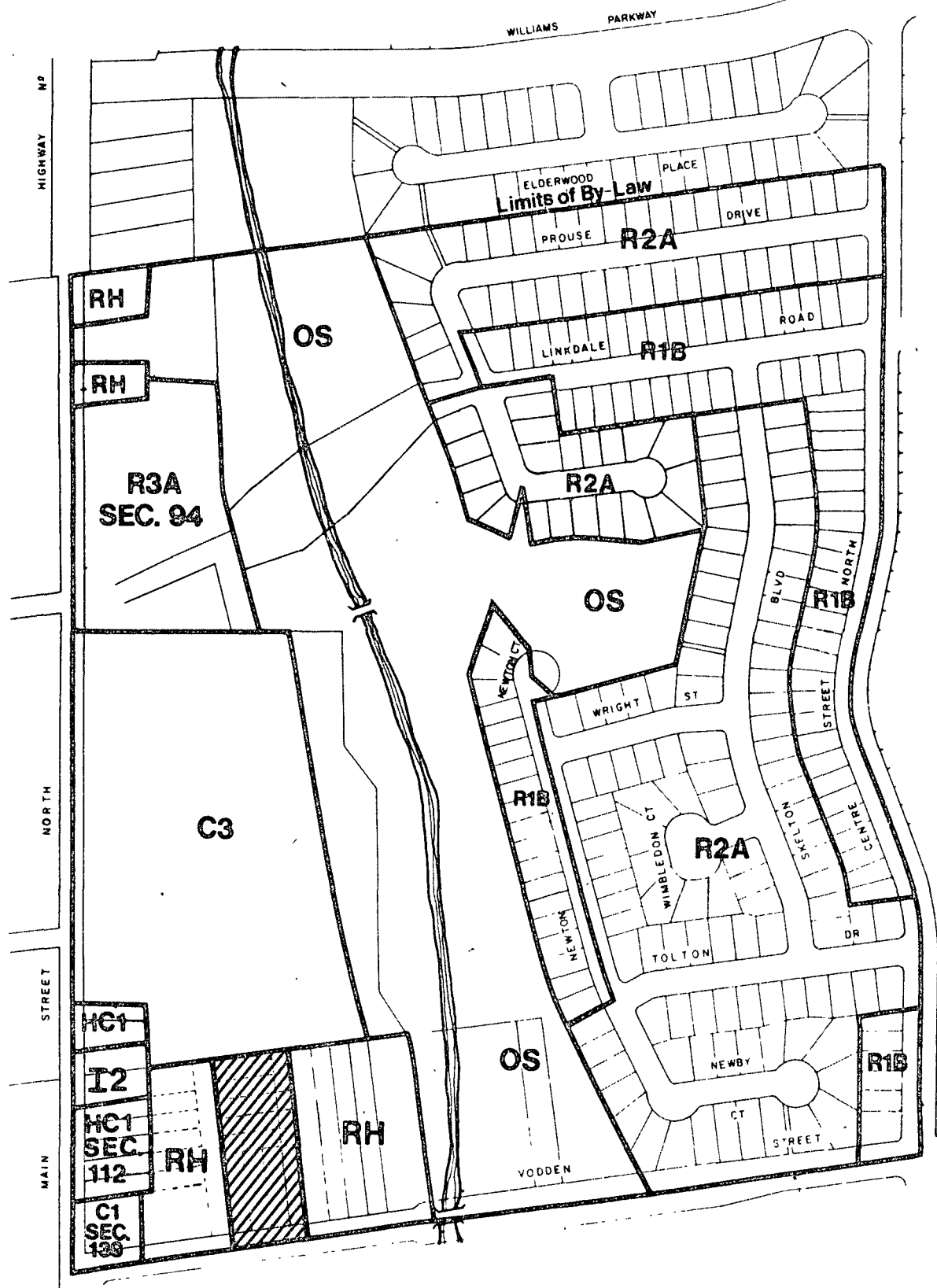
SCHEDULE E BY-LAW 144-81



**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law



Schedule A Sheet 8  
**BY-LAW 25-79**

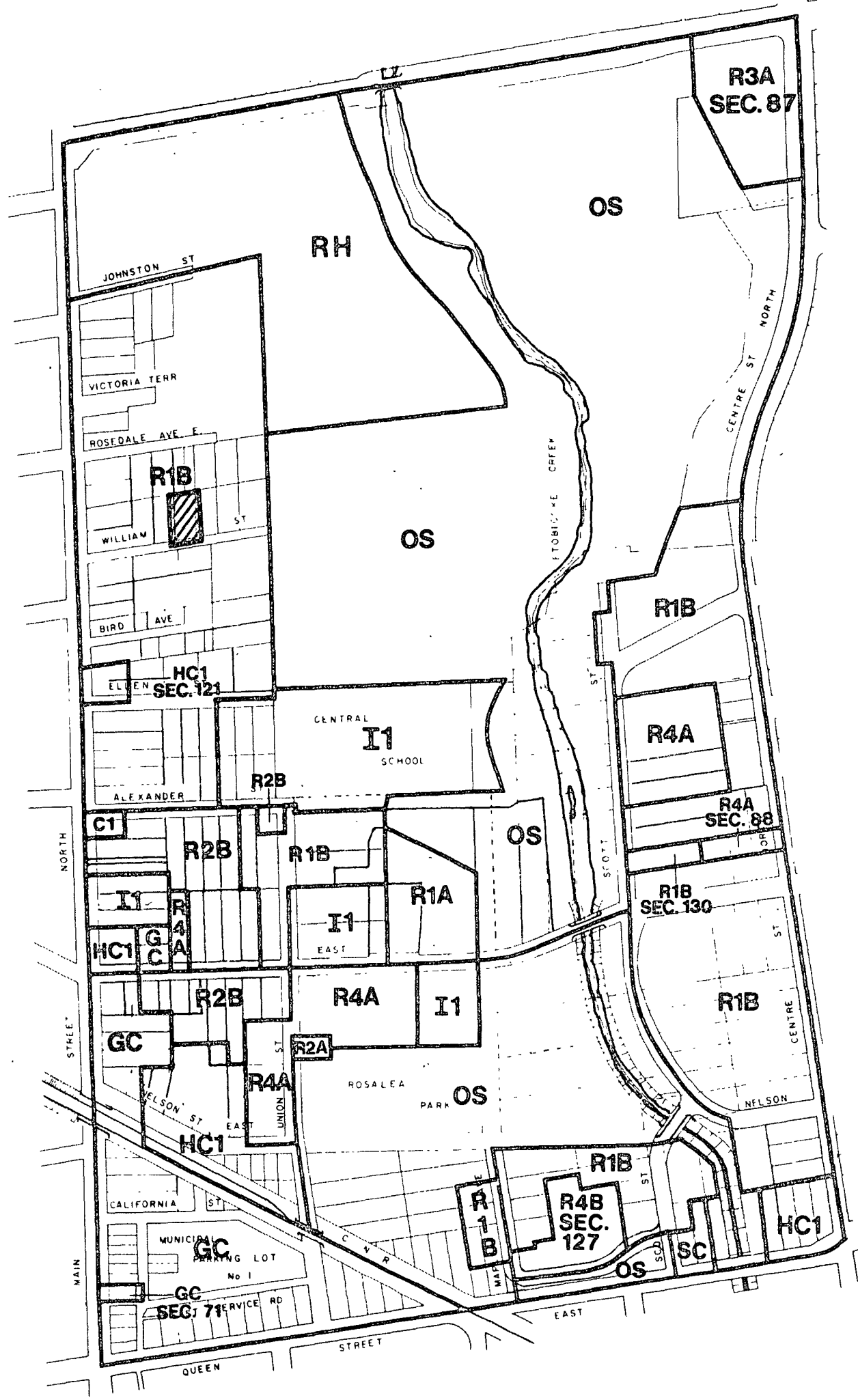
SCHEDULE F BY-LAW *144-81*



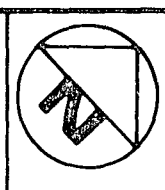
**CITY OF BRAMPTON**




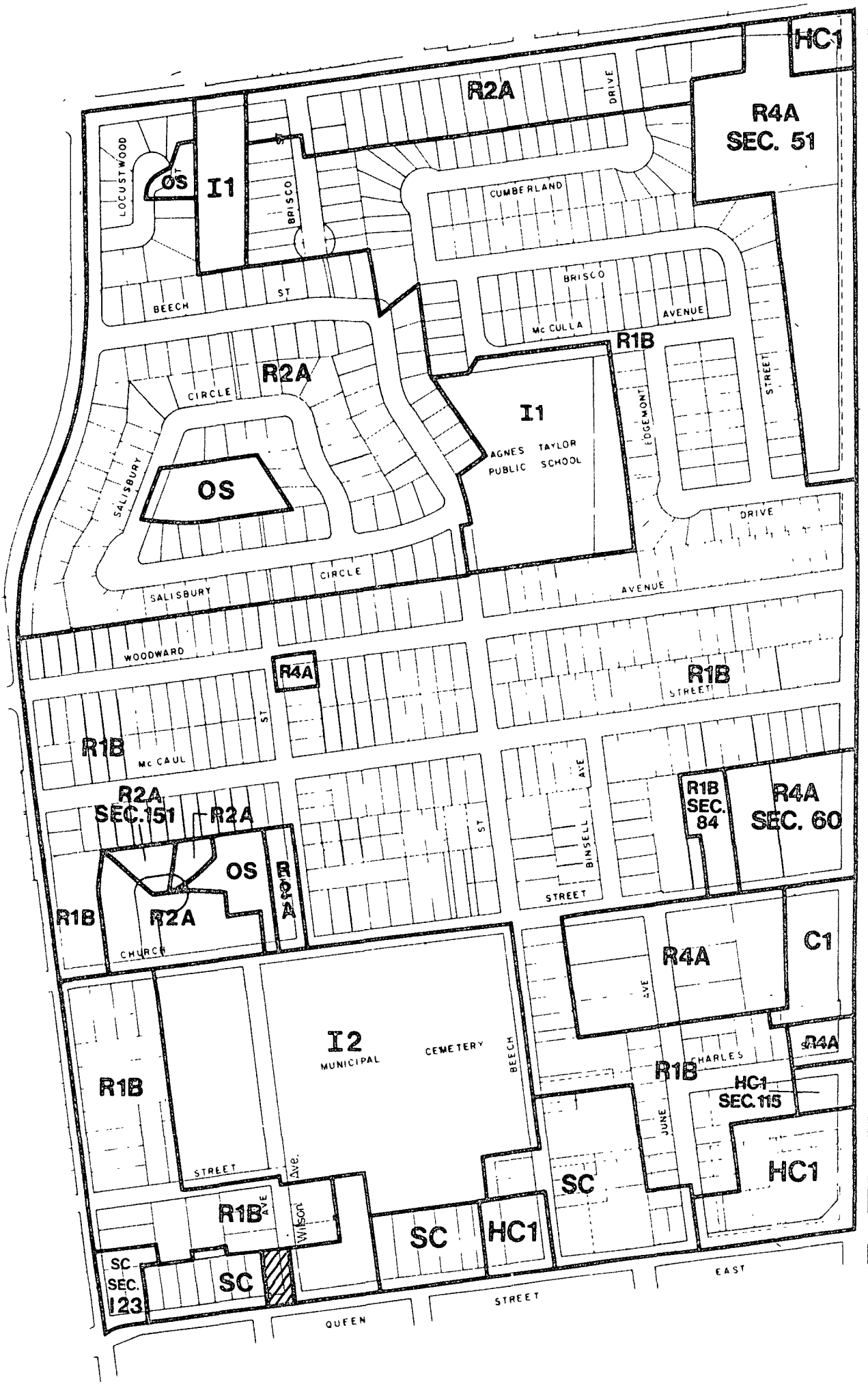
 Lands Not Included  
 In This By-Law



Schedule A Sheet 9  
**BY-LAW 25-79**  
 SCHEDULE G BY-LAW 144-81



