



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 187-82
~~To regulate the use of land and~~
buildings on part of Lot 14,
Concession 1, East of Hurontario
Street, formerly within the Town
of Mississauga, now in the City
of Brampton.

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 which are shown outlined on Schedule A attached hereto.
- 1.2 By-law 5500 of the former Town of Mississauga no longer applies to the lands to which this by-law applies.

SECTION 2.0 ADMINISTRATION

- 2.1 Administration
This by-law shall be administered by the Commissioner of Buildings and By-law Enforcement and such other persons that may from time to time be appointed by by-law or by resolution of Council.
- 2.2 Violation and Penalty
Every person who contravenes any of the provisions of this by-law is guilty of an offence and, upon conviction, shall be liable in respect of each offence to a fine of not more than two thousand dollars (\$2,000.00), exclusive of costs.
- 2.3 Conformity with By-law
No lands or buildings shall be used, and no building or structure shall be erected altered, nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this by-law.
- 2.4 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.

2.5 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, as long as it continues to be used for that purpose.

SECTION 3.0 INTERPRETATION

3.1 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.

3.2 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 the 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 railroad right-of-way, electrical transmission line right-of-way, or watercourse, is included on the zoning maps, said street, lane, railroad, or railroad right-of-way, electrical transmission line right-of-way, or watercourse shall, unless otherwise indicated, be included in the zone of the abutting property on either side thereof;
- (d) Where none of the above provisions apply, the zone boundary shall be scaled from the attached schedules.

3.3 Interpretation of Certain Words

(a) Singular and Plural Words:

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

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

(b) Shall is Mandatory:

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

(c) Used and Occupied:

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

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

3.4 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 4.0 ZONES AND SCHEDULES

4.1 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 Single Family "D"	R1D
	Residential Single Family "E"	R1E
	Residential Single Family "F"	R1F
	Residential Single Family "J"	R1J
	Residential Apartment "C" Zone	R4C
	Residential Apartment "D" Zone	R4D
	Residential Multiple "A" Zone	RMA
2. Commercial:	Service Commercial Zone	SC
	Office Commercial Zone	OC
	Special Office and Service Commercial Zone	SOSC
3. Institutional:	Institutional 1	I1
4. Open Space:	Open Space Zone	OS

4.2 Schedules

Schedule A with the notations and references shown thereon is hereby declared to be part of this by-law.

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 only 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.

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

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

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

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

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

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

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.

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

CONSERVATION AREA shall mean an area of land owned by a Conservation Authority.

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

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.

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

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

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

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

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

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

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

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

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

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

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each unit.

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

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

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

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

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

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

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

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

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

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

GROUP HOME shall mean a residence for the accommodation of 3 to 10 persons, exclusive of staff or receiving family, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

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

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

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.

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

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

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

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

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

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

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

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

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

LOT WIDTH shall mean the 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.

LOT LINE shall mean any boundary of any lot.

LOT LINE, FLANKAGE shall mean the longer lot line which abuts 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.

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 1 or more of the other requirements and restrictions relating to that zone.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of any agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a community club.

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

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

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

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

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

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

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

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

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

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

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

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.

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

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

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

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

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

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

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

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.

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.

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 line of the said lot.

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

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

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

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

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

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

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

6.4 Yards or Building Setbacks Reduced by Public Action

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

6.5 Frontage on Road or Street

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

6.6 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.

6.7 Dwelling Units Prohibited Below Grade

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

6.8 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.

6.9 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.

6.10 Permitted Yard Encroachments

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

- (a) an accessory building or structure permitted by the provisions of this by-law;

(b) the structures listed in Table 6.11 which may project into the minimum yards indicated for the distances specified;

(c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 6.11

<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 sideyards	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

6.11 Visibility Triangle

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

6.12 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.

6.13 Parking Spaces

6.13.1 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; and
- (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.

6.13.2 Where parking spaces are provided or required for uses other than for a single-family detached dwelling, a semi-detached dwelling, a duplex dwelling, a triplex dwelling, a double duplex dwelling or a street townhouse dwelling unit, 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

6.13.3 (a) Trailers, travel trailers and mobile homes may not be located in any zone if used or intended to be used for the accommodation of and occupation by persons.

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

6.14 Signs

No sign, billboard or poster shall be erected in any zone except in compliance with the "Sign By-law" of the City of Brampton.

