

COMPREHENSIVE RESTRICTED AREA BY-LAW FOR
THE AREA CONTAINED WITHIN THE LIMITS OF
THE FORMER TOWN OF BRAMPTON, NOW
IN THE CITY OF BRAMPTON

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PART I
GENERAL



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 200-82

A by-law to regulate and permit the use of land and the erection, use, bulk, height and location of buildings 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 within the geographic boundaries of the former Town of Brampton, which are shown outlined on Schedule A attached hereto, and to Block I, Registered Plan M-161.
- 1.2 The by-laws of the former Town of Brampton and of the City of Brampton set out below no longer apply to the lands to which this by-law applies:

1263	1390	1393	1396	1440
1448	1479	1506	1645	1823
1827	1838	1844	1847	1873
1875	1876	1877	1881	1922
1930	1935	1938	1953	1974
1994	1995	2031	2041	2081
2161	2252	2270	2356	2401
2403	2417	2419	2421	2423
2429	2434	2436	2453	2454
2455	2460	2465	2469	2527
2543	2561	2565	2566	2578
2583	2589	2590	2594	2600
2609	2613	2626	2646	2647
2673	2674	2688	2694	2700
2710	2738	2780	2802	2830
2839	2840	2841	2872	2877
2878	2882	2920	2932	2933
2941	2944	2946	2957	2971
2972	2980	2990	2992	50-74
141-74	142-74	145-74	49-75	58-75
102-75	111-75	114-75	115-75	159-75
229-75	231-75	256-75	7-76	25-76
29-76	35-76	37-76	43-76	52-76
61-76	67-76	78-76	82-76	105-76
145-76	178-76	180-76	194-76	198-76
218-76	18-77	31-77	58-77	77-77
91-77	149-77	163-77	165-77	219-77
262-77	265-77	290-77	313-77	316-77
31-78	80-78	99-78	106-78	128-78
243-78	267-78	317-78	319-78	7-79
9-79	25-79	51-79	90-79	100-79
103-79	125-79	159-79	199-79	221-79
287-79	289-79	16-80	35-80	77-80

98-80	125-80	154-80	159-80	163-80
261-80	262-80	263-80	293-80	297-80
300-80	321-80	3-81	7-81	33-81
91-81	92-81	111-81	119-81	133-81
137-81	140-81	164-81	173-81	188-81
207-81	221-81	224-81	233-81	238-81
267-81	268-81	272-81	273-81	15-82
17-82	57-82	75-82	81-82	83-82
96-82	109-82	147-82	163-82	165-82
167-82				

SECTION 2.0 ADMINISTRATION

2.1 Administration

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

2.2 Violation and Penalty

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

2.3 Conformity with By-law

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

2.4 Existing Uses Continued

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

2.5 Certificate of Occupancy

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

2.6 Compliance with Other Restrictions

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

SECTION 3.0 ZONES AND SCHEDULES

3.1 Zones

For the 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 A	R1A
	Residential Single Family B	R1B
	Residential Single Family C	R1C
	Residential Single Family D	R1D
	Residential Two Family A	R2A
	Residential Extended	R2B
	Residential Two Family C	R2C
	Residential Townhouse	R3A
	Residential Street Townhouse	R3B
	Residential Apartment A	R4A
	Residential Apartment B	R4B
Residential Holding	RH	
2. Commercial	Commercial One	C1
	Commercial Two	C2
	Commercial Three	C3
	General Commercial	GC
	Service Commercial	SC
	Highway Commercial One	HC1
	Highway Commercial Two	HC2
3. Industrial	Industrial One	M1
	Industrial Two	M2
	Industrial Three	M3
	Industrial Four	M4
4. Institutional	Institutional One	I1
	Institutional Two	I2
5. Open Space	Open Space	OS

3.2 Schedules

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

SCHEDULE A: ZONE MAPS

Each of the Zone Maps covers a certain part of the area to which this by-law applies and is identified by a Sheet Number (for example, Schedule A, Sheet 1).

SCHEDULE B: ROAD SETBACKS

Schedule B is comprised of two maps, Schedule B-1 and Schedule B-2, and a table, Schedule B-3.

SCHEDULE C: SPECIAL PROVISIONS

Schedule C is comprised of site plans and subdivision plans upon which are indicated provisions applicable only to a particular property or subdivision. The location and areal extent of the specific site plans and plans are indicated on Schedule A by the applicable zoning category followed by the appropriate section number (for example, R4A-Section 74).

The plans comprising Schedule C are as follows:

Schedule C	-	Section 58
Schedule C	-	Section 59
Schedule C	-	Section 60
Schedule C	-	Section 61
Schedule C	-	Section 62
Schedule C	-	Section 64
Schedule C	-	Section 66
Schedule C	-	Section 67
Schedule C	-	Section 68
Schedule C	-	Section 71
Schedule C	-	Section 72
Schedule C	-	Section 73
Schedule C	-	Section 74
Schedule C	-	Section 77
Schedule C	-	Section 78
Schedule C	-	Section 79
Schedule C	-	Section 80
Schedule C	-	Section 82
Schedule C	-	Section 83
Schedule C	-	Section 84
Schedule C	-	Section 85
Schedule C	-	Section 87
Schedule C	-	Section 88
Schedule C	-	Section 89
Schedule C	-	Section 92
Schedule C	-	Section 93
Schedule C	-	Section 94
Schedule C	-	Section 95
Schedule C	-	Section 96
Schedule C	-	Section 97
Schedule C	-	Section 98
Schedule C	-	Section 101
Schedule C	-	Section 102
Schedule C	-	Section 103
Schedule C	-	Section 109
Schedule C	-	Section 110
Schedule C	-	Section 127
Schedule C	-	Section 128
Schedule C	-	Section 131
Schedule C	-	Section 132
Schedule C	-	Section 134
Schedule C	-	Section 135
Schedule C	-	Section 136
Schedule C	-	Section 137
Schedule C	-	Section 138
Schedule C	-	Section 139
Schedule C	-	Section 142
Schedule C	-	Section 143
Schedule C	-	Section 145
Schedule C	-	Section 148

Schedule C	-	Section 149
Schedule C	-	Section 150
Schedule C	-	Section 152
Schedule C	-	Section 155
Schedule C	-	Section 159
Schedule C	-	Section 165
Schedule C	-	Section 168
Schedule C	-	Section 169
Schedule C	-	Section 170
Schedule C	-	Section 174
Schedule C	-	Section 176
Schedule C	-	Section 179
Schedule C	-	Section 182
Schedule C	-	Section 186
Schedule C	-	Section 189
Schedule C	-	Section 192
Schedule C	-	Section 194
Schedule C	-	Section 198
Schedule C	-	Section 199
Schedule C	-	Section 200
Schedule C	-	Section 201
Schedule C	-	Section 202
Schedule C	-	Section 204
Schedule C	-	Section 206

SECTION 4.0 INTERPRETATION

4.1 Scope

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

4.2 Interpretation of Zone Boundaries

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

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

4.3 Interpretation of Certain Words

- (a) Singular and Plural Words:
In this by-law, unless the context requires otherwise,
 - (1) words used in the singular number include the plural; and
 - (2) words used in the plural include the singular number.
- (b) Shall is Mandatory:
In this by-law, the word "shall" is mandatory.
- (c) Used and Occupied:
In this by-law, unless the context requires otherwise:
 - (1) the word "used" shall include "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".

(d) **Building, Structure and Use Classification:**

In this by-law, all buildings, structures and uses permitted and classified under the headings "RESIDENTIAL USES" or "NON-RESIDENTIAL USES" may be referred to as Residential or Non-Residential buildings, structures or uses, respectively.

4.4 Reserves

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

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

SECTION 5.0 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GROUP HOME shall mean a 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.

HOME FURNISHINGS AND IMPROVEMENT RETAIL WAREHOUSE shall mean a building or part thereof where home furnishings and home improvement products, such as furniture, appliances, electrical fixtures, carpets and floor coverings, plumbing fixtures, of which at least 80 per cent are new, are stored or kept for sale.

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.

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

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

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

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

KENNEL shall mean a place, whether enclosed or not, where cats, dogs, or other household pets are kept for the purposes of raising, breeding, boarding, training, or selling them.

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

LANDSCAPED DECK shall mean a deck or similar structure used in the same manner as landscaped open space.

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

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

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

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

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

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

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

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

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

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

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

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between 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.

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

MOTOR VEHICLE includes an automobile, a truck, a motorcycle, a motor-assisted bicycle, a snowmobile, any other vehicle propelled or driven otherwise than by muscular power, a travel trailer, and a farm implement, whether self-propelled or not.

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

MOTOR VEHICLE LEASING ESTABLISHMENT shall mean a building or place used for the display or leasing of motor vehicles.

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

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

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

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 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRAILER, UTILITY shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for the movement of goods or material.

TRAILER, UTILITY LEASING ESTABLISHMENT shall mean a building or place used for the display or leasing of utility trailers but not including a transport terminal.

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

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

or consent of such owner or occupant for the purpose of making use of the said land, building or structure.

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

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

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

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

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

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

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

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

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

PART II
GENERAL ZONING PROVISIONS

SECTION 6.0 GENERAL PROVISIONS FOR ALL ZONES

6.1 Non-Conforming Uses

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

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

6.2 Non-Complying Buildings

Where its existing use is to be continued, a building or structure erected prior to the date of the passing of this by-law and used for a purpose permitted by this by-law, but not complying with the minimum requirements 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.

6.3 Lot Width or Area Reduced by Public Action

Where, by expropriation or highway widening or other land acquisition by the City, the Regional Municipality of Peel or the Crown in Right of Ontario or Canada, a lot is caused to have less lot width 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 building or structure is to be erected fronts upon a street.

6.6 Building to be Moved

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

6.7 Multiple Uses

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

6.8 Dwelling Unit Prohibited Below Grade

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

6.9 Public Uses Permitted

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

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

6.10 Special Uses Permitted

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

6.11 Permitted Yard Encroachments

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

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

- (b) the structures listed in Table 6.11 (b), which may project into the minimum yards indicated for the distances specified;
- (c) drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses.

Table 6.11 (b)

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

6.12 Visibility Triangle

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

6.13 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.

6.14 Parking Spaces

Each parking space shall be an angled parking space or a parallel parking space, and

- (a) an angled outdoor 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.

6.15 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

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

6.17 Loading Space

6.17.1 Each loading space shall

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

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

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

6.19 No building or structure shall be erected or used except in accordance with the setback requirements of Schedule B of this by-law.

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

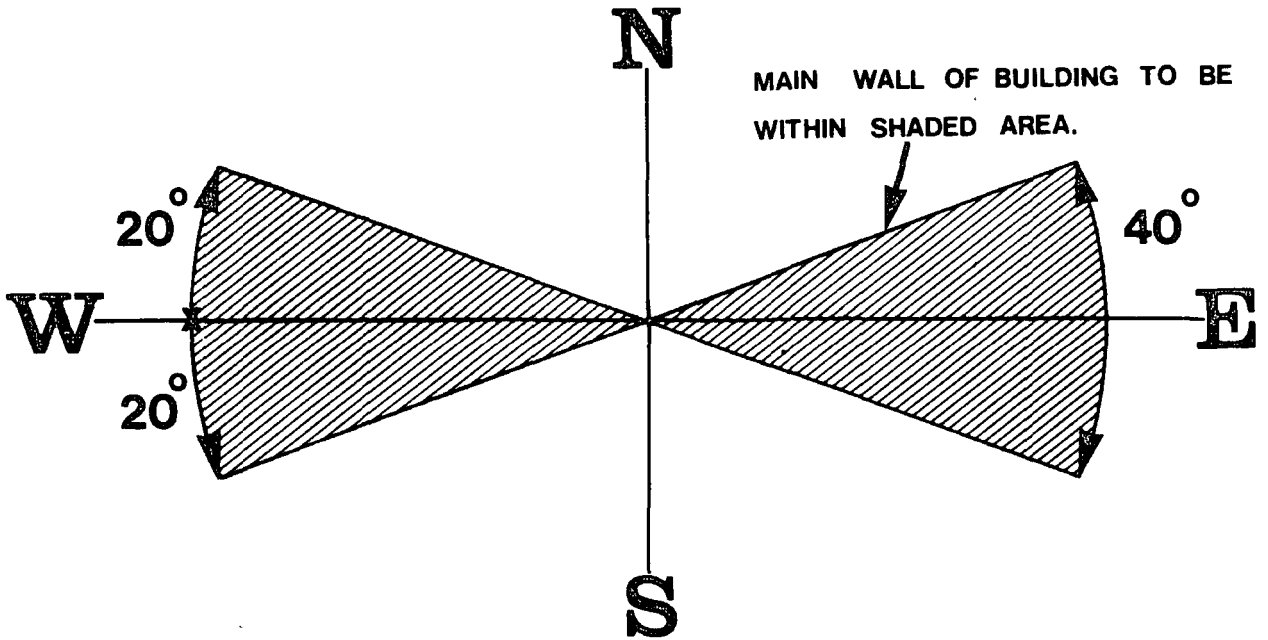
6.21 The use of a dwelling or a residential building as a place where rooms or room and board are supplied for hire or gain to more than two persons is not permitted in any zone unless it is listed as a permitted purpose in that zone.

6.22 Provisions for Solar Orientation

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

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

FIGURE 1



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

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

(a) The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figures 2 and 3).

FIGURE 2

MAXIMUM BUILDING HEIGHT

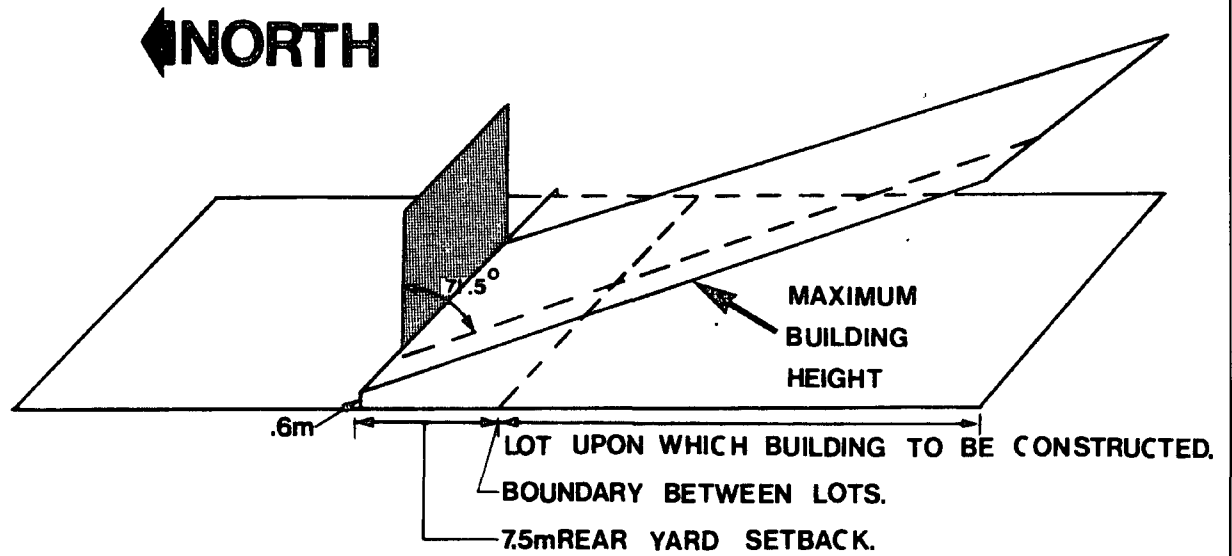
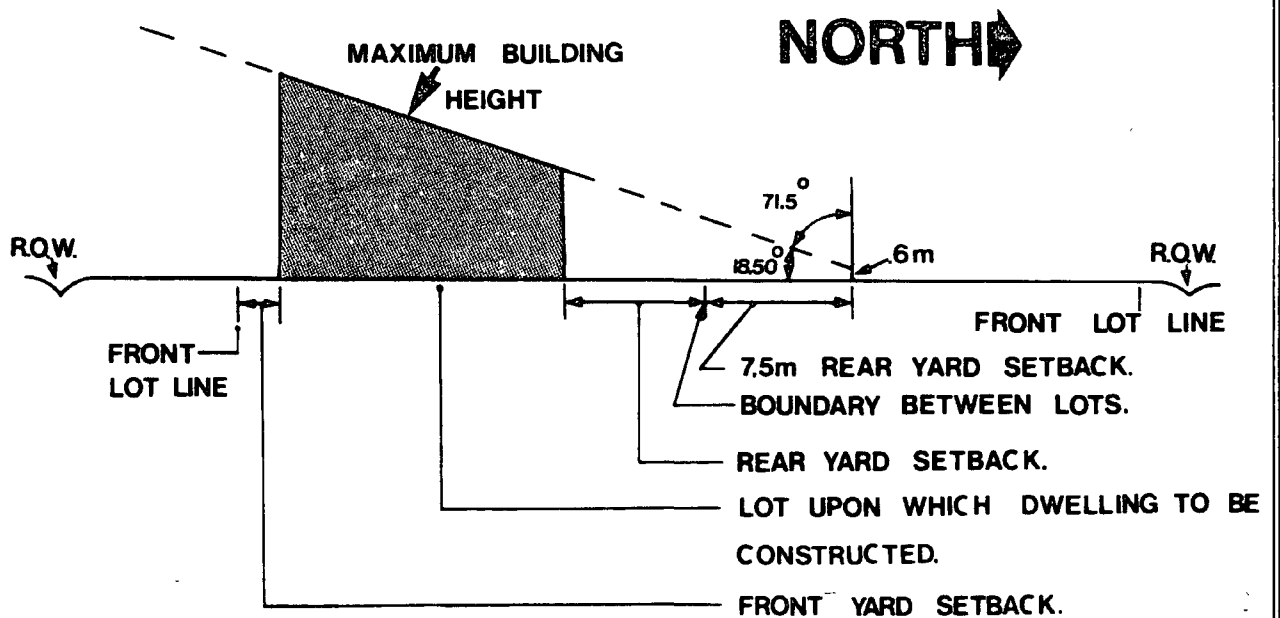


FIGURE 3



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

6.22.3 (1) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 6.22.1(1)(a) and 6.22.2(1)(a) shall also apply to that land.

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

6.22.4 For the purposes of section 6.22,

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

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

(SECTIONS 7, 8 and 9 RESERVED)

SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

10.1 Permitted Purposes

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

10.2 One Dwelling per Lot

No person shall erect more than one (1) single family detached dwelling, one (1) semi-detached dwelling, one (1) duplex dwelling, one (1) triplex dwelling or one (1) double duplex dwelling on one lot.

10.3 Accessory Buildings

Accessory buildings 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.

10.4 Detached Garage or Carport

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) no closer than 1 metre to a main building;
- (b) no closer than 1 metre to a side lot line or rear lot line;
- (c) no closer to a street than the required set-back for a main building, and in no case shall be closer to the front lot line than 6 metres; and
- (d) do not have a floor area in excess of 24 square metres.

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

10.6 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.

10.7 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.

10.8 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.

10.9 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.

10.10 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.

10.11 Parking Space Requirements

10.11.1 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.

10.11.2 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.

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

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

(b) Condominium Apartment

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

10.11.4 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:

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

(b) Condominium Townhouse

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

10.11.5 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 shall be provided:

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

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

10.11.7 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.

10.11.8 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 street or 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.

10.12 Fences

Subject to section 6.12, 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.

10.13 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.

10.14 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.

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

SECTION 11.1 RESIDENTIAL SINGLE-FAMILY A ZONE - R1A

11.1 The lands designated R1A on Schedule A to this by-law:

Permitted Purposes

11.1.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;

(2) a home occupation.

Requirements and Restrictions

11.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot - 630 square metres

Corner Lot - 735 square metres

(b) Minimum Lot Width

Interior Lot - 18 metres

Corner Lot - 21 metres

(c) Minimum Lot Depth - 35 metres

(d) Minimum Front Yard Depth - 6 metres

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

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Minimum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

- (i) Minimum Landscaped Open Space - 70 percent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 per cent of the front yard.

SECTION 11.2 RESIDENTIAL SINGLE-FAMILY B ZONE - R1B

11.2 The lands designated R1B on Schedule A to this by-law:

Permitted Purposes

11.2.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;

(2) a home occupation.

Requirements and Restrictions

11.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot - 450 square metres

Corner lot - 540 square metres

(b) Minimum Lot Width

Interior Lot - 15 metres

Corner Lot - 18 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6 metres

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

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Minimum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

- (i) Minimum Landscaped Open Space - 60 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 11.3 RESIDENTIAL SINGLE-FAMILY C ZONE - R1C

11.3 The lands designated R1C on Schedule A to this by-law:

Permitted Purposes

11.3.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;

(2) a home occupation.

Requirements and Restrictions

11.3.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot - 360 square metres

Corner Lot - 450 square metres

(b) Minimum Lot Width

Interior Lot - 12 metres

Corner Lot - 15 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6 metres

(e) Minimum Interior Side Yard Width:

(1) 1.2 metres on one side and 0.9 metres on the other side;

(2) the minimum distance between detached buildings shall not be less than 2.1 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 towards the front lot line.

SECTION 11.4 RESIDENTIAL SINGLE-FAMILY D ZONE - R1D

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

Permitted Purposes

11.4.1 shall only be used for the following purposes:

(a) Residential

(1) a single-family detached dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;

(2) a home occupation.

Requirements and Restrictions

11.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot - 270 square metres.

Corner Lot - 360 square metres.

(b) Minimum Lot Width:

Interior Lot - 9 metres.

Corner Lot - 12 metres.

(c) Minimum Lot Depth - 30 metres.

(d) Minimum Front Yard Depth - 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 metre on the other side.

(g) Minimum Exterior Side Yard Width - 3 metres.

(h) Maximum Building Height - 10.5 metres.

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

SECTION 12.1 RESIDENTIAL TWO FAMILY A ZONE - R2A

12.1 The lands designated R2A on Schedule A to this by-law:

Permitted Purposes

12.1.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling; and
- (3) a duplex dwelling.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes;
- (2) a home occupation within a single-family detached dwelling.

Requirements and Restrictions

12.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) Single-Family Detached Dwelling

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

(2) Semi-Detached Dwelling

Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit
Corner Lot - 630 square metres per lot, and 360 square metres for the dwelling unit closest to the flankage lot line

(3) Duplex Dwelling

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

(b) Minimum Lot Width

(1) Single-Family Detached Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

(2) Semi-Detached Dwelling

Interior Lot - 18 metres, and 9 metres per dwelling unit

Corner Lot - 21 metres, and 12 metres for the dwelling unit
closest to the flankage lot line

(3) Duplex Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6 metres

(e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 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:

(1) Single-Family Detached Dwelling - 60 per cent of the front yard of an interior lot, 70 per cent of the front yard of a corner lot, or 50 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

(2) Dwellings other than Single-Family Detached - 50 per cent of the front yard of an interior lot, 60 per cent of the front yard of an exterior lot, or 40 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

SECTION 12.2 RESIDENTIAL EXTENDED ZONE - R2B

12.2 The lands designated R2B on Schedule A to this by-law:

Permitted Purposes

12.2.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a duplex dwelling;
- (4) a triplex dwelling;
- (5) a double duplex building;
- (6) a multiple family dwelling containing no more than 4 dwelling units; and
- (7) a lodging house;

(b) Non-Residential

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

Requirements and Restrictions

12.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

- (1) Single-Family Detached Dwelling

Interior Lot - 450 square metres

Corner Lot - 550 square metres

- (2) Semi-Detached Dwelling

Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit

Corner Lot - 630 square metres per lot, and 360 square metres for the dwelling unit closest to the flankage lot line

(3) Duplex Dwelling

Interior Lot - 450 square metres

Corner Lot - 540 square metres

(4) Triplex Dwelling

Interior Lot - 660 square metres

Corner Lot - 750 square metres

(5) Double Duplex Dwelling or Multiple Family Dwelling containing 4 Dwelling Units

Interior Lot - 925 square metres

Corner Lot - 1040 square metres

(b) Minimum Lot Width

(1) Single-Family Detached Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

(2) Semi-Detached Dwelling

Interior Lot - 18 metres, and 9 metres per dwelling unit

Corner Lot - 21 metres, and 12 metres for the dwelling unit closest to the flankage lot line

(3) Duplex Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

(4) Triplex Dwelling

Interior Lot - 18 metres

Exterior Lot - 21 metres

(5) Double Duplex Dwelling or Multiple Family Dwelling containing 4 Dwelling Units

Interior Lot - 20 metres

Exterior Lot - 22 metres

- (c) Minimum Lot Depth - 30 metres
- (d) Minimum Front Yard Depth - 6 metres
- (e) Minimum Interior Side Yard Width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be 0 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:
 - (1) Single-Family Detached Dwelling - 60 per cent of the front yard of an interior lot, 70 per cent of the front yard of a corner lot, or 50 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.
 - (2) Dwellings other than Single-Family Detached - 50 per cent of the front yard of an interior lot, 60 per cent of the front yard of an exterior lot, or 40 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

SECTION 12.3 RESIDENTIAL TWO FAMILY C ZONE

12.3 The lands designated R2C on Schedule A to this by-law:

Permitted Uses

12.3.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes;
- (2) a home occupation within a single-family detached dwelling.

Requirements and Restrictions

12.3.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) Single-Family Detached Dwelling
 - Interior Lot - 270 square metres
 - Corner Lot - 360 square metres
- (2) Semi-Detached Dwelling
 - Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit;
 - Corner Lot - 630 square metres per lot, with 360 square metres for the dwelling unit closest to the flankage lot line;

(b) Minimum Lot Width:

- (1) Single-Family Detached Dwelling
 - Interior Lot - 9 metres
 - Corner Lot - 12 metres
- (2) Semi-Detached Dwelling
 - Interior Lot - 18 metres, and 9 metres per dwelling unit;
 - Corner Lot - 21 metres, with 12 metres for the dwelling unit closest to the flankage lot line.

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 6 metres

(e) Minimum Interior Side Yard Width:

(1) Single-family Detached Dwelling

- (1) a side yard, other than a side yard abutting a street, a public park or walkway, or a lot not in the R2C zone, may be reduced to zero metres;
- (2) the minimum distance between detached buildings shall not be less than 1.8 metres;
- (3) in no event shall the total width of both side yards on any lot be less than 2.1 metres;
- (4) the minimum width of a side yard abutting a public park or walkway, or a lot not in the R2C zone, shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) Semi-detached Dwelling

1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where the common wall of semi-detached dwelling units coincides with a side lot line, the side yard may be zero 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, 60 per cent of the front yard of an exterior lot, or 40 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

SECTION 13.1 RESIDENTIAL TOWNHOUSE ZONE - R3A

13.1 The lands designated R3A on Schedule A to this by-law:

Permitted Purposes

13.1.1 shall only be used for the following purposes:

(a) Residential

(1) a townhouse dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area - 230 square metres per dwelling unit

(b) Minimum Lot Width

Interior Lot - 30 metres

Corner Lot - 33 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 7.5 metres

(e) Minimum Interior Side Yard Width - 3.6 metres

(f) Minimum Exterior Side Yard Width - 4.6 metres

(g) Minimum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

(i) Maximum Lot Coverage by Principal Building(s) - 30 per cent of lot area

(j) Minimum Landscaped Open Space - 50 per cent of the lot area

(k) Minimum Distance Between Buildings

(1) Between two exterior walls which contain no windows to habitable rooms - 3 metres;

- (2) Between two exterior walls one of which contains windows to habitable rooms - 7.5 metres;
- (3) Between two exterior walls both of which contain windows to habitable rooms - 15 metres;
- (4) Notwithstanding clauses (1), (2), and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.

SECTION 13.2 RESIDENTIAL STREET TOWNHOUSE ZONE - R3B

13.2 The lands designated R3B on Schedule A to this by-law:

Permitted Purposes

13.2.1 shall only be used for the following purposes:

(a) Residential

(1) a townhouse dwelling containing street townhouse dwellings;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

13.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

Interior Lot - 185 square metres

Corner Lot - 275 square metres

(b) Minimum Lot Width

Interior Lot - 6 metres

Corner Lot - 9 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.

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

(f) Minimum Exterior Side Yard Width - 3 metres

(g) Minimum Rear Yard Depth - 7.5 metres

(h) Maximum Building Height - 10.5 metres

(i) Maximum Lot Coverage by Principal Building - 45 per cent

(j) Minimum Landscaped Open Space - 40 per cent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 per cent of the front yard.

SECTION 14.1 RESIDENTIAL APARTMENT A ZONE - R4A

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

Permitted Purposes

14.1.1 shall only be used for the following purposes:

(a) Residential

(1) a multiple family dwelling; and

(2) an apartment dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

14.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width - 33 metres.

(b) Minimum Front Yard Depth - 7.5 metres.

(c) Minimum Side Yard Width - 10 metres or 1/2 the height of the building, whichever is greater.

(d) Minimum Rear Yard Depth - 10 metres or 1/2 the height of the building, whichever is greater.

(e) Maximum Building Height - 12 storeys.

(f) Maximum Lot Coverage by Principal Building(s) - 25 per cent.

(g) Maximum Floor Space Index - 1.0.

(h) Minimum Landscaped Open Space - 60 per cent of the lot area.

SECTION 14.2 RESIDENTIAL APARTMENT B ZONE - R4B

14.2 The lands designated R4B on Schedule A to this by-law:

Permitted Purposes

14.2.1 shall only be used for the following purposes:

(a) Residential

(1) an apartment dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

14.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width

Interior Lot - 30 metres

Corner Lot - 33 metres

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

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

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

(e) Minimum Rear Yard Depth - 12 metres

(f) Maximum Building Height - 22 storeys

(g) Maximum Lot Coverage by Principal Building - 25 per cent

(h) Maximum Floor Space Index - 1.75

(i) Minimum Landscaped Open Space - 60 per cent of the lot area

SECTION 15.0 RESIDENTIAL HOLDING ZONE - RH

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

Permitted Purposes

15.1.1 shall only be used for the following purposes:

(a) Residential

(1) a single family detached dwelling;

(b) Non-Residential

(1) purposes accessory to the other permitted purposes;

(2) a home occupation within a single-family detached dwelling;

(3) a golf course;

(4) a conservation area; and

(5) an agricultural purpose.

Requirements and Restrictions

15.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area - 1350 square metres

(b) Minimum Lot Width - 30 metres

(c) Minimum Lot Depth - 45 metres

(d) Minimum Front Yard Depth - 7.5 metres

(e) Minimum Interior Side Yard Width - 7.5 metres

(f) Minimum Exterior Side Yard Width - 7.5 metres

(g) Minimum Rear Yard Depth - 12 metres

(h) Minimum Gross Floor Area per Unit - 100 square metres

(i) Maximum Building Height - 10.5 metres

(SECTIONS 16-19 RESERVED)

SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

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

20.2 Accessory Building

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

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

20.3 Parking Spaces

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

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

Building supplies sales
establishment

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

Commercial or Technical School

4 parking spaces for each teaching classroom or equivalent facility.

Funeral parlour

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

Home furnishings and home
improvement retail warehouse

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

Hotel or motel

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

Laundromat or dry cleaning
establishment

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

Motor vehicle repair shop or motor
vehicle body shop

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

Motor vehicle parts retail outlet or combination motor vehicle parts/accessories/sporting goods/hardware store	1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
Motor vehicle service station	1 parking space for each 23 square metres of gross commercial floor area or portion thereof.
Motor vehicle washing establishment	5 parking spaces plus 10 car waiting spaces.
Offices:	
(1) Physician, dentist or drugless practitioner's office	1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
(2) Real estate office	1 parking space for each 20 square metres of gross commercial floor area or portion thereof.
(3) Other offices	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Place of assembly, private club, dance hall, banquet hall, or roller skating rink	1 parking space for each 9 square metres of gross commercial floor area or portion thereof.
Radio or television broadcasting establishment	1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
Recreational Uses:	
(1) Billiard Parlour or Pool Hall	1 parking space for each 37 square metres of gross commercial floor area or portion thereof.
(2) Bowling Alley	4 parking spaces for each lane.
(3) Curling Rink	8 parking spaces for each sheet of ice.
(4) Golf Driving Range	1 parking space for each tee.

- (5) Golf Course 50 parking spaces for each 9 holes.
- (6) Tennis, Squash, Handball Court 4 parking spaces for each court.
- (7) Swimming Pool 10 parking spaces for every pool.
- (8) for every building or place containing any bowling alley, tennis, squash or handball court, ice rink or swimming pool, 1 parking space per employee, plus additional parking spaces for any accessory uses in accordance with the requirements set out in this by-law.
- (9) Religious institution, stadium, auditorium, theatre or cinema 1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof.
- Dining room restaurant 1 parking space for each 4.6 square metres of gross commercial floor area or portion thereof.
- Take-out restaurant, drive-in restaurant, or mixed service restaurant 1 parking space for each 3.7 square metres of gross commercial floor area or portion thereof.
- Retail establishment, not specifically mentioned in this Section 1 parking space for each 19 square metres of gross commercial floor area or portion thereof.
- Shopping centre having a gross floor area of less than 2,000 square metres 1 parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants, taverns, and medical offices, plus the parking spaces required for a restaurant, tavern or medical office according to this by-law, if the restaurants,

taverns, and medical offices occupy greater than 10 per cent of the total gross leasable commercial floor area of the buildings designed for tenant occupancy. If the restaurants, taverns and medical offices, occupy less than 10 percent of gross leasable commercial floor area of the buildings, 1 parking space for each 23 square metres of gross leasable commercial floor area shall be required for the entire shopping centre.

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

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

Supermarket

1 parking space for each 17 square metres of gross commercial floor area or portion thereof.

Tavern

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

All other commercial uses not mentioned in this section

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

20.4 Notwithstanding any other provisions of this by-law, in the Central Area, as defined on Schedule B-2 of this by-law, commercial uses shall be exempted from the requirements of section 20.3.

20.5 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 in square metres

Number of loading spaces

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

Number of loading spaces

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 21.1 COMMERCIAL ONE ZONE - C1

21.1 The lands designated C1 on Schedule A to this by-law:

Permitted Purposes

21.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a grocery store;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company, finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot; and
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant.

(b) Accessory

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

(c) Non-Commercial

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

Requirements and Restrictions

21.1.2 shall be subject to the following requirements and restrictions:

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

the minimum rear yard depth shall be 9 metres.

- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) in the front yard, 20 per cent of the minimum required front yard; and
 - (2) in the exterior side yard, 50 per cent of the minimum required exterior side yard.

SECTION 21.2 COMMERCIAL TWO ZONE - C2

21.2 The lands designated C2 on Schedule A to this by-law:

Permitted Purposes

21.2.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre; and
- (23) a custom workshop.

(b) Accessory

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

Requirements and Restrictions

21.2.2 shall be subject to the following requirements and restrictions:

- (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.

- (c) Minimum Exterior Side Yard Width: 18 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that:
- (1) where the rear yard abuts a Residential or Institutional zone, 18 metres; and
 - (2) where rear yard abuts a 0.3 metre reserve or a street, 21 metres.
- (e) Minimum Lot Width: 21 metres.
- (f) Maximum Building Height: 6 storeys.
- (g) Minimum Landscaped Open Space: 8 per cent of the lot area.

SECTION 21.3 COMMERCIAL THREE ZONE - C3

21.3 The lands designated C3 on Schedule A to this by-law:

Permitted Purposes

21.3.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop; and
- (26) a swimming pool sales and service establishment.