**CITY OF BRAMPTON**  
 0 25 50m 100m 200m  
 Lands Not Included In This By-Law



No 7 HIGHWAY  
KENNEDY ROAD NORTH

**Schedule A Sheet 11**  
**BY-LAW 25-79**

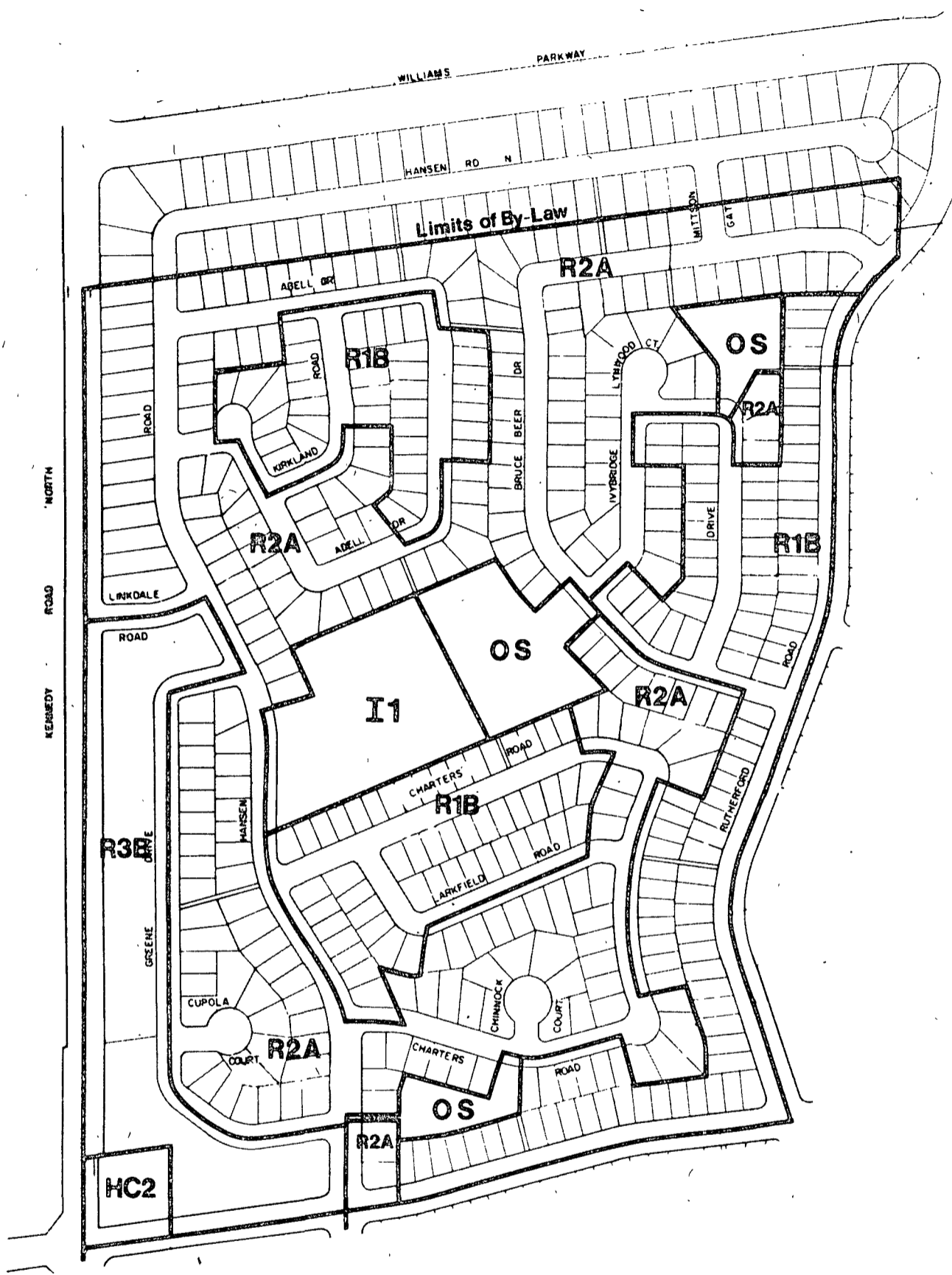
SCHEDULE H BY-LAW 144-81



**CITY OF BRAMPTON**

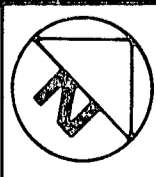


 **Lands Not Included In This By-Law**

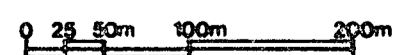


Schedule A Sheet 12  
**BY-LAW 25-79**

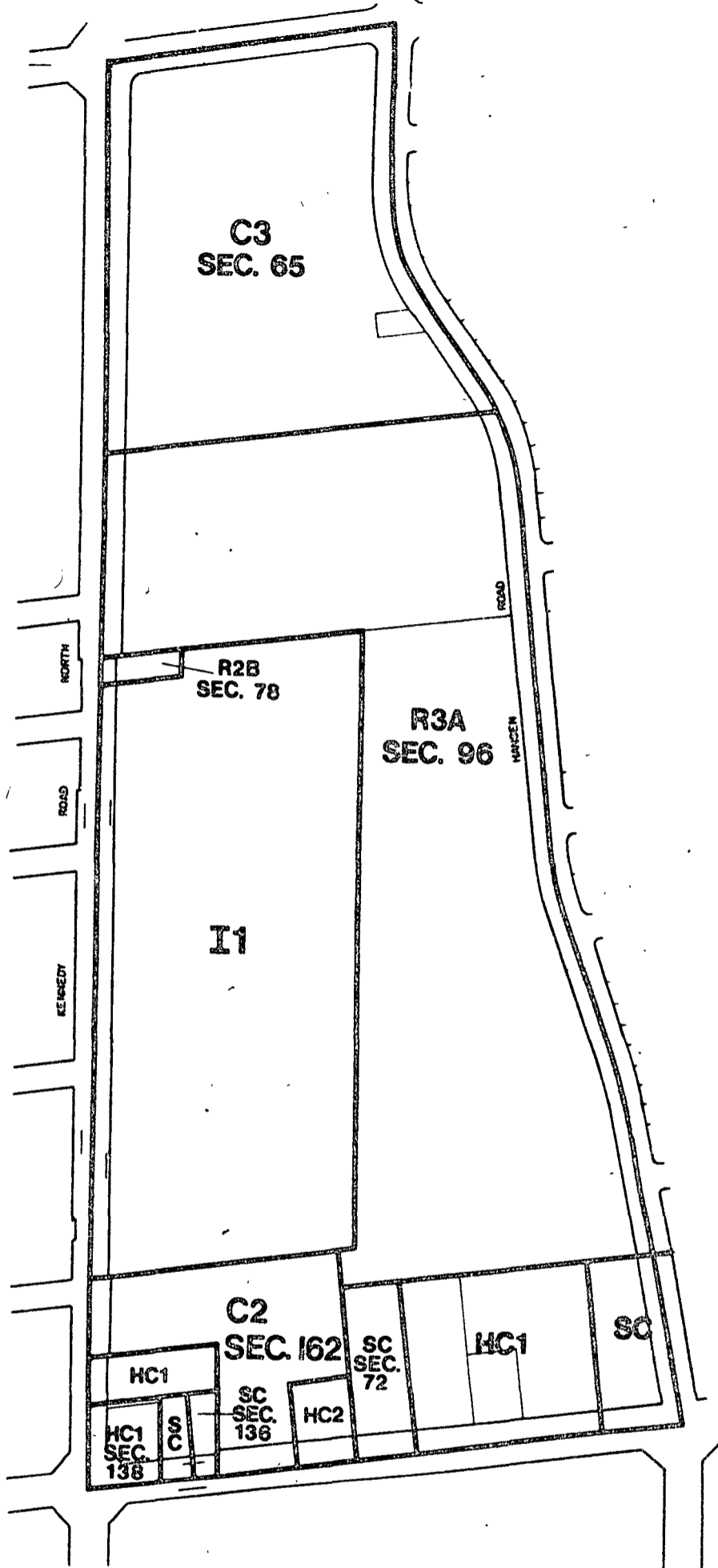
SCHEDULE I BY-LAW *144-81*