6.15 The use of a dwelling or residential building as a group home or as a boarding house is not permitted in any zone unless it is listed as a permitted purpose in a zone.

6.16 The use of a dwelling or residential building as a place where rooms or room and board are supplied for hire or gain to more than two persons is not permitted in any zone unless it is listed as a permitted purpose in a zone.

SECTION 7.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

7.1 Permitted Purposes

The following provisions shall apply to all Residential 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.

7.2 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.

7.3 Accessory Buildings

Accessory buildings or structures other than a detached garage or carport are permitted in any Residential 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) not be used for human habitation;
- (b) not exceed 4.5 metres in height in the case of a peaked roof;
- (c) not exceed 3.5 metres in height in the case of a flat roof;
- (d) not be constructed in a front yard or a flankage side yard or within the minimum required side yard;
- (e) not be less than 0.6 metres from any lot line; and
- (f) not have a floor area in excess of 15 square metres.

7.4 Garage or Carport

All garages or carports shall be built of the same exterior material and of the same architectural design as the main building it is to serve.

A detached private garage or carport as an accessory building may be located in a side or rear yard of a lot in a Residential Zone provided that it is:

- (a) not to exceed 2.5 metres in height in the case of a flat roof
- (b) not to exceed 3.7 metres in height in the case of a peaked roof
- (c) no closer than 1 metre to a main building;
- (d) no closer than 1 metre to a side lot line or rear lot line, and no closer than 6 metres to a flankage lot line.

- (e) no closer to a street than the required setback for a main building, and in no case shall be closer to the front lot line than 6 metres; and
- (f) do not have a floor area in excess of 24 square metres.

7.5 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) not to exceed 2.5 metres in height in the case of a flat roof
- (b) not to exceed 3.7 metres in height in the case of a peaked roof
- (c) do not have a floor area in excess of 24 square metres
- (d) the garages for the two lots abutting said side or rear lot line are designed as one building;
- (e) a common wall on and along the said side or rear lot line divides the garages; and
- (f) the garages for the two lots abutting said side or rear lot line are constructed or reconstructed simultaneously.

7.6 Attached Garage or Carport

Where a garage or carport is attached to a dwelling unit on the lot on which it is located it shall not be considered an accessory building and shall comply with the yard and area requirements for the Residential Zone in which it is located, except that the front wall of any garage or carport shall not be located closer than 6 metres from the front lot line and flankage lot line.

7.7 Travel Trailers and Commercial Vehicles

A travel trailer or a commercial vehicle not exceeding 2,700 kilograms gross vehicle weight may be parked in a Residential Zone provided that the travel trailer or commercial vehicle:

- (a) is not parked closer to a lot line than a detached private garage is permitted by this by-law;
- (b) is owned by the occupant of the lot on which said trailer or vehicle is stored or parked; and
- (c) is not used for human habitation.

7.8 Unenclosed Swimming Pools

A private, uncovered swimming pool shall 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.

7.9 Enclosed Swimming Pools

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

- (a) no closer than 1.2 metres to a side lot line or a rear lot line; and
- (b) no closer to a street than the required setback for a main building.
- (c) not to exceed 3.1 metres in height.

7.10 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.

7.11 Parking Space Requirements

7.11.1 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.

7.11.2 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.

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

	Resident	Visitor	Recreation	
			Equipment	Total
	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>
(a) <u>Rental Apartment</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-Bedroom Unit	1.18	0.20	0.02	1.41
Two-Bedroom Unit	1.36	0.20	0.03	1.59
Three-Bedroom Unit	1.50	0.30	0.03	1.73
Senior Citizen Unit	0.20	0.25	-	0.45

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

7.11.4 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:

	Resident	Visitor	Recreation	
			Equipment	Total
	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>	<u>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

	Resident	Visitor	Recreation	
			Equipment	Total
	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>
(b) <u>Condominium Townhouse</u>				
	2.00	0.25	0.05	2.30

7.11.5 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 will 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

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

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

7.11.8 Boat, Snowmobile and Trailer Storage

Except as specifically permitted otherwise in this by-law, the owner or occupant of any lot building or structure in a Residential Zone may not store or park more than one of the following items on said lot: a boat, a snowmobile, a trailer, a boat and trailer, or a snowmobile and trailer not exceeding 7 metres in length, subject to the following regulations and restrictions:

- (a) none of the said items shall occupy any parking space required under this by-law, unless otherwise permitted;
- (b) the said items shall be stored or parked only within a private garage or carport or in an interior side yard or rear yard; and
- (c) in the case of a lot, the rear lot line of which abuts a walkway, a street or a reserve owned by a public authority any of the said items shall be located not less than 7.5 metres from said rear lot line.