(b) Accessory

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

Requirements and Restrictions

21.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21 metres

- (b) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 18 metres.
- (c) Minimum Exterior Side Yard Width: 18 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that;
- (1) where the rear yard abuts a Residential or Institutional zone, 18 metres, and
 - (2) where the rear yard abuts a 0.3 metre reserve or a street, 21 metres.
- (e) Minimum Lot Width: 21 metres.
- (f) Maximum Building Height: No restriction.
- (g) Minimum Landscaped Open Space: 8 per cent of the lot area.

SECTION 22.0 GENERAL COMMERCIAL ZONE - GC

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

Permitted Purposes

22.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a grocery store or supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a temporary open air market;
- (15) a place of commercial recreation;
- (16) a community club;
- (17) a health centre;
- (18) a tavern;
- (19) a taxi or bus station;
- (20) a theatre;
- (21) a custom workshop; and
- (22) a motor vehicle or boat sales or rental establishment and accessory repair facilities.

(b) Accessory

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

(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.

Requirements and Restrictions

22.1.2 shall be subject to the following requirements and restrictions:

- (a) (1) Minimum Front Yard Depth - 2.0 metres or the Street Line Setback as shown on Schedule B-2 of this by-law, whichever is the lesser.

(2) In a General Commercial Zone, on a corner lot which abuts a Residential Zone, no person shall erect a building or structure at a lesser distance from the street, upon which the residential lots front, than the depth of the front yard required for a dwelling upon the said residential lots.

(b) Minimum Interior Side Yard Width

(1) where the interior side yard abuts a Commercial or Industrial Zone - 0 metres;

(2) where the interior side yard abuts a Residential, Institutional or Open Space Zone - 1.5 metres; and

(3) where there is no access to the rear yard by public street or public or private land - 3.6 metres on one side.

(c) Minimum Exterior Side Yard Width - 2.0 metres.

(d) Minimum Rear Yard Depth

(1) where the rear yard abuts a Residential, Institutional or Open Space Zone - 6.0 metres;

(2) where there is no access to the rear yard by public street or public or private land - 6.0 metres; and

(3) where there is access to the rear yard by street or across public or private land - 0 metres.

(e) Maximum Building Height - 11 storeys.

(f) The requirements and restrictions of the R4B zone set out in section 14.2 of this by-law shall apply to apartment buildings in this zone except that the maximum building height for apartment buildings shall be 11 storeys.

SECTION 23.0 SERVICE COMMERCIAL ZONE - SC

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

Permitted Purposes

23.1.1 shall only be used for the following purposes:

(a) Commercial

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

(b) Accessory

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

Requirements and Restrictions

23.1.1 shall be subject to the following requirements and restrictions:

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

- (c) Minimum Exterior Side Yard Width: 5 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 3 storeys.
- (g) Minimum Landscaped Open Space: (1) in the front yard, 60 per cent of the required front yard depth, and
(2) in an exterior side yard, 60 per cent of the required exterior side yard.

SECTION 24.1 HIGHWAY COMMERCIAL ONE ZONE - HC1

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

Permitted Purposess

24.1.1 shall only be used for the following purposes:

(a) Commercial

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

(b) Accessory

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

Requirements and Restrictions

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

- (a) Minimum Front Yard Depth: 15 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 6 metres.

- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: No restrictions except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 3 storeys.
- (g) Minimum Landscaped Open Space:
 - (1) 20 per cent of the minimum front yard; and
 - (2) 50 per cent of the minimum exterior side yard.

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

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

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

SECTION 24.2 HIGHWAY COMMERCIAL TWO ZONE - HC2

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

Permitted Purposes

24.2.1 shall only be used for the following purposes:

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

Requirements and Restrictions

24.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be

located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the intersection of the said lot lines.

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

(SECTIONS 25-29 RESERVED)

SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

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

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

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

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

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

30.4 Loading Spaces

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

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

(b) Each loading space shall:

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

30.5 Parking Spaces

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

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

paragraph (2) above shall be complied with for the appropriate amount of gross floor area.

(5) Non-industrial uses

Parking requirements in accordance with section 20.3.

SECTION 31.0 INDUSTRIAL ONE ZONE - M1

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

Permitted Purposes

31.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 31.1.1 (a), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

31.1.2 shall be subject to the following requirements and restrictions:

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

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

(h) Outdoor Storage:

No storage shall be permitted
outside a building.

SECTION 32.0 INDUSTRIAL TWO ZONE - M2

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

Permitted Purposes

32.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

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

Requirements and Restrictions

32.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres

- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
- (1) a rail line, in which case there is no minimum requirement, and
 - (2) a street or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.
- (d) Minimum Interior Side Yard Width: 4 metres, except where it abuts:
- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
 - (2) a rail line, in which case there is no minimum requirement.
- (e) Minimum Lot Width: 24 metres.
- (f) Maximum Building Height: No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.
- (g) Minimum Landscaped Open Space:
- (1) 35 per cent of the minimum required front yard; and
 - (2) 50 per cent of all of the following:
 - (A) minimum required exterior side yard area,
 - (B) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and

(C) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.

(h) Outside Storage:

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

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

SECTION 33.0 INDUSTRIAL THREE ZONE - M3

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

Permitted Purposes

33.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

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

Requirements and Restrictions

33.1.2 shall be subject to the following requirements and restrictions:

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

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

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

(4) minimum required rear yard area abutting a street or a lot in a Residential or Institutional zone.

(h) Outside Storage:

(1) No storage shall be permitted outside a building, except where such storage is confined to the rear yard or that portion of an exterior side yard not used as landscaped open space, and is adequately screened from the streets and any abutting lots used for Residential and Institutional purposes by a solid fence having a minimum height of 1.8 metres.

(2) In cases where solid fence screening is required because of outside storage, the outside storage shall not exceed the height of the solid fence screening; and

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

SECTION 34.0 INDUSTRIAL FOUR ZONE - M4

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

Permitted Purposes

34.1.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

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

(c) Accessory

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

Requirements and Restrictions

34.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 9 metres.
- (b) Minimum Rear Yard Depth: 7 metres, except where it abuts:
 - (1) a rail line in which case

there is no minimum requirement, and

- (2) a street, a 0.3 metres reserve, or a lot in a Residential or Institutional zone, in which case the minimum requirement is 15 metres.

(c) Minimum Exterior Side Yard Width:

6 metres, except where it abuts a 0.3 metre reserve, in which case the minimum requirement is 15 metres.

(d) Minimum Interior Side Yard Width:

4 metres, except where it abuts:

- (1) an Institutional or Residential zone, in which case the minimum requirement is 9 metres, and
- (2) a rail line, in which case there is no minimum requirement.

(e) Minimum Lot Width:

24 metres.

(f) Maximum Building Height:

No height restriction, except for a building on a lot which abuts a Residential zone, in which case the maximum building height is 2 storeys.

(g) Minimum Landscaped Open Space:

50 per cent of all of the following:

- (1) minimum required front yard area,
- (2) minimum required exterior side yard area,
- (3) minimum required interior side yard area abutting a lot in a Residential or Institutional zone, and

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

(h) Outdoor Storage:

No storage shall be permitted outside a building.

(SECTIONS 35-39 RESERVED)

SECTION 40.1 INSTITUTIONAL ONE ZONE - I1

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

Permitted Purposes

40.1.1 shall only be used for the following purposes:

(a) Institutional

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

(b) Accessory

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

(c) Non-Institutional

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

Requirements and Restrictions

40.1.2 shall be subject to the following requirements and restrictions:

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

(f) Parking:

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

SECTION 40.2 INSTITUTIONAL TWO ZONE - I2

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

Permitted Purposes

40.2.1 shall only be used for the following purposes:

(a) Institutional

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

(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) purposes accessory to the other permitted purposes.

(c) Non-Institutional

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

Requirements and Restrictions

40.2.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Coverage - 33.3 per cent
- (b) Minimum Front Yard Depth - 7.5 metres
- (c) Minimum Interior Side Yard 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 greater

(f) Parking

For every building or structure erected or lot used in any I2 Zone, one or more parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.3 of this by-law.

SECTION 41.0 OPEN SPACE ZONE - OS

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

Permitted Purposes

41.1.1 shall only be used for the following purposes:

- (a) an indoor or outdoor recreation facility;
- (b) any conservation area or purpose;
- (c) one single family detached dwelling for staff employed on the lot.

Regulations and Restrictions

41.1.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Lot Coverage - 33.3 per cent
- (b) Minimum Front Yard Depth - 7.5 metres
- (c) Minimum Interior Side Yard 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 any OS Zone, one or more parking spaces shall be provided and maintained in accordance with sections 6.0, 10.0 and 20.0 of this by-law.

(SECTIONS 42-49 RESERVED)

PART III
PROVISIONS RELATING TO SPECIFIC SITES

PART III - PROVISIONS RELATING TO SPECIFIC SITES

50. The lands designated R4A - Section 50 on Schedule A to this by-law:

50.1 shall only be used for the purposes permitted in the R4A zone by section 14.1.1

50.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 22 metres;
- (2) Minimum lot area - 785 square metres;
- (3) Minimum front yard depth - 22 metres;
- (4) Minimum side yard width - 2.4 metres or 1/2 the height of the building, whichever is the greater;
- (5) Minimum rear yard depth - 7.5 metres;
- (6) Minimum gross floor area/dwelling unit:
 - (a) Bachelor apartment unit - 32 square metres;
 - (b) One bedroom apartment unit - 46 square metres;
 - (c) Two bedroom apartment unit - 55 square metres;
 - (d) Each bedroom in an apartment with more than two bedrooms - 7 square metres;
- (7) Minimum distance between buildings - 7.5 metres;
- (8) Maximum residential gross floor area - 1 times the lot area;
- (9) Parking - 1.25 parking spaces per dwelling unit;
- (10) Access - only one means of ingress and egress from Main Street south shall be permitted, same to be located at point commencing 21.3 metres southerly from the north limit of the lands delineated as R4A - Section 50 on Schedule A and running southerly a maximum of 10.6 metres.

50.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 50.2.

51. The lands designated R4A - Section 51 on Schedule A to this by-law:

51.1 shall only be used for the purposes permitted in the R4A zone by section 14.1.1

51.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width - 22 metres;
- (2) Minimum lot area - 785 square metres;
- (3) Minimum front yard depth - 7.5 metres;
- (4) Minimum side yard width - 2.4 metres or 1/2 the height of the building, whichever is the greater;
- (5) Minimum rear yard depth - 7.5 metres;
- (6) Minimum distance between main buildings - 7.5 metres;
- (7) Minimum gross floor area per dwelling unit:
 - (a) Bachelor apartment unit - 32 square metres;
 - (b) One bedroom apartment unit - 46 square metres;
 - (c) Two bedroom apartment unit - 55 square metres;
 - (d) Each bedroom in an apartment with more than two bedrooms - 7 square metres;
- (8) Maximum residential gross floor area - 1 times the lot area;
- (9) Parking - one parking space per dwelling unit.

51.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 51.2.

52.1 The lands designated R3 - Section 52 on Schedule A to this by-law:

52.1.1 shall only be used for the purpose of a group house project

52.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum lot coverage - 25 per cent of the lot area;
- (2) Minimum setback, all yards - 7.5 metres;
- (3) Maximum height: group house - 7.6 metres;
accessory building - 3.6 metres;
- (4) Maximum number of units per hectare - 49.4;
- (5) Minimum residential gross floor area per dwelling unit - 79 square metres;

(6) Minimum landscaped open space - 30 per cent of the lot area;

(7) Parking:

(a) One parking space per dwelling unit shall be provided;

(b) Parking spaces may be located within the area required for building setbacks area provided for the use of its occupants;

(8) Minimum distance between group houses:

Fifteen (15) metres, provided that at least one exterior exposed wall of each dwelling unit shall be a minimum of 13.7 metres measured perpendicularly from any similar wall of any dwelling unit in another group house.

(9) Group houses may be connected by an unenclosed covered breezeway, but the provisions of section 52.1.2(8) of this by-law shall apply between group houses so connected.

52.1.3 shall also be subject to the requirements and restrictions relating to the R3 zone which are not in conflict with the ones set out in section 52.1.2.

52.2 For the purposes of this section,

Group House shall mean a group of four dwelling units attached vertically in the form of a square and in which there is no horizontal division of dwelling units, each dwelling unit having an independent entrance and having at least two exterior exposed walls.

Group House Project shall mean the erection or maintenance of a group house or houses pursuant to the provisions of this section for the purpose of letting the dwelling units therein to tenants.

53. The lands designated HC1 - Section 53 on Schedule A to this by-law:

53.1 shall only be used for the following purposes:

- (1) the purposes permitted in an HC1 zone by section 24.1.1;
- (2) automobile service station.

53.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front yard depth - 22 metres;
- (2) Minimum side yard width - 4.5 metres;

- (3) Maximum coverage - 50 per cent of the lot area;
- (4) A maximum of three points of access shall be permitted, each having a maximum width of 10.6 metres at the lot line, and being a minimum of 4.5 metres from each other.

53.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 53.2.

54. The lands designated R2B - Section 54 on Schedule A to this by-law:

54.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R2B zone by section 12.2.1;
- (2) funeral home;
- (3) a residence within the funeral home;
- (4) parking in connection with the other permitted purposes.

54.2 shall be subject to the following requirement and restriction:

- (1) The north-westerly 4.5 metres of the lands shall be provided as landscaped open space.

54.3 shall also be subject to the requirements and restrictions relating to an R2B zone which are not in conflict with the ones set out in section 54.2.

55. The lands designated R1A - Section 55 on Schedule A to this by-law:

55.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R1A zone by section 11.1.1;
- (2) a training school operated by the Brampton and District Association for Retarded Children.

55.2 shall be subject to the requirements and restrictions relating to an R1A zone.

56. The lands designated I2 - Section 56 on Schedule A to this by-law:

56.1 shall only be used for the following purposes:

- (1) Recreation centre;
- (2) Education centre;
- (3) Auditorium;
- (4) Meeting rooms;
- (5) Parking, provided that such uses shall only be conducted by a non-profit making organization.

56.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 1.2 hectares;
- (2) Minimum lot frontage - 52 metres;
- (3) Minimum front yard depth - 12 metres;
- (4) Minimum side yard width - 6 metres;
- (5) Minimum rear yard depth - 30 metres;
- (6) Minimum parking requirement
 - (a) one (1) parking space for each 18 square metres of floor space devoted to office use;
 - (b) one (1) parking space for each 9 square metres of floor area devoted to education, recreation, auditor-ium and meeting room uses, provided that where there are seats permanently affixed to the floor, one (1) parking space shall be provided for every five seats or for every three (3) metres of bench space of its maximum seating capacity, in lieu of the parking requirements as determined by the area covered by such fixed seats.
- (7) Landscaped Open Space

A strip of land not less than (3) metres in perpendicular depth from the lot line shall be provided as landscaped open space, adjacent to any lot line which does not abut land used for public purposes.

56.3 shall also be subject to the requirements and restrictions relating to the I2 zone which are not in conflict with the ones set out in section 56.2.

57.1 The lands designated R1B - Section 57 on Schedule A to this by-law:

57.1.1 shall only be used for the following purposes:

- (1) a single-family detached dwelling;
- (2) purposes accessory to the other permitted purpose.

57.1.2 shall be subject to the following requirements and restrictions:

- (1) Nothing in this section shall prevent the occupant of a single-family detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.3 square metres;
- (2) No dwelling shall have a floor area, exclusive of basement, verandah, garage or attic of less than 74 square metres;

- (3) Not more than one dwelling shall be erected or placed on a single lot as shown on the registered plan of subdivision covering the said defined area except in the case of Lot 1, Registered Plan 354, in which case two single-family detached dwellings shall be permitted;
- (4) No part of any dwelling or accessory building shall be erected or placed at a distance less than eight (8) metres from any lot line abutting a street, provided that this subsection shall not apply to detached garages which are located at least 2.5 metres to the rear of the dwelling; in which case a detached garage may be erected or placed at a distance of not less than one (1) metre from any lot line;
- (5) All buildings to conform with grade level which may be clearly defined as being the height of the ceilings of cellar or the under side of ground floor joists above the height of the established street grade. This height for a building eight (8) metres from street line to be not less than one-half (.5) metres;
- (6) No excavation shall be made on the said lands except excavations made for the purpose of building on such land at time of commencement of building and as part of such building;
- (7) No building waste or other waste material of any kind shall be dumped or stored on the said lands.

57.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 57.1.2.

57.2 For the purposes of this section, a single-family detached dwelling is defined as a building occupied, or intended to be occupied as a dwelling by one family alone and containing only one kitchen and may include a private garage and other accessory buildings.

58.1 The lands designated SC - Section 58 on Schedule A to this by-law:

58.1.1 shall only be used for the following purposes:

- (1) Medical and dental office or clinic;
- (2) Drug store, florist shop, restaurant or smoke confection shop, provided that said uses shall only be located on the ground floor and shall occupy no more than sixty (60) percent of the ground floor area;
- (3) Purposes accessory to the other permitted purposes.

58.1.2 shall be subject to the following requirements and restrictions:

- (1) The building shall occupy an area within the building area shown on Schedule C-58 to this by-law;
- (2) The ratio of the gross floor area of the building to the lot area shall not exceed 0.6;
- (3) The front and exterior side yards shall have the minimum depth and width, respectively, shown on Schedule C-58 to this by-law;
- (4) Off-street parking areas shall be located within the area shown as Parking Area on Schedule C-58 to this by-law;
- (5) Off-street parking spaces, calculated as set out below, shall be provided within the site:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Office of Physician	three (3) spaces per office
Office of Dentist	four (4) spaces per office
Retail	one (1) space per nine (9) square metres of retail floor area.

58.1.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 58.1.2.

58.2 For the purposes of this section, retail floor area shall mean that area of a building which is devoted to retail use and shall exclude exterior walls, stairwells, elevator shafts, laundry or washrooms, building maintenance or service areas, loading areas and any area used only for the parking of motor vehicles.

59. The lands designated R4A - Section 59 on Schedule A to this by-law:

59.1 shall only be used for the following purposes:

- (1) apartment building;
- (2) purposes accessory to the other permitted purpose.

59.2 shall be subject to the following requirements and restrictions:

- (1) The front and side yards shall have a minimum depth and widths, respectively, as shown on Schedule C-59 to this by-law;
- (2) An apartment building shall occupy the area shown as Building Area on Schedule C-59 to this by-law;
- (3) The ratio of the gross residential floor area of the building to the lot area shall not exceed 1.0;

- (4) The maximum coverage shall not exceed eleven (11) percent of the lot area;
- (5) Maximum number of dwelling units - 115 dwelling units;
- (6) Maximum height of main building - 12 storeys;
- (7) A minimum of fifty (50) per cent of the lot area shall be maintained as landscaped open space;
- (8) A minimum of one hundred and thirty six (136) spaces shall be provided within areas designated for parking on Schedule C-59 to this by-law;
- (9) A minimum of eight (8) spaces shall be provided within the apartment dwelling.

59.3 shall also be subject to the requirements and restrictions relating to an R4A zone which are not in conflict with the ones set out in section 59.2.

60. The lands designated R4B - Section 60 on Schedule A to this by-law:

60.1 shall be used for the following purposes:

- (1) Apartment dwelling;
- (2) Tuck shop, located in an apartment dwelling, provided that there is not external evidence of same, and further provided that its gross floor area does not exceed fourteen (14) square metres;
- (3) Purposes accessory to the other permitted purposes.

60.2 shall be subject to the following requirements and restrictions:

- (1) The front, side and rear yards shall have the minimum depth, widths and depth, respectively, shown on Schedule C-60 to this by-law;
- (2) A ramp to an underground garage shall be permitted in the front yard within the area shown on Schedule C-60 to this by-law;
- (3) Each apartment dwelling shall be located on a site within an area of not less than 4,870 square metres;
- (4) An apartment dwelling shall occupy one of the Building Areas shown on Schedule C-60 to this by-law;
- (5) The ratio of the gross floor area to the lot area shall not exceed 1.5;

- (6) Maximum coverage - eighteen (18) percent;
- (7) Maximum number of dwelling units - ninety-two (92);
- (8) Maximum height of buildings - 12 storeys;
- (9) Landscaped Open Space: Minimum of sixty (60) percent of the lot area;
- (10) Minimum number of parking spaces to be provided: one hundred and fifteen (115), of which one hundred and one (101) shall be located in an underground parking garage and fourteen (14) in the area designated Parking Area on Schedule C-60 to this by-law;
- (11) All parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Schedule C-60 to this by-law;

60.3 shall also be subject to the requirements and restrictions relating to the R4B zone which are not in conflict with the ones set out in section 60.2.

61. The lands designated R4B - Section 61 on Schedule A to this by-law:

61.1 shall only be used for the following purposes:

- (1) an apartment dwelling;
- (2) purposes accessory to the other permitted purpose.

61.2 shall be subject to the following requirements and restrictions:

- (1) The front and side yards shall have a minimum depth and width, respectively, as shown on Schedule C-61 to this by-law;
- (2) An apartment dwelling shall occupy the Building Area shown on Schedule C-61 to this by-law;
- (3) The ratio of the gross floor area of the building to the lot area shall not exceed 1.75;
- (4) Maximum coverage - sixteen (16) percent of the lot area;
- (5) Maximum number of dwelling units - ninety-nine (99);
- (6) Maximum height - 13 storeys;
- (7) Landscaped Open Space - minimum of sixty (60) percent of the lot area;

(8) Minimum number of parking spaces to be provided: one hundred and nineteen (119), of which one hundred and six (106) spaces shall be located in an underground parking garage, and thirteen (13) spaces provided in the area designated Parking on Schedule C-61 to this by-law;

(9) All parking areas shall have a direct and unobstructed access to and from a public street by means of a driveway or ramp, as shown on Schedule C-61 to this by-law.

61.3 shall also be subject to the requirements and restrictions relating to the R4B zone which are not in conflict with the ones set out in section 61.2.

62. The lands designated R4A - Section 62 on Schedule A to this by-law:

62.1 shall only be used for the following purposes:

- (1) apartment and townhouse dwellings;
- (2) purposes accessory to the other permitted purpose.

62.2 shall be subject to the following requirements and restrictions:

- (1) An apartment dwelling shall occupy an area designated as Building Area 1 as shown on Schedule C-62 to this by-law;
- (2) Maximum number of units per apartment dwelling - forty-eight (48);
- (3) Maximum number of bedrooms per apartment dwelling unit - one (1);
- (4) Townhouse dwellings shall occupy the areas designated as Building Areas 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Schedule C-62 to this by-law;
- (5) Maximum number of dwelling units in Building Area 1 as shown on Schedule C-62: 98 units;
- (6) Landscaped open space shall be provided as shown on Schedule C-62 to this by-law;
- (7) A minimum of twelve (12) off-street parking spaces shall be provided for the apartment dwelling, and shall be located within the area designated as Area 1 on Schedule C-62 to this by-law;
- (8) A minimum of ninety-eight (98) off-street parking spaces shall be provided for the townhouse dwellings, and shall be located within the areas designated as Areas 2, 3, 4 and 5 on Schedule C-62 to this by-law;

- (9) All parking area shall have direct and unobstructed access to and from a public highway by means of a driveway or ramp, as shown on Schedule C-62 to this by-law.

62.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 62.2.

63. The lands designated R1A - Section 63 on Schedule A to this by-law:

63.1 shall only be used for the following purposes:

- (1) purposes permitted in an R1A zone by section 11.1.1;
- (2) photographic studio (not including the retailing of photographic equipment or supplies) as a home occupation.

63.2 shall be subject to the following requirements and restrictions:

- (1) Front yard depth - minimum 7.5 metres;
- (2) Side yard width - minimum 7.5 metres;
- (3) Rear yard depth - minimum 12 metres;
- (4) A single-family detached dwelling shall have a minimum gross floor area of ninety (90) square metres, exclusive of any area devoted to a photographic portrait studio;
- (5) Maximum coverage - twenty (20) percent of the lot area;
- (6) Maximum floor area for a home occupation shall not exceed fifteen (15) percent of the gross floor area of the main building;
- (7) Minimum parking requirements:
Photographic studio - two (2) parking spaces;
Single-family detached dwelling unit - one (1) parking space.
- (8) No parking space shall be located within a required front yard;
- (9) All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials;
- (10) The provisions of the Sign By-law of the City of Brampton shall apply, though nothing shall prevent the erection of a permitted sign which is externally illuminated.

63.3 shall also be subject to the requirements and restrictions relating to the R1A zone which are not in conflict with the ones set out in section 63.2.

64. The lands designated C3 - Section 64 on Schedule A to this by-law:
- 64.1 shall only be used for the purposes permitted in the C3 zone by section 21.3.1
- 64.2 shall be subject to the following requirements and restrictions:
- (1) The minimum front, rear and side yard depths and widths shall be as shown on Schedule C-64 to this by-law;
 - (2) Any building to be constructed shall be within the Building Areas shown on Schedule C-64 to this by-law;
 - (3) The maximum gross floor area of the building in Building Area B shown on Schedule C-64 to this by-law shall be 4,739 square metres;
 - (4) Landscaped open space shall be provided within the areas designated Landscaped Open Space on Schedule C-64 to this by-law;
 - (5) Parking spaces shall be provided within the areas designated Parking on Schedule C-64 to this by-law;
 - (6) Loading spaces shall be provided in the areas designated Loading Area on Schedule C-64 to this by-law;
 - (7) Notwithstanding the Sign By-law of the City of Brampton, no external signs shall be erected, installed, posted, displayed or maintained except in accordance with the following provisions:
 - (a) Two (2) pylon or pole identification signs which may be illuminated, indicating the name of the premises, may be erected provided that each such sign does not exceed forty-seven (47) square metres in total area for all sides and is located not less than 1.5 metres from any lot line or zone boundary;
 - (b) One (1) building identification or fascia sign, which may be illuminated, each identifying the department or food store, may be erected, provided that each such sign does not exceed fifty-eight (58) square metres in area; and
 - (c) One (1) fascia sign, which may be illuminated, for each store or use not provided for in sub-section 64.2 (7) (b) may be erected provided that the lettering does not exceed 0.5 metres in height.

64.3 shall also be subject to the requirements and restrictions relating to the C3 zone which are not in conflict with the ones in section 64.2.

65. The lands designated C3 - Section 65 on Schedule A to this by-law:

65.1 shall be used for the purposes permitted in a C3 zone by section 21.3.1, other than for an amusement arcade

65.2 shall be subject to the following requirements and restrictions:

(1) Minimum street setback shall be not less than the following:

<u>Street</u>	<u>Distance</u>
Kennedy Road North	36 metres
Vodden Street	31 metres
Hansen Road	31 metres

(2) Minimum interior side yard width abutting a Residential Zone - six (6) metres;

(3) Minimum rear yard depth abutting a Residential Zone - six (6) metres;

(4) Maximum coverage - thirty (30) per cent of the lot area;

(5) Maximum height - main building 10.6 metres, accessory building six (6) metres.

65.3 shall also be subject to the requirements and restrictions relating to the C3 zone which are not in conflict with the ones set out in section 65.2.

(SECTION 66 RESERVED)

67. The lands designated C2 - Section 67 on Schedule A to this by-law:

67.1 shall only be used for the following purposes:

- (a) the purposes permitted in a C2 zone 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:

- (a) Buildings shall only be erected within the areas designated as Building Areas B, C, D, E, F or G, as shown on Schedule C-67 to this by-law, provided that nothing shall prevent the use of underground corridors and stairs not within the designated building areas;
- (b) The floor space index of all buildings erected within the designated Building Areas shall not exceed 0.3;
- (c) Maximum building height: two (2) storeys or 7.3 metres, whichever is the lesser;
- (d) The area designated as Landscaped Open Space on Schedule C-67 to this by-law shall be maintained as landscaped open space;
- (e) Off-street parking shall be provided in the areas designated Parking on Schedule C-67 to this by-law;
- (f) The provisions of the Sign By-law of the City of Brampton shall apply, except that only one entrance sign, which may be illuminated, may be erected at the parking area ramp located on Main Street South and on Meadowland Gate South East, provided that each such sign does not exceed 2.3 square metres in area for each sign and is located no closer than 0.6 metres to any lot line.

67.3 shall also be subject to the requirements and restrictions relating to the C2 zone which are not in conflict with the ones set out in section 67.2.

68. The lands designated R4A - Section 68 on Schedule A to this by-law:

68.1 shall only be used for the following purposes

- (1) an apartment building;
- (2) purposes accessory to the other permitted purpose.

68.2 shall be subject to the following requirements and restrictions:

- (1) A main building shall only be erected within the area designated as Building Area on Schedule C-68 to this by-law;
- (2) A canopy which may be used as a terrace or balcony shall not be included in any calculations of building coverage, provided that the canopy is located entirely within the Canopy Area as designated on Schedule C-68 to this by-law;
- (3) Maximum coverage - thirty (30) per cent of the lot area;
- (4) Maximum number of dwelling units - eight (8), and no dwelling unit shall be located in a cellar;
- (5) Maximum height of main building - 9.1 metres;
- (6) Maximum elevation of canopy above grade - 3.6 metres;
- (7) Minimum front yard depth, minimum required rear yard depth, minimum required side yard width and minimum distance between facing walls shall be as shown on Schedule C-68 to this by-law;
- (8) Minimum landscaped open space - forty (40) percent of the lot area;
- (9) Off-street parking facilities shall be provided as follows: for each dwelling unit in a multiple dwelling, at least one (1) parking space for each dwelling unit, plus one (1) additional parking space for each four (4) dwelling units, shall be provided on the same lot.

68.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 68.2.

(SECTION 69 RESERVED)

70.1 The lands designated R1B - Section 70 on Schedule A to this by-law:

70.1.1 shall only be used for the following purposes:

- (1) single-family detached dwellings;
- (2) purposes accessory to the other permitted purposes.

70.1.2 shall be subject to the following requirements and restrictions:

- (1) Nothing in this section shall prevent the occupant of a single-family detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood, or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plate not larger than 0.09 square metres.

70.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 70.1.2

70.2 For the purposes of this section, a single-family detached dwelling is defined as a building occupied, or intended to be occupied, as a dwelling by one family alone, and containing only one kitchen and may include a private garage and other accessory buildings.

71. The lands designated GC - Section 71 on Schedule A to this by-law:

71.1 shall only be used for the following purposes:

- (1) Office purposes:
 - (a) bank
 - (b) professional and business administration
 - (c) real estate
 - (d) trust savings and loans
- (2) Residential - a residential dwelling unit as an accessory purpose, provided that the dwelling unit is occupied by the operator of a permitted commercial use located on the lot.

71.2 shall be subject to the following requirements and restrictions:

- (1) A building shall only be erected within the area designated as Building Area on Schedule C-71 to this by-law;
- (2) The projection of a canopy shall only be permitted within the area designated as Canopy Area on Schedule C-71 to this by-law;
- (3) The floor space index shall not exceed 6.0;
- (4) Building heights

No maximum for main building
Accessory building - maximum six (6) metres
Canopy - minimum 2.5 metres

(5) No off-street parking shall be required to be provided.

71.3 shall also be subject to the requirements and restrictions relating to the GC zone which are not in conflict with the ones set out in section 71.2

72. The lands designated SC - Section 72 on Schedule A to this by-law:

72.1 shall only be used for the following purposes:

- (1) Furniture and appliance store;
- (2) Clothing store;
- (3) Real estate office;
- (4) Finance company;
- (5) Flower shop;
- (6) Sporting goods store;
- (7) Travel agency;
- (8) Paint and wallpaper store;
- (9) Mirror and glass store;
- (10) Musical instrument store;
- (11) Purposes accessory to the other permitted purposes.

72.2 shall be subject to the following requirements and restrictions:

- (1) A building shall only be erected within the area designated as Building Area on Schedule C-72 to this by-law;
- (2) The floor space index shall not exceed 1.0;
- (3) The area designated as Landscaped Open Space on Schedule C-72 to this by-law shall be maintained as landscaped open space and shall include a screen of evergreen shrubs not less than 1.8 metres in height at maturity.

72.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 72.2.

73. The lands designated R2B - Section 73 on Schedule A to this by-law:

73.1 shall only be used for the following purposes:

- (1) a building containing four dwelling units;
- (2) purposes accessory to the other permitted purpose.

73.2 shall be subject to the following requirements and restrictions:

- (1) A building containing four dwelling units shall only be erected within the area designated as Building Area on Schedule C-73 to this by-law;
- (2) Maximum coverage (main building) - thirty-three and one third (33-1/3) percent of the lot area;
- (3) Maximum height of main building - two (2) storeys;
- (4) Maximum number of dwelling units - four (4), of which not more than two (2) dwelling units shall contain the maximum number of three (3) bedrooms each;
- (5) At least six (6) parking spaces shall be provided on the same lot with the building, of which not less than two (2) parking spaces shall be located within the main building.

73.3 shall also be subject to the requirements and restrictions relating to the R2B zone which are not in conflict with the ones set out in section 73.2.

74.1 The lands designated R4A - Section 74 on Schedule A to this by-law:

74.1.1 shall only be used for the following purposes:

- (1) Apartment dwelling;
- (2) Stacked townhouse dwelling;
- (3) Day nursery operated as a non-commercial venture;
- (4) Purposes accessory to the other permitted purposes.

74.1.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front yard depths, rear yard depth and side yard width shall be as shown on Schedule C-74 to this by-law;
- (2) An apartment dwelling may only be erected within the area shown as Building Area C on Schedule C-74 to this by-law;

(3) One stacked townhouse dwelling may only be erected within each of the areas shown as Building Area A, B and D on Schedule C-74 to this by-law;

(4) Maximum Lot Coverage

- (a) Apartment dwelling - 1,450 square metres of the lot area;
- (b) Stacked townhouse dwellings - 3,725 square metres of the lot area.

(5) Maximum Height

- (a) Apartment dwelling - eleven (11) storeys;
- (b) Stacked townhouse dwelling - four (4) storeys.

(6) Maximum number of dwelling units and the maximum number of bedrooms in each dwelling unit shall be as follows:

<u>Building Area</u>	<u>Maximum Number of Dwelling Units</u>	<u>Maximum number of Bedrooms per Dwelling Unit</u>			
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
A	35			28	7
B	35			28	7
C	140	14	112	14 ¹	
D	28			21	7

¹ provided said dwelling unit is located on the bottom two storeys of the apartment dwelling.

(7) A parking garage may only be erected within the area shown as Building Area E on Schedule C-74 to this by-law, in accordance with the following requirements:

- (a) The parking garage shall provide three (3) levels of parking area, with the uppermost level not to exceed the elevation of the second storey floor level of the apartment building to be located within Building Area C.
- (b) Pedestrian ramps to be provided in relation to Building Areas A, B and D, and the pedestrian bridge to be provided in relation to Building Areas C and E, shall be considered as buildings or structures for the purposes of this by-law.