**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law




Schedule A Sheet 13  
**BY-LAW 25-79**

SCHEDULE J BY-LAW 144-81

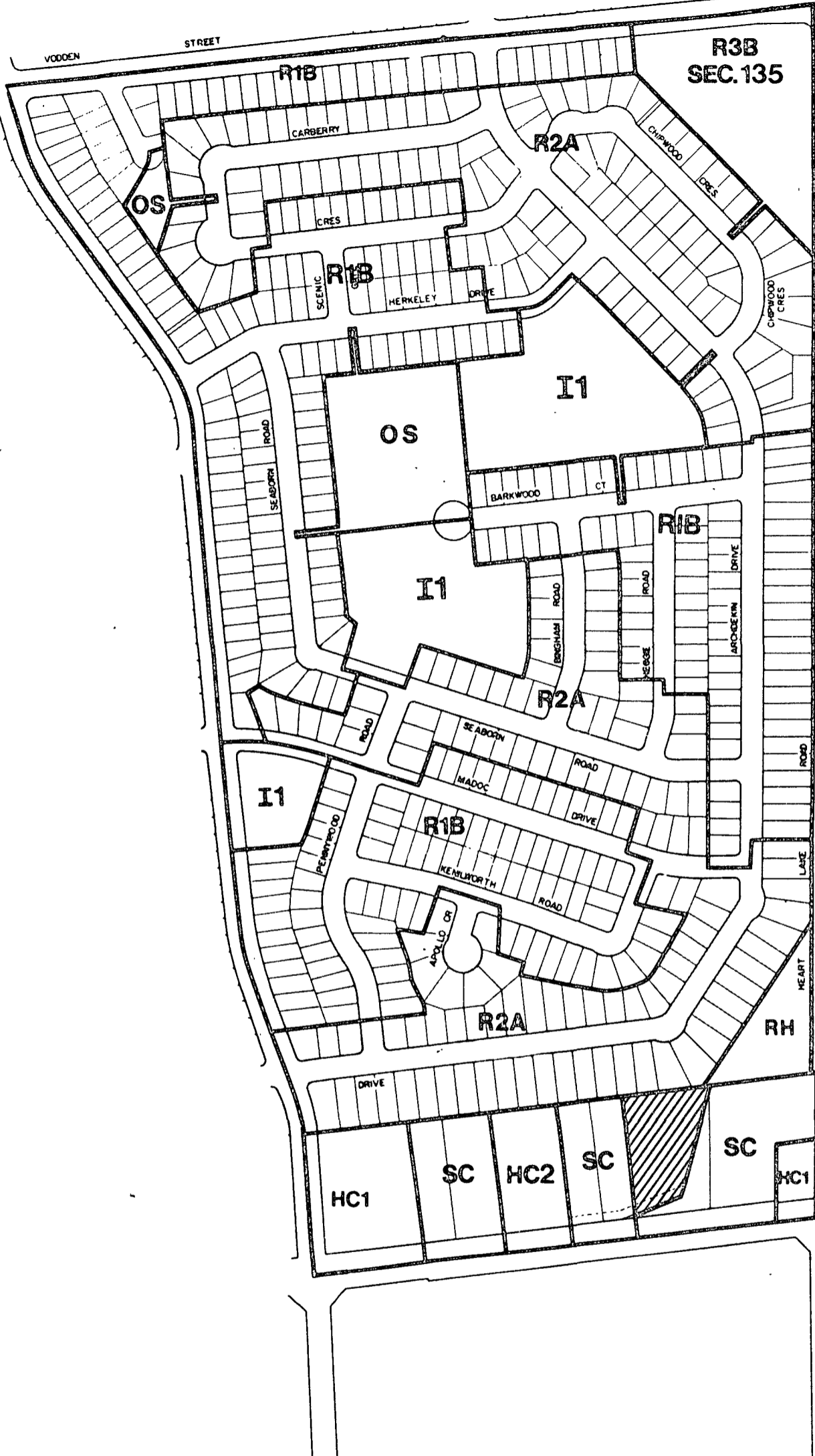


CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included  
 In This By-Law



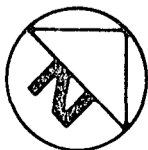


Limits of By-Law

EAST  
LURE  
SECOND

Schedule A Sheet 16  
**BY-LAW 25-79**

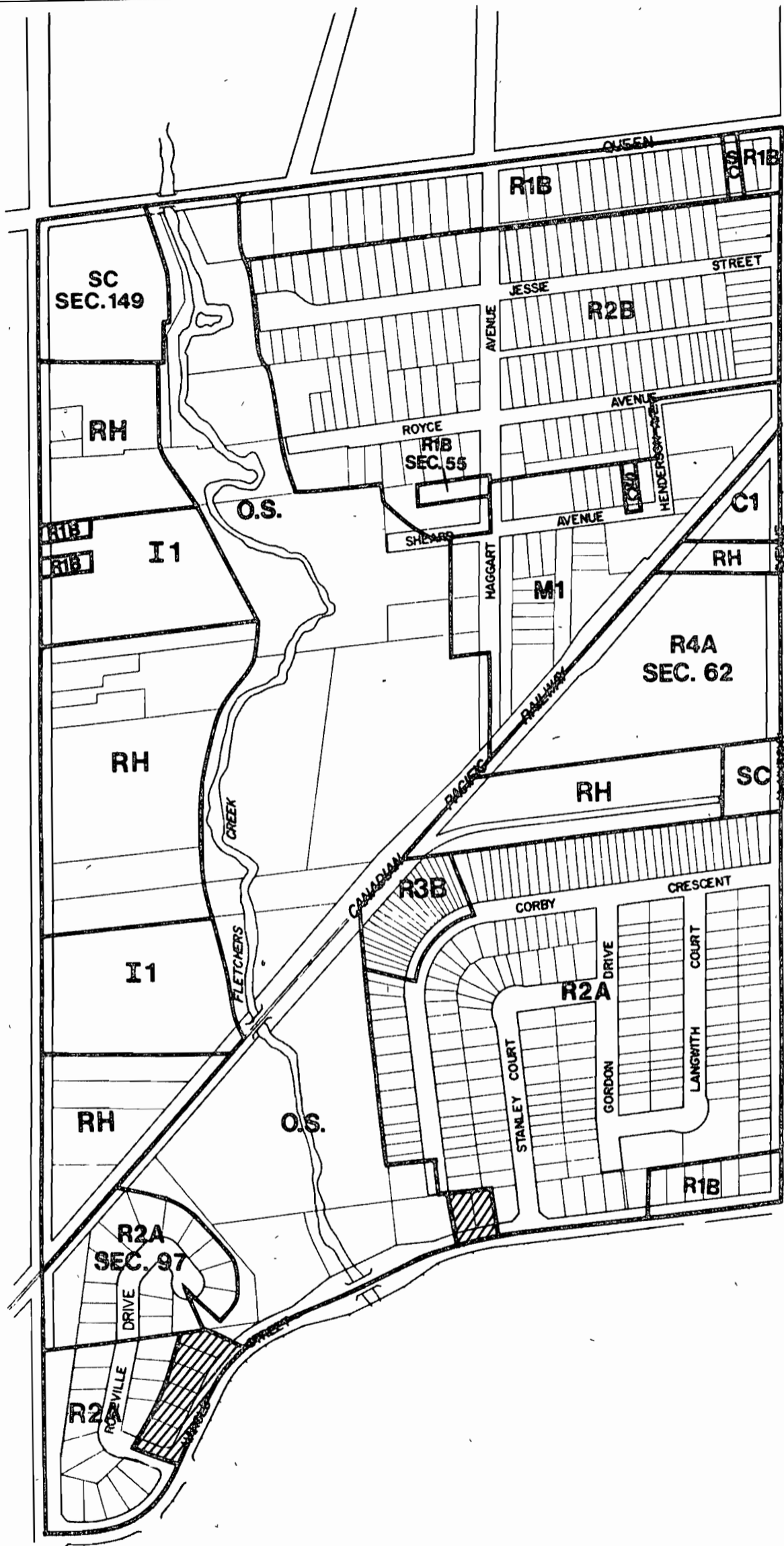
SCHEDULE K BY-LAW *144-81*