7.12 Fences

Subject to section 6.11, 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 an exterior side yard may exceed 1.2 metres in height.
- (c) Within any other required yard may exceed 2 metres in height.

7.13 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 per cent 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 as a private residence 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.

7.14 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.

SECTION 8.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

8.1 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.

8.2 Parking Spaces

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

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
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.
Bank, Trust Company or Financial Institution	1 parking space for each 15 square metres of gross commercial floor area or portion thereof.
Dining Room Restaurant	1 parking space for each 9.6 square metres of gross commercial floor area or portion thereof.
Retail Establishments	1 parking space for each 19 square metres of gross commercial floor area or portion thereof.

8.3 Loading Spaces

No persons shall erect, alter or use any building, structure or land in any Commercial Zone for 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
- | <u>in square metres</u> | <u>Number of loading spaces</u> |
|-------------------------|---|
| 2350 or less | 1 loading space |
| over 2350 up to 7450 | 2 loading spaces |
| over 7450 up to 14000 | 3 loading spaces |
| over 14000 | 3 loading spaces plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14000 square metres; |
- (b) Gross commercial floor area of office uses in square metres
- | <u>in square metres</u> | <u>Number of loading spaces</u> |
|-------------------------|--|
| 2350 or less | no loading spaces required |
| over 2350 up to 11600 | 1 loading space |
| over 11600 | 1 loading space plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 11600 square metres; |
- (c) no loading space shall be provided within the front yard or within the exterior side yard of a lot; and
- (d) each loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a street or lane.

SECTION 9.0 RESIDENTIAL SINGLE-FAMILY "D" ZONE - R1D

9.0 The land designated as R1D on Schedule A to this by-law:

9.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

a single-family detached dwelling;

(b) Non-Residential

(1) buildings or purposes accessory to the other permitted purposes.

(2) a home occupation.

9.2 Zone Requirements and Restrictions

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 - 6 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.

(g) Minimum Exterior Side Yard Width - 3 metres

(h) Maximum Building Height - 8 metres.

(i) Minimum Landscaped Open Space - 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot line.

SECTION 10.0 RESIDENTIAL SINGLE FAMILY "E" ZONE - R1E

10.0 The land designated as R1E on Schedule A to this by-law:

10.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling;

(b) Non-Residential

(1) a building or purpose accessory to the other permitted purposes.

(2) a home occupation.

10.2 Zone Requirements and Restrictions

shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot - 525 square metres

Corner Lot - 630 square metres

(b) Minimum Lot Width:

Interior Lot - 15 metres

Corner Lot - 18 metres

(c) Minimum Lot Depth - 35 metres

(d) Minimum Front Yard Depth - 6 metres

(e) Minimum Interior Side Yard Width: 1.2 metres.

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Maximum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

(i) Minimum Landscaped Open Space - 60 per cent of the front yard of an interior lot, and 70 per cent of the front yard of a corner lot, and 50 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

SECTION 11.0 RESIDENTIAL SINGLE FAMILY "F" ZONE - R1F

11.0 The land designated as R1F on Schedule A to this by-law:

11.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling

(b) Non-Residential

(1) a building or purpose accessory to the other permitted purposes.

(2) a home occupation.

11.2 Zone Requirements and Restrictions

shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot - 405 square metres

Corner Lot - 495 square metres

(b) Minimum Lot Width:

Interior Lot - 13.5 metres

Corner Lot - 16.5 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6.0 metres

(e) Minimum Interior Side Yard Width - 1.2 metres.

(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 per cent of the front yard of an interior lot, and 60 per cent of the front yard of a corner lot, and 40 per cent of the front yard of a lot where the side lot lines converge toward the front lot line.

SECTION 12.0 RESIDENTIAL SINGLE FAMILY "J" ZONE - R1J

12.0 The land designated as R1J on Schedule A to this by-law:

12.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling.

(b) Non-Residential

(1) a building or purpose accessory to the other permitted purposes.

(2) a home occupation.