(8) Not less than sixty-four (64) percent of the lot area shall be maintained as landscaped open space;

- (9) Not less than three hundred and fifty-seven (357) parking spaces shall be provided on the site.
- (a) A minimum of two hundred and sixty-two (262) spaces shall be located in a structure occupying the aforesaid Building Area E, and;
- (b) A minimum of fifty-three (53) spaces and forty-two (42) spaces shall be located within Parking Area A and B, respectively, as shown on Schedule C-74 to this by-law.
- (10) No fence, hedge or structure, except outdoor recreation facilities and signs permitted in accordance with section 6 of this by-law, shall exceed a height of 2.4 metres within the area shown as Landscaped Open Space on Schedule C-74 to this by-law.
- (11) A service area for the loading or unloading of persons, animals or goods, with unobstructed egress and ingress to a public street, shall be provided as shown on Schedule C-75 to this by-law.

74.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 74.1.2.

74.2 For the purposes of this section, a stacked townhouse dwelling shall mean a building that is divided into twenty (20) or more dwelling units, of which not less than eight (8) dwelling units shall have two (2) separate means of egress, one of which shall be to a common interior corridor and one of which shall be directly to a yard adjacent to the dwelling unit and the remaining dwelling units shall have separate means of egress to two separate interior corridors.

75. The lands designated R1A - Section 75 on Schedule A to this by-law:

75.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R1A zone by section 11.1.1;
- (2) an art gallery and art studio.

75.2 shall be subject to the following requirements and restrictions:

- (1) An art gallery or art studio shall only be located within the existing residential building and shall not occupy more than two-thirds (2/3) of the gross floor area of the building;
- (2) One dwelling unit which shall occupy not less than one third (1/3) of the total floor area of the existing building shall be maintained as a use;

- (3) No outside storage of commercial vehicles shall be permitted;
- (4) Minimum front yard depth, Main Street North: twenty-five (25) metres;
- (5) Minimum off-street parking shall be provided as follows:

<u>Use</u>	<u>Minimum Parking</u>
Art gallery and Studio	one (1) parking space for every 20 square metres of floor space;
Residential	two (2) parking spaces per dwelling unit;

75.3 shall also be subject to the requirements and restrictions relating to the R1A zone which are not in conflict with the ones set out in section 75.2.

76. The lands designated R2B - Section 76 on Schedule A to this by-law:

76.1 shall only be used for the following purposes:

- (1) An existing single-family detached dwelling;
- (2) An existing single-family detached dwelling converted to provide residential accommodation for not more than twelve (12) mentally retarded persons and not more than two (2) staff members;
- (3) Purposes accessory to the other permitted purposes.

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

- (1) Minimum setback of main building - 17.6 metres, and the yards so constituted shall be deemed to be the minimum required front and side yard depth and widths;
- (2) Minimum depth or width of a yard not abutting a street - three (3) metres;
- (3) Maximum Building Height
 - (a) Main building shall not exceed the height of the existing single-family detached dwelling;
 - (b) Accessory building - 4.5 metres;

(4) Off-street parking shall be provided in accordance with the following standards:

- residential, single-family detached dwelling two (2) spaces per dwelling which may be located in a driveway.

- converted dwelling for mentally retarded persons one (1) space for each three (3) beds or fraction thereof provided for mentally retarded persons and one (1) for each staff member.

(5) No fence or hedge within the required yards shall exceed a height of 1.8 metres, except within nine (9) metres of the intersection of two street lines, in which case the limit shall be 0.9 metres.

76.3 shall also be subject to the requirements and restrictions relating to the R2B zone which are not in conflict with the ones set out in section 76.2.

77. The lands designated R3A - Section 77 on Schedule A to this by-law:

77.1 shall only be used for the purposes permitted in an R3A zone by section 13.1.1.

77.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area per townhouse dwelling unit - 269 square metres;
- (2) Maximum number of townhouse dwelling units - 60 units;
- (3) Townhouse dwellings shall only be erected within the areas shown as Building Area, and in accordance with the building and yard dimensions indicated, on Schedule C-77 to this by-law;
- (4) Each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than six (6) metres by six (6) metres in area;
- (5) A townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;
- (6) Any fence erected between the closest main building and Vodden Street shall not exceed 1.8 metres in height;

- (7) Where any parking area is located in a yard which abuts any zone in which residential uses are permitted, a hedgerow of ever-green shrubs not less than 1.5 metres in height shall be placed between the parking area and the lot line, and the land between the parking area and the lot line and the land between the hedgerows and the lot line shall be landscaped open space.

77.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 77.2.

78. The lands designated R2B - Section 78 on Schedule A to this by-law:

78.1 shall only be used for the following purposes:

- (1) a building containing four dwelling units;
- (2) purposes accessory to the other permitted purpose.

78.2 shall be subject to the following requirements and restrictions:

- (1) A building containing four dwelling units shall only be erected within the area defined as Building Area on Schedule C-78 to this by-law;
- (2) The depth of the front or rear yard and width of a side yard shall not be less than that shown on Schedule C-78 to this by-law;
- (3) Maximum coverage by main building: thirty (30) percent of the lot area;
- (4) An accessory building or structure, including a swimming pool covered or enclosed by a permanent structure, may be located within the area defined as Landscaped Open Space on Schedule C-78 to this by-law, provided that the building area for all accessory buildings and structures does not exceed ten (10) percent of the lot area;
- (5) Maximum building height: main building - two (2) storeys;
accessory building - 4.5 metres.
- (6) One and one-half (1-1/2) parking spaces per dwelling unit shall be provided on the same lot with the building or use.

78.3 shall also be subject to the requirements and restrictions relating to the R2B zone which are not in conflict with the ones set out in section 78.2.

79. The lands designated R3A - Section 79 on Schedule A to this by-law:

79.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) purposes accessory to the other permitted purpose.

79.2 shall be subject to the following requirements and restrictions:

- (1) The maximum number of dwelling units shall be seventy-three (73) units;
- (2) The minimum lot area per dwelling unit shall be two hundred and sixty (260) square metres;
- (3) Townhouse dwellings shall only be erected within the areas shown as Building Areas, and in accordance with the minimum yard and building dimensions indicated, on Schedule C-79 to this by-law;
- (4) Minimum gross floor area per townhouse dwelling unit - eighty-three (83) square metres;
- (5) Maximum coverage: thirty (30) percent of the lot area;
- (6) Maximum building height - 10.6 metres;
- (7) Each townhouse dwelling unit shall have a private open space area which is enclosed by a privacy fence with a gate and which is not less than 5.5 metres by 6 metres in area;
- (8) A townhouse dwelling group shall have landscaped open space equal to at least thirty-five (35) percent of the lot area;
- (9) Any fence erected between a building and court shall not exceed 1.8 metres in height;
- (10) Two (2) parking spaces per townhouse dwelling unit shall be provided, one of which shall be located within the unit and one in the driveway to the unit;
- (11) For any parking area which is in a yard which abuts any zone where residential uses are permitted, a hedgerow of evergreen shrubs not less than 1.5 metres in height must be placed between the parking area and the lot line, and the remaining land between the hedgerow and the lot line shall be landscaped open space.

79.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 79.2

80.1 The lands designated R4A - Section 80 on Schedule A to this by-law:

80.1.1 shall only be used for the following purposes:

- (1) A senior citizens' apartment dwelling on Lot A as shown on Schedule C-80 to this by-law;
- (2) A church, which may contain a church assembly hall, reading rooms and administrative offices, on Lot B as shown on Schedule C-80 to this by-law.
- (3) A day nursery and a gymnasium, within the areas shown as Building Area Z on Schedule C-80 to this by-law.

80.1.2 shall be subject to the following requirements and restrictions:

- (1) A senior citizens' apartment shall only be erected within the area defined as Building Area X and in accordance with the minimum yard and building dimensions as shown on Schedule C-80 to this by-law;
- (2) Canopies shall be allowed to extend from the first floor of the building as shown on Schedule C-80 to this by-law;
- (3) The maximum building height of the apartment dwelling shall be ten (10) storeys;
- (4) The maximum floor space index of the apartment building shall be 1.0;
- (5) The maximum number of dwelling units shall be as follows:

<u>Bedroom/Unit</u>	<u>Maximum Number of Units</u>
Bachelor dwelling unit	sixty-three (63) dwelling units
One bedroom dwelling	forty (40) dwelling units
Two bedroom dwelling	twenty (20) dwelling units
Total dwelling units	one hundred twenty-three (123) dwelling units

- (6) No dwelling units with more than two bedrooms shall be permitted;
- (7) A church shall only be erected within the area shown as Building Area Y, and in accordance with the minimum yard and building dimensions shown, on Schedule C-80 to this by-law;
- (8) An underground pedestrian tunnel shall be constructed between Building Area X and Building Area Y, as shown on Schedule C-80

to this by-law;

(9) Landscaped Open Space

- (a) Not less than fifty (50) percent of the area of Lot A on Schedule C-80 shall be maintained as landscaped open space;
- (b) Not less than sixty-five (65) percent of the roof of the senior citizens' apartment dwelling shall be maintained as a roof garden;
- (c) Landscaped open space shall be provided on Lot B as shown on Schedule C-80 to this by-law.

(10) Parking Requirements

- (a) All parking areas shall be located as shown on Schedule C-80 to this by-law and shall have direct and unobstructed access to and from a public street by driveways as shown on Schedule C-80 to this by-law;
 - (b) Not less than thirty-one (31) parking spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizens' apartment dwelling;
 - (c) Not less than one hundred seventy-nine (179) spaces shall be provided on Lots A and B which shall be for the use of the church, day nursery and gymnasium.
- (11) 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-80 to this by-law;
- (12) No fence, hedge or structure, except outdoor recreation facilities and signs, shall exceed a height of 1.8 metres within the landscaped open space area designated on Schedule C-80 to this by-law.

80.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 80.1.2.

80.2 For the purposes of this section, Roof Garden shall mean an open space at roof-top level of a building which is used for growth, maintenance, preservation of grass, flowers, trees and shrubs and

other landscaping including a surfaced walk, patio, pool or similar amenity but excluding any ramp, stairwell, retaining wall or any covered space within any main building or structure.

(SECTION 81 RESERVED)

82. The lands designated SC - Section 82 on Schedule A to this by-law:

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 in the area shown as Building Area A on Schedule C-82 to 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 to this by-law;
- (c) purposes accessory to the other permitted purposes.

82.2 shall be subject to the following requirements and restrictions:

- (a) Minimum front, rear and side yards depths and widths shall be provided as shown on Schedule C-82 to this by-law;
- (b) Only one building may be erected within the area designated as SC-Section 82 on Schedule A to this by-law;
- (c) The height of a building shall not be greater than 10.6 metres.
- (d) (1) Landscaped Open Space shall be provided and maintained as shown on Schedule C-82 to this by-law;

(2) The height of a fence, hedge, structure or sign within the area designated Landscaped Open Space on Schedule C-82 to this by-law shall not be greater than 1.2 metres;
- (e) (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 purposes permitted by sections 82.1(b) and 82.1(c), at least one hundred thirty seven (137) parking spaces shall be provided;
- (f) 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 to this by-law;

82.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with those in section 82.2.

83. The lands designated SC - Section 83 on Schedule A to this by-law:

83.1 shall only be used for the following purposes:

(1) Ground Floor Only

- (a) Antique, art or crafts shop;
- (b) Book shop;
- (c) Camera or photography store;
- (d) Finance company;
- (e) Gift or flower shop;
- (f) Jewellery, watch or watch repair store;
- (g) Luggage and leather goods store;
- (h) Office supply or stationery store;
- (i) Office, business or professional;
- (j) Shoe store;
- (k) Real estate office;
- (l) Travel agency.

(2) Second Floor Only

Offices, but not including the office of a dentist, physician, drugless practitioner or medical clinic.

83.2 shall be subject to the following requirements and restrictions:

- (1) The front and exterior side yards shall have a minimum depth and width, respectively, as shown on Schedule C-83 to this by-law;
- (2) A building shall only be erected within the area defined as Building Area on Schedule C-83 to this by-law;
- (3) The ratio of the gross floor area of the building to the lot area shall not exceed 0.5;
- (4) All parking areas shall have direct and unobstructed access to and from a public street by means of a driveway or ramp, as shown on Schedule C-83 to this by-law.

83.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 83.2.

84. The lands designated R1B - Section 84 on Schedule A to this by-law:

84.1 shall only be used for the following purposes:

- (1) day nursery;
- (2) purposes accessory to the other permitted purposes.

84.2 shall be subject to the following requirements and restrictions:

- (1) The front, rear and side yards shall have minimum depths and widths as shown on Schedule C-84 to this by-law;
- (2) A building shall only be erected within the area defined as Building Area on Schedule C-84 to this by-law;
- (3) All parking areas shall have a direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule C-84 to this by-law.

84.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 84.2.

(SECTION 85 RESERVED)

86. The lands designated R1B - Section 86 on Schedule A to this by-law:

86.1 shall only be used for the purposes permitted in an R1B zone by section 11.2.1.

86.2 shall be subject to the following requirements and restrictions:

- (1) the minimum lot width requirement set out in section 11.2.2(b) shall not apply to Lot 17 on Registered Plan 581.

86.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 86.2.

87. The lands designated R3A - Section 87 on Schedule A to this by-law:

87.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) open space;
- (3) purposes accessory to the other permitted purposes.

87.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front, side and rear yards shall have minimum depths and widths as shown on Schedule C-87 to this by-law;
- (2) A townhouse dwelling shall only be erected within the areas shown as Building Areas on Schedule C-87 to this by-law;

- (3) A maintenance building shall only be erected in the area defined as Building Area (Maintenance Building) on Schedule C-87 to this by-law;
- (4) For each townhouse dwelling unit, two (2) parking spaces shall be provided, one of which may be located in a driveway;
- (5) Not less than seven (7) parking spaces shall be provided for visitors and guests.

87.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 87.2.

88. The lands designated R3A - Section 88 on Schedule A to this by-law:

88.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) purposes accessory to the other permitted purpose.

88.2 shall be subject to the following requirements and restrictions:

- (1) No more than forty-seven (47) dwelling units shall be erected on the site;
- (2) The minimum front, side and rear yard dimensions and the minimum separation between townhouse dwellings shall be as shown on Schedule C-88 to this by-law;
- (3) A townhouse dwelling shall only be erected within each area shown as a Building Area on Schedule C-88 to this by-law;
- (4) Off-street parking facilities shall be provided for each townhouse dwelling unit on the basis of two (2) parking spaces per townhouse dwelling unit, one (1) of which shall be provided within the unit and one in the driveway to the unit;
- (5) Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-88 to this by-law.

88.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 88.2.

89. The lands designated SC - Section 89 on Schedule A to this by-law:
- 89.1 shall only be used for the following purposes:
- (a) office for medical specialists;
 - (b) non-medical professional offices.
- 89.2 shall be subject to the following requirements and restrictions:
- (1) The minimum yard requirements shall be as shown on Schedule C-89 to this by-law;
 - (2) Only one building may be erected within the area defined as Building Area on Schedule C-89 to this by-law;
 - (3) The permitted building may not contain more than four offices for medical specialists;
 - (4) The permitted building shall not have more than 403 square metres of gross commercial floor area.
 - (5) Maximum Building Height - 7.6 metres.
 - (6) Landscaped open space shall be provided and maintained as shown on Schedule C-89 of this by-law.
 - (7) All parking areas shall be located as shown on Schedule C-89 to this by-law and shall have direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Schedule C-89.
- 89.3 shall also be subject to the requirements and restrictions of the SC zone which are not in conflict with the ones set out in section 89.2.
90. The lands designated R1A - Section 90 on Schedule A to this by-law:
- 90.1 shall only be used for the purposes permitted in an R1A zone by section 11.1.1.
- 90.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width - 6 metres.
- 90.3 shall also be subject to the requirements and restrictions relating to the R1A zone which are not in conflict with the ones set out in section 90.2.
91. The lands designated R3A - Section 91 on Schedule A to this by-law:

91.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) purposes accessory to the other permitted purpose.

91.2 shall be subject to the following requirements and restrictions:

- (1) The minimum lot area per townhouse dwelling unit shall be 270 square metres.
- (2) The maximum number of townhouse dwelling units shall be thirty (30) units.
- (3) The minimum gross floor area of each townhouse dwelling unit shall be 83 square metres.
- (4) The minimum yard requirements shall be as shown on Schedule C-91 to this by-law.
- (5) Maximum coverage shall not exceed thirty (30) per cent of the lot area.

91.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 91.2.

92. The lands designated M1 - Section 92 on Schedule A to this by-law:

92.1 shall only be used for the following purposes:

- (1) a restaurant;
- (2) a bank.

92.2 shall be subject to the following requirements and restrictions:

- (1) The maximum gross floor area of the restaurant shall not exceed 506 square metres and the maximum gross floor area of the bank shall not exceed 246 square metres.
- (2) Not less than 53 off-street parking spaces shall be provided and shall occupy an area indicated as Parking Areas for 53 cars as shown on Schedule C-92 to this by-law;
- (3) Landscaped Open Space shall be provided and shall occupy an area indicated as Landscaped Open Space as shown on Schedule C-92 to this by-law;
- (4) At least one loading area shall be provided for the restaurant and shall occupy an area indicated as Loading Area and shown on Schedule C-92 to this by-law.

92.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 92.2.

93. The lands designated R3A - Section 93 on Schedule A to this by-law:

93.1 shall only be used for the following purposes:

- (1) street townhouse dwellings;
- (2) purposes accessory to the other permitted purpose.

93.2 shall be subject to the following requirements and restrictions:

- (1) Not more than fifty-six (56) townhouse dwelling units shall be erected on the site;
- (2) The minimum yard requirements shall be as shown on Schedule C-93 to this by-law;
- (3) Townhouse dwelling units shall only be erected within the area shown as Building Area on Schedule C-93 to this by-law;
- (4) Maximum coverage - twenty-five (25) percent of the lot area;
- (5) Maximum building height - 10.6 metres;
- (6) Minimum gross floor area - 83 square metres.
- (7) Off-street parking shall be provided on the basis of two (2) parking spaces for each townhouse dwelling unit, one of which shall be provided within the unit and one in the driveway to the unit;
- (8) Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units, and the aforesaid parking facilities shall be signed accordingly, and shall be located as shown on Schedule C-93 to this by-law.

93.2 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 93.2.

94. The lands designated R3A - Section 94 on Schedule A to this by-law:

94.1 shall only be used for the following purposes:

- (1) townhouse dwellings.

94.2 shall be subject to the following requirements and restrictions:

- (1) No more than sixty (60) townhouse dwelling units shall be erected on the site;
- (2) The minimum yard requirements shall be as shown on Schedule C-94 to this by-law;
- (3) Townhouse dwelling units shall only be erected within the area defined as Building Area on Schedule C-94 to this by-law;
- (4) The maximum coverage of the townhouse dwellings shall not exceed twenty-five (25) percent of the lot area;
- (5) The minimum gross floor area per dwelling unit shall be 83 square metres;
- (6) Off-street parking facilities shall be provided for each dwelling unit on the basis of two (2) parking spaces per unit, one of which shall be provided within the unit and one in the driveway to the unit;
- (7) Off-street parking facilities shall be provided for visitor or guest parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-94 to this by-law.

94.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 94.2.

95. The lands designated R2A - Section 95 on Schedule A to this by-law:

95.1 shall only be used for the following purposes:

- (1) semi-detached dwellings;
- (2) purposes accessory to the other permitted purpose.

95.2 shall be subject to the following requirements and restrictions:

(1) Lot Area Requirements

- (a) Interior Lot: Minimum lot area per semi-detached dwelling - 445 square metres;
Minimum lot area per semi-detached dwelling unit - 210 square metres.

(b) Exterior Lot: Minimum lot area per semi-detached dwelling - 510 square metres;
Minimum lot area per semi-detached dwelling unit - 260 square metres;

- (2) The minimum setbacks, minimum required rear yard depth and minimum required side yard width shall be as shown on Schedule C-95 to this by-law provided that the distances shall vary by not more than 0.4 metre less than the measurement shown;
- (3) Each semi-detached unit shall only be erected within the area shown as Building Area on Schedule C-95 to this by-law;
- (4) The maximum coverage on each semi-detached lot shall not exceed thirty-five (35) per cent of the lot area;
- (5) The minimum gross floor area for each semi-detached unit shall be seventy-four (74) square metres;
- (6) The maximum building height shall be two and one half (2 1/2) storeys or eight (8) metres, whichever is the lesser;
- (7) A minimum of 50 percent of the required front yard shall be maintained as landscaped open space.

95.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the ones set out in section 95.2.

96. The lands designated R3A - Section 96 on Schedule A to this by-law:

96.1 shall only be used for the following purposes:

- (1) townhouse dwellings;
- (2) a recreation centre;
- (3) purposes accessory to the other permitted purposes.

96.2 shall be subject to the following requirements and restrictions:

- (1) Townhouse dwellings shall only occupy areas indicated as for such on Schedule C-96 to this by-law;
- (2) Maximum coverage of all townhouse dwellings shall be thirty (30) percent of the lot area;
- (3) Maximum number of townhouse dwelling units shall be four hundred and fifty-one (451);
- (4) Maximum building height - 10.6 metres;

- (5) Minimum landscaped open space - fifty (50) percent of the lot area;
- (6) Lands designated as landscaped open space on Schedule C-96 to this by-law shall be developed and maintained for such purposes;
- (7) The minimum setback distance, minimum required rear yard depth and minimum required side yard widths shall be as shown on Schedule C-96 to this by-law;
- (8) Off-street parking spaces shall be provided in a number equivalent to 175 percent of the number of dwelling units;
- (9) A driveway leading to a private garage shall be considered as providing one (1) parking space, provided that the distance between the edge of the private roadway and the front walk of the garage is not less than six (6) metres;
- (10) Not less than one (1) parking space shall be provided for each dwelling unit not containing an attached garage, and an additional parking space shall be provided for each two (2) such dwelling units;
- (11) Each five (5) dwelling units shall be provided with one (1) visitor parking space clearly marked and signed for visitor parking;
- (12) All areas containing more than two (2) parking spaces shall have direct and unobstructed access to and from a public street by means of a driveway.

96.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 96.2.

97. The lands designated R2A - Section 97 on Schedule A to this by-law:

97.1 shall only be used for the purposes permitted in an R2A zone by section 12.1.1.

97.2 shall be subject to the following requirements and restrictions:

- (1) A semi-detached dwelling shall only be erected within the area shown as Building Area on Schedule C-97 to this by-law;
- (2) The yard requirements shall conform to those shown on Schedule C-97 to this by-law;
- (3) A driveway shall be located as shown on Schedule C-97 to this by-law.

97.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the ones set out in section 97.2.

98. The lands designated SC - Section 98 on Schedule A to this by-law:

98.1 shall only be used for the following purposes:

- (1) Fruit and vegetable store;
- (2) Grocery or dairy products store.

98.2 shall be subject to the following requirements and restrictions:

- (1) The minimum yard requirements shall be as shown on Schedule C-98 to this by-law.
- (2) A building shall be erected within the area defined as Building Area on Schedule C-98 to this by-law;
- (3) The coverage shall not exceed twenty-five (25) percent of the lot area;
- (4) The maximum building height for the main building shall not exceed 10.6 metres.

98.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 98.2.

(SECTION 99 RESERVED)

(SECTION 100 RESERVED)

101. The lands designated R4A - Section 101 on Schedule A to this by-law:

101.1 shall only be used for the following purposes:

- (1) Apartment dwelling;
- (2) Religious Institution.

101.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front yard setback, minimum required rear yard depth and minimum required side yard widths shall be as shown on Schedule C-101 to this by-law;
- (2) An apartment building shall only be erected within the area defined as Building Area A on Schedule C-101 to this by-law, in compliance with the following regulations:

- (a) Maximum height - 22 storeys
- (b) Maximum number of units - 254 units
- (c) Minimum required parking - 381 spaces
- (d) Minimum required underground parking - 254 spaces
- (e) Maximum ground floor coverage - 1,125 square metres

(3) An apartment building shall only be erected within the area defined as Building Area B on Schedule C-101 to this by-law, in compliance with the following regulations:

- (a) Maximum height - 22 storeys
- (b) Maximum number of units - 254 units
- (c) Minimum parking - 381 spaces
- (d) Minimum underground parking - 254 spaces
- (e) Minimum ground floor coverage - 1,125 square metres

(4) Minimum floor area of each apartment dwelling unit:

- (a) One bedroom - 55 square metres
- (b) Two bedroom - 74 square metres
- (c) Three bedroom - 93 square metres

(5) Indoor swimming pools attached to apartment buildings shall be located as shown on Schedule C-101 to this by-law.

(6) Canopies, mechanical vents, ramps and stairs may be located outside the designated Building Areas;

(7) Landscaped open space shall be provided as shown on Schedule C-101 to this by-law.

101.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 101.2.

102. The lands designated M1 - Section 102 on Schedule A to this by-law:

102.1 shall only be used for the following purposes:

- (a) the purposes permitted in the M1 zone by section 31.1.1 of this by-law;
- (b) a bank.

102.2 shall be subject to the following requirements and restrictions:

- (a) The location of a bank shall be limited to the area shown as Building Area A on Schedule C-102 to this by-law;

- (b) The area of any structure or building to be occupied by the bank shall be restricted to a maximum of 30.4 metres by 13.6 metres, as shown on Schedule C-102 of this by-law;
- (c) A minimum of twenty-one (21) parking spaces shall be provided for the exclusive use of the bank employees and customers, and such parking shall be in addition to any parking required in this by-law for other uses located on the said lands;
- (d) A pedestrian walkway of 1.5 metres shall be provided along the westerly and southerly sides of the bank building;
- (e) Landscaped open space as shown on Schedule C-102 to this by-law shall be provided and maintained;
- (f) The maximum height of any structure or building to be located on the said lands shall be one (1) storey above established grade;
- (g) The minimum yard requirements shall be as shown on Schedule C-102 to this by-law;
- (h) Loading and unloading shall be permitted only along the northerly side of any structure or building to be located on the said lands;
- (i) Open storage of goods and raw materials shall be prohibited.

102.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 102.2.

103. The lands designated SC - Section 103 on Schedule A to this by-law:

103.1 shall only be used for the following purposes:

- (1) a restaurant;
- (2) a take-out restaurant;
- (3) a retail plumbing outlet;
- (4) purposes accessory to the other permitted purposes.

103.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-103 to this by-law;
- (2) Only one (1) building may be built within the zone boundary as shown on Schedule C-103 to this by-law;

- (3) Maximum gross floor area of a restaurant or a take-out restaurant: 687.4 square metres;
- (4) Maximum gross floor area of a retail plumbing outlet: 371.6 square metres;
- (5) A restaurant or take-out restaurant shall only be located within the area shown as Building Area A on Schedule C-103 to this by-law;
- (6) A retail plumbing outlet shall only be located within the area shown as Building Area B on Schedule C-103 to this by-law;
- (7) Minimum off-street parking accommodation shall be provided on the same lot as the building and shall be located as shown on Schedule C-103 to this by-law;
- (8) All parking areas shall have direct and unobstructed access to and from a public street by means of a driveway or ramp as shown on Schedule C-103 to this by-law.

103.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 103.2.

104.1 The lands designated R1A - Section 104 on Schedule A to this by-law:

104.1.1 shall only be used for the following purposes:

- (1) single-family detached dwellings.

104.1.2 shall be subject to the following requirements and restrictions:

- (1) Nothing in this section shall prevent the occupant of a single-family detached dwelling from carrying on any domestic or household art not affecting the amenity of the neighbourhood or a professional person from occupying one or more rooms as an office, providing there is no display of goods or advertising other than a plaque not larger than 0.09 square metres;
- (2) No dwelling shall have a floor area, exclusive of basement, verandah, garage, or attic, of less than seventy-four (74) square metres, and shall be of brick, brick veneer, stone or stucco over masonry construction;
- (3) Every residence shall be constructed on land having a lot width of at least eighteen (18) metres.

104.1.3 shall also be subject to the requirements and restrictions relating to the R1A zone which are not in conflict with the ones set out in section 104.1.2.

104.2 For the purposes of this section, a single-family detached dwelling is defined as a building occupied, or intended to be occupied, as a dwelling by one family alone, and containing only one kitchen and may include a private garage and other accessory buildings.

105. The lands designated SC - Section 105 on Schedule A to this by-law:

105.1 shall only be used for an office building.

105.2 shall be subject to the requirements and restrictions relating to the SC zone.

(SECTION 106 RESERVED)

107. The lands designated C3 - Section 107 on Schedule A to this by-law:

107.1 shall only be used for the purposes permitted in a C3 zone by section 21.3.1., except for an amusement arcade;

107.2 shall be subject to the requirements and restrictions relating to the C3 zone.

108. The lands designated SC - Section 108 on Schedule A to this by-law:

108.1 shall only be used for the following purposes:

(1) a medical clinic and offices related thereto.

108.2 shall be subject to the requirements and restrictions relating to the SC zone.

109. The lands designated SC - Section 109 on Schedule A to this by-law:

109.1 shall only be used for the following 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) Minimum front, rear and side yards depths and widths and setbacks shall be provided as shown on Schedule C-109;
- (b) The height of a building shall not be greater than two storeys.

- 109.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 109.2.
110. The lands designated R2A - Section 110 on Schedule A to this by-law:
- 110.1 shall only be used for the purposes permitted in the R2A zone by section 12.1.1.
- 110.2 shall be subject to the following requirement and restriction:
- (1) the front yard depth and side yard widths shall be as shown on Schedule C-110 to this by-law.
- 110.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the ones set out in section 110.2.
111. The lands designated SC - Section 111 on Schedule A to this by-law:
- 111.1 shall only be used for the following purposes:
- (1) a retail establishment having no outside storage;
 - (2) a service shop;
 - (3) a bank, trust company, finance company;
 - (4) an office;
 - (5) a dry-cleaning and laundry distribution station;
 - (6) a laundromat;
 - (7) a parking lot;
 - (8) a health centre; and
 - (9) a grocery store.
- 111.2 shall be subject to the requirements and restrictions relating to the SC zone.
112. The lands designated HC1 - Section 112 on Schedule A to this by-law:
- 112.1 shall only be used for the following purposes:
- (1) a radio station transmission and broadcasting establishment; and
 - (2) the purposes permitted in the HC1 zone by section 24.1.1
- 112.2 shall be subject to the requirements and restrictions relating to the HC1 zone.
113. The lands designated R1B - Section 113 on Schedule A to this by-law:
- 113.1 shall only be used for the purposes permitted in the R1B zone by section 11.2.1.

113.2 shall be subject to the following requirement and restriction:

- (1) minimum lot depth - 29 metres.

113.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 113.2.

114. The lands designated R1B - Section 114 on Schedule A to this by-law:

114.1 shall only be used for a single-family detached dwelling.

114.2 shall be subject to the following requirements and restrictions:

- (1) the main building shall not occupy more than thirty (30) percent of the lot area;
- (2) the building area of all accessory buildings and structures, including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten percent of the lot area;
- (3) the minimum lot area, minimum lot width, minimum lot depth, minimum side yard width, front yard and rear yard depth requirements of the R1B zone shall not apply.

114.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 114.2.

115. The lands designated HCl - Section 115 on Schedule A to this by-law:

115.1 shall only be used for a restaurant, drive-in restaurant or a take-out restaurant.

115.2 shall be subject to the following requirements and restrictions:

- (a) minimum front yard depth - 12 metres
- (b) minimum interior side yard width - 0 metres
- (c) minimum exterior side yard width - 18 metres
- (d) minimum rear yard depth - 3 metres
- (e) minimum number of parking spaces - 20
- (f) maximum building height - 10.6 metres

115.3 shall also be subject to the requirements and restrictions relating to the HCl zone which are not in conflict with the ones set out in section 115.2.

116.1 The lands designated R1B - Section 116 on Schedule A to this by-law:

116.1.1 shall only be used for the purposes permitted in the R1B zone by section 11.2.1.

116.1.2 shall be subject to the requirements and restrictions set out in section 116.3.

116.1.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 116.1.2.

116.2 The lands designated R2A - Section 116 on Schedule A to this by-law:

116.2.1 shall only be used for the purposes permitted in the R2A zone by section 12.1.1.

116.2.2 shall be subject to the requirements and restrictions set out in section 116.3.

116.2.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the ones set out in section 116.2.2.

116.3 (1) Any lots which flank McLaughlin Road or the 0.3 metre reserve adjacent thereto shall be deemed to be interior lots.

(2) Adjacent to McLaughlin Road South a strip of land of not less than six (6) metres in width shall be maintained as landscaped open space, and the landscaped open space shall not be considered for purposes of computing lot area, lot depth, lot width, rear yard depth and side yard width.

(3) No building shall exceed a height of 7.6 metres, provided that the rear or side main wall of either a single-family detached dwelling or semi-detached dwelling adjacent to McLaughlin Road South does not exceed a height of one (1) storey.

117. The lands designated C1 - Section 117 on Schedule A to this by-law:

117.1 shall only be used for the following purposes:

- (1) the purposes permitted in a C1 zone by section 21.1.1;
- (2) an automobile service station.

117.2 shall, in respect of the purposes permitted by section 117.1(1), be subject to the requirements and restrictions relating to the C1 zone.

117.3 shall, in respect of the purpose permitted by section 117.1(2), be subject to the requirements and restrictions relating to the HC1 zone.

118. The lands designated R2B - Section 118 on Schedule A to this by-law:

118.1 shall only be used for the following purposes:

- (1) the purposes permitted in an R1B zone by section 11.2.1;
- (2) a community club;
- (3) a recreation facility;

118.2 shall be subject to the requirements and restrictions relating to the R2B zone.

119. The lands designated GC - Section 119 on Schedule A to this by-law:

119.1 shall only be used for the following purposes;

- (1) offices for Bell Canada;
- (2) purposes accessory to the other permitted purpose.

119.2 shall be subject to the requirements and restrictions relating to the GC zone.

120. The lands designated R2B - Section 120 on Schedule A to this by-law:

120.1 shall only be used for the following purposes:

- (1) the purposes permitted in the R2B zone by section 12.2.1;
- (2) a funeral home;
- (3) purposes accessory to the other permitted purposes.

120.2 shall be subject to the requirements and restrictions relating to the R2B zone.

121. The lands designated HC1 - Section 121 on Schedule A to this by-law:

121.1 shall only be used for the following purposes:

- (1) a retail establishment for the sale of flowers; and
- (2) purposes accessory to the other permitted purpose.

121.2 shall be subject to the following requirements and restrictions:

- (1) landscaped open space of a minimum of 20% of the area of the site shall be provided and maintained;
- (2) off-street parking, at a rate of 1 space for every 19 square metres of the gross floor area of the first floor of the building, shall be provided on the site.

121.3 shall also be subject to the requirements and restrictions relating to an HC1 zone which are not in conflict with the ones set out in section 121.2.

122. The lands designated R1A - Section 122 on Schedule A to this by-law:

122.1 shall only be used for the following purposes:

- (1) the purposes permitted in the R1A zone by section 11.1.1;
- (2) a funeral home;
- (3) purposes accessory to the other permitted purposes.

122.2 shall be subject to the requirements and restrictions relating to an R1A zone.

123. The lands designated SC - Section 123 on Schedule A to this by-law:

123.1 shall only be used for the purposes permitted in the SC zone by section 23.1.1.

123.2 shall be subject to the following restriction:

- (1) The maximum 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 which are not in conflict with the one set out in section 123.2.

124. The lands designated M1 - Section 124 on Schedule A to this by-law:

124.1 shall only be used for the purposes permitted in the M1 Zone by section 31.1.1 of this by-law.

124.2 shall be subject to the following requirement:

- (1) The minimum centre line setback shall be 24.35 metres from the centre line of Holtby Avenue.