**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law



Schedule A Sheet 20  
**BY-LAW 25-79**

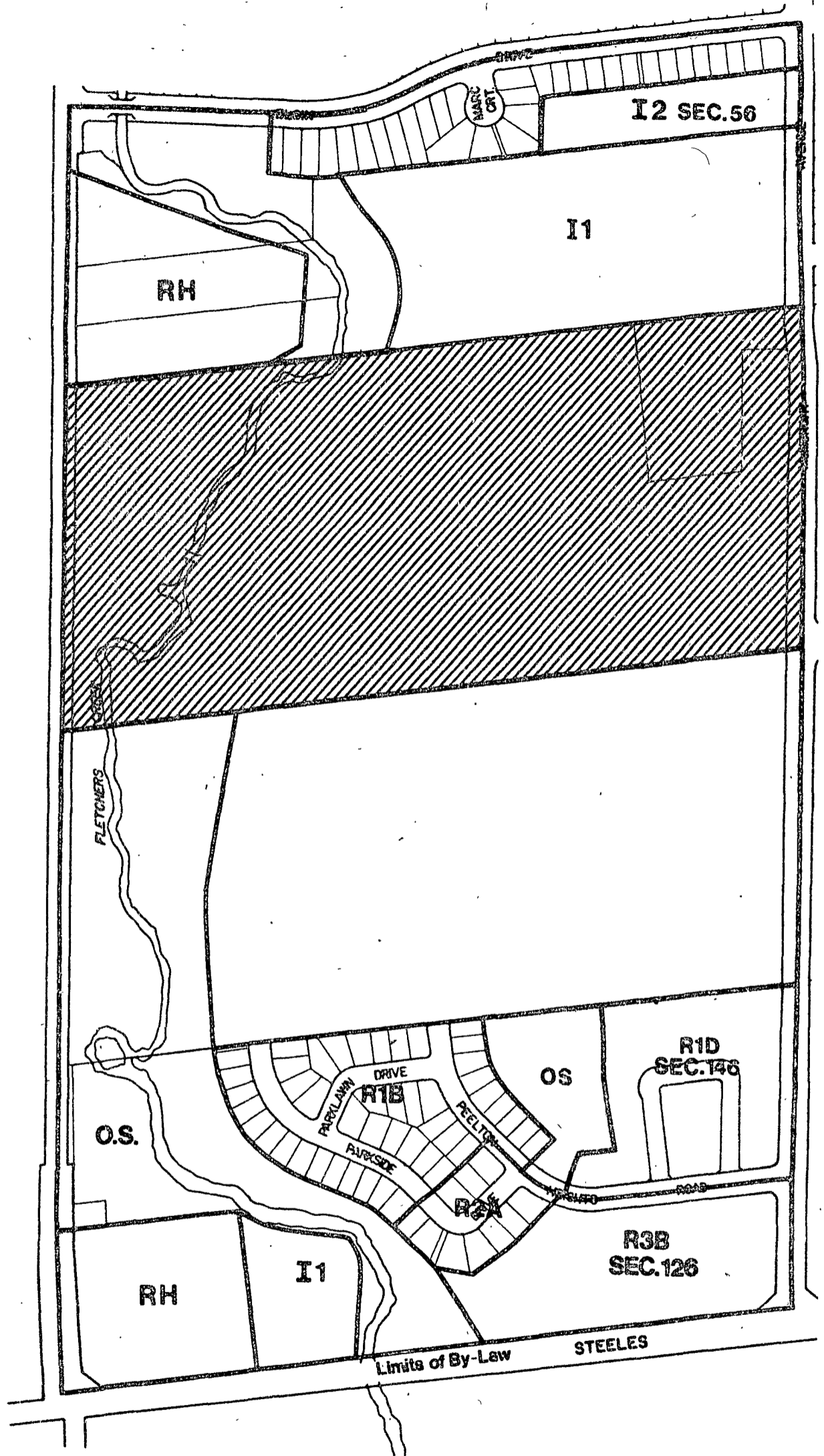
SCHEDULE L BY-LAW 144-81



CITY OF BRAMPTON

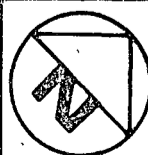
0 25 50m 100m 200m

 Lands Not Included  
 In This By-Law



Schedule A Sheet 22  
**BY-LAW 25-79**

SCHEDULE M BY-LAW *144-81*

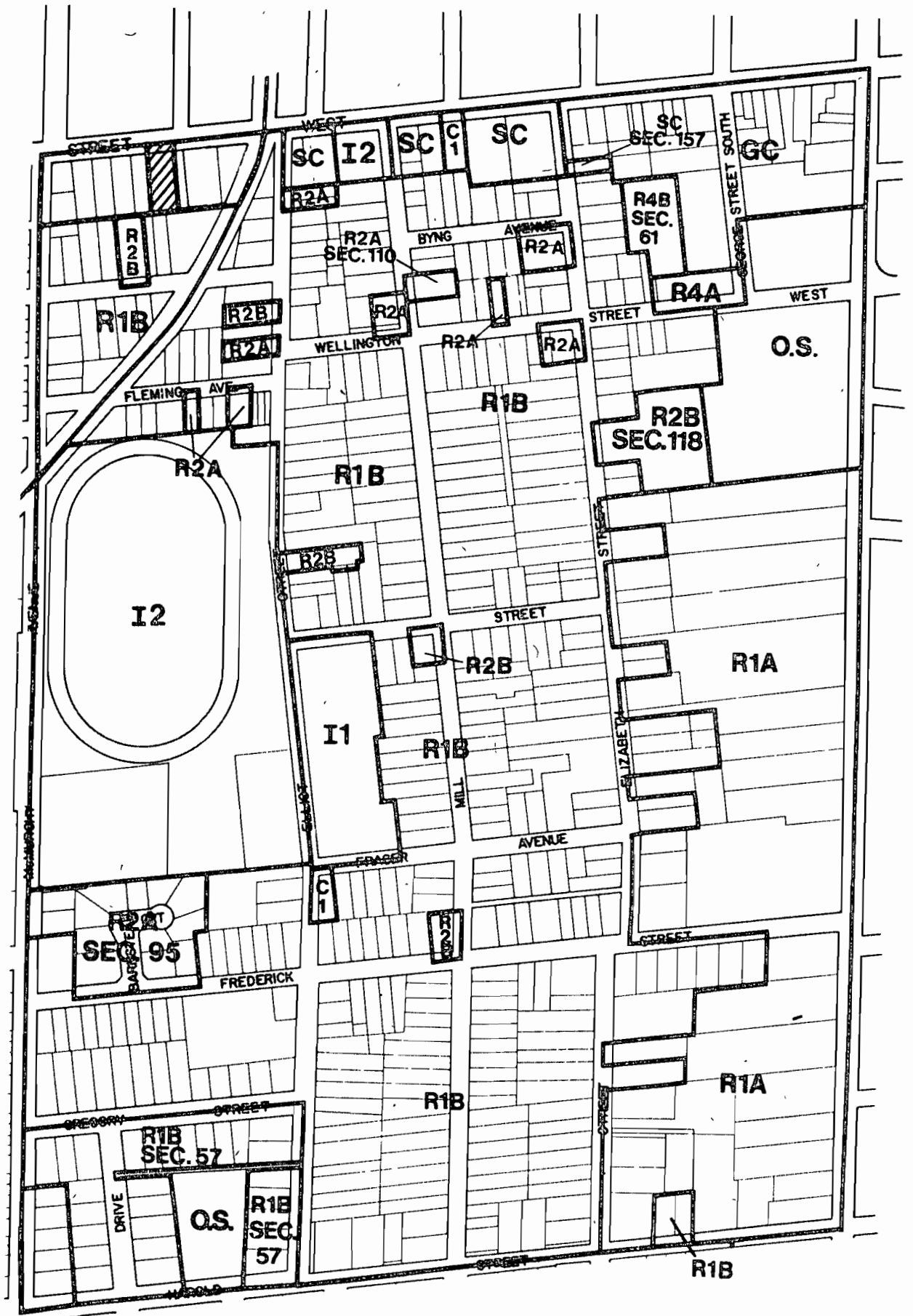


**CITY OF BRAMPTON**

0 25 50m 100m 200m



Lands Not Included  
 In This By-Law



Schedule A Sheet 23  