12.2 Zone Requirements and Restrictions

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) Maximum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6.0 metres

(e) Minimum Interior Side Yard Width:

1.2 metres

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Minimum Rear Yard Width - 7.5 metres

(h) Maximum Building Height - 10.5 metres

(i) Maximum Landscaped Open Space - 50 per cent of the front yard of an interior lot, and 60 per cent of the front yard of a corner lot, and 40 per cent of the front yard lot where the side lot lines converge toward the front line.

SECTION 13.0 RESIDENTIAL APARTMENT 'C' ZONE - R4C

13.0 The lands designated as R4C on Schedule A to this by-law:

13.1 Permitted Purposes

shall only be used for the following purposes:-

(a) Residential

- (1) a multiple family dwelling;
- (2) an apartment dwelling.

(b) Non-Residential

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

13.2 Zone Requirements and Restrictions:

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 - 4 storeys.
- (f) Maximum Lot Coverage - 25 percent.
- (g) Maximum Floor Space Index - 1.0.
- (h) Minimum Landscaped Open Space - 50 percent of the lot area.

SECTION 14.0 RESIDENTIAL APARTMENT 'D' ZONE - R4D

14.0 The land designated as R4D on Schedule A to this by-law:

14.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

- (1) a multiple family dwelling;
- (2) an apartment dwelling;

(b) Non-Residential

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

14.2 Zone Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width - 33 metres.
- (b) Minimum Front Yard Depth - 10 metres.
- (c) Minimum Side Yard Width - 10 metres.
- (d) Minimum Rear Yard Depth - 10 metres.
- (e) Maximum Building Height - 18 storeys.
- (f) Maximum Lot Coverage - 25 percent.
- (g) Maximum Density: - 100 units per hectare.
- (h) Minimum Landscaped Open Space - 50 percent of the lot area.
- (i) Minimum Building Setback for Underground Garage Structure - 3 metres.
- (j) Minimum Setback for Ramps - 6 metres.

SECTION 15.0 RESIDENTIAL MULTIPLE "A" ZONE - RMA

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

15.1 Permitted Purposes:

shall only be used for the following purposes

(a) Residential

(1) one apartment dwelling only

(2) townhouse dwellings

(b) Non-Residential

a building or purpose accessory to the other permitted purposes.

15.2 Zoning Requirements and Restrictions

15.2.1 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 per cent

(c) maximum building height: 18 storeys

(d) the minimum distance between a lot boundary 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 per cent.

15.2.2 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 per cent

- (c) minimum building 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 per cent.
- (f) maximum building height: 3 storeys
- (g) the distance between the townhouse dwellings shall be as follows:
 - (1) between two exterior walls which contain no windows to habitable rooms - minimum of 3 metres.
 - (2) between two exterior walls one of which only one contains windows to habitable rooms - minimum of 7.6 metres.
 - (3) between two exterior walls, both of which contain windows to habitable rooms - minimum of 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.

15.2.3 shall also be subject to the following requirements and restrictions:

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

SECTION 16.0 - SERVICE COMMERCIAL ZONE - SC

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

16.1 Permitted Purposes

shall only be used for one or more of the following purposes:

- (1) service stores, including not more than one of each of the following: barber, beauty parlour or hairdressing establishment, dry cleaning collection depot or dry cleaning plant (where synthetic cleaning only is carried on), laundromat, shoe repair shop, florist, tailor or dressmaker;
- (2) bank;
- (3) trust company office;
- (4) finance company office;
- (5) business or professional offices, each not exceeding one hundred and fifty square metres gross floor area;
- (6) medical and dental offices, each not exceeding a gross floor area of one hundred and fifty square metres;
- (7) only one dining room restaurant, not including an adult entertainment parlour;
- (8) not more than two mixed service restaurants, not including an adult entertainment parlour;
- (9) not more than three take-out restaurants;
- (10) not more than one of each of the following:
 - drugstore
 - optical store
 - food store
 - convenience store
 - pop shop
 - bake shop
 - donut shop
 - delicatessen
 - meat store
 - fish store
 - fruit store
 - vegetable store

variety store
tobacco shop
gift shop
card shop
jewellery shop
hobby shop
pet shop
bookstore
hardware store
paint and wallpaper store
floor and tile store
music store
record store
video sales and rental store
ice cream shop
camera and photo supplies store
sporting goods store
radio and television sales and service shop
ladies clothing store
men's clothing store
children's clothing store
ladies shoe store
men's shoe store
children's shoe store

(11) purposes accessory to the other permitted purposes.