124.3 shall also be subject to the requirements and restrictions relating to the M1 zone, other than the one set out in section 31.2(a), which are not in conflict with the ones set out in section 124.2.

125. The lands designated R4A - Section 125 on Schedule A to this by-law:

125.1 shall only be used for the following purposes:

- (a) the purposes permitted in an R4A zone by section 14.1.1 of this by-law;
- (b) the purposes permitted in a C1 zone by section 21.1.1(a) of this by-law, except for a dining room restaurant, a mixed service restaurant or 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 which are not in conflict with the ones set out in section 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 the ones set out in sections 125.2 and 125.3.

126.1 The lands designated R3B - Section 126 on Schedule A to this by-law:

126.1.1 shall only be used for the following purpose:

- (1) single-family detached dwellings.

126.1.2 shall be subject to the following requirements and restrictions:

- (1) Not more than 116 dwelling units shall be erected on this site;
- (2) Maximum gross floor area per dwelling unit - 83 square metres;
- (3) Maximum building area - 25 percent of the lot area;
- (4) Maximum height per dwelling unit - 18.6 metres;
- (5) Minimum number of parking spaces per unit - two (2), one (1) of which shall be provided within the unit and one of which shall be provided in the driveway to the unit;
- (6) Off-street parking facilities shall be provided for visitor parking on the basis of one (1) parking space for each five (5) dwelling units and the aforesaid parking facilities shall be signed accordingly;
- (7) All parking spaces, aisles and driveways shall be useable in all seasons and finished with a stable, dustless surface;
- (8) Not less than sixty (60) percent of the total site area shall be maintained as landscaped open space.

126.1.3 shall also be subject to the requirements and restrictions relating to the R3B zone which are not in conflict with the ones set out in section 126.1.2.

126.2 For the purposes of this section, single-family attached dwelling shall mean a building divided vertically into three (3) or more single-family attached dwelling units by common walls and with private front and rear access to each unit.

127.1 The lands designated R4B - Section 127 on Schedule A to this by-law:

127.1.1 shall only be used for the following purposes:

- (1) senior citizens' apartment dwelling;
- (2) purposes accessory to the other permitted purpose.

127.1.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-127 to this by-law;
- (2) Canopies shall be allowed to extend from the first floor of the senior citizens' apartment dwelling, as shown on Schedule C-127 to this by-law;
- (3) A senior citizens' apartment dwelling shall only occupy the area indicated as building area on Schedule C-127 to this by-law;
- (4) Maximum floor space index - 1.3;
- (5) Maximum building height - 11 storeys. These height limitations shall not apply to elevator enclosures, flag poles, television or radio antenna, ventilator, skylight or chimney;
- (6) Maximum number of dwelling units in the senior citizen's apartment dwelling shall not exceed one hundred and one (101), of which not less than one hundred (100) units shall be one bedroom units, and one (1) unit shall be a two (2) bedroom unit.
- (7) The senior citizens' apartment dwelling shall contain, in addition to 101 dwelling units, a common room with abutting kitchen and chair storage area, communal laundry room, washrooms, and a storage room for outside facilities;
- (8) Not less than fifty (50) percent of the area of Lot A shall be maintained as landscaped open space;
- (9) Landscaped open space shall be provided on Lot A as shown on Schedule C-127 to this by-law;
- (10) Not less than twenty-four (24) spaces shall be provided on Lot A and reserved for use by residents and visitors of the senior citizens' apartment building. All parking areas shall be located as shown on Schedule C-127 to this by-law;
- (11) No fence, hedge or structure, except outdoor recreation facilities permitted in accordance with section 127, shall exceed a height of two (2) metres within the landscaped open space area designated on Schedule C-127 to this by-law;
- (12) 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-127 to this by-law.

127.1.3 shall also be subject to the requirements and restrictions relating to the R4B zone which are not in conflict with the ones set out in section 127.1.2.

127.2 For the purposes of this section, a senior citizens' apartment dwelling shall mean a building other than a triplex, double duplex, street townhouse or multiple dwelling containing three or more dwelling units, occupied by senior citizens, which has a common entrance from the street level and the occupants of which have the right to use in common halls, stairs and yards.

128. The lands designated M1 - Section 128 on Schedule A to this by-law:

128.1 shall only be used for the following purposes:

- (1) in respect of the area shown as the Existing Building on Schedule C-128 to this by-law, an office and warehouse;
- (2) in respect of the area shown as the Proposed Extension on Schedule C-128, inside storage of goods as accessory to the existing office and warehouse.

128.2 shall be subject to the following requirements and restrictions:

- (1) the Existing Building as shown on Schedule C-128 may be extended to the west by a maximum gross floor area of 139.35 square metres;
- (2) the proposed building shall be located within the area shown as Proposed Extension on Schedule C-128 to this by-law;
- (3) the maximum height of the proposed building shall be one storey;
- (4) a minimum number of 12 parking spaces shall be provided on the site as shown on Schedule C-128 to this by-law;
- (5) outside storage of goods shall be prohibited.

128.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 128.2.

129. The lands designated R1B - Section 129 on Schedule A to this by-law:

129.1 shall only be used for the purposes permitted in the R1B zone by section 11.2.1.

129.2 shall be subject to the following requirements and restrictions:

- (1) a minimum lot depth of 24.4 metres;
- (2) a minimum lot area of 371.6 square metres;
- (3) the rear yard shall be not less than 7.6 metres in depth, except that the rear yard may be occupied by a portion of a main building located not less than 6.1 metres from the rear lot line, provided that the main building does not occupy more than fifty-five (55) percent of the rear yard width and that at least thirty-five (35) percent of the rear yard area is maintained in one contiguous unit, with a depth of at least 7.6 metres.

129.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 129.2.

130. The lands designated R1B - Section 130 on Schedule A to this by-law:

130.1 shall only be used for the purposes permitted in the R1B zone by section 11.2.1.

130.2 shall be subject to the following requirements and restrictions:

- (1) No building or structure, including an attached garage or an attached carport, shall be permitted without a minimum centre line setback of 20.1 metres;
- (2) There shall be a rear yard for every building, having a minimum depth of twenty (20) per cent of the lot depth, but it need not exceed 6.1 metres;
- (3) Where an attached garage or an attached carport does not have a second storey above it, the side yard width shall be at least 1.2 metres;
- (4) No principal building shall exceed a height of 7.6 metres.

130.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 130.2.

131.1 The lands designated M2 - Section 131 on Schedule A to this by-law:

131.1.1 shall only be used for the following purposes:

- (1) prepared food take-out facility;
- (2) purposes permitted in the M2 zone by section 32.1.1.

131.1.2 shall be subject to the following requirements and restrictions:

- (1) No facilities shall be provided to enable food to be consumed in the building;
- (2) The building area shall be located as shown on Schedule C-131 to this by-law;
- (3) The front, side and rear yards depths and widths shall be as shown on Schedule C-131 to this by-law;
- (4) The maximum gross floor area of the prepared food take-out facility shall not exceed 325.2 square metres, and no more than 23.3 square metres shall be dedicated to customers purchasing food;
- (5) Not less than 45 off-street parking spaces shall be provided and shall occupy areas shown as Parking Areas on Schedule C-131 to this by-law:

- (6) No parking shall be permitted along the east side of the building, and a minimum width of 7.9 metres of pavement shall be provided to permit a two way traffic flow along the east side of the building, to provide access to a parcel of land to the north, as shown on Schedule C-131 to this by-law;
- (7) A loading area shall be provided for the various units in the building and shall occupy an area indicated as Loading Area and shown on Schedule C-131 to this by-law;
- (8) Landscaped open space shall be provided and shall occupy an area shown as Landscaped Open Space on Schedule C-131 to this by-law.

131.1.3 shall also be subject to the requirements and restrictions relating to the M2 zone which are not in conflict with the ones set out in section 131.1.2.

131.2 For the purposes of this section, a prepared food take-out facility shall mean a commercial kitchen, a portion of a building used for the preparation of food to be consumed away from the building.

132. The lands designated HC1 - Section 132 on Schedule A to this by-law:

132.1 shall only be used for a restaurant or take-out restaurant; and

132.2 shall be subject to the requirements and restrictions as shown on Schedule C-132 to this by-law.

132.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 132.2.

133. The lands designated SC - Section 133 on Schedule A to this by-law:

133.1 shall only be used for the following purposes:

- (a) a fabricating plant;
- (b) the purposes permitted in the SC zone by section 23.1.1.

133.2.1 shall, in respect of a fabricating plant, be subject to the following requirements and restrictions:

- (1) the minimum front yard depth shall be 14 metres;
- (2) the minimum rear yard depth shall be 34 metres;
- (3) the minimum side yard width abutting the southerly property line shall be 3.25 metres;
- (4) the minimum side yard width abutting the northerly property line shall be 5.74 metres;
- (5) the maximum gross industrial floor area shall be 1,675 square metres;
- (6) the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in paragraphs (1), (2), (3), (4) and (5) of section 133.2.1.

133.2.2 shall, in respect of the purposes permitted by section 133.1(b), be subject to the requirements and restrictions relating to the SC zone.

134. The lands designated C1 - Section 134 on Schedule A to this by-law:

134.1 shall only be used for the purposes permitted in the C1 zone by section 21.1.1

134.2 shall be subject to the requirements and restrictions as shown on Schedule C-134 to this by-law.

134.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 134.2.

135.1 The lands designated R3B - Section 135 on Schedule A to this by-law:

135.1.1 shall only be used for the following purposes:

- (1) a single-family attached dwelling;
- (2) purposes accessory to the other permitted purpose.

135.1.2 shall be subject to the following requirements and restrictions:

- (1) No more than 6 dwelling units shall be erected within Building J, as shown on Schedule C-135 to this by-law;
- (2) No more than 70 dwelling units in total shall be erected within Buildings A, B, C, E, F, G, H, and I, as shown on Schedule C-135 to this by-law;
- (3) Yards shall be as shown on Schedule C-135 to this by-law;
- (4) Separation between buildings within the group of buildings shall be as shown on Schedule C-135 to this by-law;
- (5) A single-family attached dwelling unit shall have a minimum gross floor area of 83.6 square metres;
- (6) The buildings shall be located as shown on Schedule C-135 to this by-law and the aggregate building areas shall not exceed 30 percent of the lot area;
- (7) No single-family attached dwelling shall exceed two storeys in height;
- (8) Off-street parking facilities shall be provided for each dwelling unit located within Building J on the basis of 1.33 parking spaces per dwelling unit;
- (9) Off-street parking facilities shall be provided for each dwelling unit located within Buildings A, B, C, D, E, F, G, H and I on the basis of:
 - (a) 2 parking spaces per dwelling unit, one of which shall be provided within the unit and one in the driveway to the dwelling unit, and

- (b) 1 parking space for each 5 dwelling units for visitor and/or guest parking, and the aforesaid parking facilities shall be signed accordingly and shall be located as shown on Schedule C-135 to this by-law.

135.1.3 shall also be subject to the requirements and restrictions relating to the R3B zone which are not in conflict with the ones set out in section 135.1.2.

135.2 For the purposes of section 135,

LANDSCAPED OPEN SPACE means an open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs, and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities of similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

SINGLE-FAMILY ATTACHED DWELLING means a building divided vertically into 3 or more single family dwelling units by common walls and with private front and rear access to each unit.

136. The lands designated SC - Section 136 on Schedule A to this by-law:

136.1 shall only be used for a bank; and

136.2 shall be subject to the requirements and restrictions shown on Schedule C-136 to this by-law.

136.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 136.2.

137. The lands designated C1 - Section 137 on Schedule A to this by-law:

137.1 shall only be used for the purposes permitted in the C1 zone by section 21.1.1.

137.2 shall be subject to the requirements and restrictions shown on Schedule C-137 to this by-law.

137.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 137.2.

138. The lands designated HC1 - Section 138 on Schedule A to this by-law:

138.1 shall only be used for a restaurant or take-out restaurant;

138.2 shall be subject to the requirements and restrictions shown on Schedule C-138 to this by-law.

138.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 138.2.

139. The lands designated C1 - Section 139 on Schedule A to this by-law:

139.1 shall only be used for the following purposes:

- (1) a bank or financial institution;
- (2) a dry cleaning or coin-operated laundry;
- (3) a real estate and professional office but excluding medical offices, i.e. dentists and doctors;
- (4) a bakery shop or beauty parlour;
- (5) a pop shoppe;
- (6) a photomat and camera shop;
- (7) a florist;
- (8) a variety store;
- (9) a hardware store or rental place;
- (10) a sporting goods store;
- (11) an auto radio and electric store;
- (12) a drug store;
- (13) a take-out restaurant;
- (14) a paint and wallpaper store;
- (15) a travel agent;
- (16) an office supply;
- (17) a candy shop;
- (18) a health food shop;
- (19) a delicatessen;
- (20) a leather goods shop;
- (21) a pet shop.

139.2 shall be subject to the following requirements and restrictions:

- (1) The requirements and restrictions shown on Schedule C-139 to this by-law;
- (2) A minimum of 26 parking spaces shall be provided as shown on Schedule C-139 to this by-law;
- (3) The total gross floor area used for the purposes set out in section 139.1 shall not exceed 1,900.6 square metres above-ground and 447.2 square metres in the cellar.

139.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 139.2.

140. The lands designated GC - Section 140 on Schedule A to this by-law:

140.1 shall only be used for the following purposes:

- (1) a fuel oil and coal distribution facility; and
- (2) the purposes permitted in the GC zone by section 22.1.1.

140.2 shall be subject to the requirements and restrictions relating to the GC zone.

141. The lands designated SC - Section 141 on Schedule A to this by-law:

141.1 shall only be used for the following purposes:

- (1) an office other than a real estate office or a medical office;
- (2) an antique shop;
- (3) a personal service shop;
- (4) a printing or copying establishment;
- (5) a custom workshop;
- (6) a drapery sales establishment;
- (7) a dry cleaning and laundry distribution station;
- (8) an equipment rental agency not involving the outside storage of equipment;
- (9) a flower shop;
- (10) a laundromat;
- (11) a parking lot;
- (12) a picture framing shop;
- (13) a small appliance repair shop;
- (14) a showroom for the display and sale of metal door and window frames;
- (15) a swimming pool service establishment;
- (16) a take-out restaurant;
- (17) a travel agency; and
- (18) a variety store only as the sole use of the premises.

141.2 shall be subject to the following requirements and restrictions:

- | | |
|--|---|
| (a) Centre Line Setback: | 28.3 metres. |
| (b) Minimum Interior Side
Yard Width: | 1.5 metres. |
| (c) Minimum Rear Yard Depth: | 0.0 metres. |
| (d) Maximum Gross Floor
Area of Building: | 335 square metres occupying only 1
storey. |
| (e) Parking: | a minimum of 10 parking spaces
shall be provided on the lands. |

141.3 shall also be subject to the requirements and restrictions relating to SC zone which are not in conflict with the ones set out in section 141.2.

142.1 The lands designated HC1 - Section 142 on Schedule A to this by-law:

142.1.1 shall only be used for the following purposes:

- (1) a bowling alley facility;
- (2) purposes accessory to the other permitted purpose.

142.1.2 shall be subject to the following requirements and restrictions:

- (1) The minimum front yard and rear yard depths, and side yard widths, shall be as shown on Schedule C-142 to this by-law;
- (2) The height of any building shall not be greater than 10 metres;
- (3) No accessory use shall occupy in excess of 15% of the net floor area of a main use;
- (4) No building shall be located except within the Building Area as shown on Schedule C-142 to this by-law;
- (5) A minimum of 175 off-street parking spaces shall be provided, and shall be located as shown on Schedule C-142 to this by-law;
- (6) Each parking space shall have a minimum length of 6 metres and a minimum width of 3 metres;
- (7) Aisles leading to parking spaces shall have a minimum width of 6 metres;
- (8) A minimum of one loading space shall be provided and shall not be located in the front yard;
- (9) Landscaped open space and sodded areas shall be provided as shown on Schedule C-142 to this by-law.

142.1.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 142.1.2.

142.2 For the purposes of section 142,

FLOOR AREA, NET shall mean the total of the area of all floor levels in the building, including any basement, cellar, or mezzanine and area covered by interior walls and partitions, but excluding the roof area, exterior perimeter walls, areas occupied by stairwells or elevators, and covered mall areas not used as retail sales floor area.

143. The lands designated C1 - Section 143 on Schedule A to this by-law:

143.1 shall only be used for the following purposes:

- (a) 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;

- (b) One bank or a financial institution;
- (c) Business or professional offices, each not exceeding a gross floor area of one hundred and fifty (150) square metres;
- (d) One medical and one dental office, each not exceeding a gross floor area of one hundred and fifty (150) square metres;
- (e) One dining room restaurant;
- (f) Not more than two mixed service restaurants;
- (g) Not more than one of each of the following:
 - (1) drugstore and/or optical store;
 - (2) food store and/or convenience store and/or pop shop;
 - (3) bake shop and/or donut shop;
 - (4) delicatessen and/or meat and/or fish store;
 - (5) fruit or vegetable store;
 - (6) variety, tobacco and gift shop;
 - (7) jewellery shop;
 - (8) hobby shop and/or pet shop;
 - (9) bookstore;
 - (10) hardware store;
 - (11) paint and wallpaper store;
 - (12) floor and tile store;
 - (13) music store;
 - (14) camera and photo supplies store;
 - (15) sporting goods store;
 - (16) radio and television sales and service store;
 - (17) clothing store and/or shoe store.

143.2 shall be subject to the following requirements and restrictions:

- (a) The gross floor area of all buildings and structures shall not exceed 25 percent of the area of the lot;
- (b) All buildings and structures shall be located within the area shown as Commercial Building Area on Schedule C-143;
- (c) Vehicular access and egress from the said lands shall be as shown on Schedule C-143;
- (d) Landscaped open space of a minimum of twenty percent (20%) of the area of the lot shall be provided and maintained;
- (e) Off-street parking, at the rate of 59.2 spaces for each 1,000 square metres of the net floor area of all buildings and structures, shall be provided and maintained on the lot;
- (f) A garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as the Commercial Building Area on Schedule C-143;
- (g) No building or structure shall have windows or any openings at the second storey level of its southerly wall;
- (h) No building or structure shall have more than two storeys.

143.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 143.2.

144. The lands designated R1D - Section 144 on Schedule A to this by-law:

144.1 shall only be used for the purposes permitted in the R1D zone by section 11.4.1.

144.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
 - (1) Interior Lot
- 275 square metres.
 - (2) Corner Lot
- 370 square metres.
- (b) Minimum Front Yard Depth:
 - (1) 5.2 metres, where the lot depth is less than 33 metres.
 - (2) 6 metres, where the lot depth is 33 metres or greater.

144.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 144.2.

145. The lands designated SC - Section 145 on Schedule A to this by-law:

145.1 shall only be used for the following purposes:

- (a) a beauty salon or barber shop;
- (b) a dwelling unit, to be occupied by not more than one person; and
- (c) purposes accessory to the other permitted purposes.

145.2 shall be subject to the following requirements and restrictions:

- (a) Minimum front, rear and side yards depths and widths shall be provided as shown on Schedule C-145 to this by-law;
- (b) Maximum building height - 5.18 metres;
- (c) All buildings, including the accessory building, shall be located within the Building Area as shown on Schedule C-145 to this by-law;
- (d) A minimum of 6 parking spaces shall be provided and located in the Customer Parking Area as shown on Schedule C-145 to this by-law;
- (e) A minimum of 3 parking spaces shall also be provided on the site outside the Customer Parking Area.

145.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 145.2.

146. The lands designated R1D - Section 146 on Schedule A to this by-law:

146.1 shall only be used for the following purposes:

- (a) purposes permitted in the R1D zone by section 11.4.1;
- (b) walkways.

146.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 216 square metres
- (2) Minimum Lot Depth: 24 metres
- (3) a garage or carport shall not be closer than 6 metres to the front lot line;
- (4) Minimum Front Yard Depth: 4.6 metres;
- (5) A side yard, other than a side yard abutting a street or a walkway owned by a public authority, may be reduced to between zero metre to one metre or less in width provided that:
 - (a) the building with such a reduced side yard shall be a minimum of 1.5 metres from any other building, and
 - (b) the wall of any building facing such a reduced side yard shall contain no openings other than windows for bathrooms on the first or second storey;
- (6) Minimum Exterior Side Yard Width: 3 metres
- (7) The width of a side yard flanking a walkway owned by a public authority shall not be less than 1.5 metres;
- (8) Minimum Rear Yard Depth: 6 metres
- (9) 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.
- (10) The building area shall not occupy more than 45 per cent of the lot area; and
- (11) No building shall exceed a building height of 7.6 metres.

146.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 146.2.

147. The lands designated R3B - Section 147 on Schedule A to this by-law:

147.1 shall only be used for the purposes permitted in the R3B zone by section 13.2.1.

147.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres.
- (2) Minimum Exterior Lot Width: 8 metres.
- (3) Minimum Front Yard Depth: 6 metres.
- (4) Minimum Exterior Side Yard
Width: 1.8 metres
- (5) The width of an exterior side yard flanking Kennedy Road South shall not be less than 6 metres;
- (6) Maximum Building Height: 7.6 metres.

147.3 shall also be subject to the requirements and restrictions relating to the R3B zone which are not in conflict with the ones set out in section 147.2.

148.1 The lands designated R4B - Section 148 on Schedule A to this by-law:

148.1.1 shall only be used for the following purposes:

- (a) the lands designated as Parcel A on Schedule C-148 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys.
- (b) the lands designated as Parcel B on Schedule C-148 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys.
- (c) the lands designated as Parcel C on Schedule C-148 to this by-law shall only be used for an apartment dwelling containing no more than 270 dwelling units and having a maximum height of 20 storeys.
- (d) the lands designated as Parcel D on Schedule C-148 to this by-law shall only be used for an apartment dwelling containing no more than 285 dwelling units and having a maximum height of 21 storeys.
- (e) the lands designated as Parcel E on Schedule C-148 to this by-law shall only be used for a recreational centre building.
- (f) the lands designated as Parcel F on Schedule C-148 to this by-law shall only be used for the following purposes:
 - (1) a public park;
 - (2) a recreation centre;
 - (3) a day-care centre;
 - (4) a public library; or
 - (5) purposes accessory to the other permitted purposes.

148.1.2 shall be subject to the following requirements and restrictions:

(a) Dwelling Units

- (1) None of the apartment dwellings shall contain a dwelling unit with more than 3 bedrooms.

- (2) The total number of 3 bedroom dwelling units in any one apartment dwelling shall not exceed 2.
- (3) No more than 45 per cent of the total number of dwelling units in any one apartment dwelling shall be 2 bedroom dwelling units.

(b) Setbacks

- (1) The minimum setbacks from parcel boundaries for all parts of each apartment dwelling that are above grade, excluding the parking structure, balconies, the elevator motor rooms, tank rooms and similar service facilities, shall be as shown on Schedule C-148 to this by-law.
- (2) The minimum distance between the apartment dwellings on Parcels A, B, C and D shall be as shown on Schedule C-148 to this by-law.
- (3) The parking structure for each apartment dwelling shall be constructed within the parking structure limits and with the minimum setbacks shown on Schedule C-148 to this by-law for each parcel.

(c) Parking

- (1) Parking spaces shall be provided for each apartment dwelling, within the parking structure for that apartment dwelling, at the rate of 1.25 parking spaces for each dwelling unit contained in that apartment dwelling.
- (2) A maximum of 6 per cent of the total number of parking spaces required for each apartment dwelling may be tandem parking spaces.
- (3) On each of Parcel A, B, C and D, there shall be provided, either within the apartment dwelling's parking structure or on the grounds within the parcel boundaries for that apartment dwelling, surface level parking spaces for visitors at the rate of 1 parking space for every four dwelling units contained within that apartment dwelling.
- (4) All areas containing parking spaces for visitors shall be designated by signs stating "Visitors' Parking Only".

(d) Landscaped Open Space

- (1) At least 50 per cent of the area of each of Parcel A, Parcel B, Parcel C and Parcel D shall be occupied by landscaped open space.
- (2) At least 65 per cent of the total area of all land included in Parcels A, B, C, D, and E shall be occupied by landscaped open space, recreational facilities and areas, and buildings accessory to the recreational facilities and areas.

(e) Vehicular Access

- (1) Vehicular access to the lands shown outlined on Schedule C-148 to this by-law shall be limited to the entrances and driveways located as shown on Schedule C-148 to this by-law.

(f) Garbage Collection and Storage

- (1) All areas reserved for the collection of garbage and for the storage of garbage collection devices shall be completely screened from view.
- (2) There shall be no incineration of garbage or refuse on the lands to which this by-law applies, or in any of the buildings thereon.
- (3) Garbage and refuse shall be stored within each apartment dwelling in temperature-controlled areas, and garbage compactors shall be used.

(g) Recreational Facilities

- (1) The recreational centre building on Parcel E shall be constructed and completed at the same time as the first apartment dwelling to be built on any of the other parcels.
- (2) Within the recreational centre dwelling on Parcel E, at least the following facilities, with all necessary equipment and furniture, shall be provided:
 - (a) a swimming pool with a water surface area of at least 210 square metres.
 - (b) two regulation size squash courts and one handball court.
 - (c) gymnasium or exercise room with a floor area of at least 60 square metres.
 - (d) a lounge or meeting room.
 - (e) a children's nursery room.
 - (f) two saunas.
- (3) Upon the lands designated as Parcel E, the following facilities shall be constructed and completed, and thereafter maintained, at the same time as the first apartment dwelling to be built on any of the other parcels.
 - (a) a children's outdoor play area with a minimum area of 300 square metres.
 - (b) at least four tennis courts, of which at least two must be floodlit.
 - (c) an outdoor wading pool with a water surface area of at least 95 square metres.
- (4) A sheltered and enclosed pedestrian walkway, from each of the apartment dwellings to the recreational centre building on Parcel E, shall be provided.

- (5) A children's outdoor play area with a minimum area of 95 square metres shall be provided and maintained at the rear of each of the apartment dwellings.
- (6) A lounge, a hobby room, a children's play room and a meeting room, with a total floor area of at least 150 square metres shall be provided within each of the apartment dwellings.

148.1.3 shall also be subject to the requirements and restrictions relating to the R4B zone which are not in conflict with the ones set out in section 148.1.2.

148.2 (1) For the purposes of this section,

PARKING SPACE shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.

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

STOREY shall mean that portion of a building other than a cellar or basement, between the surface of any floor and the surface of the floor next above it, if there be no floor above it, that portion between the surface of such floor and the ceiling above it.

TANDEM PARKING SPACE shall mean an area of not less than seventeen (17) square metres and a width of not less than 2.9 metres which is not readily accessible at all times and it may be necessary to move another motor vehicle for the parking and removal of a motor vehicle on this space.

- (2) For the purposes of this section, floors accommodating mechanical and parking facilities for an apartment dwelling shall not be counted in determining the number of storeys of each apartment dwelling.

149. The lands designated SC - Section 149 on Schedule A to this by-law:

149.1 shall only be used for the following purposes:

- (a) any operation of a public authority;
- (b) art or antique store;
- (c) bake shop and confectionery store;
- (d) bank, trust company and financial institution;

- (e) book and stationery store,
- (f) clothing and footwear store,
- (g) custom workshop and sales,
- (h) dry cleaning and laundry distribution station and establishment,
- (i) laundromat,
- (j) flower shop,
- (k) gift shop,
- (l) hardware, paint, and wallpaper sales establishment,
- (m) office,
- (n) lock or key shop,
- (o) photographic studio and sales,
- (p) service shop and personal service shop,
- (q) sporting goods store,
- (r) television, radio, and electrical sales, repair and service establishment,
- (s) toy store,
- (t) drug store,
- (u) grocery or variety store,
- (v) garden centre sales establishment,
- (w) music or record shop,
- (x) dining room restaurant,
- (y) purposes accessory to the other permitted purposes.

149.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-149 to this by-law.
- (2) The height of any building shall not be greater than 6.1 metres.
- (3) The net floor area for all buildings or structures shall not exceed a maximum of 2,649 square metres.
- (4) The Restricted Use Area as shown on Schedule C-149 to this by-law shall not be used for the purposes permitted by paragraphs (u) to (y) (both inclusive) of section 149.1.
- (5) On-site landscaped open space shall be provided as shown on Schedule C-149 to this by-law.
- (6) Concrete walks of not less than 1.8 metres in width shall be provided as shown on Schedule C-149 to this by-law.
- (7) An enclosed garbage storage area shall be provided as shown on Schedule C-149 to this by-law.
- (8) The freestanding sign shall be located as shown on Schedule C-149 to this by-law.
- (9) A minimum of 160 off-street parking spaces shall be provided.
- (10) Each parking space shall have unobstructed access to a driveway leading to a street and shall be either an angled parking space¹ 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 6.1 metres in length.

(b) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length.

(11) The width of a driveway leading to any parking area shall be a minimum width of 6.1 metres.

149.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 149.2

150.1 The lands designated as SC - Section 150 on Schedule A to this by-law:

150.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) art, antique store;
- (2) bake shop and confectionary store;
- (3) bank, trust company and financial institution;
- (4) custom workshop for retail sales;
- (5) flower shop;
- (6) garden centre sales establishment;
- (7) gift shop;
- (8) hardware paint and wallpaper sales establishment;
- (9) music or record shop;
- (10) patio and fireplace sales;
- (11) pet store;
- (12) pop shop;
- (13) photographic studio and sales;
- (14) restaurant;
- (15) sporting goods store;
- (16) television, radio and electrical sales, repair and service establishment.

(b) Accessory

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

150.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front, rear and side yard depths and widths shall be provided as shown on Schedule C-150 to this by-law;
- (2) The height of any building shall not be greater than 10.6 metres;
- (3) The building shall be located within the Building Area shown on Schedule C-150;
- (4) The gross floor area for all buildings or structures shall not exceed a maximum of 957 square metres;
- (5) A minimum amount of on-site landscaped open space shall be provided as shown on Schedule C-150;

- (6) A minimum of 56 off-street parking spaces shall be provided.
- (7) 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.
- (8) A minimum of 1 off-street loading space shall be provided at the loading area as shown on Schedule C-150.
- (9) The loading space shall have an unobstructed ingress and egress of not less than 6 metres in width to and from a public street.

150.1.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 150.1.2.

150.2 For the purposes of this section,

PARKING SPACE shall mean a rectangular area of not less than 2.9 metres by 5.8 metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles and which is accessible from a street or lane.

151. The lands designated as R2A - Section 151 on Schedule A to this by-law:

151.1 shall only be used for those purposes permitted in the R2A zone by section 12.1.1.

151.2 shall be subject to the following requirement:

Minimum rear yard depth - 27.4 metres.

151.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the one set out in section 151.2.

152. The lands designated as M1 - Section 152 on Schedule A to this by-law:

152.1 shall only be used for the following purposes:

- (a) manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials within an enclosed building;
- (b) warehouse for the storage of goods and materials within an enclosed building, but not including a transport terminal;
- (c) wholesale operation;
- (d) office, retail outlet, or service shop operated in conjunction with a purpose permitted by paragraphs (a), (b), and (c) of this section, provided that the total gross floor area of such use is not more than ten (10) per cent of the total gross floor area of the industrial building.

152.2 shall be subject to the following requirements and restrictions:

- (a) The minimum front yard depth, rear yard depth and side yard widths shall be as shown on Schedule C-152 to this by-law.
- (b) The height of a building shall not be greater than 10.6 metres.
- (c) Landscaped open space shall be provided as shown on Schedule C-152 to this by-law.
- (d) (1) One or more parking spaces or areas shall be provided and maintained in accordance with the following provisions:

<u>Uses</u>	<u>Minimum Parking Required</u>
Manufacturing, assembling, wholesaling, warehousing	1 parking space for each 60 square metres of gross industrial floor area or portion thereof.
Office	1 parking space for each 30 square metres of gross commercial floor area or portion thereof.
Retail merchandising	1 parking space for each 50 square metres of gross commercial floor area or portion thereof.

(2) The parking area shall be provided and maintained within the area shown outlined on Schedule C-152 to this by-law.

(3) No more than 6 parking spaces shall be permitted in the front yard.

(e) Loading spaces shall be provided and maintained in accordance with the following provisions:

<u>Gross Floor Area of Building</u>	<u>No. of Loading Spaces</u>
280 square metres or less	no loading spaces
280 square metres to 1,860 square metres	one (1) loading space
each additional 1,860 square metres	one (1) loading space

152.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 152.2.

153. The lands designated HC1 - Section 153 on Schedule A to this by-law:

153.1 shall only be used for the following purposes:

- (a) a motor vehicle body shop;

(b) the purposes permitted in the HC1 zone by section 24.1.1 of this by-law;

153.2 shall be subject to the requirements and restrictions relating to the HC1 zone.

154. The lands designated GC - Section 154 on Schedule A to this by-law:

154.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;
- (c) a personal service shop;
- (d) a printing or copying establishment; and
- (e) a community club.

154.2 shall be subject to the requirements and restrictions relating to the GC zone.

155. The lands designated SC - Section 155 on Schedule A to this by-law:

155.1 shall only be used for the following purposes:

- (a) a bank, trust company and finance company, and
- (b) an office.

155.2 shall be subject to the requirements and restrictions shown on Schedule C-155 to this by-law.

155.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 155.2.

156. The lands designated as M1 - Section 156 on Schedule A to this by-law:

156.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Accessory

- (1) an associated educational purpose;
- (2) an associated office;

- (3) a retail outlet operated in connection with a particular purpose permitted by section 156.1(a)(3), provided that the total gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

156.2 shall be subject to the requirements and restrictions relating to the M1 zone.

157. The lands designated SC - Section 157 on Schedule A to this by-law:

- 157.1 shall only be used for the following purposes:
- (a) an office; and
 - (b) a dwelling unit.

157.2 shall be subject to the requirements and restrictions relating to the SC zone.

158. The lands designated M2- Section 158 on Schedule A to this by-law:

158.1 shall only be used for the following purposes:

- (1) the manufacturing and assembling of motor vehicles
- (2) the purposes permitted in the M2 zone by section 31.1.1.
- (3) purposes accessory to the other permitted purposes.

158.2 shall be subject to the following requirements and restrictions:

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

- (1) Manufacturing, cleaning, packaging, processing, repairing, assembling or printing operation. 1 parking space for each 93 square metres of gross floor area devoted to the industrial use, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses.

(b) No loading spaces shall be required.

(c) Outside storage shall be permitted in an interior side yard.

158.3 shall also be subject to the requirements and restrictions relating to the M2 zone, other than the provisions set out in section 30.2, which are not in conflict with the ones set out in section 158.2.

CERTIFICATE UNDER SECTION 39(28) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 167-82 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 16th day of August, 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 September 23rd, 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 24th day of September, 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.

159. The lands designated as SC - Section 159 on Schedule A to this by-law:

159.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage, display or sale of goods or materials;
- (b) an office, except that a medical or dental clinic or similar facility accommodating more than one doctor, dentist or practitioner shall not be permitted;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company;
- (f) a dry cleaning and laundry distribution station;
- (g) a laundromat;
- (h) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, or a take-out restaurant;
- (i) a printing or copying establishment;
- (j) a community club or a place for a fraternal organization;
- (k) a health centre;
- (l) a custom workshop; and
- (m) a tavern.