**BY-LAW 25-79**

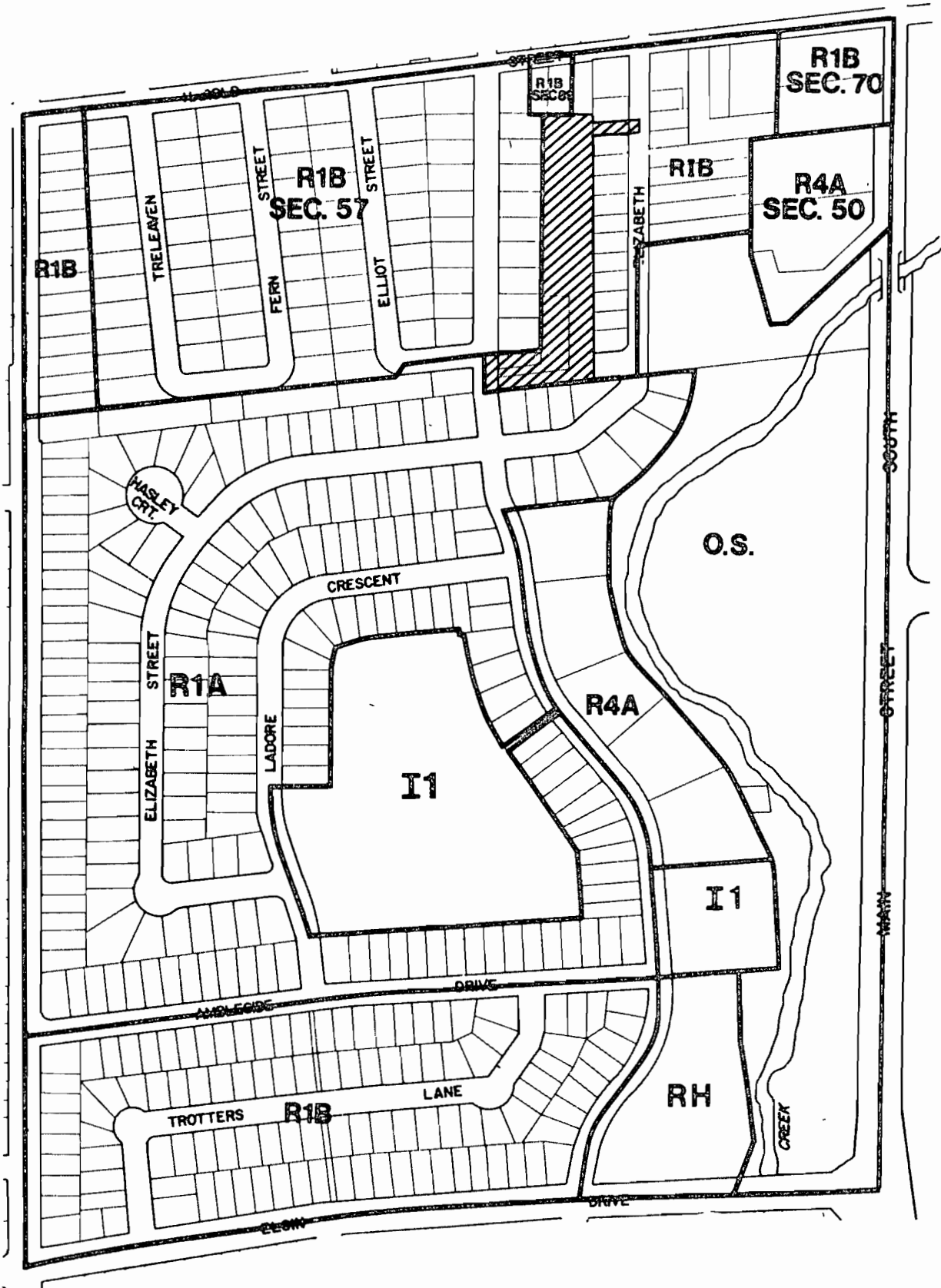
SCHEDULE N BY-LAW 144-81



**CITY OF BRAMPTON**

0 25 50m 100m 200m

 Lands Not Included  
 In This By-Law



Schedule A Sheet 24  
**BY-LAW 25-79**

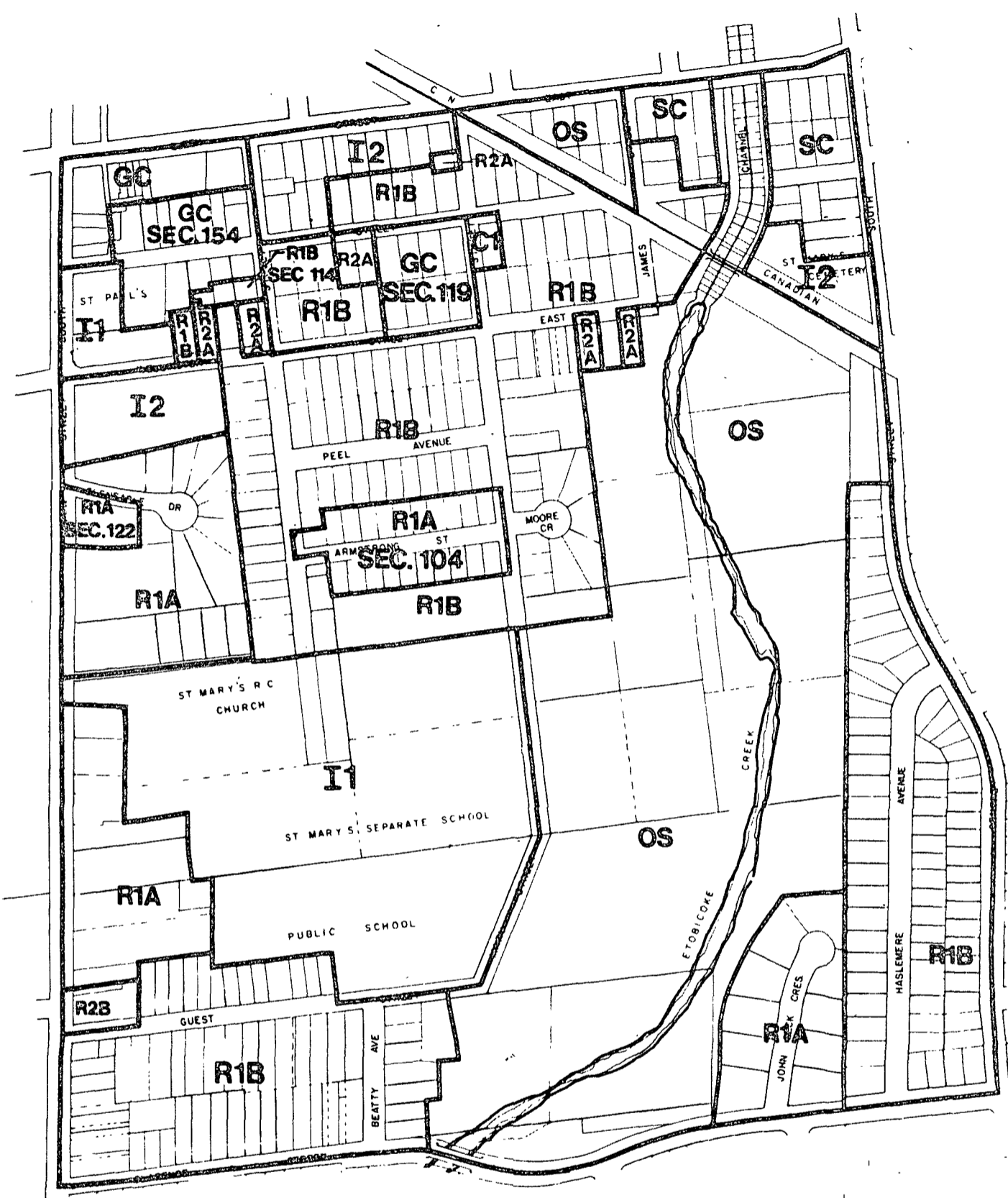
SCHEDULE O BY-LAW 144-81



**CITY OF BRAMPTON**

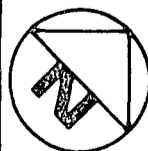


 Lands Not Included  
 In This By-Law



Schedule A Sheet 26  
**BY-LAW 25-79**

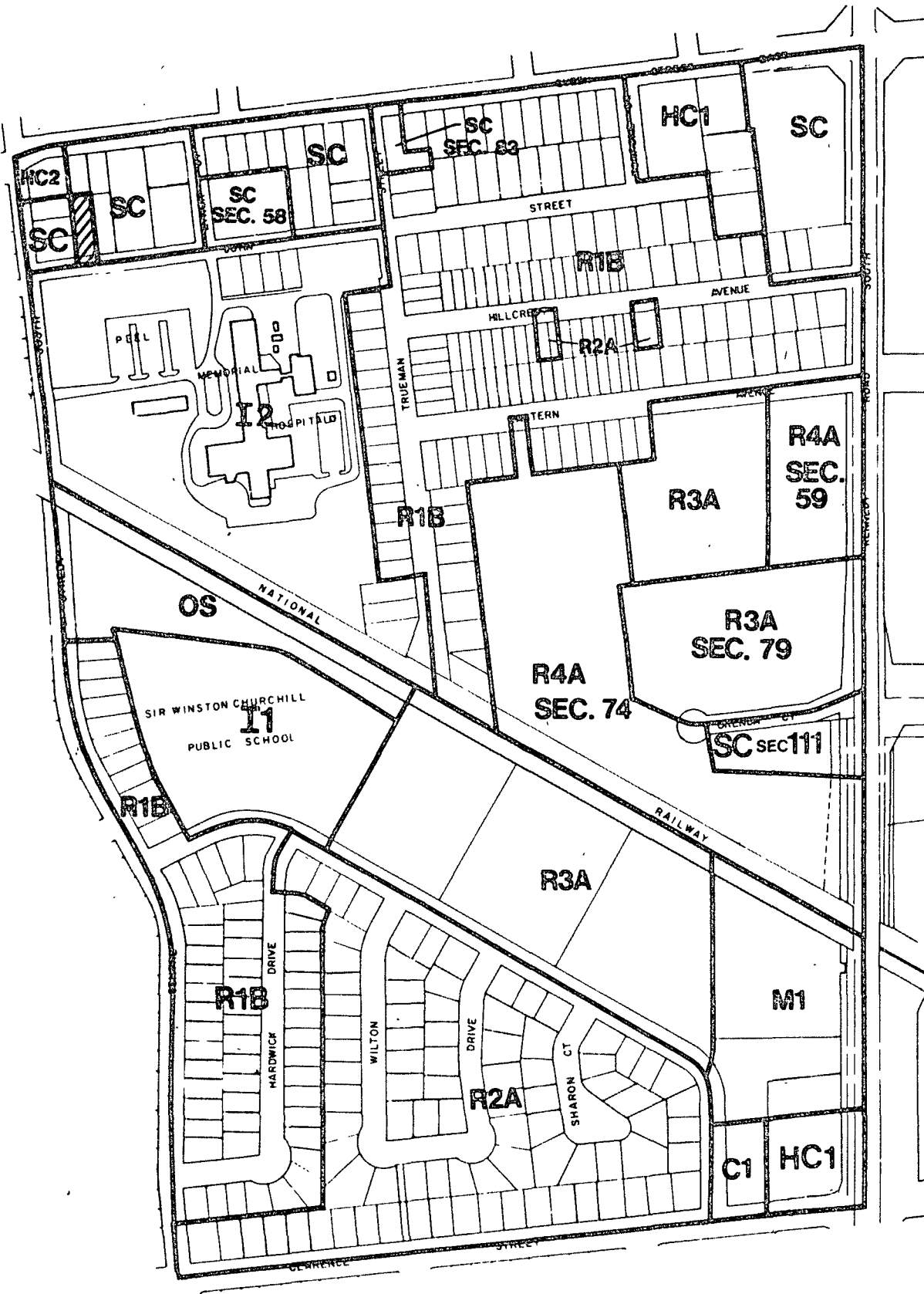
SCHEDULE P BY-LAW 144-81