16.2 Zone Requirements and Restrictions:

shall be subject to the following restrictions and requirements:

- (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 that 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

SECTION 17.0 - OFFICE COMMERCIAL ZONE - OC

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

17.1 shall only be used for one or more of the following:

- (a) bank, trust or finance company office;
- (b) business or professional offices;
- (c) purposes accessory to the other permitted purposes.

17.2 Zone Requirements and Restrictions:

shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1.00 hectare
- (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 boundary.

SECTION 18.0 SPECIAL OFFICE AND SERVICE COMMERCIAL ZONE - SOSC

18.0 The lands designated as SOSC on Schedule A to this by-law

18.1 Permitted Purposes

shall only be used for the following purposes:

(a) Commercial

- (1) an office
- (2) a bank, or a trust company or financial institution office
- (3) a dining room restaurant
- (4) a variety store
- (5) a tobacco shop
- (6) a gift shop

(b) Non-Commercial

- (1) a day nursery

(c) Accessory

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

18.2 Zone Requirements and Restrictions

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 per cent
- (i) Maximum Floor Space Index: 0.75
- (j) Minimum Landscaped Open Space: 25 per cent 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 boundary.

- (l) the use of land for the purposes permitted by sections 18.1 (a)(2), 18.1 (a)(3) and 18.1 (a)(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.

SECTION 19.0 - INSTITUTIONAL ONE ZONE II

19.0 The lands designated as II on Schedule A hereto:

19.1 Permitted Purposes

shall only be used for the following purposes:

(a) Institutional

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

(b) Non-Institutional

- (1) any residential purpose which is accessory to a permitted institutional purpose;
- (2) any commercial purpose which is incidental and accessory to a permitted institutional purpose;
- (3) a park, playground or recreation facility operated by a public authority.

19.2 Zone Requirements and Restrictions

shall be subject to the following requirements and restrictions:

- (a) Minimum 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: For every building or structure erected or lot

used in I1 Zone, parking spaces shall be provided and maintained in accordance with the provisions of this by-law.

SECTION 20.0 OPEN SPACE ZONE - OS

20.0 The lands designated as OS on Schedule A hereto:

20.1 shall only be used for the following purposes:

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

20.2 shall be subject to the following restrictions and requirements:

- (a) Maximum Lot Coverage - 33.3 per cent
- (b) Minimum Front Yard Depth - 7.5 metres
- (c) Minimum Interior Side Yard Width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) Minimum Exterior Side Yard Width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (e) Minimum Rear Yard Depth - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (f) For each building or structure erected, for the permitted purposes, parking spaces shall be provided and maintained in accordance with sections 6.0 and 7.0 of this by-law and also in accordance with the following standards:

Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof.
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Place of assembly, community club, dance hall, banquet hall, roller skating rink	1 parking space for each 9 square metres of gross commercial floor area or portion thereof.
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Recreational Uses:

(1) Curling Rink	8 parking spaces for each sheet of ice.
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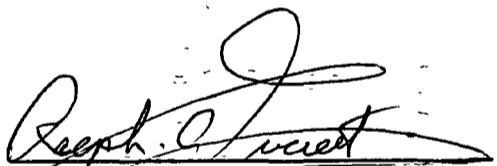
(2) Tennis, Squash, Handball Court	4 parking spaces for each court.
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(3) Swimming pool	10 parking spaces for every pool.
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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 13th day of September, 1982.