159.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot area, lot width, and yards shall be as shown on Schedule C-159 to this by-law.
- (b) The maximum height of Building B as shown on Schedule C-159 shall be one storey.
- (c) Parking shall be provided in the areas indicated for that purpose on Schedule C-159 to this by-law.
- (d) Landscaped open space shall be provided in areas indicated for that purpose on Schedule C-159 to this by-law.

159.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 159.2.

160. The lands designated SC - Section 160 on Schedule A to this by-law:

160.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC zone by section 23.1.1;
- (b) an animal hospital.

160.2 shall be subject to the requirements and restrictions relating to the SC zone.

161. The lands designated C2 - Section 161 on Schedule A to this by-law:
- 161.1 shall only be used for the purposes permitted in the C2 zone by 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.
162. The lands designated C2 - Section 162 on Schedule A to this by-law:
- 162.1 shall only be used for the purposes permitted in the C2 zone by section 21.2.1 of this by-law, except for an amusement arcade;
- 162.2 shall be subject to the requirements and restrictions relating to the C2 zone.
163. The lands designated HC1-Section 163 on Schedule A to this by-law:
- 163.1 shall only be used for the following purposes:
- (a) a radio or television station and transmission facility;
 - (b) the purposes permitted in the HC1 zone by section 24.1.1(a) of this by-law;
- 163.2 shall be subject to the requirements and restrictions relating to the HC1 zone.
164. The lands designated RH - Section 164 on Schedule A to this by-law:
- 164.1 shall only be used for the following purposes:
- (a) a public school;
 - (b) a public recreation facility;
 - (c) the purposes permitted in an RH zone by section 15.1.1 of this by-law.
- 164.2 shall be subject to the following requirements and restrictions:
- (a) for a public school and a public recreation facility, the requirements and restrictions relating to the I1 zone shall apply;
 - (b) for the purposes permitted by section 164.1(c), the requirements and restrictions relating to the RH zone shall apply.
165. The lands designated HC1 - Section 165 on Schedule A to this by-law:
- 165.1 shall only be used for the following purposes:

- (a) a dining room restaurant;
- (b) a single-family detached dwelling;
- (c) purposes accessory to the other permitted purposes.

165.2 shall be subject to the following requirements and restrictions:

- (a) not more than one dining room restaurant and one single-family detached dwelling unit shall be permitted
- (b) all buildings shall be located within Building Areas A and B as shown on Schedule C-165 to this by-law
- (c) no building within Building Area A, as shown on Schedule C-165 to this by-law, shall be more than two and a half storeys in height
- (d) no building within Building Area B, as shown on Schedule C-165 to this by-law, shall be more than one storey in height
- (e) minimum lot width: 40 metres
- (f) minimum lot depth: 48 metres
- (g) all waste disposal facilities shall be located indoors and within Building Areas A and B, as shown on Schedule C-165 to this by-law
- (h) Minimum parking requirements:
 - (1) for a dining room restaurant: at least one parking space for every 10 square metres of gross commercial floor area
 - (2) for a single-family detached dwelling unit: at least two parking spaces
- (i) accessory buildings are not permitted.

165.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 165.2.

166. The lands designated R1B-Section 166 on Schedule A to this by-law:

166.1 shall only be used for the purposes permitted in an R1B zone by section 11.2.1 of this by-law;

166.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth
 - (a) to main wall of a building - 3 metres;
 - (b) to front of garage or carport - 6 metres.

166.3 shall also be subject to the requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 166.2.

167. The lands designated R1C - Section 167 on Schedule A to this by-law:

167.1 shall only be used for the purposes permitted in an R1C zone by section 11.3.1 of this by-law;

167.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth

- (a) to main wall of building - 3 metres
- (b) to front of garage or carport - 6 metres

(2) Minimum Interior Side Yard Width

The minimum width of a side yard abutting a public park or walkway, or a lot on Registered Plan 605, shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

167.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 167.2.

168. The lands designated C3 - Section 168 on Schedule A to this by-law:

168.1 shall only be used for the following purposes:

(1) Commercial

- (a) an art or antique store;
- (b) an auto, boat or trailer sales, rental or service establishment;
- (c) an automobile accessory sales establishment;
- (d) a bake shop and confectionary store;
- (e) a bank, trust company and financial institution;
- (f) a barber shop and beauty salon;
- (g) a blue printing establishment;
- (h) a book and stationery store;
- (i) a building supply sales establishment;
- (j) a clothing and footwear store;
- (k) a custom workshop with retail sales;
- (l) a department store and catalogue store;
- (m) a drug store;
- (n) a dry cleaning establishment, laundry distribution station and laundromat;
- (o) a flower shop;
- (p) a furniture, furnishings or appliance sales;
- (q) a garden centre sales establishment;
- (r) a gift shop;
- (s) a supermarket;
- (t) a hardware paint and wallpaper sales establishment;
- (u) a lock or key shop;
- (v) a jewellery and watch repair and sales establishment;
- (w) a medical laboratory;
- (x) a music or record shop;
- (y) a newsstand;

- (z) an office;
- (aa) a pet store;
- (bb) a photographic studio and sales;
- (cc) a restaurant, take-out restaurant, and tavern;
- (dd) a shoe repair store;
- (ee) a sporting goods store;
- (ff) a theatre;
- (gg) a television, radio and electrical sales, repair and service establishment;
- (hh) a toy store;
- (ii) a variety store;
- (jj) a wine, beer or liquor outlet;
- (kk) a library;
- (ll) any operation of a public authority;
- (mm) purposes accessory to the other permitted purposes.

168.2 shall be subject to the following requirements and restrictions:

(a) Yard and Setback Requirements

- (1) Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-168 to this by-law.

(b) Building Requirements

- (1) The height of any building shall not be greater than ten and six-tenths (10.6) metres.
- (2) The gross leasable floor area for all buildings or structures shall not exceed a maximum of fourteen thousand eight hundred and sixty-five (14,865) square metres.
- (3) The gross leasable floor area used for offices and medical laboratories shall not exceed a maximum of 651 square metres.
- (4) The area to be used for offices and medical laboratories shall be located in the south-east sector of the Building Area shown on Schedule C-168 to this by-law.

(c) Landscaped Open Space

On-site landscaped open space shall be provided as shown on Schedule C-168 to this by-law.

(d) Off-Street Parking

- (1) A minimum of 5.5 off-street parking spaces shall be provided for each 92.9 square metres (1000 square feet) of gross leasable floor area.
- (2) The width of a driveway or aisle leading to any parking space shall be a minimum width of 6.1 metres (20 feet).

(e) Off-Street Loading

- (1) A minimum of 2 off-street loading spaces shall be provided within the loading area as shown on Schedule C-168 to this by-law.

- (2) Each loading space shall have an unobstructed ingress and egress of not less than 6.1 metres (20 feet) in width to and from a street.

168.3 shall also be subject to the requirements and restrictions of the C3 Zone which are not in conflict with the ones set out in section 168.2.

169. The lands designated R2B-Section 169 on Schedule A to this by-law:

169.1 shall only be used for the following purposes:

- (1) Parcels 1, 2 and 3, as shown on Schedule C-169
 - (a) one single-family detached dwelling;
 - (b) purposes accessory to the other permitted purposes.
- (2) Parcel 4, as shown on Schedule C-169
 - (a) one multiple family dwelling containing not more than four (4) dwelling units;
 - (b) purposes other than a swimming pool which are accessory to the other permitted purposes.

169.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- | | |
|--------------|--------------------|
| (1) Parcel 1 | 2020 square metres |
| (2) Parcel 2 | 4040 square metres |
| (3) Parcel 3 | 1940 square metres |
| (4) Parcel 4 | 1640 square metres |

(b) Minimum lot width and depth shall be as shown on Schedule C-169 to this by-law.

(c) Minimum front yard depth, side yard width and rear yard depth shall be as shown on Schedule C-169 to this by-law.

(d) Building Requirements

- (1) All dwellings and accessory buildings shall be located within the Building Envelopes as shown on Schedule C-169 to this by-law.
- (2) Maximum height of dwelling 8 metres
- (3) Maximum number of storeys for dwelling 2 storeys
- (4) Maximum height of accessory building 4.6 metres
- (5) Gross floor area for each single family detached dwelling unit shall be not less than 100 square metres.
- (6) Gross floor area of an accessory building shall not exceed 10 per cent of the lot area.

(e) Swimming Pools and Related Enclosures

- (1) A private uncovered or covered swimming pool must be

located within the Building Envelope as shown on Schedule C-169 to this by-law.

- (2) A permanent structure covering a swimming pool shall be considered an accessory building for purposes of this section.

(f) Off-Street Parking

- (1) Two parking spaces for each dwelling unit on Parcels 1, 2 and 3 shall be provided within the Building Envelope as shown on Schedule C-169 to this by-law.
- (2) Two parking spaces for each dwelling unit shall be provided for the dwelling on Parcel 4.
- (3) A motor vehicle or trailer, or a motor vehicle and trailer combination, the vehicle weight of which exceeds 2700 kilograms, may not be parked or stored on any part of this site.
- (4) A mobile home, travel trailer, or trailer may be parked or stored on the lands if it is:
 - (a) owned by the occupant of the lot upon which the vehicle is parked or stored;
 - (b) parked or stored within the Building Envelope as shown on Schedule C-169 to this by-law; and
 - (c) not used for human habitation while parked or stored on the lot.

169.3 shall also be subject to the requirements and restrictions relating to the R2B zone which are not in conflict with the ones set out in section 169.2.

170. The lands designated SC-Section 170 on Schedule A to this by-law:

170.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling,
- (b) a dwelling unit accessory to a commercial use.
- (c) a retail establishment having no outside storage.
- (d) purposes accessory to the other permitted purposes.

170.2 shall be subject to the following requirements and restrictions:

- (a) The main building shall be located within the area shown as Building Area on Schedule C-170 to this by-law;
- (b)
 - (1) An accessory building may be located within the area shown as Landscaped Open Space on Schedule C-170 to this by-law, subject to the requirements of section 170.2(b)(2).
 - (2) An accessory building, structure, detached garage or carport 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 located closer than 1 metre to a main building, side lot line or rear lot line;
- (e) not be located in a front yard; and
- (f) not have a floor area in excess of 22 square metres.

(c) A fence in the form of a visual screen shall be erected and maintained along the rear lot line with a height of not less than 1.8 metres.

- (d) (1) No parking space shall be permitted in the front yard.
- (2) Not less than 4 parking spaces shall be provided.

170.3 shall also be subject to the requirements and restrictions relating to the R1B zone not in conflict with the ones set out in section 170.2.

171. The lands designated C3-Section 171 on Schedule A to this by-law:

171.1 shall only be used for the following purposes:

- (a) a driveway not exceeding a width of 10 metres;
- (b) a parking lot;
- (c) landscaped open space.

171.2 shall be subject to the following requirements and restrictions:

- (a) a driveway shall be located no closer than 3 metres to a side lot line.
- (b) a parking lot shall be located no closer than 3 metres to a side lot line and no closer than 6 metres to the front lot line.

172. The lands designated R2C-Section 172 on Schedule A to this by-law:

172.1 shall only be used for the purposes permitted in an R2C zone by section 12.3.1 of this by-law;

172.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth

- (a) to a main wall of a building 3 metres
- (b) to front of garage or carport 6 metres

(2) Minimum Interior Side Yard Width

For Lots 111, 118 and 119, 127 to 140 (both inclusive), 168, 180 to 185 (both inclusive), 192 and 193 and 196 to 202 (both inclusive), on Registered Plan M-417, the total width of both side yards on any lot shall not be less than 1.8 metres.

172.3 shall also be subject to the requirements and restrictions relating to the R2C zone not in conflict with the ones set out in section 172.2.

173. The lands designated R2A-Section 173 on Schedule A to this by-law:

173.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a semi-detached dwelling;
- (c) a duplex dwelling;
- (d) purposes accessory to the other permitted purposes, and
- (e) a home occupation within a single-family detached dwelling.

173.2 shall be subject to the following requirements and restrictions:

The minimum street centre line setback shall be 14.5 metres, provided that the minimum distance to the front of a garage is 6 metres from the front lot line.

173.3 shall also be subject to the requirements and restrictions relating to the R2A zone which are not in conflict with the ones set out in section 173.2.

174. The lands designated SC-Section 174 on Schedule A to this by-law:

174.1 shall only be used for the following purposes:

- (a) an optical establishment, and
- (b) purposes accessory to an optical establishment.

174.2 shall be subject to the following requirements and restrictions:

- (a) a building shall occupy only the Building Area as shown on Schedule C-174 to this by-law,
- (b) a building shall not exceed the building height as shown on Schedule C-174 to this by-law,
- (c) minimum front yard depth, side yard width and rear yard depth shall not be less than that as shown on Schedule C-174 to this by-law,
- (d) landscaped open space shall be provided and maintained as shown on Schedule C-174 to this by-law,

- (e) a minimum of six parking spaces shall be provided and maintained and shall be located as shown on Schedule C-174 to this by-law, and
- (f) no storage shall be permitted outside a building.

174.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 174.2.

175. The lands designated M2-Section 175 on Schedule A to this by-law:

175.1 shall only be used for the following purposes:

- (a) an office;
- (b) the purposes permitted in an M2 zone by section 32.1.1 of this by-law.

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

176. The lands designated C1-Section 176 on Schedule A to this by-law:

176.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a grocery store;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company;
- (f) an office, but including only one of the following:
 - (1) an office of a dentist,
 - (2) an office of a physician,
 - (3) an office of a drugless practitioner.
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a mixed service restaurant, or a take-out restaurant;
- (k) a health centre or a martial arts centre.

176.2 shall be subject to the following requirements and restrictions:

- (1) Minimum front, rear and side yard depths and widths shall be provided as shown on Schedule C-176 to this by-law.
- (2) The gross floor area of the building shall not exceed a maximum of 3235 square metres.
- (3) The height of the building shall not exceed two storeys.
- (4) Landscaped open space shall be provided as shown on Schedule C-176 to this by-law.

- (5) An enclosed garbage storage compound shall be provided as shown on Schedule C-176 to this by-law.
- (6) A minimum of 89 off-street parking spaces shall be provided.
- (7) A minimum of 1 off-street loading space shall be provided.

176.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 176.2.

177. The lands designated C1-Section 177 on Schedule A to this by-law:

177.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a grocery store;
- (c) a service shop;
- (d) a personal service shop;
- (e) a bank, trust company, finance company;
- (f) an office, but not including the office of a dentist, physician, or drugless practitioner;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a health centre or a martial arts centre;
- (j) a parking lot;
- (k) purposes accessory to the other permitted purposes.

177.2 shall be subject to the following requirements and restrictions:

- (1) Minimum interior side yard width abutting westerly side lot line - 3 metres;
- (2) Minimum interior side yard width abutting easterly side lot line - 0 metres;
- (3) Minimum rear yard depth - 0 metres.
- (4) Maximum height - 1 storey;
- (5) Maximum gross commercial floor area - 280 square metres.
- (6) Parking spaces are required to be provided and maintained on the lot in accordance with the following provisions.
 - (a) Bank, trust company, finance company - 1 parking space for each 15 square metres of gross commercial floor area or portion thereof.
 - (b) All commercial uses other than a bank, trust company or finance company - 1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

177.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 177.2.

178. The lands designatd GC-Section 178 on Schedule A to this by-law:

178.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;
- (c) a personal service shop;
- (d) a printing or copying establishment; and
- (e) a community club.

178.2 shall be subject to the following restriction:

Maximum Building Height - 6 storeys.

178.3 shall also be subject to the requirements and restrictions relating to the GC zone which are not in conflict with the one set out in section 178.2.

179. The lands designated HC2-Section 179 on Schedule A to this by-law:

179.1 shall only be used for those purposes permitted in the HC2 zone by section 24.2.1.

179.2 shall be subject to the following requirements and restrictions:

- (a) The minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C-179 to this by-law.
- (b) The height of any building shall not exceed one storey.
- (c) Minimum landscaped open space shall be provided and maintained in the locations shown on Schedule C-179 to this by-law.
- (d) Minimum lot width: 41 metres.
- (e) Minimum lot depth: 41 metres.
- (f) A gas bar or service station use may only be located within Building Area A, as shown on Schedule C-179 to this by-law.
- (g) Any other uses may only be located within Building Area B, as shown on Schedule C-179 to this by-law.
- (h) Entrance and exit ramps shall be provided as shown on Schedule C-179 to this by-law.
- (i) The total gross floor area of all buildings located within Building Area B shall not exceed 450 square metres.

179.3 shall also be subject to those requirements and restrictions relating to the HC2 zone which are not in conflict with those set out in section 179.2.

(SECTIONS 180 and 181 RESERVED).

182. The lands designated C1-Section 182 on Schedule A to this by-law:

182.1 shall be used only for the following purposes:

- (a) a grocery store;
- (b) purposes accessory to the other permitted purpose.

182.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 1315 square metres
- (b) Minimum Lot Width: 26.9 metres
- (c) Minimum Lot Depth: 30.2 metres
- (d) Minimum Front Yard Depth, Minimum Rear Yard Depth, and Minimum Interior and Exterior Side Yard Width: as shown on Schedule C-182 to this by-law.
- (e) Maximum Building Height: 1 storey
- (f) Maximum Gross Commercial Floor Area: 223 square metres
- (g) Minimum Number of Parking Spaces: 12
- (h) Minimum Number of Loading Spaces: 1
- (i) Minimum Landscaped Open Space: as shown on Schedule C-182 to this by-law.

182.3 shall also be subject to the requirements and restrictions relating to the C1 zone not in conflict with the ones set out in section 182.3.

(SECTION 183 and 184 RESERVED).

185. The lands designated R1D-Section 185 on Schedule A to this by-law:

185.1 shall only be used for the purposes permitted in an R1D zone by section 11.4.1 of this by-law.

185.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Side Yard Width:
1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall;
- (2) Maximum Building Height: two storeys.
- (3) 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.
- (4) 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.
- (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 garage 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.

185.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 185.2.

186. The lands designated M1-Section 186 on Schedule A to this by-law:

186.1 shall only be used for the following purposes:

- (a) a racquetball, squash and fitness club, and
- (b) purposes accessory to a racquetball, squash and fitness club.

186.2 shall be subject to the following restrictions and requirements:

- (a) minimum lot width: 35 metres
- (b) minimum lot area: 1 hectare
- (c) the minimum depth or width of front, side and rear yards shall be as shown on Schedule C-186 to this by-law.
- (d) maximum building height: 10 metres
- (e) within the building envelope as shown on Schedule C-186 to this by-law, a building containing no more than a total of 15 racquetball and squash courts, plus 375 square metres of gross

commercial floor area for a lounge, shall be permitted.

- (f) a minimum of 100 parking spaces shall be provided.
- (g) a minimum of one loading space shall be provided and shall not be located in the front half of the building.
- (h) landscaped open space with a minimum width of 6 metres shall be provided along the entire front lot line, except where a driveway is located, as shown on Schedule C-186 to this by-law.
- (i) a minimum of 20 percent of the front yard shall be landscaped open space.
- (j) no waste disposal facility shall be located in the front or side yards.

186.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 186.2.

(SECTIONS 187 and 188 RESERVED).

189.1 The lands designated HC1-Section 189 on Schedule A to this by-law:

189.1.1 shall only be used for the following purposes:

- (1) a motor vehicle leasing establishment;
- (2) a utility trailer leasing establishment;
- (3) a self-storage locker rental establishment;
- (4) purposes accessory to the other permitted purposes.

189.1.2 shall be subject to the following requirements and restrictions:

- (a) the gross commercial floor area shall not exceed 1860 square metres;
- (b) a minimum of 15 parking spaces shall be provided;
- (c) the width of a driveway leading to any parking area shall be a minimum of 6.0 metres;
- (d) the maximum building height shall not exceed 1 storey;
- (e) landscaped open space shall be provided and maintained in the location identified on Schedule C-189 to this by-law;
- (f) all buildings and structures shall be located within the areas shown as BUILDING AREAS on Schedule C-189 to this by-law;
- (g) no parking or storage of motor vehicles and utility trailers shall occur in the areas identified as driveways on Schedule C-189 to this by-law.

189.1.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 189.2.

189.2 For the purposes of section 189,

SELF-STORAGE LOCKER RENTAL ESTABLISHMENT shall mean a building where lockers for the purpose of storage of goods or materials are rented or leased to the general public.

(SECTIONS 190 and 191 RESERVED).

192. The lands designated R3A-Section 192 on Schedule A to this by-law:

192.1 shall only be used for the following purposes:

- (a) townhouse dwellings;
- (b) public open space;
- (c) purposes accessory to the other permitted purposes.

192.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width: 24 metres
- (b) the minimum lot line setback for all buildings shall be as shown on Schedule C-192 to this by-law
- (c) minimum distance between buildings:
 - (1) a minimum of 3 metres shall be provided between two exterior walls, if one or none contains a window to a habitable room.
 - (2) a minimum of 18 metres shall be provided between two exterior walls, if both contain a window to a habitable room.
- (d) maximum building height: 7.5 metres
- (e) parking spaces:
 - (1) a minimum of two spaces per unit shall be provided, one of which must be located in an attached carport or garage
 - (2) visitors' parking spaces shall be provided and marked for the use of visitors
 - (3) the required number of visitors' parking spaces shall be not less than 25% of the number of total dwelling units
- (f) an accessory building shall be permitted if it is not used for human habitation, does not exceed 4.5 metres in height, and does not have a floor area in excess of 30 square metres.
- (g) a swimming pool shall be permitted if it is not located closer than 1.2 metres to any lot line, and is not located any closer than 18 metres to any front lot line.

192.3 shall also be subject to the requirements and restrictions relating to the R3A zone which are not in conflict with the ones set out in section 192.2.

(SECTION 193 RESERVED).

194.1 The lands designated R4A-Section 194 on Schedule A to this by-law:

194.1.1 shall only be used for the following purposes:

- (a) senior citizens dwelling;
- (b) purposes accessory to the other permitted purposes.

194.1.2 shall be subject to the following requirements and restrictions:

- (a) the senior citizens dwelling shall contain no more than 65 dwelling units;
- (b) minimum lot area shall not be less than 3110 square metres;
- (c) minimum lot width shall not be less than 12.1 metres;
- (d) a building shall be permitted only in the Building Area as shown on Schedule C-194 to this by-law;
- (e) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-194 to this by-law;
- (f) a building shall not exceed a height of 7 storeys or 21 metres, whichever is lesser;
- (g) a building shall not exceed a lot coverage of 38 percent;
- (h) landscaped open space shall be provided and maintained and shall be located as shown on Schedule C-194 to this by-law; and
- (i) not less than 17 off-street parking spaces shall be provided.

194.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone which are not in conflict with the ones set out in section 194.1.2.

194.2 For the purposes of section 194,

DWELLING, SENIOR CITIZEN shall mean a building owned and operated by a government agency or a non-profit and non-commercial organization for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than 58.5 square metres, and each two bedroom dwelling unit has a gross floor area of not more than 89.6 square metres.

195. The lands designated R1D-Section 195 on Schedule A to this by-law;

195.1 shall only be used for the purposes permitted in an R1D zone by section 11.4.1.

195.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 7.6 metres, provided that minimum distance to front of garage may be 7 metres.
- (b) Minimum Interior Side Yard Width: (1) For the part of Lot 53, Registered Plan M-162,

which is adjacent to Lot 52:

(i) 1.2 metres on the east side for a one storey dwelling, and 0.6 metres for each additional storey or part thereof, and 0.9 metres on the other side.

(ii) where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.

(2) For the remainder of Lot 53, and for Lots 54 to 60, all on Registered Plan M-162;

(i) 1.2 metres on one side and 0.9 metres on the other side;

(ii) where the space between the exterior walls of two buildings is less than 2.4 metres, no window below grade or door will be permitted in any wall abutting that space.

(c) Maximum Building Height: 8 metres.

195.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 195.2

(SECTION 196 RESERVED).

197. The lands designated M1-Section 197 on Schedule A to this by-law:

197.1 shall only be used for the following purposes:

(a) Industrial

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

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure;
- (4) a community club; and
- (5) only one mixed service restaurant.

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 197.1(a), provided that the total commercial gross floor area of the retail outlet is not more than 15 per cent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.

197.2 shall be subject to the following requirements and restrictions:

- (1) The mixed service restaurant shall have a capacity of no more than 75 seats.
- (2) The total gross floor area of all buildings on the site shall not exceed 3300 square metres.
- (3) A minimum of 95 parking spaces shall be provided on the lot.

197.3 shall also be subject to the requirements and restrictions relating to the M1 zone which are not in conflict with the ones set out in section 197.2

198. The lands designated HC1-Section 198 on Schedule A to this by-law:

198.1 shall only be used for the following purposes:

- (a) motor vehicle sales establishment;
- (b) motor vehicle body shop;
- (c) motor vehicle repair shop; and
- (d) purposes accessory to the other permitted purposes.

198.2 shall be subject to the following requirements and restrictions:

- (a) buildings shall be permitted only in the Building Area as shown on Schedule C-198 to this by-law;
- (b) a building shall not exceed the building height as shown on Schedule C-198 to this by-law;
- (c) the gross floor area of all buildings to be erected within Building Areas B and C, as shown on Schedule C-198 to this by-law, shall not exceed 744 square metres;
- (d) the gross floor area of the building erected within Building Area A, as shown on Schedule C-198 to this by-law, shall not exceed 136 square metres;
- (e) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-198 to this by-law;
- (f) landscaped open space shall be provided and maintained in the areas shown on Schedule C-198 to this by-law;
- (g) no storage shall be permitted outside a building except for motor vehicles offered for sale or intended to be serviced or repaired;
- (h) a solid screening wall composed of brick, architectural block, decorative concrete panel or similar material, not less than 2.4 metres in height above finished grade, shall be located along the boundary shown as WALL on Schedule C-198 to this by-law;
- (i) a vinyl covered chain link fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as FENCE on Schedule C-198 to this by-law;
- (j) a solid board screening fence, not less than 1.83 metres in height above finished grade, shall be located along the boundary shown as BOARD FENCE in Schedule C-198 to this by-law;
- (k) the width of a driveway leading to a parking area shall be a minimum width of 8 metres for two-way traffic; and
- (l) the minimum number of parking spaces to be provided shall be not less than 41 of which no more than 6 spaces may be tandem parking spaces. Not less than 27 parking spaces shall be located clear of the proposed road widening.

198.3 shall also be subject to the requirements and restrictions relating to the HC1 zone which are not in conflict with the ones set out in section 198.2.

199. The lands designated SC-Section 199 on Schedule A to this by-law:

199.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a parking lot;

- (7) a printing or copying establishment;
- (8) a community club;
- (9) a motor vehicle leasing establishment.
- (10) purposes accessory to the other permitted purposes;
- (11) in conjunction with the motor vehicle leasing establishment, the sale of motor vehicles leased by the motor vehicle leasing establishment.

199.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 1 storey
- (b) Parking: A minimum of 13 parking spaces shall be provided on the lands as shown on Schedule C-199 to this by-law
- (c) Landscaped open space shall be provided and maintained in the location identified on Schedule C-199 to this by-law
- (d) No floodlights shall be permitted
- (e) All buildings and structures shall be located within the area shown as Building Area on Schedule C-199 to this by-law.

199.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 199.2.

200. The lands designated SC-Section 200 on Schedule A to this by-law:

200.1 shall only be used for the following purposes:

- (1) a retail establishment;
- (2) a service shop;
- (3) a personal service shop;
- (4) an office;
- (5) a dry cleaning and laundry distribution station;
- (6) a parking lot;
- (7) a printing or copying establishment;
- (8) a garden centre sales establishment;
- (9) a custom workshop;
- (10) a motor vehicle or boat sales, rental or service establishment, a motor vehicle repair shop, a motor vehicle or boat parts and accessories sales establishment.
- (11) purposes accessory to the other permitted purposes;

200.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 2 storeys
- (b) Parking: A minimum of 17 parking spaces shall be provided on

the lands as shown on
Schedule C-200 to this
by-law

- (c) Landscaped open space shall be provided and maintained in the location identified on Schedule C-200 to this by-law.
- (d) A fence in the form of a visual screen shall be erected and maintained along the rear lot line with a height of not less than 1.8 metres.
- (e) All buildings and structures shall be located within the area shown as Building Area on Schedule C-200 to this by-law.
- (f) Accessory buildings or structures are permitted only if they are used for the storage or disposal of garbage.

200.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 200.2.

201.1 The lands designated SC-Section 201 on Schedule A to this by-law:

201.1.1 shall only be used for the following purposes:

- (1) a home furnishings retail warehouse;
- (2) a service shop;
- (3) a personal service shop;
- (4) an office, other than for a physician, dentist, or drugless practitioner;
- (5) a specialty retail establishment;
- (6) a sporting goods store;
- (7) a storage warehouse with no retail outlet;
- (8) a parking lot.
- (9) purposes accessory to the other permitted purposes.

201.1.2 shall be subject to the following requirements and restrictions:

- (a) All buildings shall be located within the area shown as Building Area on Schedule C-201 to this by-law.
- (b) The total gross floor area for all buildings on the site shall not exceed 2323 square metres.
- (c) The total gross leasable floor area for a sporting goods store shall not exceed 1,200 square metres.
- (d) Maximum building height: one storey.
- (e) Minimum landscaped open space: 8 percent of the lot area.
- (f) Loading Spaces for warehouse use

<u>Gross leasable commercial floor area of warehouse use in square metres</u>	<u>Number of Loading Spaces</u>
280 or less	1 loading space
over 280 up to 7450	2 loading spaces
over 7450 up to 14,000	3 loading spaces

over 14,000

4 loading spaces, plus 1 additional loading space for each 9300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres.

(g) Parking Requirement

Storage Warehouse

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

201.1.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 201.1.2.

201.2 For the purposes of section 201,

RETAIL ESTABLISHMENT, SPECIALTY shall mean a building or place where certain specialty goods or materials are sold or kept for sale to the public. The goods kept for sale within such a retail establishment may include carpets, lighting fixtures, furniture, specialty clothing, home entertainment equipment, appliances, musical instruments and similar items for which demand by the general public is limited by the nature of the goods offered for sale.

202. The lands designated C1-Section 202 on Schedule A to this by-law:

202.1 shall only be used for the following purposes:

- (a) 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.
- (b) Bank;
- (c) Trust company;
- (d) Finance company;
- (e) Business or professional offices, each not exceeding one hundred and fifty square metres gross floor area;
- (f) Medical and dental offices, each not exceeding a gross floor area of one hundred and fifty square metres;
- (g) One dining room restaurant not including an adult entertainment parlour;

- (h) Not more than two mixed service restaurants not including an adult entertainment parlour;
- (i) Not more than three take-out restaurants;
- (j) Not more than one of each of the following:
 - drugstore,
 - optical store,
 - food store,
 - convenience store,
 - pop shop,
 - bake shop,
 - delicatessen,
 - meat store,
 - fish store,
 - fruit store,
 - vegetable store,
 - variety shop,
 - 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, and
 - children's shoe store
- (k) purposes accessory to the other permitted purposes.

202.2 shall be subject to the following requirements and restrictions:

- (a) The gross commercial floor area of all buildings and structures shall not exceed 25 percent of the area of the lot or 3250 square metres, whichever is less.
- (b) All buildings and structures shall be located within the area shown as Commercial Building Area on Schedule C-202 to this by-law.

- (c) Vehicular access to and egress from the said lands shall be as shown on Schedule C-202 to this by-law.
- (d) Landscaped open space of a minimum of seven percent (7%) of the area of the lot, as shown on Schedule C-202 to this by-law, shall be provided and maintained.
- (e) Off-street parking, at the rate of one parking space for each 19 square metres of gross leasable commercial floor area of all buildings and structures, shall be provided and maintained on the lot.
- (f) A garbage and refuse collection area with pick-up facilities shall be provided on the lot within the area shown as Commercial Building Area on Schedule C-202 to this by-law.
- (g) No building or structure shall be more than two (2) storeys in height.
- (h) Loading spaces are required to be provided and maintained in accordance with the following provisions:

(a) Gross leasable commercial floor area of retail commercial uses in square metres	Number of loading spaces
2350 or less	1 loading space
over 2350 up to 7450	2 loading spaces

(b) Gross commercial floor area of office uses in square metres	Number of loading spaces
2350 or less	no loading spaces required
over 2350 up to 11,600	1 loading space

- (i) Accessory buildings or structures are permitted only if they are used only for the storage or disposal of garbage.

202.3 shall also be subject to the requirements and restrictions relating to the C1 zone which are not in conflict with the ones set out in section 202.2.

203. The lands designated SC-Section 203 on Schedule A to this by-law:

203.1 shall only be used for the following purposes:

- (a) Bank, trust company or finance company;
- (b) Business or professional offices;
- (c) Purposes accessory to the other permitted purposes.

203.2 shall be subject to the following requirements and restrictions:

- (a) The minimum yard restrictions shall be as followy:
 - (1) Front Yard Depth 15 metres
 - (2) Interior Side Yard Width 10 metres
 - (3) Exterior Side Yard Width 5 metres
 - (4) Rear Yard Depth 10 metres
- (b) No building or structure shall be more than three (3) storeys in height.
- (c) Landscaped open space of a minimum of seven percent (7%) of the area of the lot shall be provided and maintained.
- (d) Vehicular access and egress from the said lands shall be limited to one only.
- (e) A garbage and refuse collection area with pick-up facilities shall be provided within the main building.
- (f) Accessory building or structures are permitted only if they area used for the storage or disposal of garbage.

203.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 203.2.

204. The lands designated SC-Section 204 on Schedule A to this by-law:

204.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company, financial institution;
- (e) an office;
- (f) a dry cleaning and laundry distribution station;
- (g) a day nursery;
- (h) a multiple family dwelling;
- (i) purposes accessory to the other permitted purposes.

204.2 shall be subject to the following requirements and restrictions:

- (1) For Building Area A as shown on Schedule C-204 to this by-law, the minimum front yard depth and minimum side yard width shall be as shown on Schedule C-204 to this by-law
- (2) For Building Area B as shown on Schedule C-204 to this by-law, the minimum front yard depth and minimum side yard width shall be as shown on Schedule C-204 to this by-law
- (3) The height of the building situated within Building Area A shown on Schedule C-204 to this by-law shall not exceed 2 storeys.
- (4) The height of the building situated within Building Area B shown on Schedule C-204 to this by-law shall not exceed 1 storey.

- (5) The gross commercial floor area of a building situated within Building Area A shown on Schedule C-204 to this by-law shall not exceed 320 square metres.
- (6) A multiple family dwelling located within Building Area B shown on Schedule C-204 to this by-law shall not contain more than 3 dwelling units.
- (7) A minimum of 18 parking spaces shall be provided for uses located within a building occupying Building Area A, shown on Schedule C-204 to this by-law, and shall be located within the Parking Area shown on Schedule C-204 to this by-law.
- (8) A minimum of 2 parking spaces shall be provided for each dwelling unit.
- (9) No loading space shall be required to be provided with respect to a building situated within Building Area A shown on Schedule C-204 to this by-law.
- (10) Vehicular access to the lands shown outlined on Schedule C-204 to this by-law shall be limited to the entrances and driveways located and shown on Schedule C-204 to this by-law.

204.3 shall also be subject to the requirements and restrictions relating to the SC zone which are not in conflict with the ones set out in section 204.2.