**CITY OF BRAMPTON**

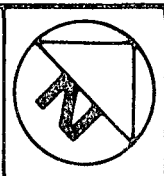
0 25 50m 100m 200m

 Lands Not Included  
 In This By-Law




Schedule A Sheet 29  
**BY-LAW 25-79**

SCHEDULE Q BY-LAW 144-81

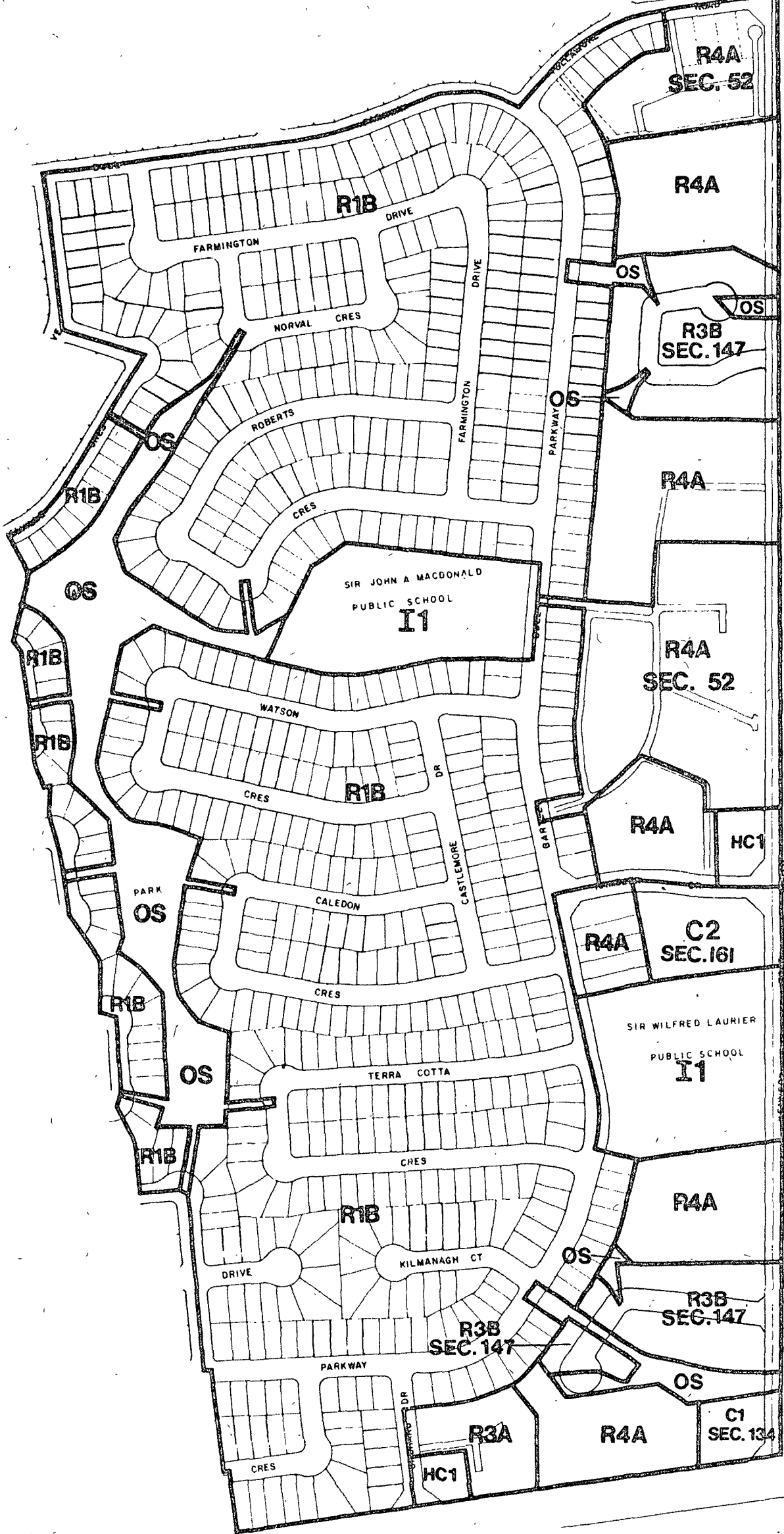


**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law





Schedule A Sheet 31  
**BY-LAW 25-79**

SCHEDULE R BY-LAW *144-81*

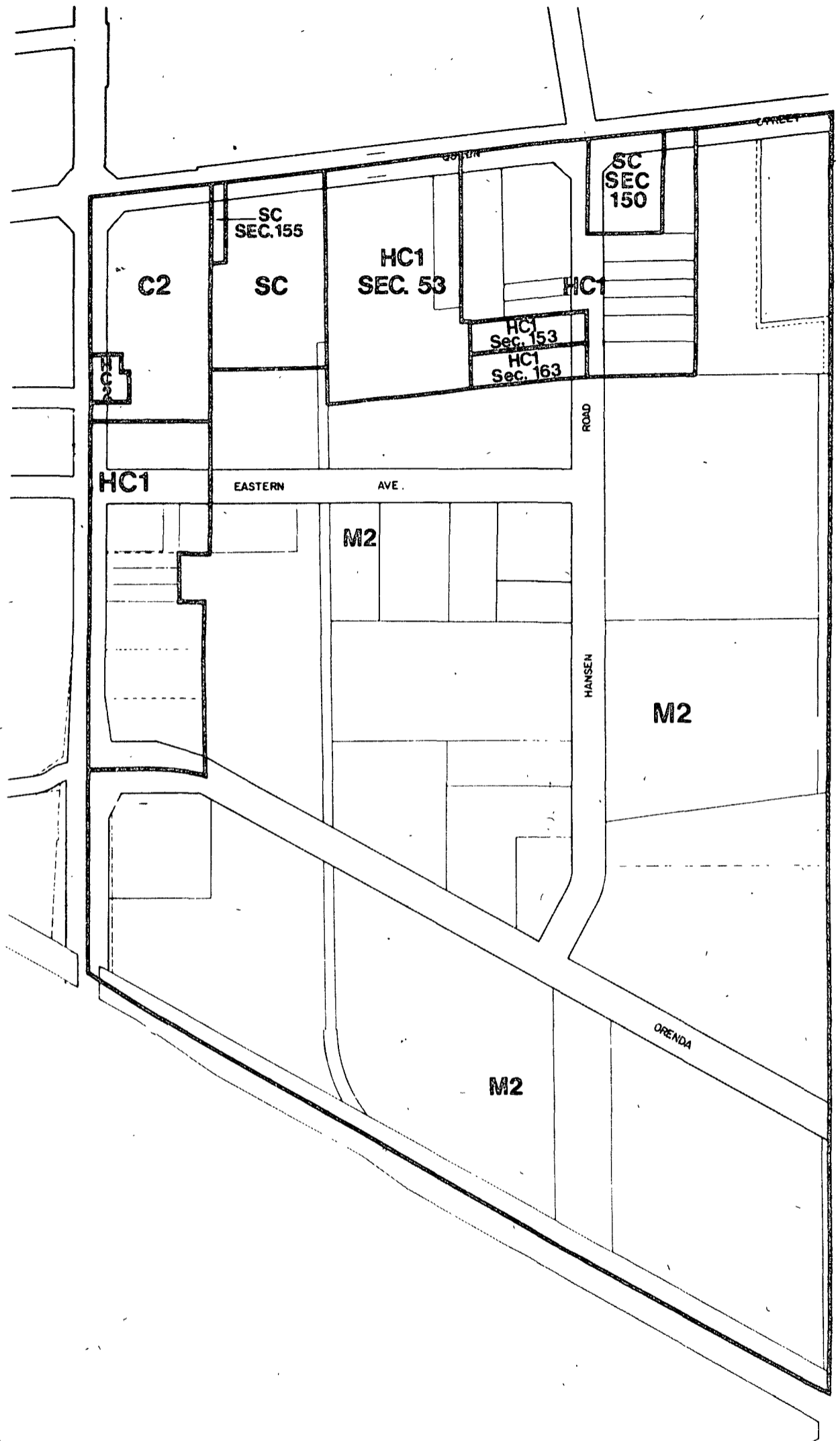


**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law





Schedule A Sheet 32  