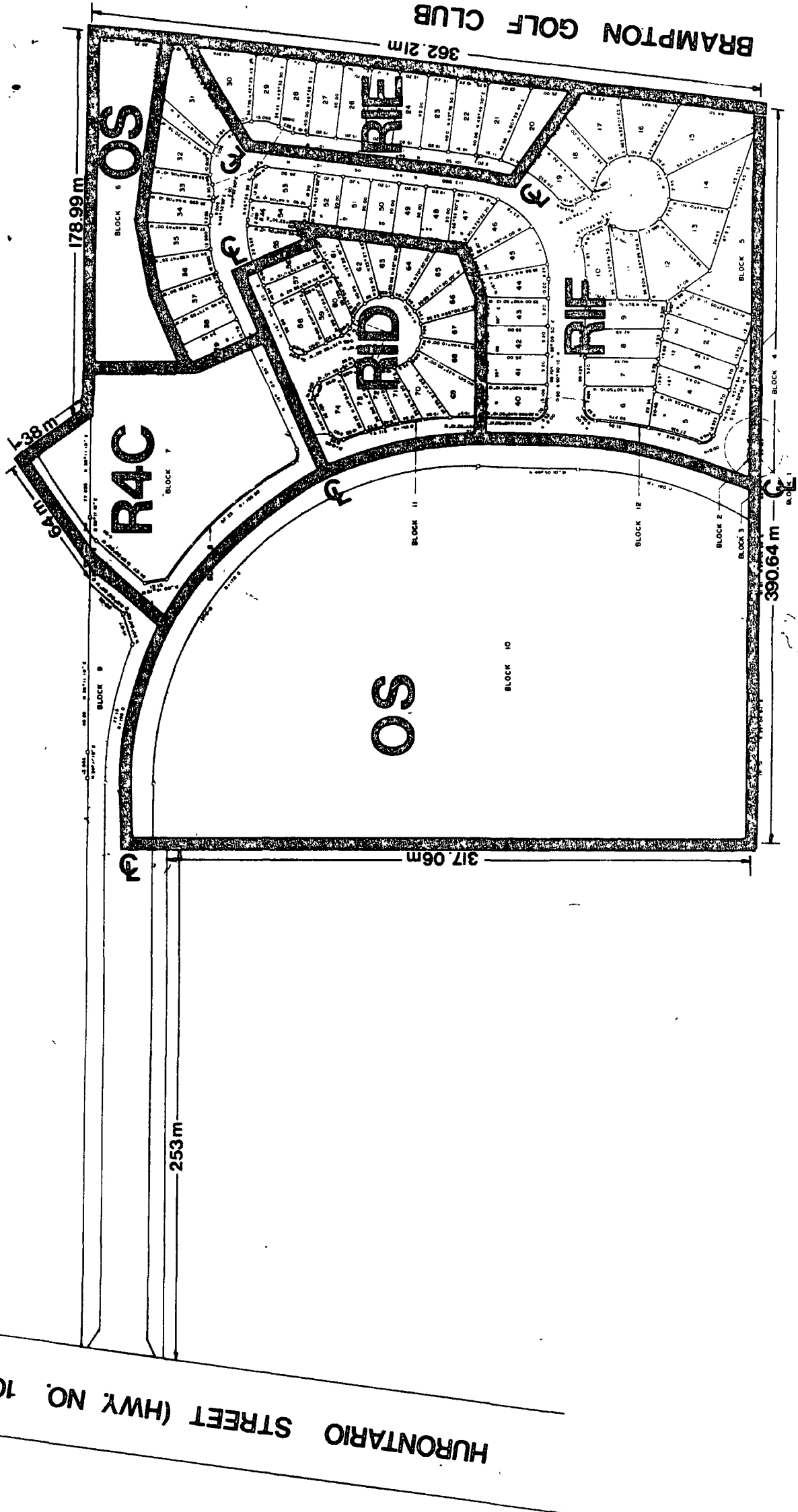

FRANK ANDREWS-ACTING MAYOR


RALPH EVERETT-CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

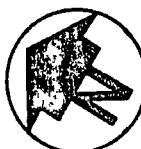
DATE 8/29/82

CON I E.H.S. LOT 14



ZONE BOUNDARY

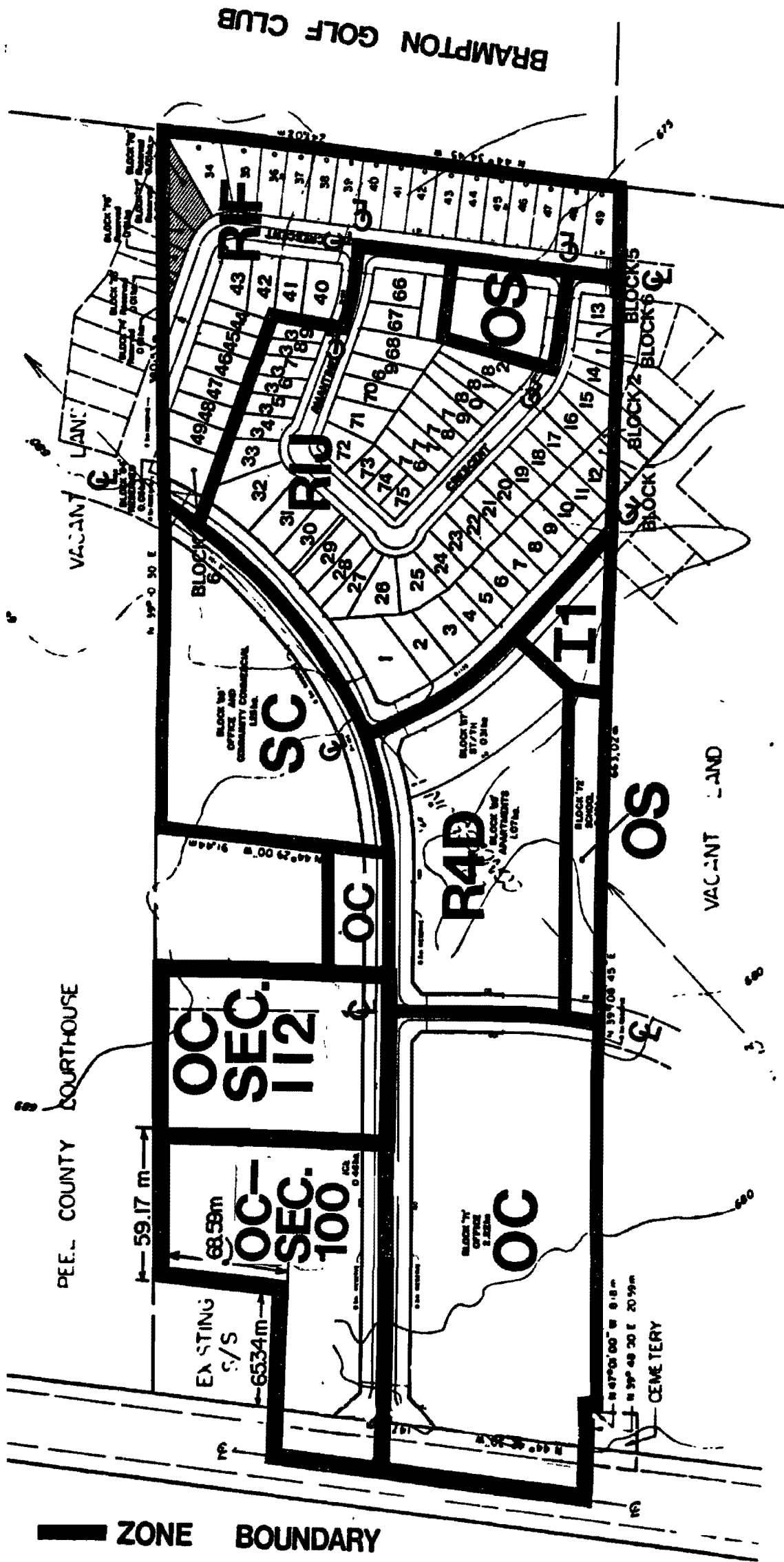
SCHEDULE A to By-Law 187-82



1:2633

CITY OF BRAMPTON
Planning and Development

Date: 8/11/04 Drawn by: J.K.
File no. T1E14.2 Map no. 76-4B



ZONE BOUNDARY

SCHEDULE A SHEET 2
BY-LAW 187-82

By-Law _____ Schedule A



1:2800

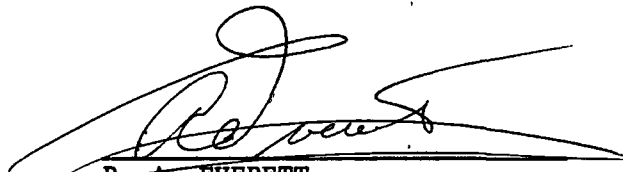
CITY OF BRAMPTON
Planning and Development

Date: 86 07 11 Drawn by: K.L.
File no. TIE14.5 Map no. 76-11F

CERTIFICATE UNDER SECTION 39(28) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 187-82 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 13th day of October, 1982 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 25 of section 39 of The Planning Act. I also certify that the 21 day objection period expired on October 18th, 1982 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

DATED at the City of Brampton this 21st day of October, 1982.


R. A. EVERETT
CITY CLERK

NOTE: Subsection 39(26) of The Planning Act (R.S.O. 1980, c.379, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the Municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.