205. The lands designated R1D - Section 205 on Schedule A to this by-law:

205.1 shall only be used for the purposes permitted in an R1D zone by section 11.4.1 to this by-law;

205.2 shall be subject to the following requirements and restrictions:

(a) Minimum Interior Side Yard Width:

- (1) a side yard other than a side yard abutting a street, a public park or walkway, or a lot not in an R2C zone may be reduced to zero metres;
- (2) the minimum distance between detached buildings shall not be less than 2.1 metres;
- (3) in no event shall the total width of both side yards on any lot be less than 2.1 metres;
- (4) the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(b) Minimum Landscaped Open Space:

50 percent of the front yard of an interior lot,
60 percent of the front yard of an exterior lot, or
40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.

205.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 205.2.

206. The lands designated R4B-Section 206 on Schedule A to this by-law:

206.1 shall only be used for the following purposes:

- (a) one apartment dwelling only
- (b) purposes accessory to the other permitted purpose

206.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area shall not be less than 6,700 square metres,
- (b) minimum lot width shall not be less than 55 metres,
- (c) a building shall be permitted only in the BUILDING AREA as shown on Schedule C-206 to this by-law,
- (d) minimum front yard depth, side yard width and rear yard depth shall not be less than that shown on Schedule C-206 to this by-law,
- (e) the apartment dwelling shall not exceed a height of 13 storeys or 36.8 metres, whichever is lesser,
- (f) the building, including the Landscaped Deck erected within the Building Area, shall not exceed a lot coverage of 33 per cent,
- (g) maximum floor space index shall not exceed 1.66,
- (h) landscaped open space, including the Landscaped Deck, shall be provided and maintained in the locations shown on Schedule C-206 to this by-law,
- (i) not less than 101 off-street parking spaces shall be provided, of which not more than 8 spaces may be tandem parking spaces, and
- (j) number of dwelling units shall not exceed 55.

206.3 shall also be subject to the requirements and restrictions relating to the R4B zone which are not in conflict with the ones set out in section 206.2.

207. The lands designated POS-Section 207 on Schedule A to this by-law:

207.1 shall only be used for the following purposes:

- (a) the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, but not including a raised patio, screening, fence or similar facility.

208. The lands designated OS-Section 208 on Schedule A to this by-law:

208.1 shall only be used for the following purposes:

- (a) the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, but not including a raised patio, screening, fence or similar facility.
- (b) 1 roadway, and
- (c) purposes accessory to the other permitted purposes.

208.2 shall be subject to the following requirements and restrictions:

- (a) no buildings other than structures of a public authority shall be permitted,
- (b) no fence, screen, net, or similar facility or structure shall be permitted.

209. The lands designated R1C-Section 209 on Schedule A to this by-law:

209.1 shall only be used for the purposes permitted in an R1C zone by section 11.3.1 of this by-law;

209.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot area: 450 square metres
- (b) Minimum lot depth: 30 metres
- (c) Minimum lot width: 15 metres
- (d) Minimum front yard depth: 3 metres
- (e) Minimum rear yard depth: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (f) Exterior side yard width:
 - (1) to main wall of building: 3 metres
 - (2) to front of garage or carport: 6 metres
- (g) Interior side yard width: 7.5 metres
- (h) Minimum landscaped open space: 60 percent of the front yard space.

209.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 209.2.

210. The lands designated R1D - Section 210 on Schedule A to this by-law:

210.1 shall only be used for the following purposes:

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

210.2 shall be subject to the following requirements and restrictions:


- (a) Minimum Street Centre Line Setback: 13.6 metres provided that minimum distance to front of garage is 14.5 metres.
- (b) Minimum Side Yard Width: 1.5 metres on one side and 0.9 metres on the other side provided that the distance between adjacent dwellings shall be not less than 1.8 metres.
- (c) Maximum Building Height: one and one-half storey.
- (d) Minimum Landscaped Open Space: 40 per cent of the front yard.

210.3 shall be subject to the requirements and restrictions of the R1D Zone not in conflict with the ones set out in Section 210.2.

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

This 27th day of September 1982.