**BY-LAW 25-79**

SCHEDULE S BY-LAW *144-81*

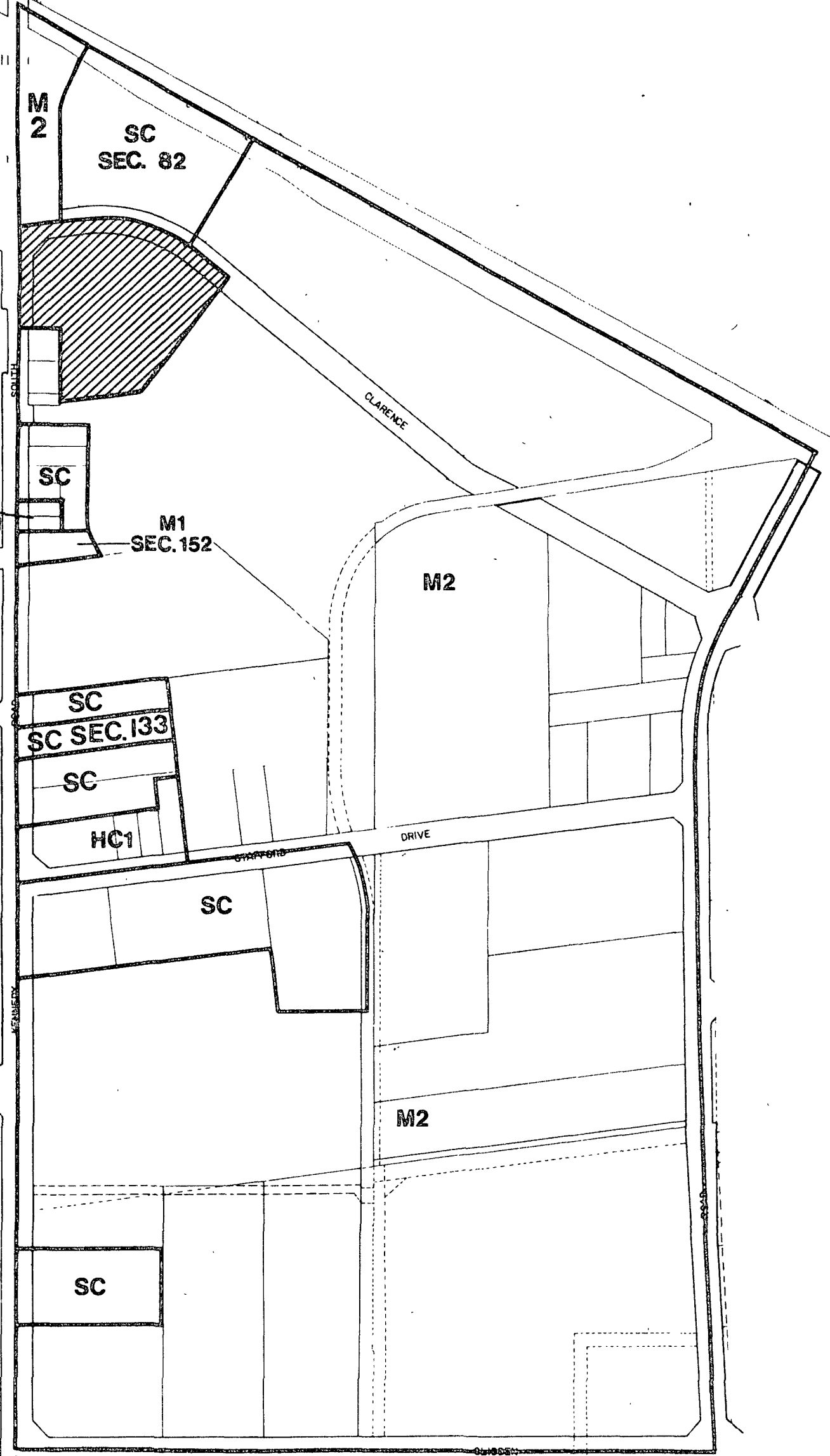


**CITY OF BRAMPTON**

0 25 50m 100m 200m

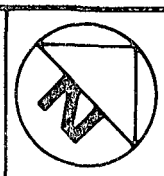


Lands Not Included  
 In This By-Law




**Schedule A Sheet 33**  
**BY-LAW 25-79**

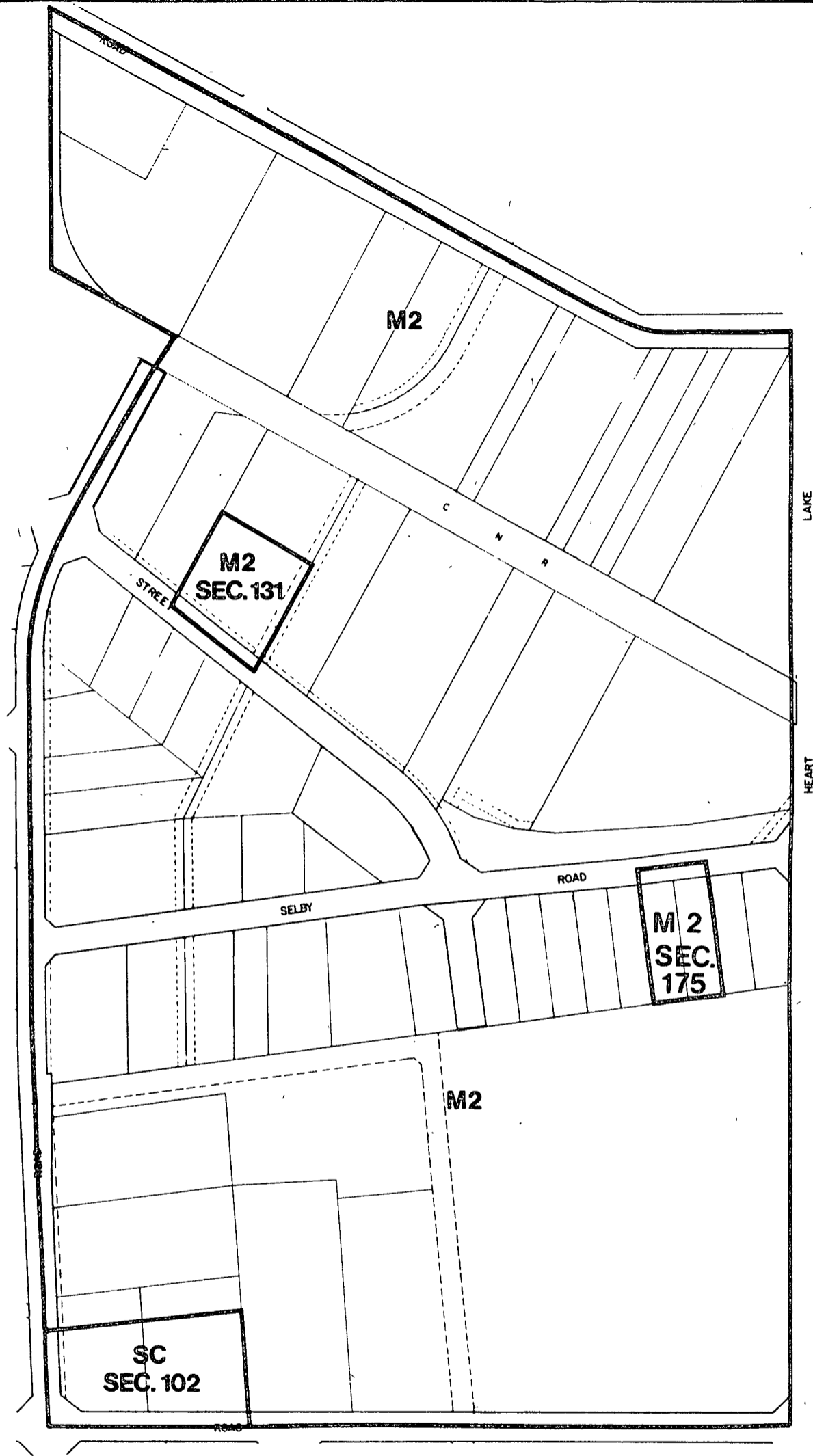
SCHEDULE T BY-LAW 144-81



**CITY OF BRAMPTON**

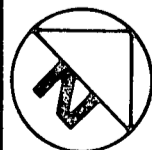


 Lands Not Included In This By-Law



Schedule A Sheet 36  
**BY-LAW 25-79**

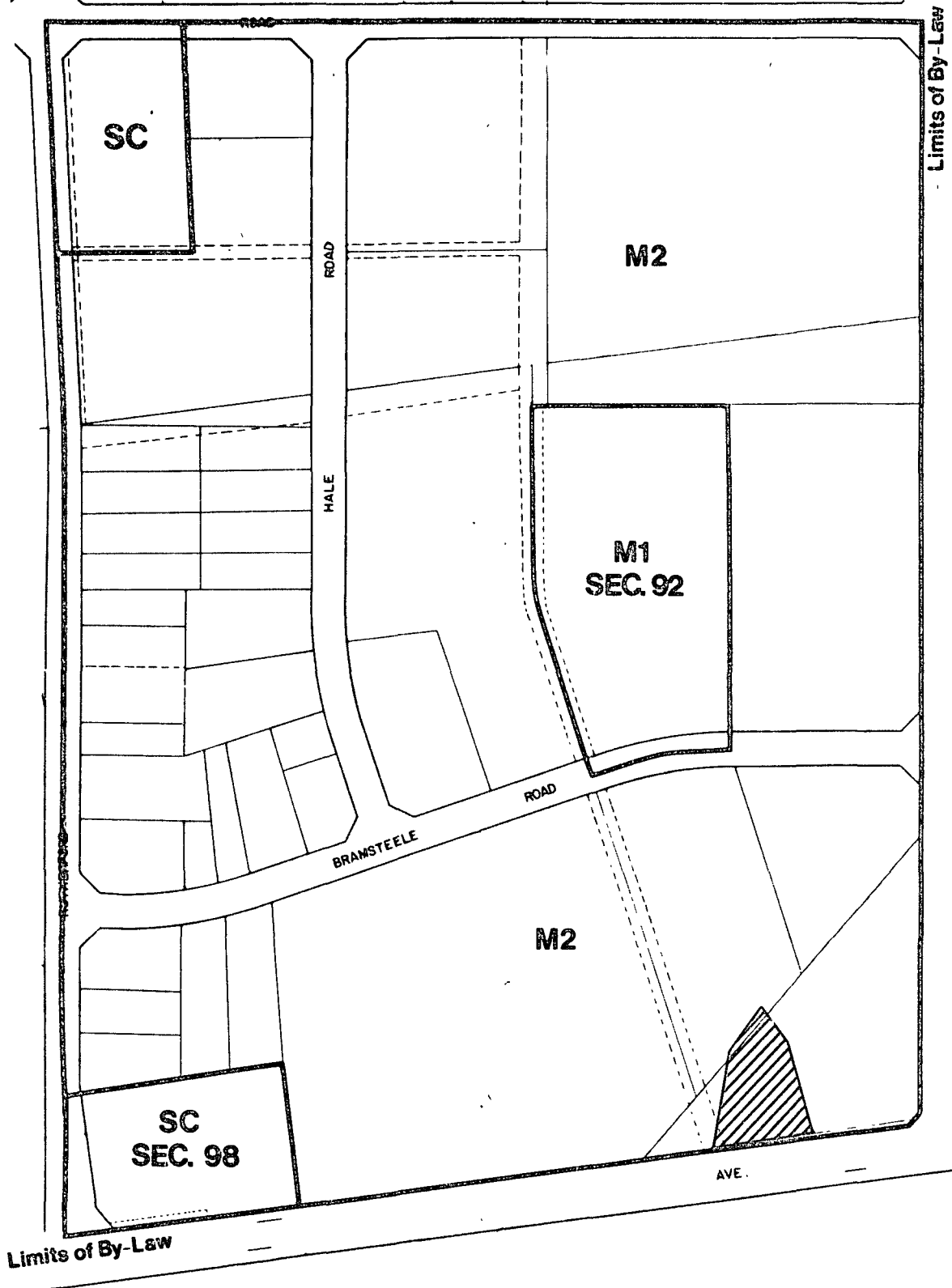
SCHEDULE U BY-LAW *144-81*



**CITY OF BRAMPTON**



 Lands Not Included  
 In This By-Law



Schedule A Sheet 37  
**BY-LAW 25-79**

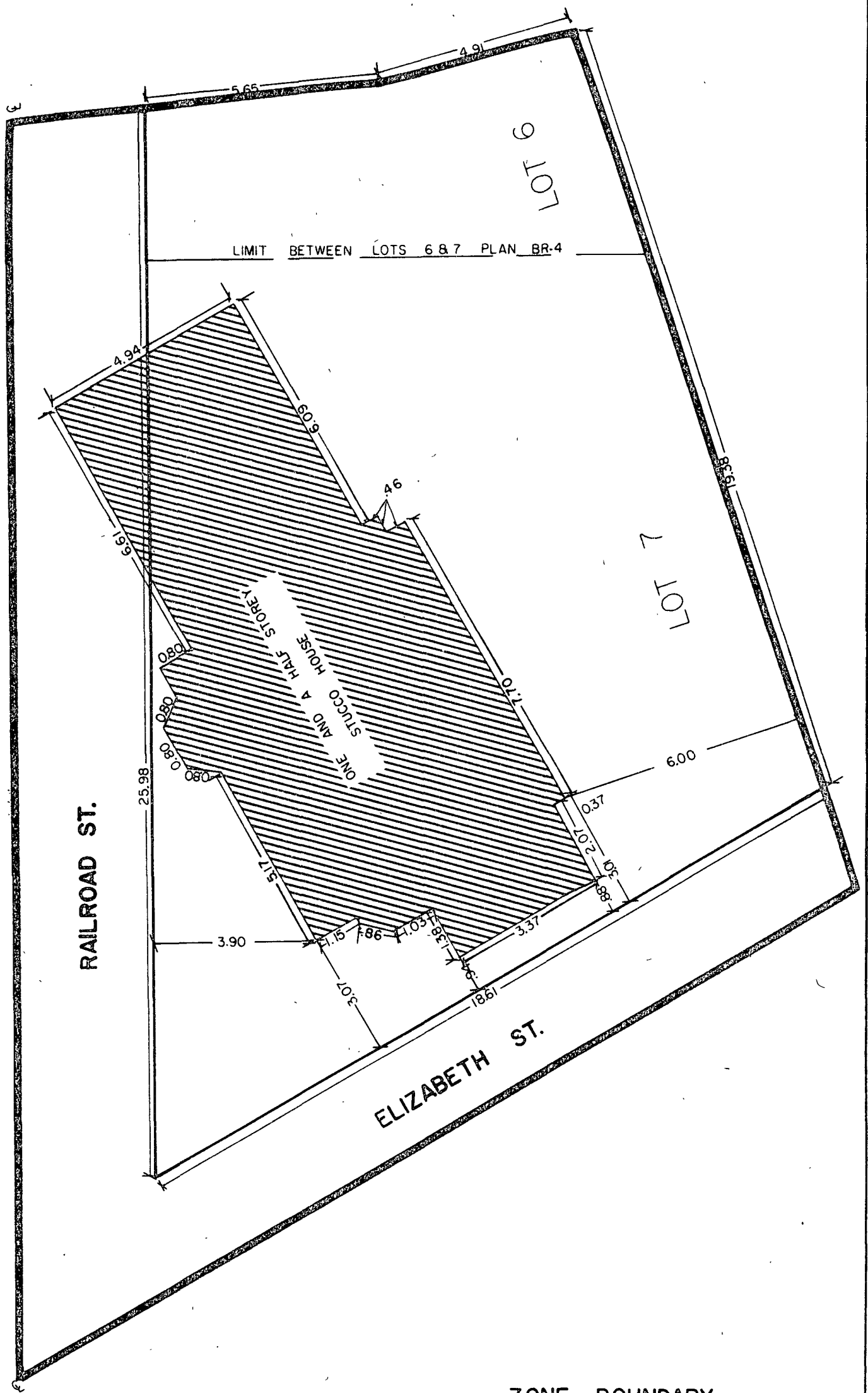
SCHEDULE V BY-LAW 144-81



CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included  
 In This By-Law



 ZONE BOUNDARY

(ALL DIMENSIONS IN METRIC)

Schedule C-109  
**BY LAW 25-79**

SCHEDULE W BY-LAW *144-81*



**CITY OF BRAMPTON**

Scale  
 1:20