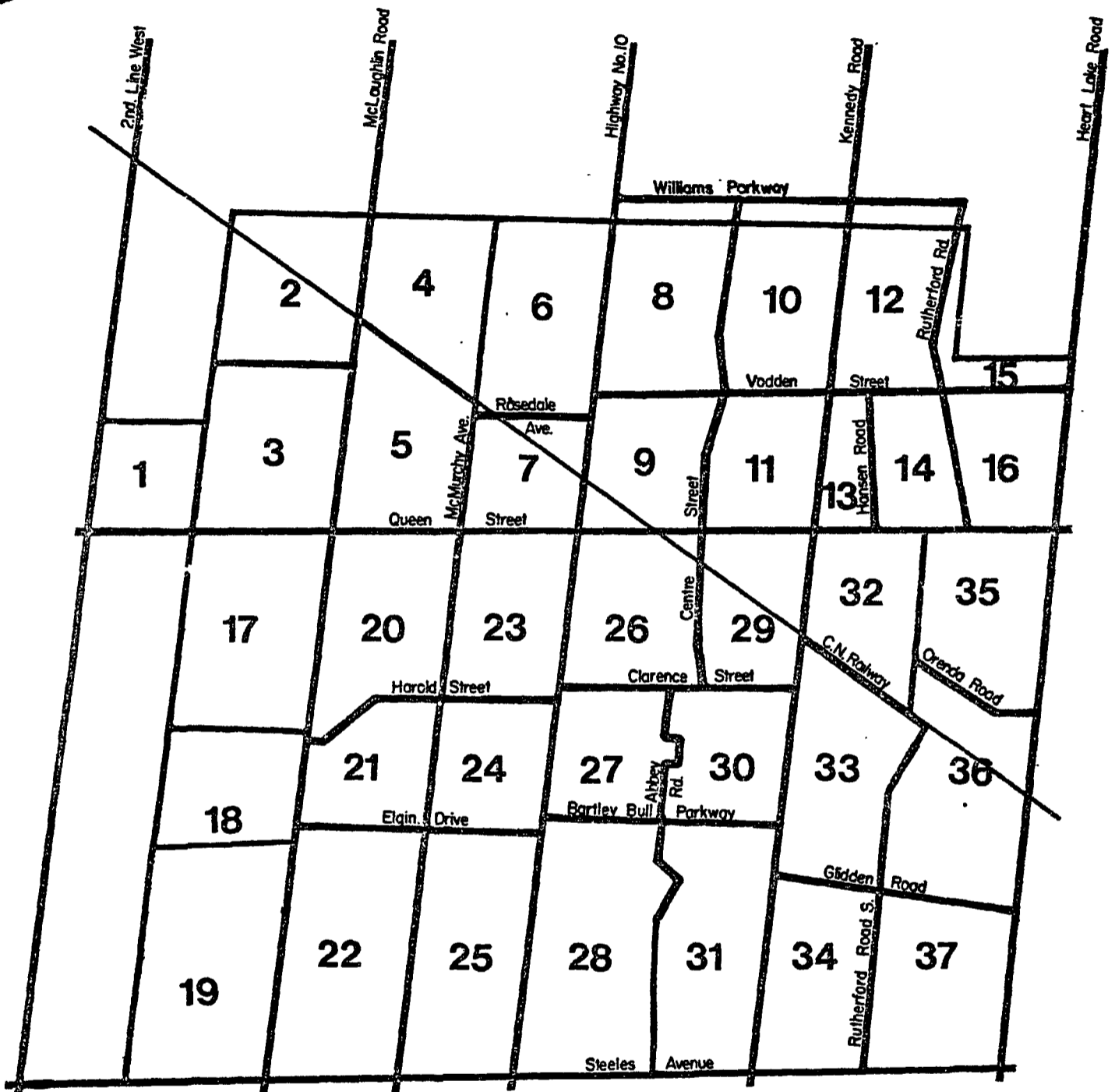

 F.W. ANDREWS - ACTING MAYOR


 R.D. TUFTS - ACTING CLERK

AMENDED BY BY-LAW 169-92

APPROVED
 AS TO FORM
 LAW DEPT.
 ERRATON

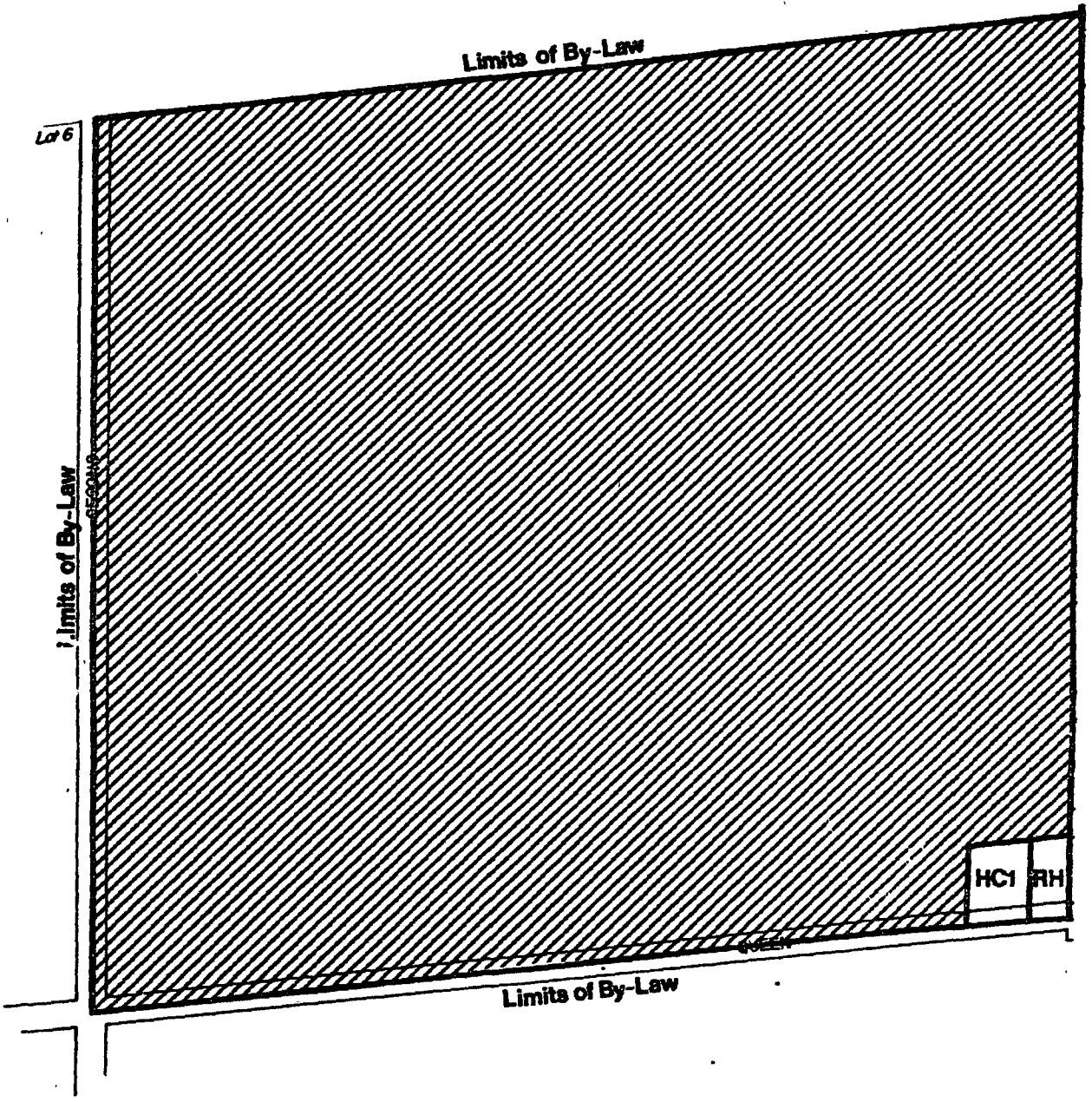
 DATE 10/9/82



Schedule A Key Plan
BY-LAW 200-82



CITY OF BRAMPTON



Schedule A Sheet 1
BY-LAW 200-82

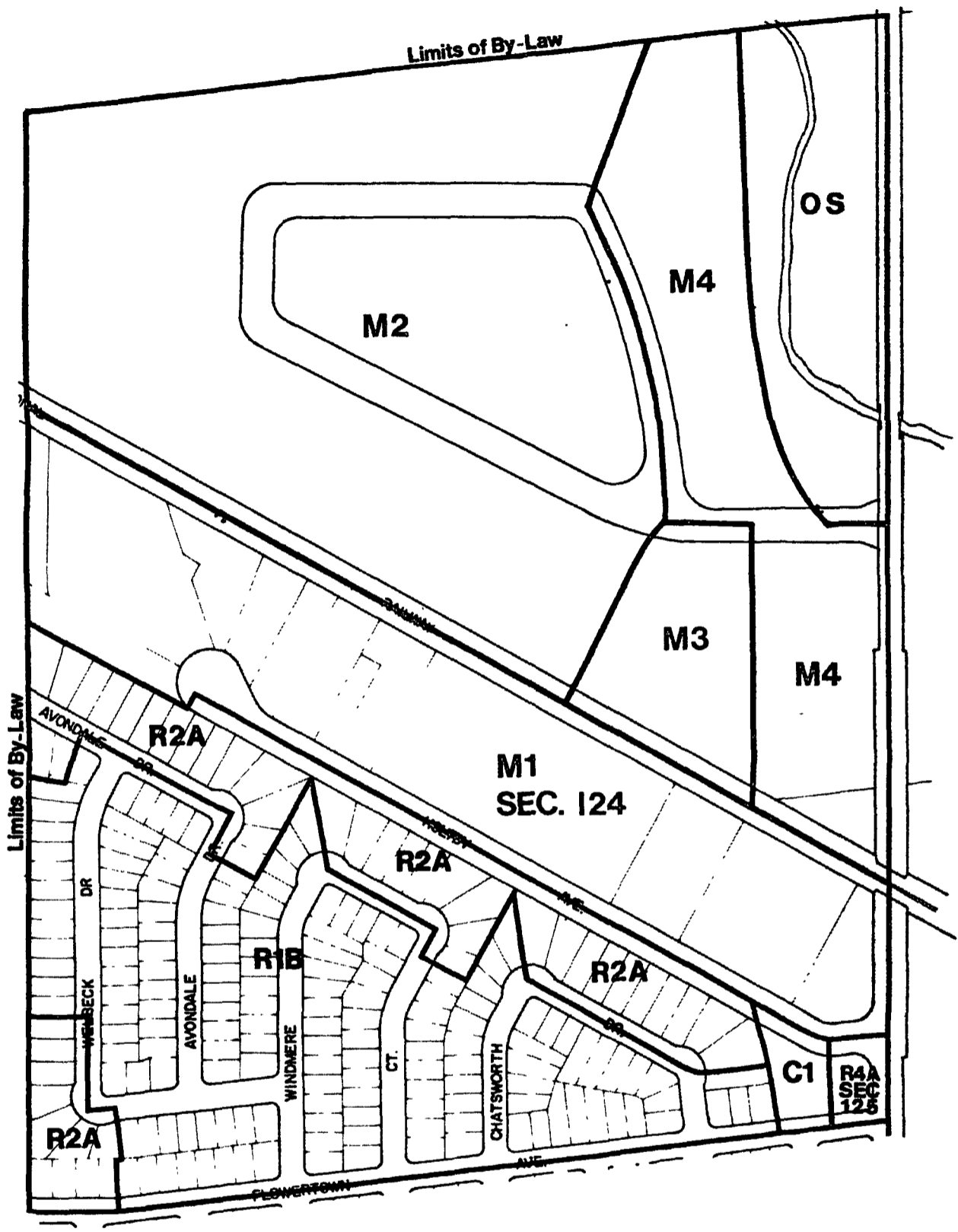


CITY OF BRAMPTON

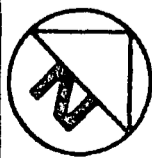
0 25 50m 100m 200m



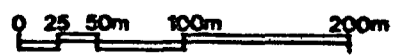
Lands Not Included
 In This By-Law

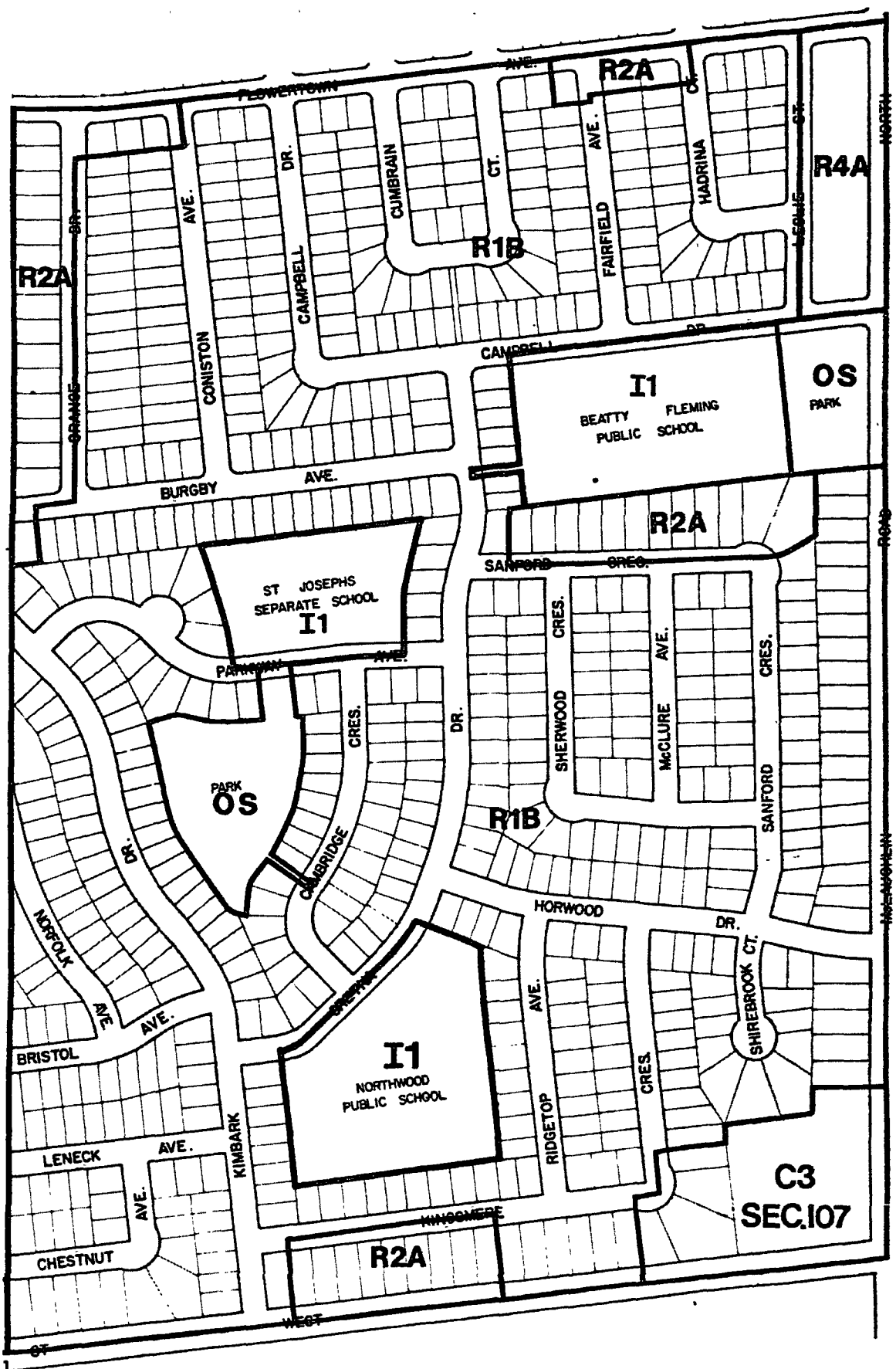


Schedule A Sheet 2
BY-LAW 200-82

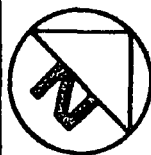


CITY OF BRAMPTON



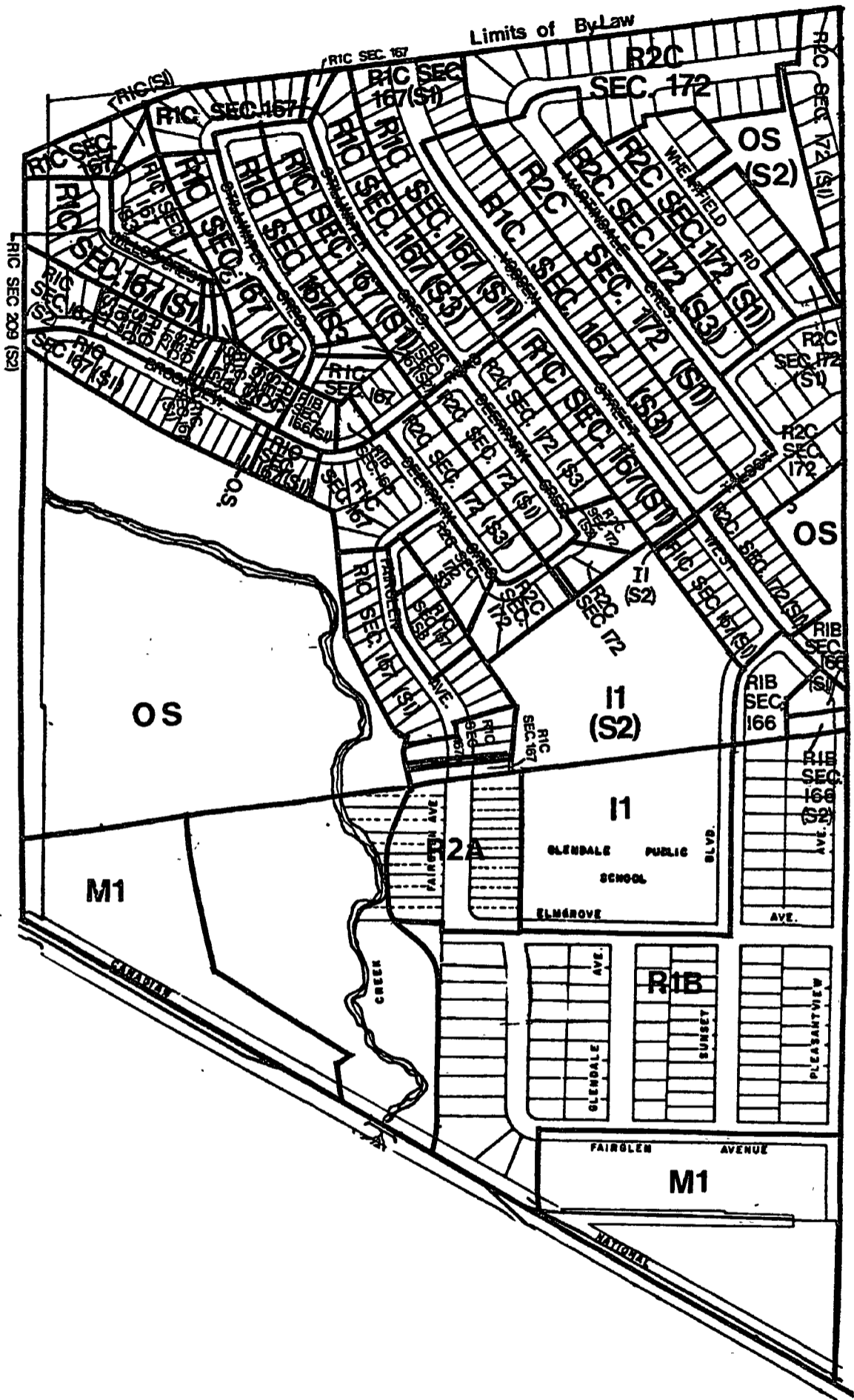


Schedule A Sheet 3
 BY-LAW 200-82

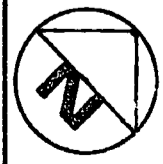


CITY OF BRAMPTON

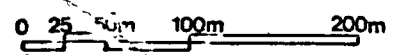


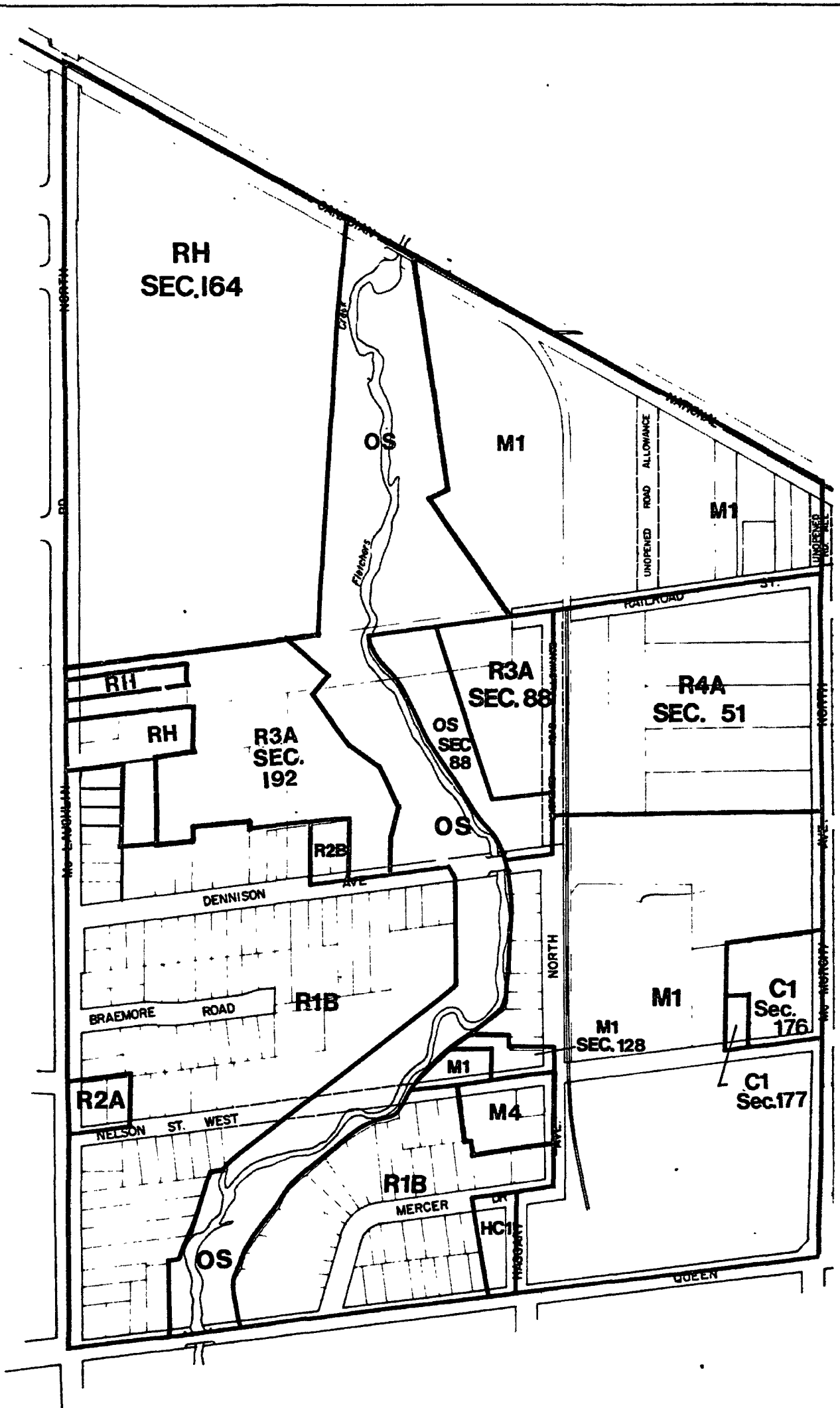


Schedule A Sheet 4
 BY-LAW 200-82



CITY OF BRAMPTON



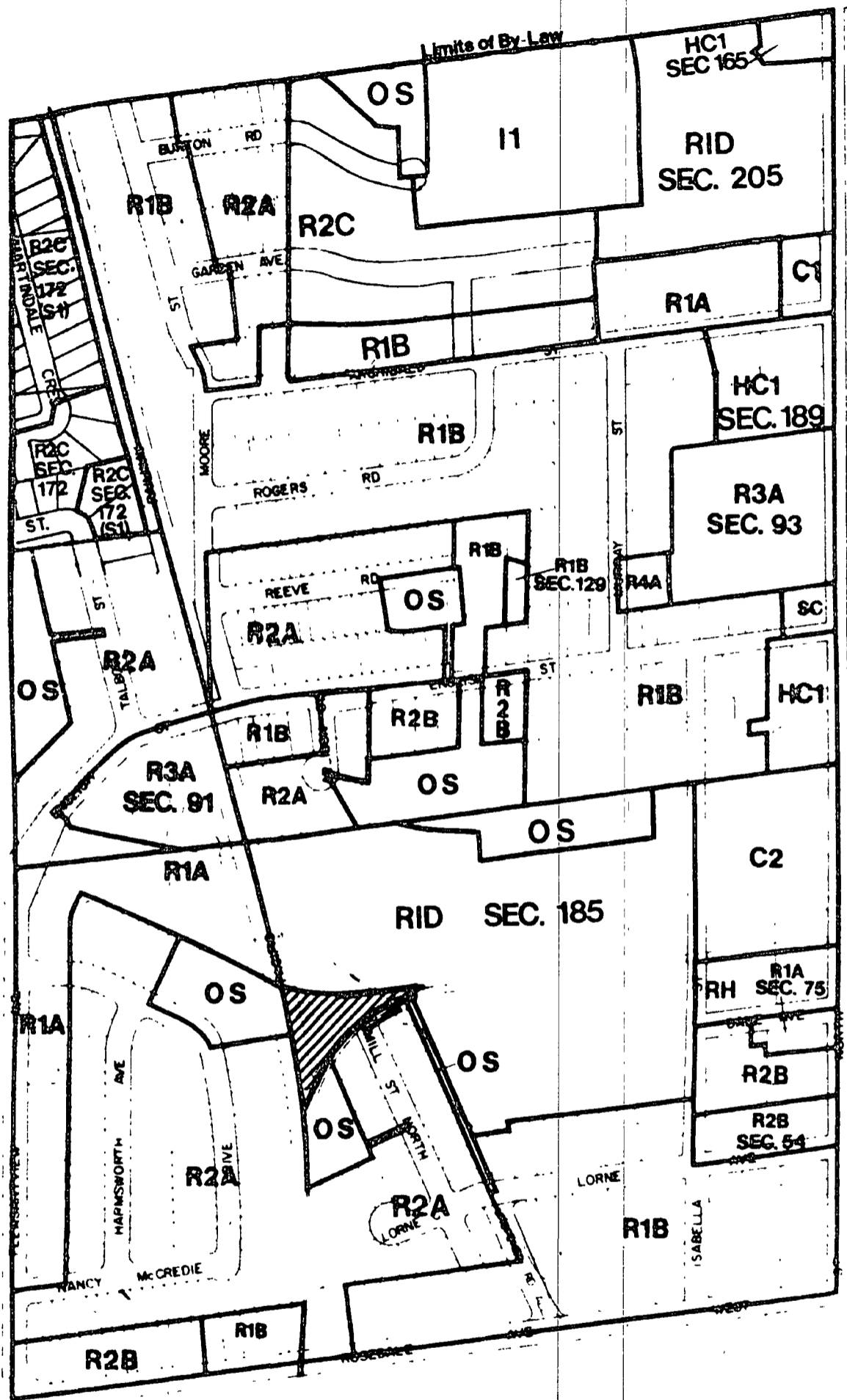


Schedule A Sheet 5
 BY-LAW 200-82



CITY OF BRAMPTON





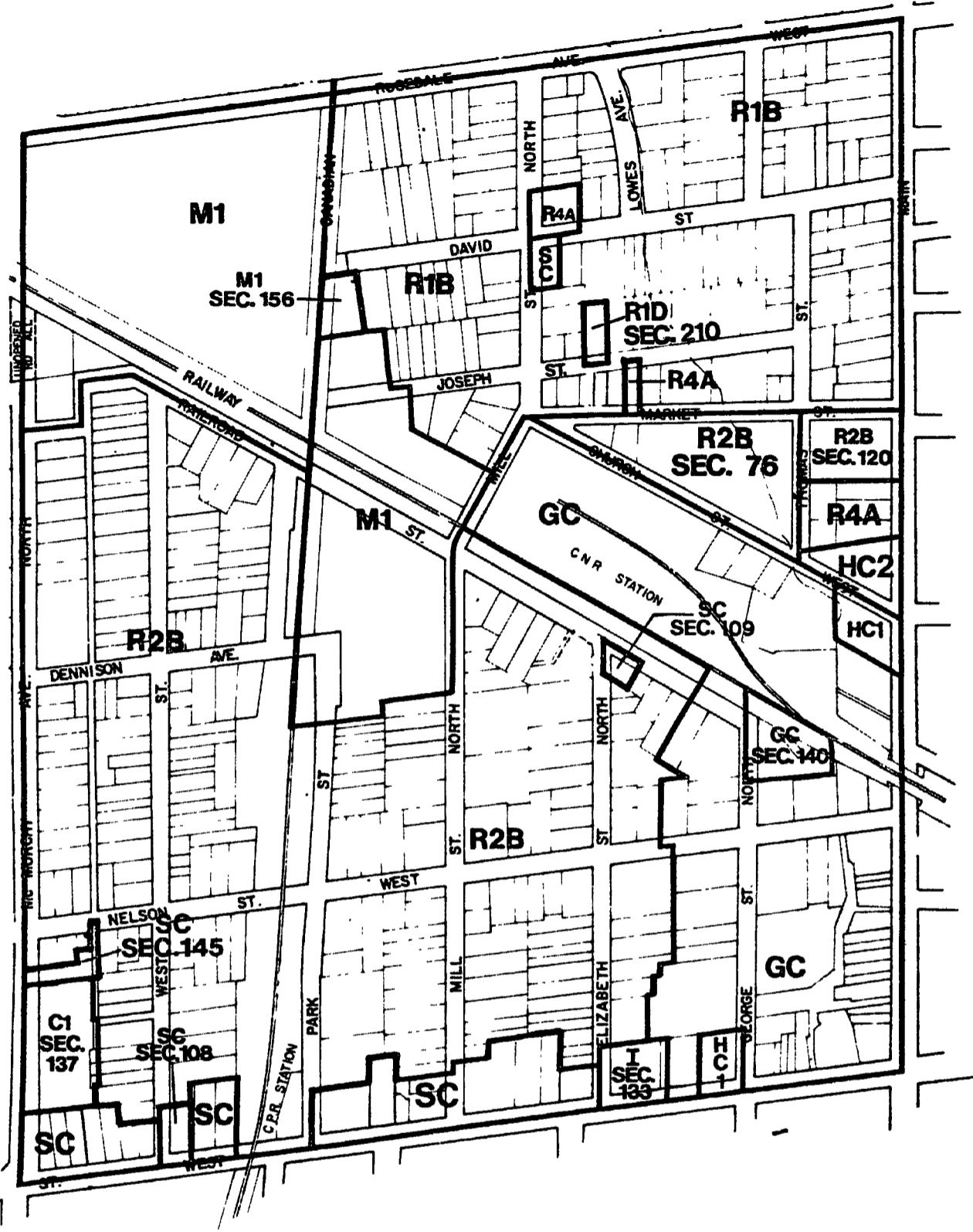
Schedule A Sheet 6
 BY-LAW 200-82



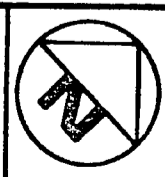
CITY OF BRAMPTON



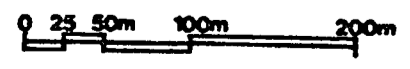
 Lands Not Included
 In This By-Law

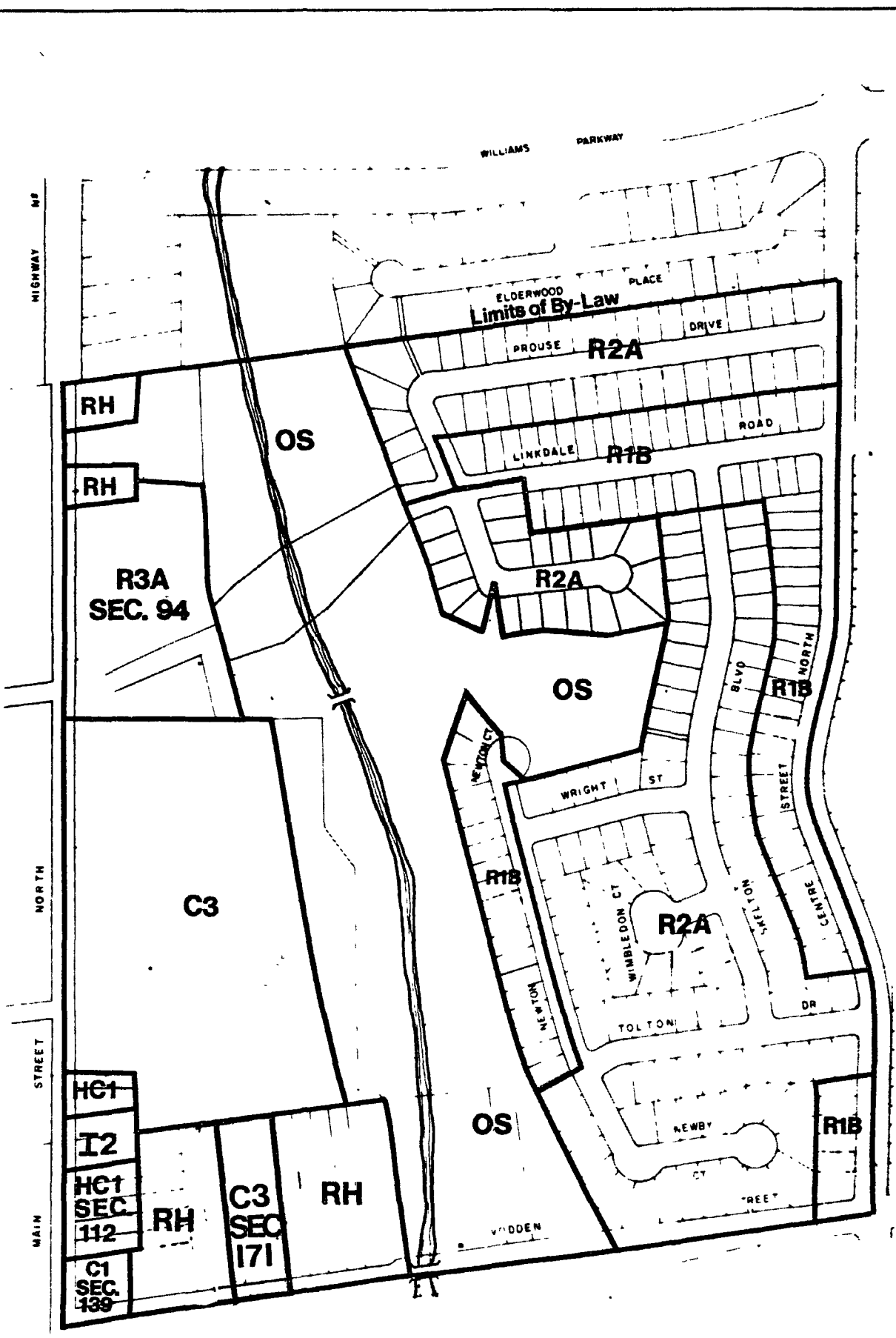


Schedule A Sheet 7
 BY-LAW 200-82



CITY OF BRAMPTON



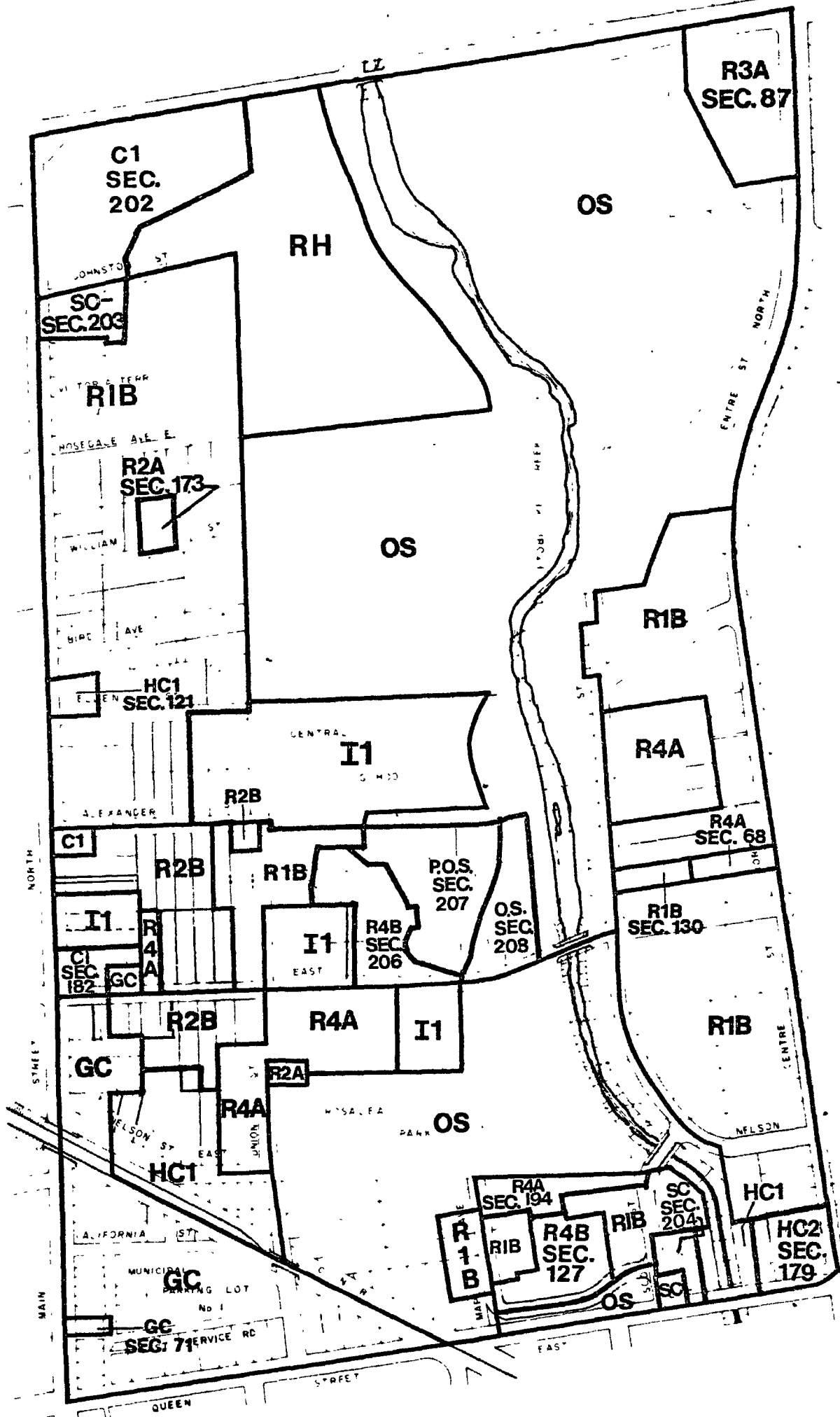


Schedule A Sheet 8
BY-LAW 200-82



CITY OF BRAMPTON

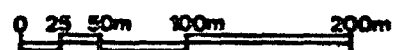


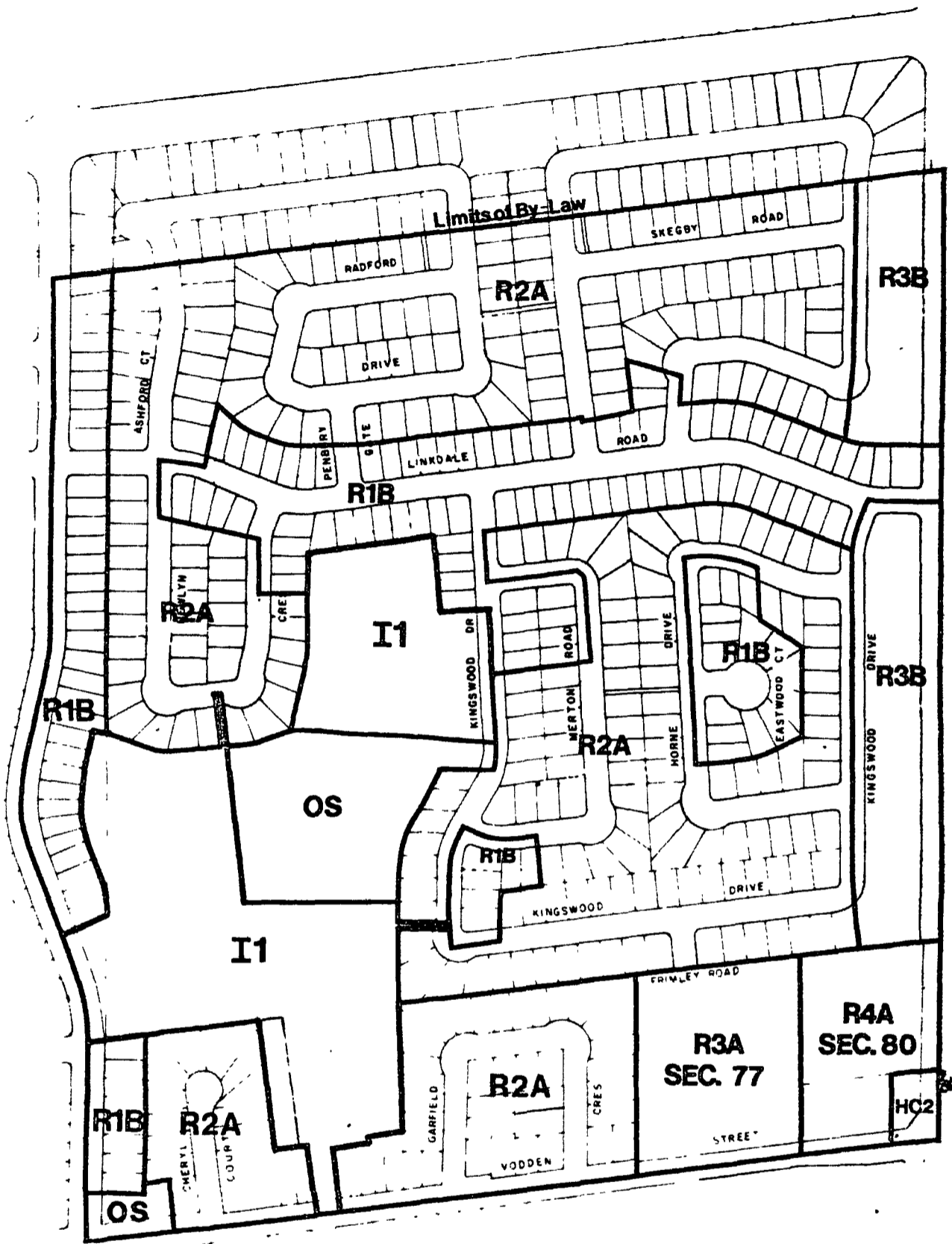


Schedule A Sheet 9
 BY-LAW 200-82



CITY OF BRAMPTON



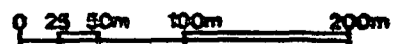


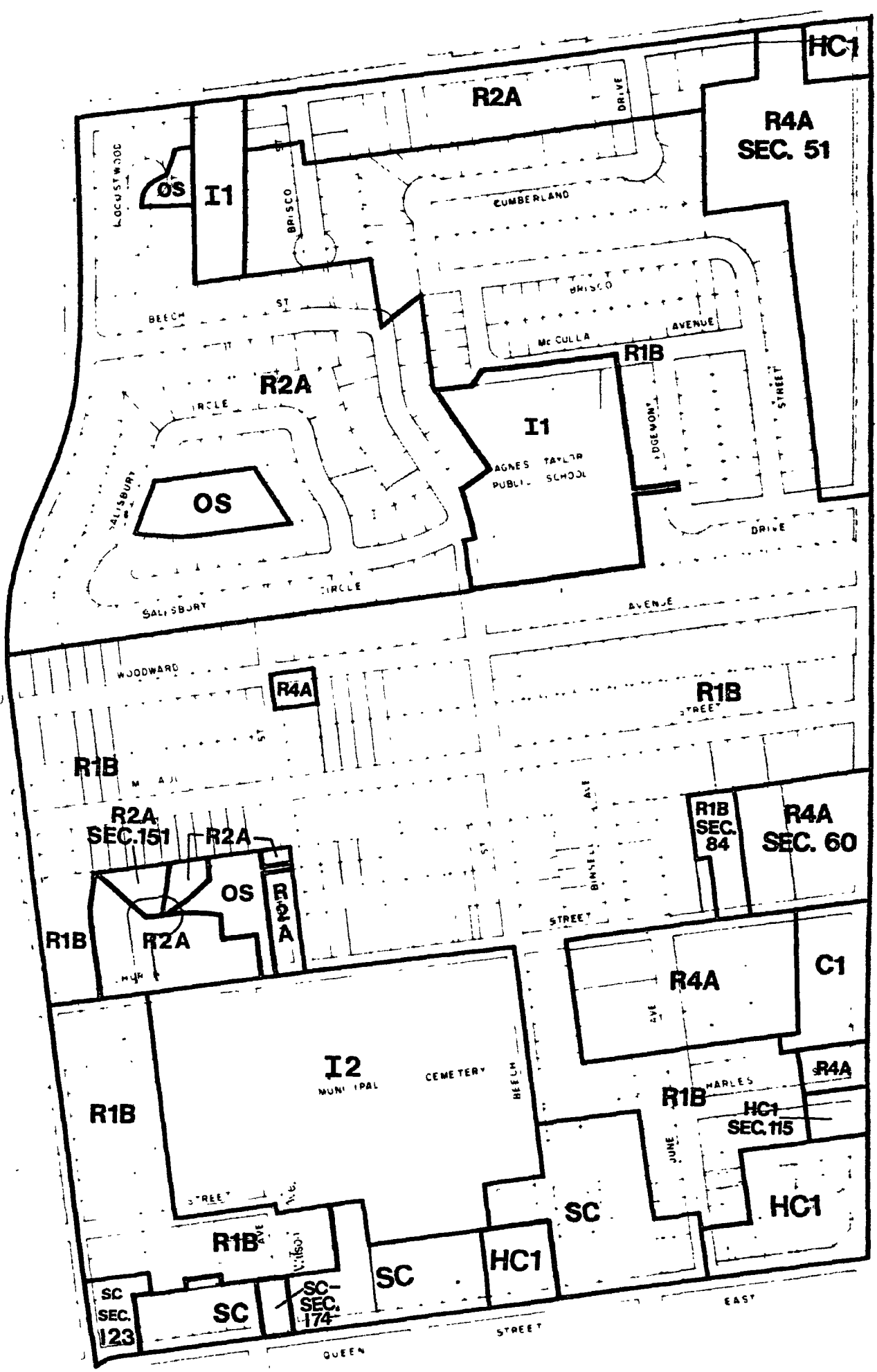
BY-PASS

Schedule A Sheet 10
BY-LAW 200-82



CITY OF BRAMPTON



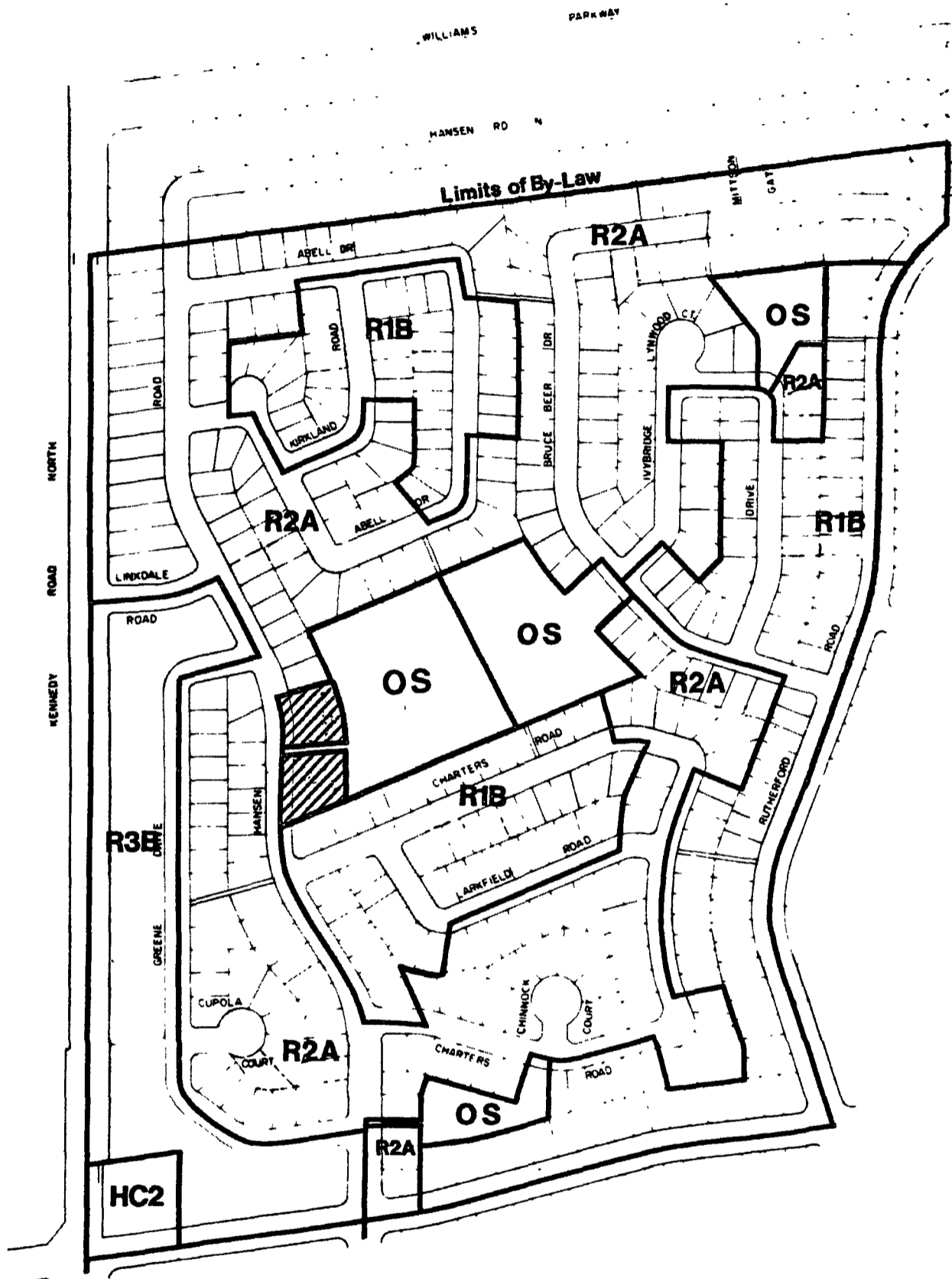


Schedule A Sheet 11
BY-LAW 200-82



CITY OF BRAMPTON





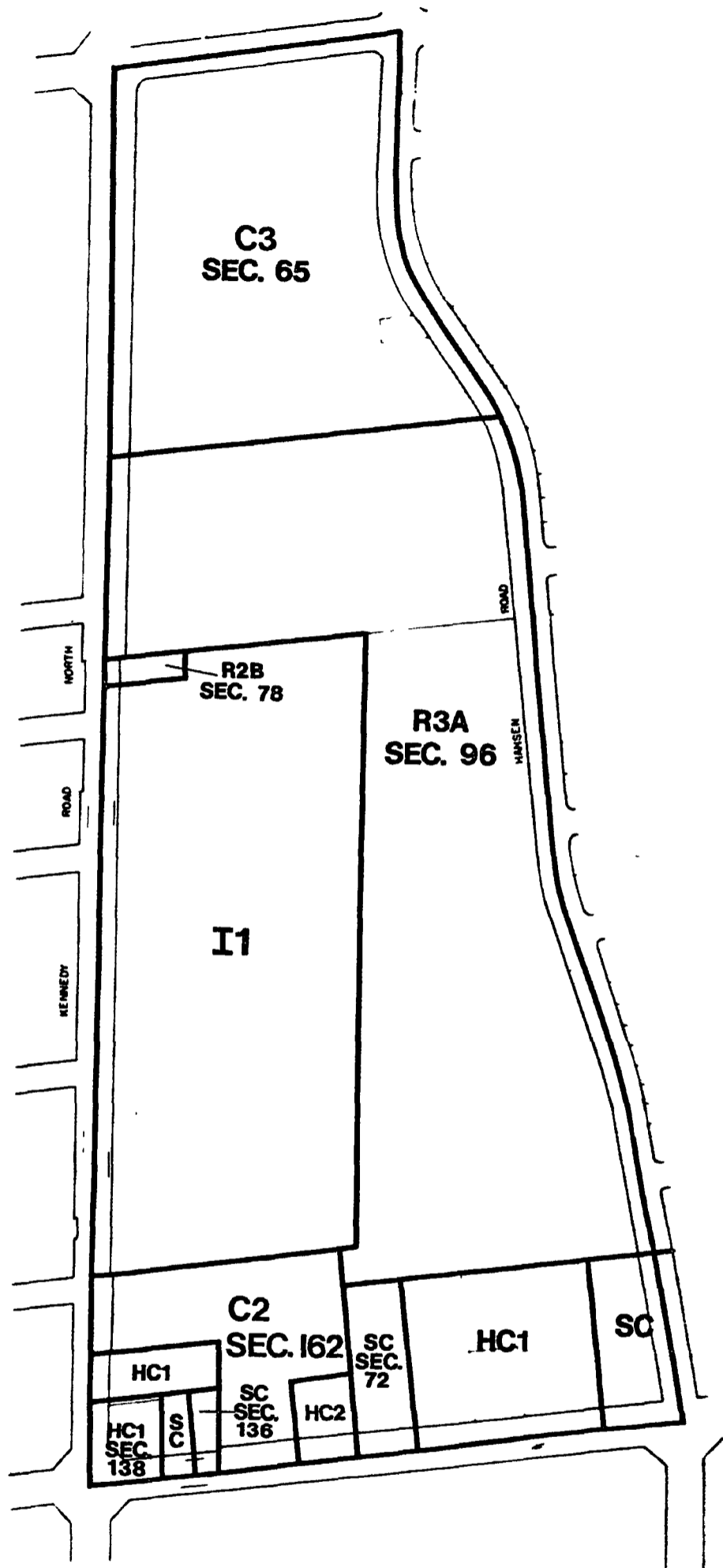
Schedule A Sheet 12
BY-LAW 200-82



CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included
 In This By-Law

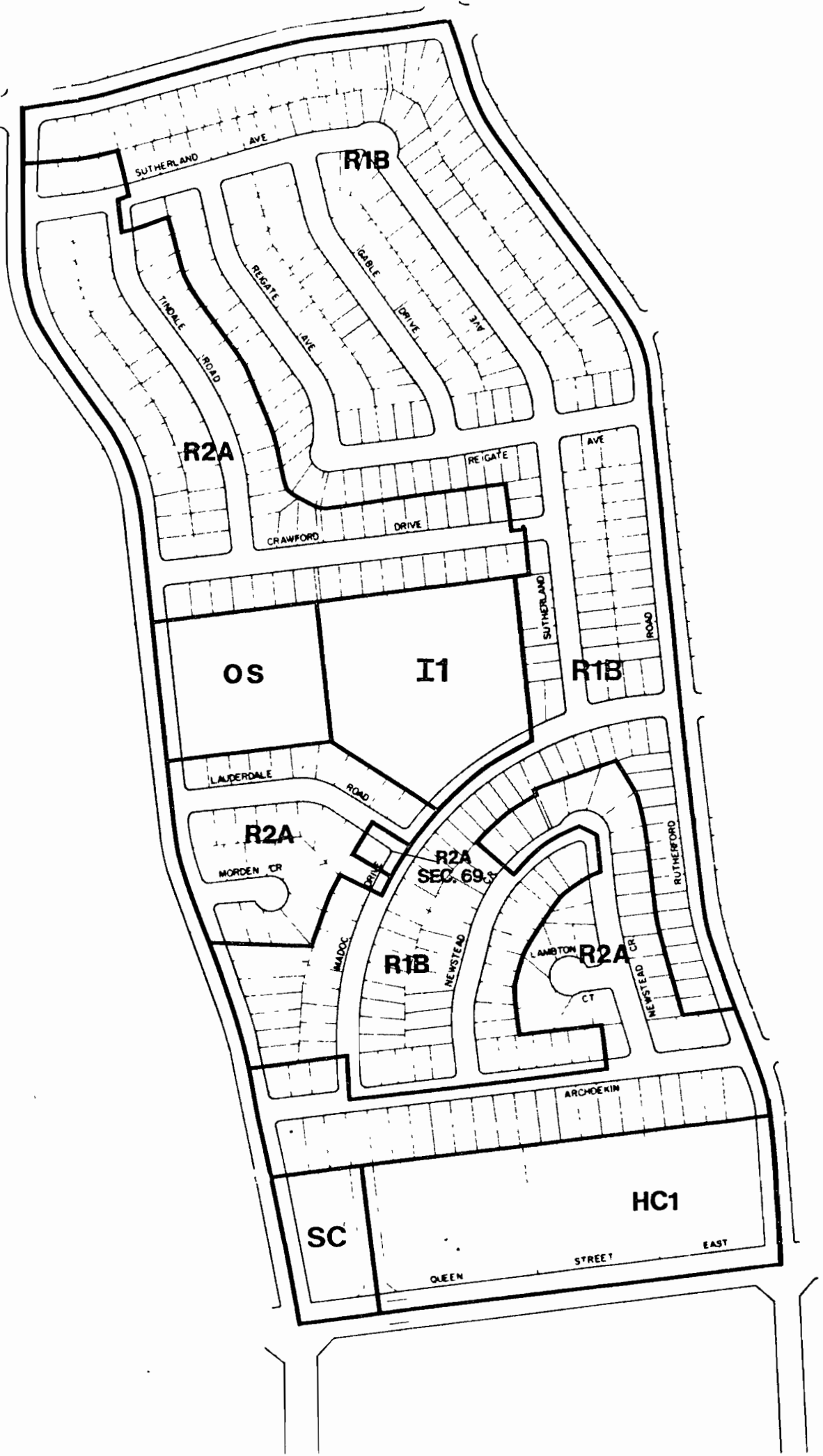


Schedule A Sheet 13
BY-LAW 200-82

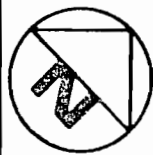


CITY OF BRAMPTON

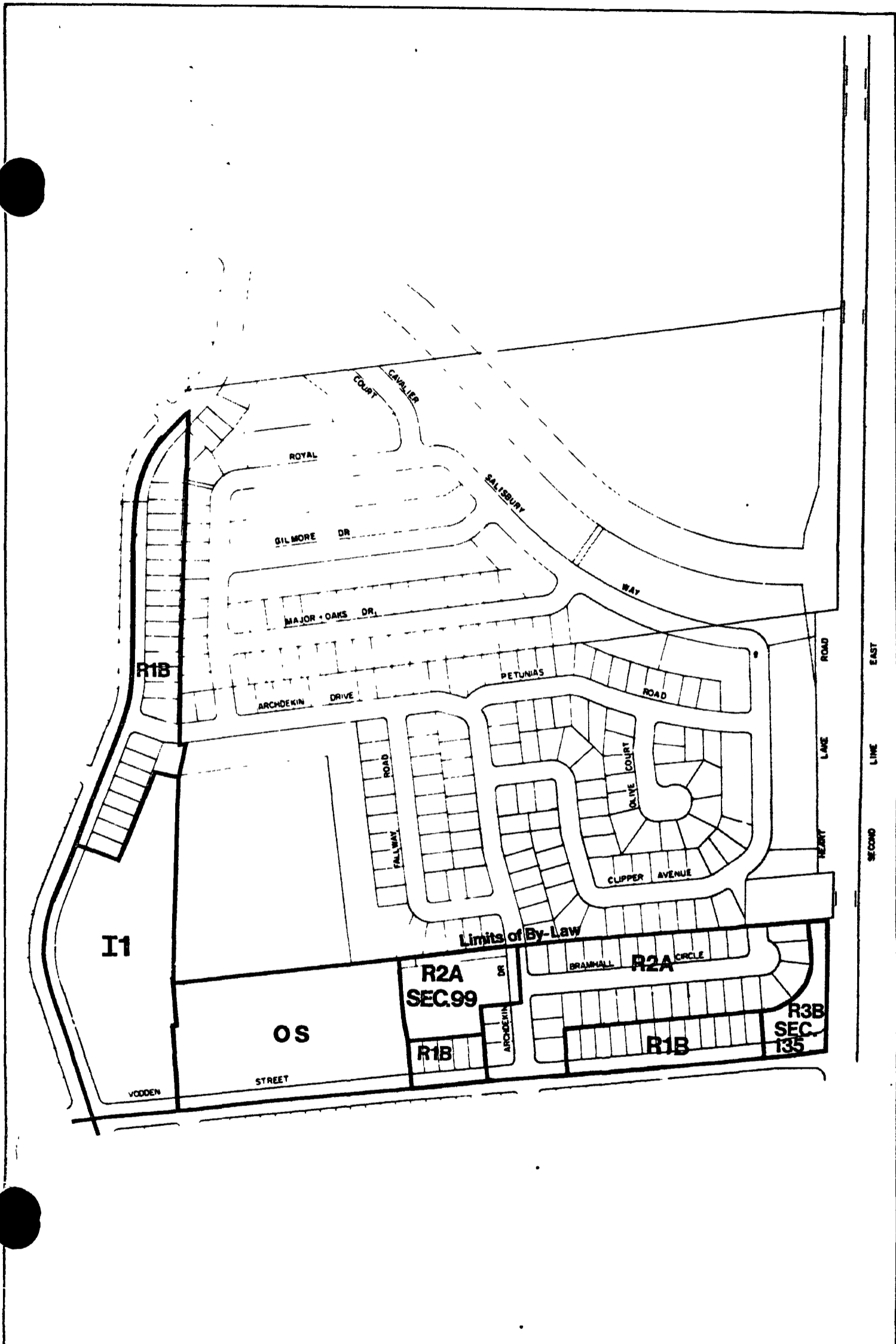
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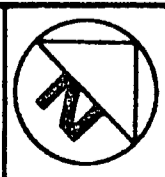
Schedule A Sheet 14
BY-LAW 200-82



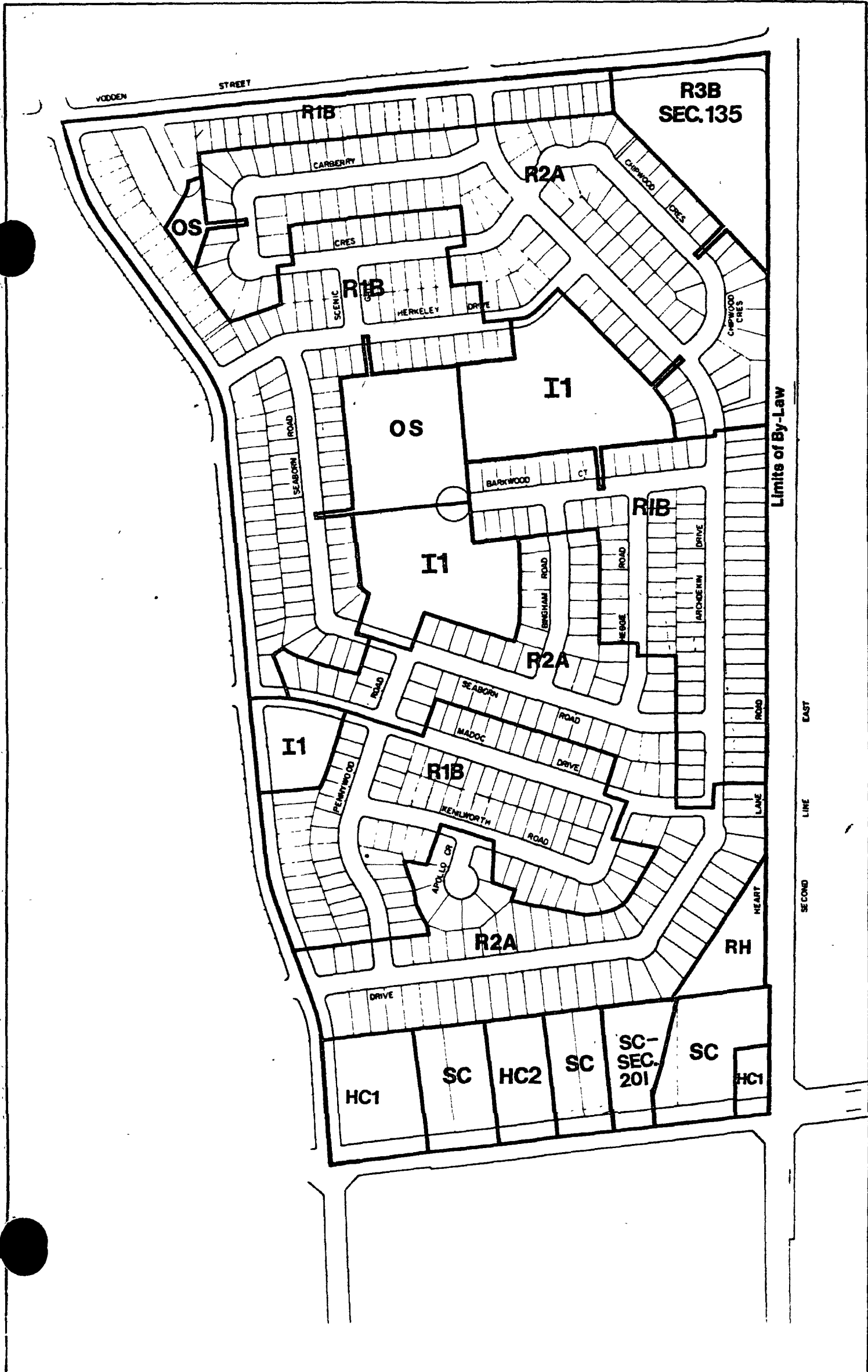
CITY OF BRAMPTON
 0 25 50m 100m 200m



Schedule A Sheet 15
BY-LAW 200-82



CITY OF BRAMPTON
 0 25 50m 100m 200m



Schedule A Sheet 16
BY-LAW 200-82



CITY OF BRAMPTON



QUEEN ST W

I2

Lot 5
Lot 4

Limits of By-Law

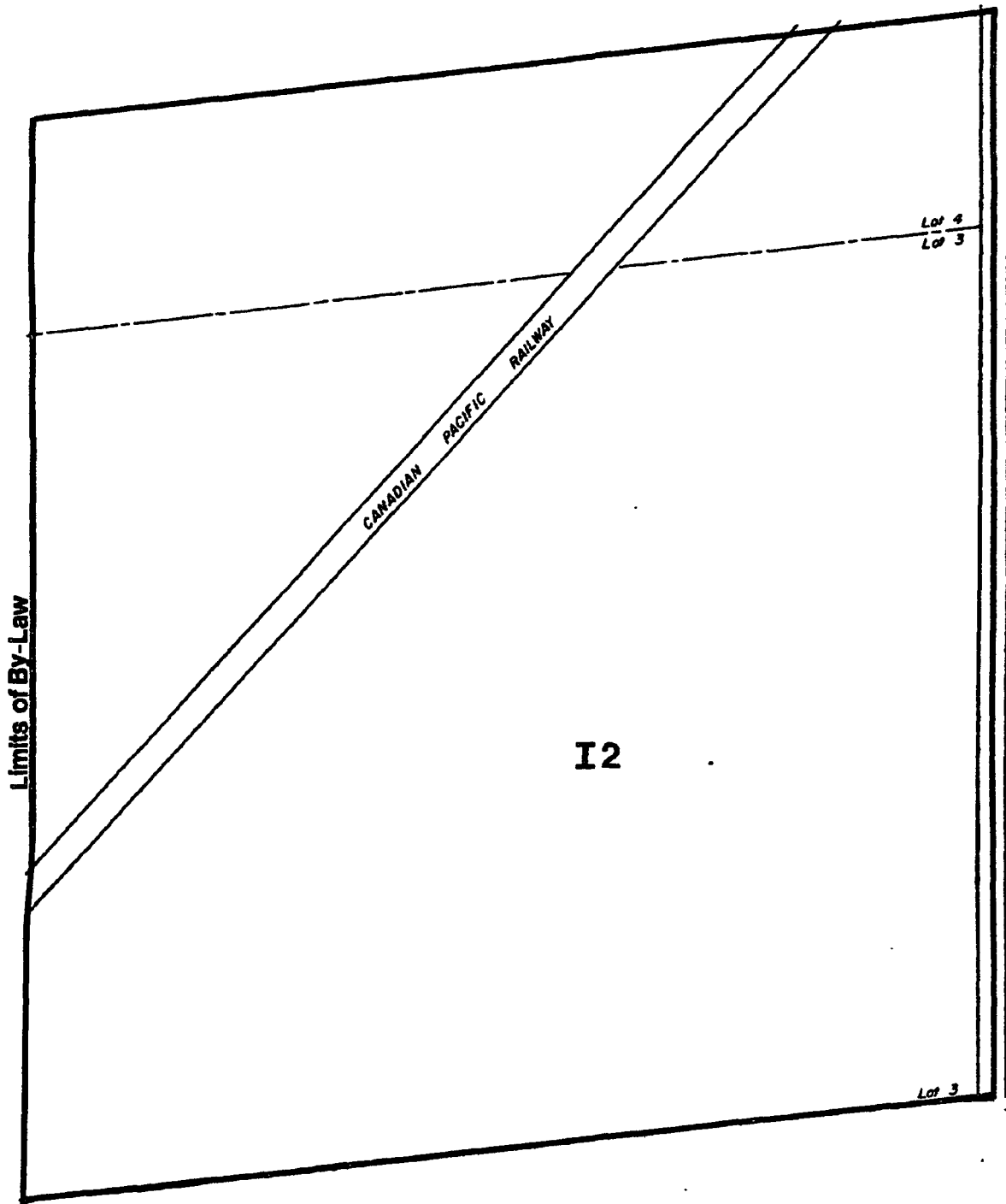
I2

Schedule A Sheet 17
BY-LAW 200-82



CITY OF BRAMPTON

0 25 50m 100m 200m

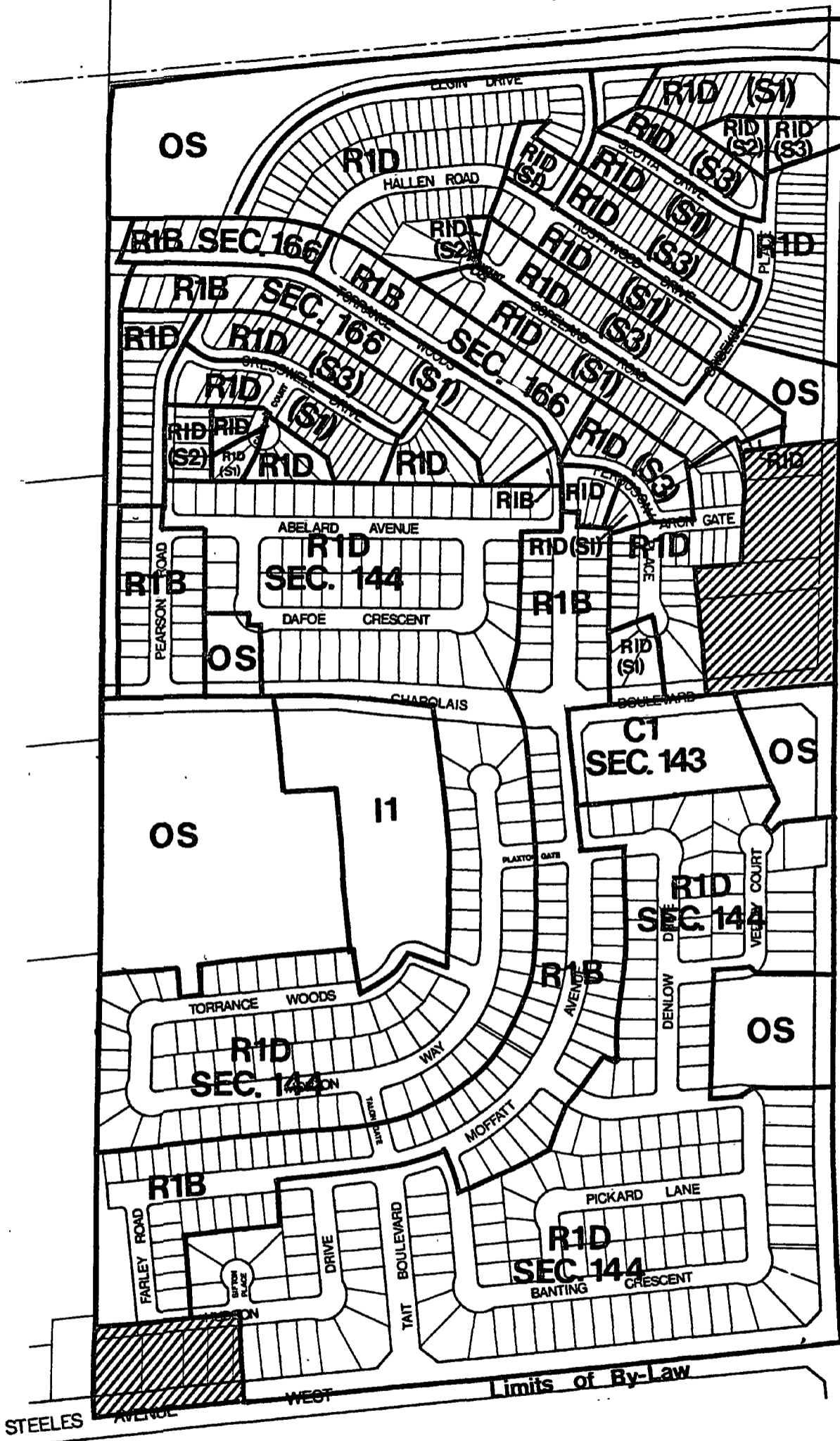


Schedule A Sheet 18
BY-LAW 200-82



CITY OF BRAMPTON

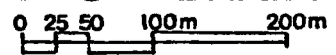




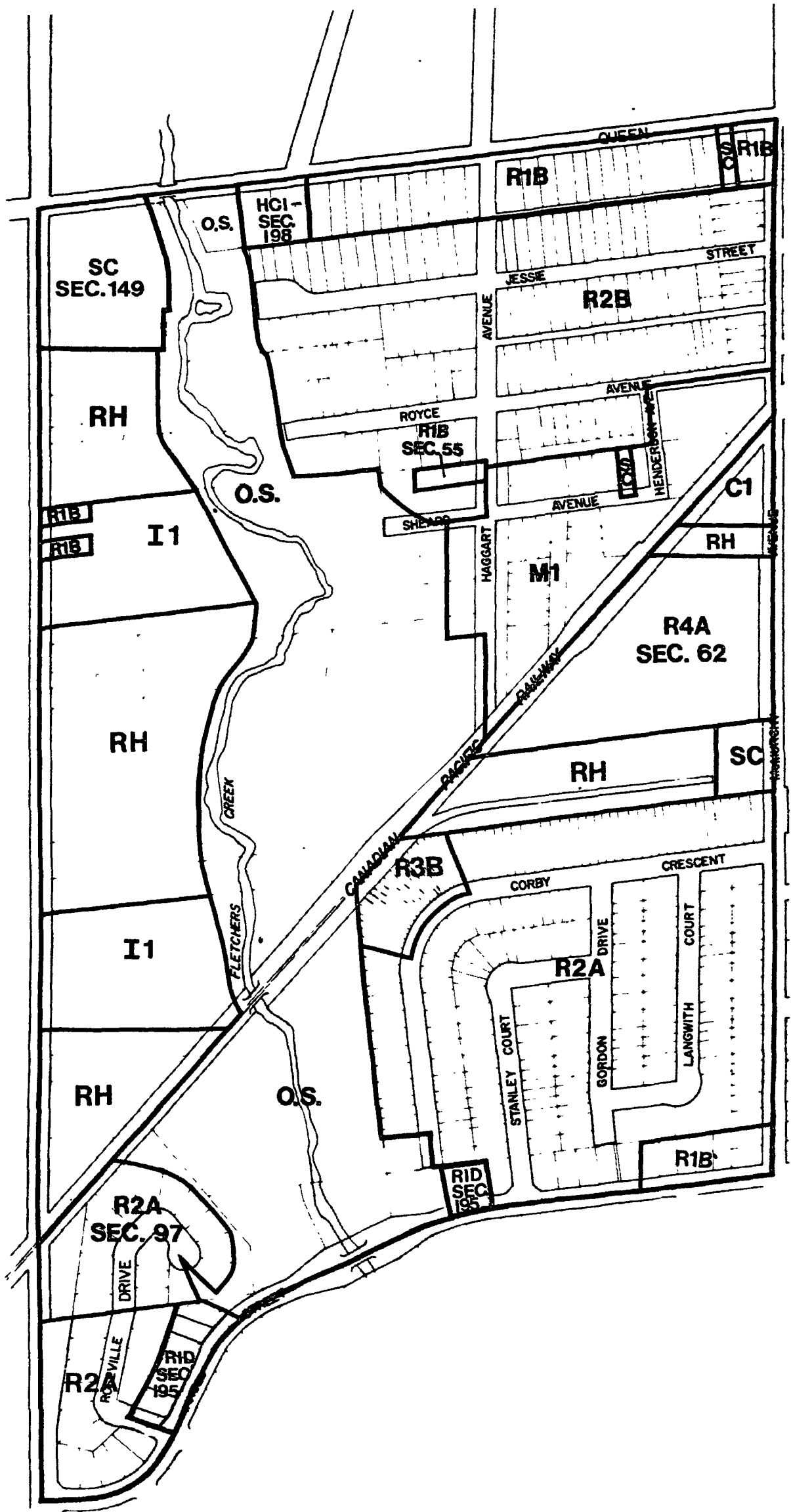
**Schedule A Sheet 19
BY-LAW 200-82**



CITY OF BRAMPTON



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

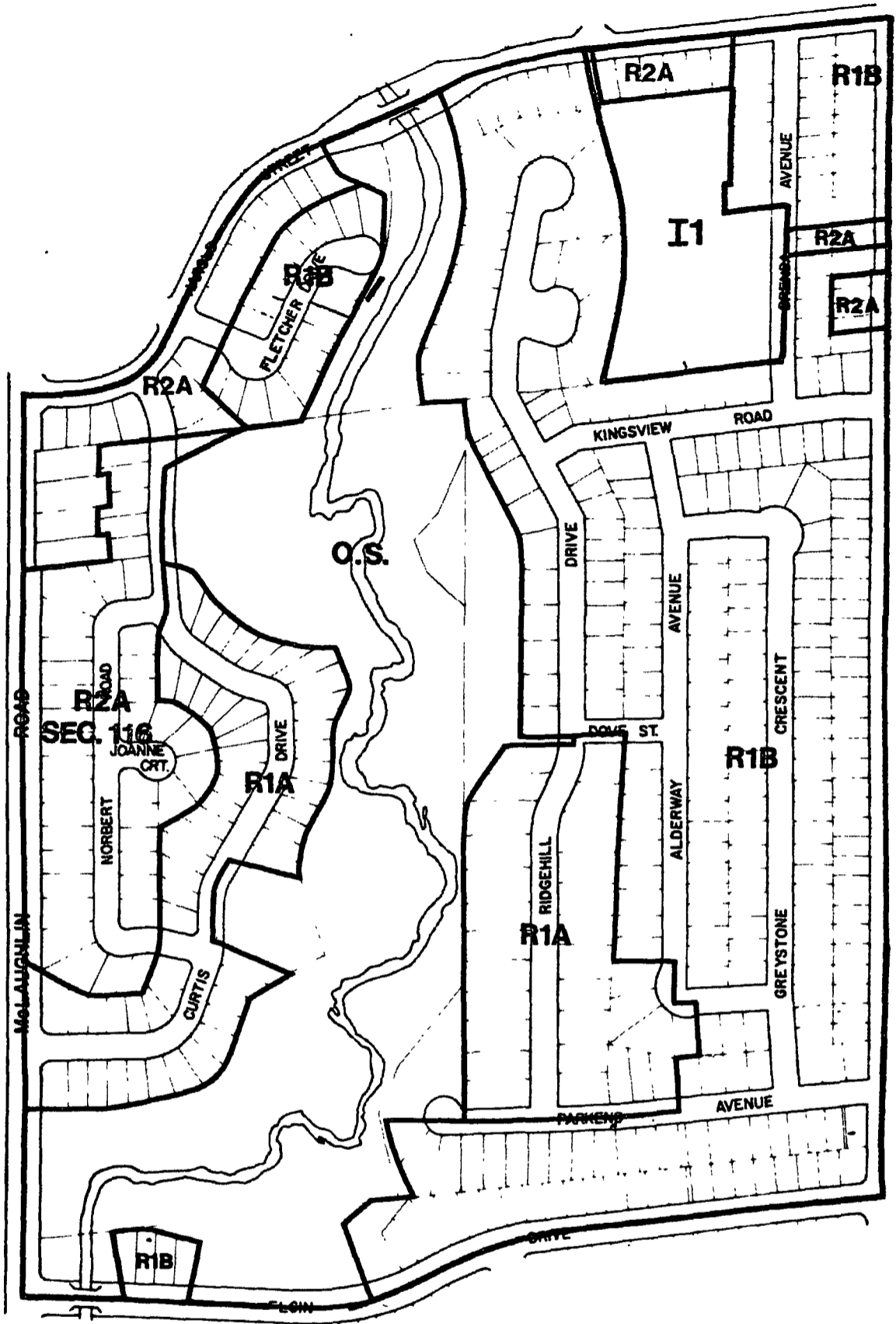


Schedule A Sheet 20
 BY-LAW 200-82



CITY OF BRAMPTON

0 25 50m 100m 200m

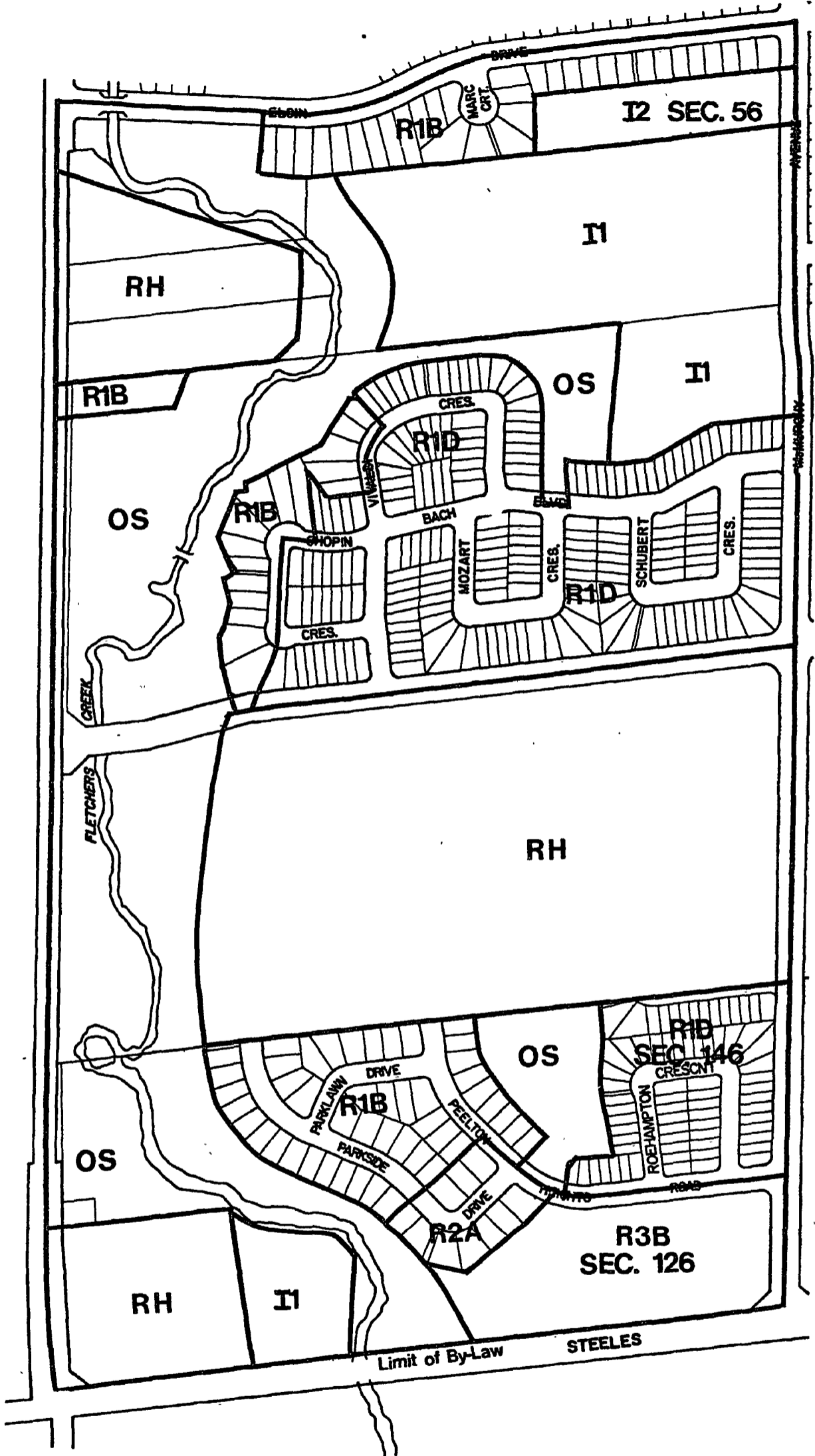


Schedule A Sheet 21
BY-LAW 200-82



CITY OF BRAMPTON





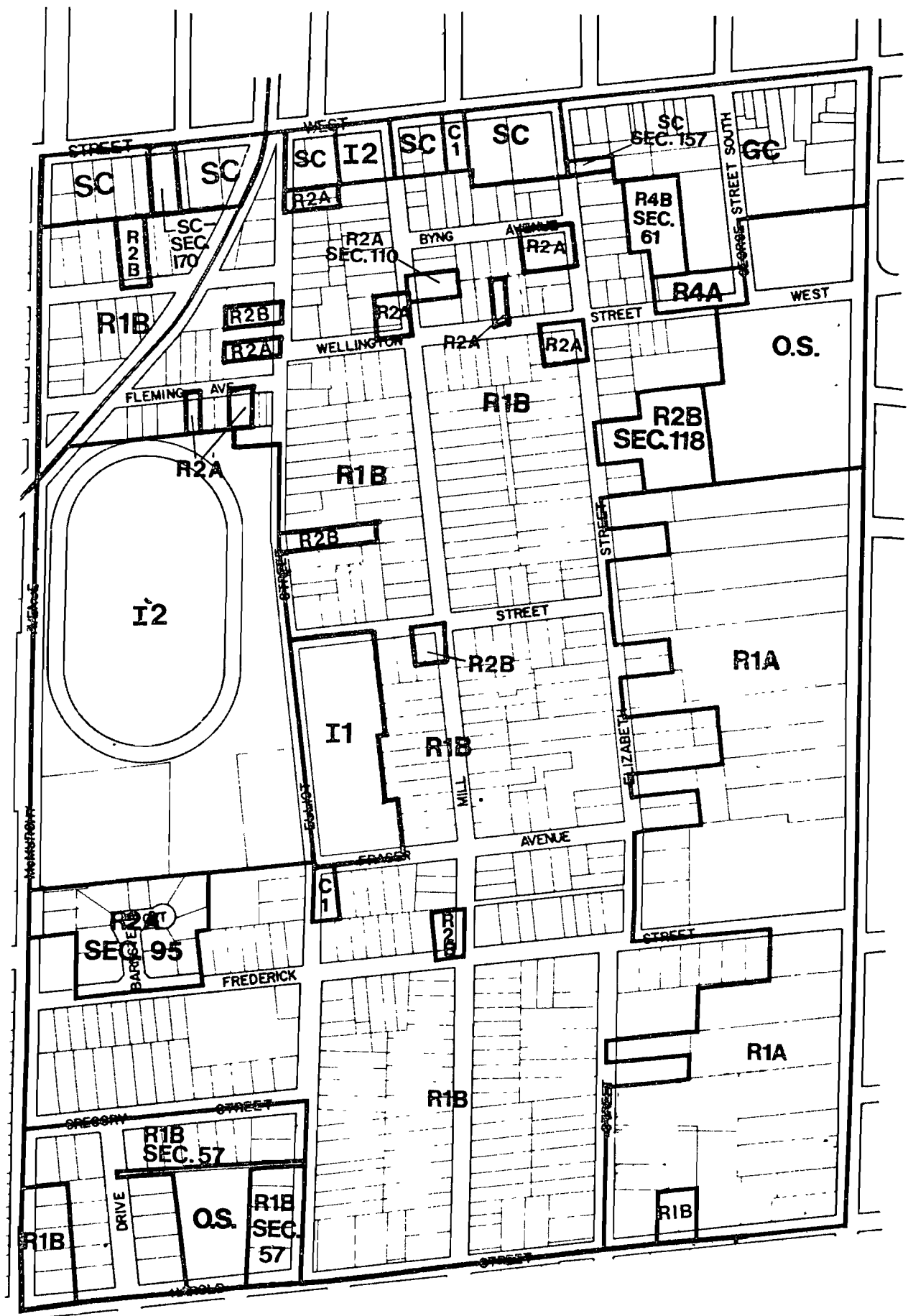
Schedule A Sheet 22
 BY-LAW 200-82



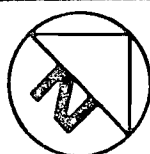
CITY OF BRAMPTON

0 25 50m 100m 200m

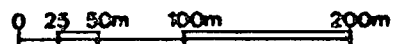


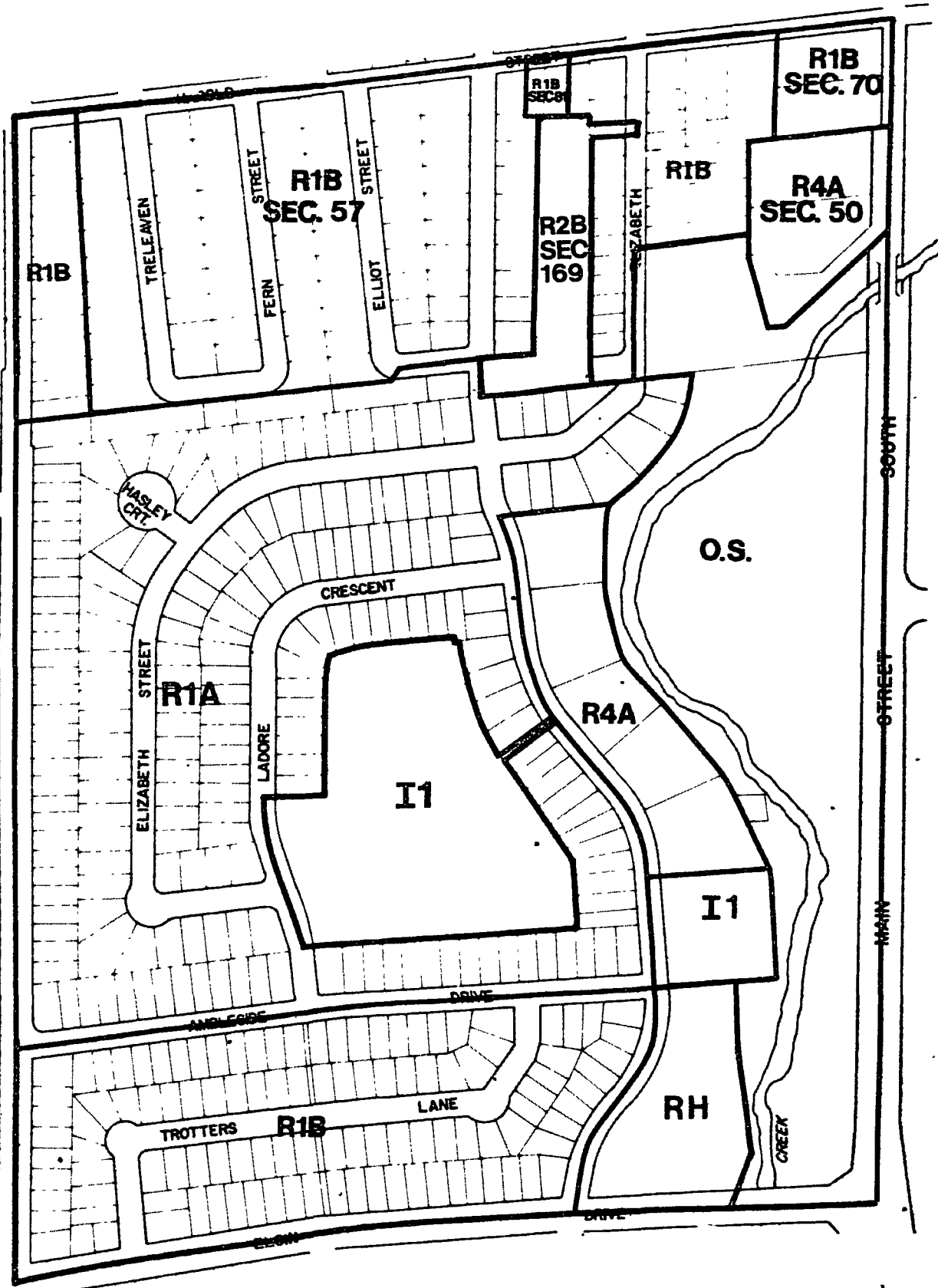


Schedule A Sheet 23
 BY-LAW 200-82



CITY OF BRAMPTON



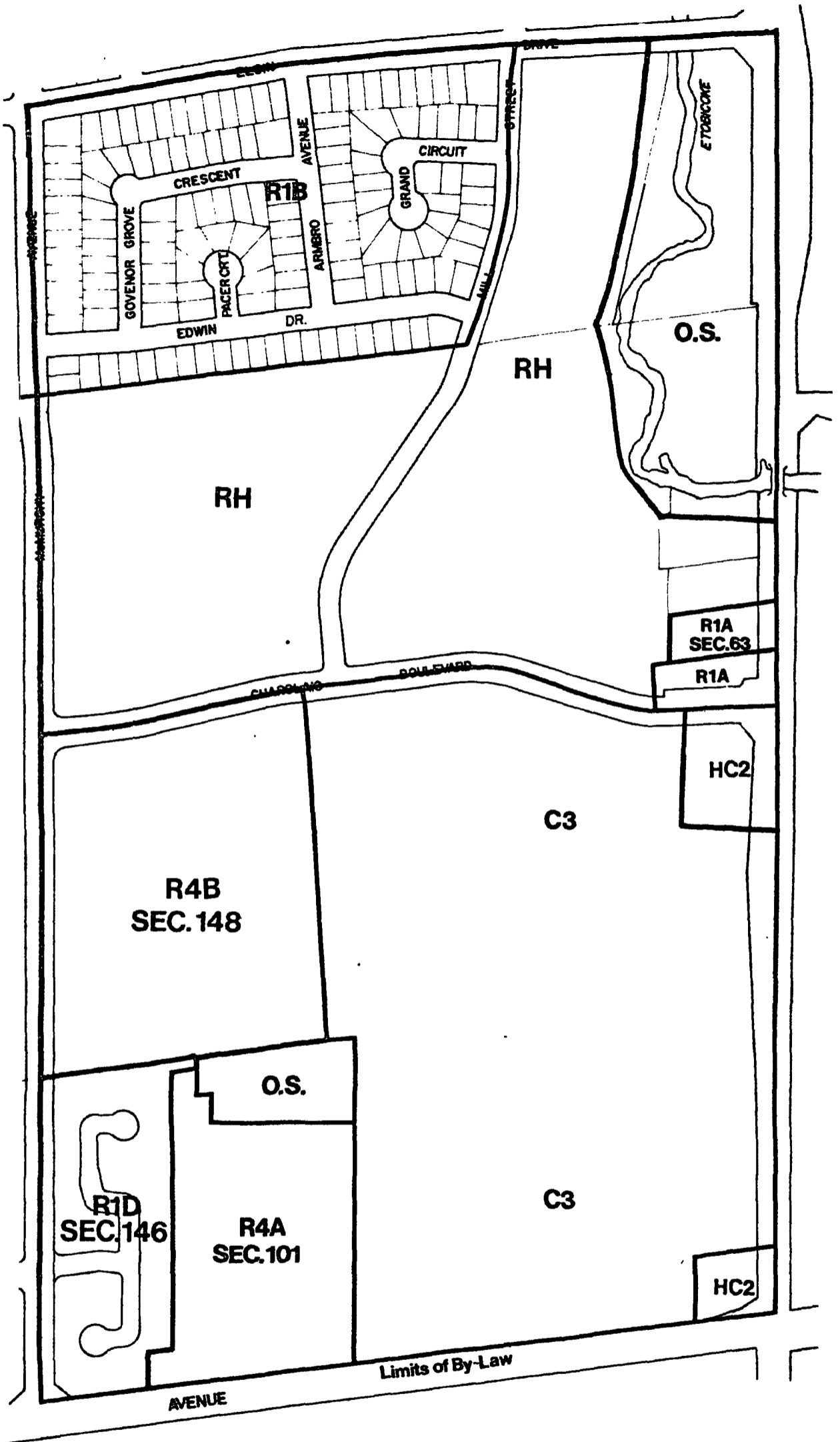


Schedule A Sheet 24
 ZONING-LAW 200-82



CITY OF BRAMPTON

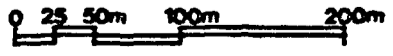


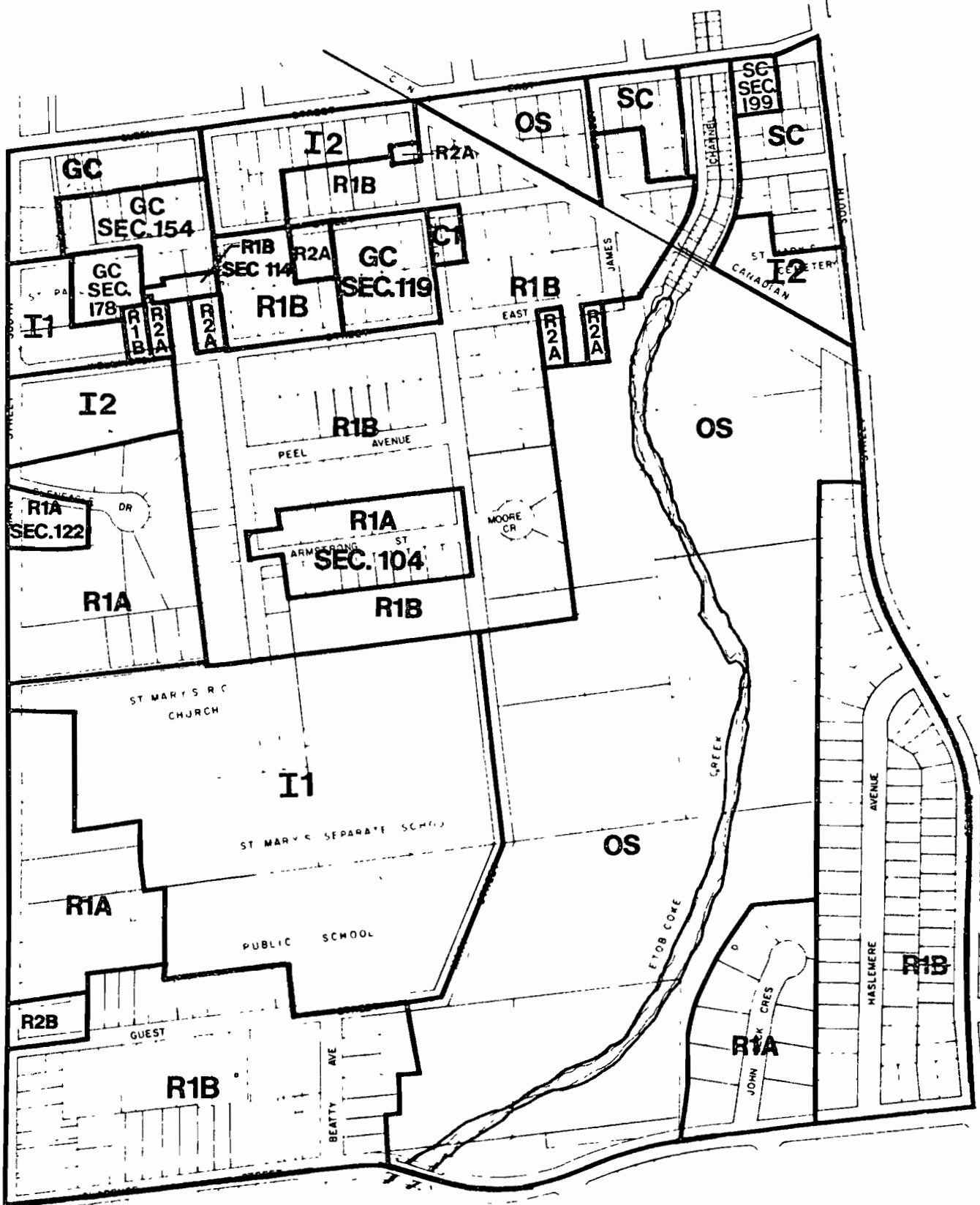


Schedule A Sheet 25
BY-LAW 200-82



CITY OF BRAMPTON



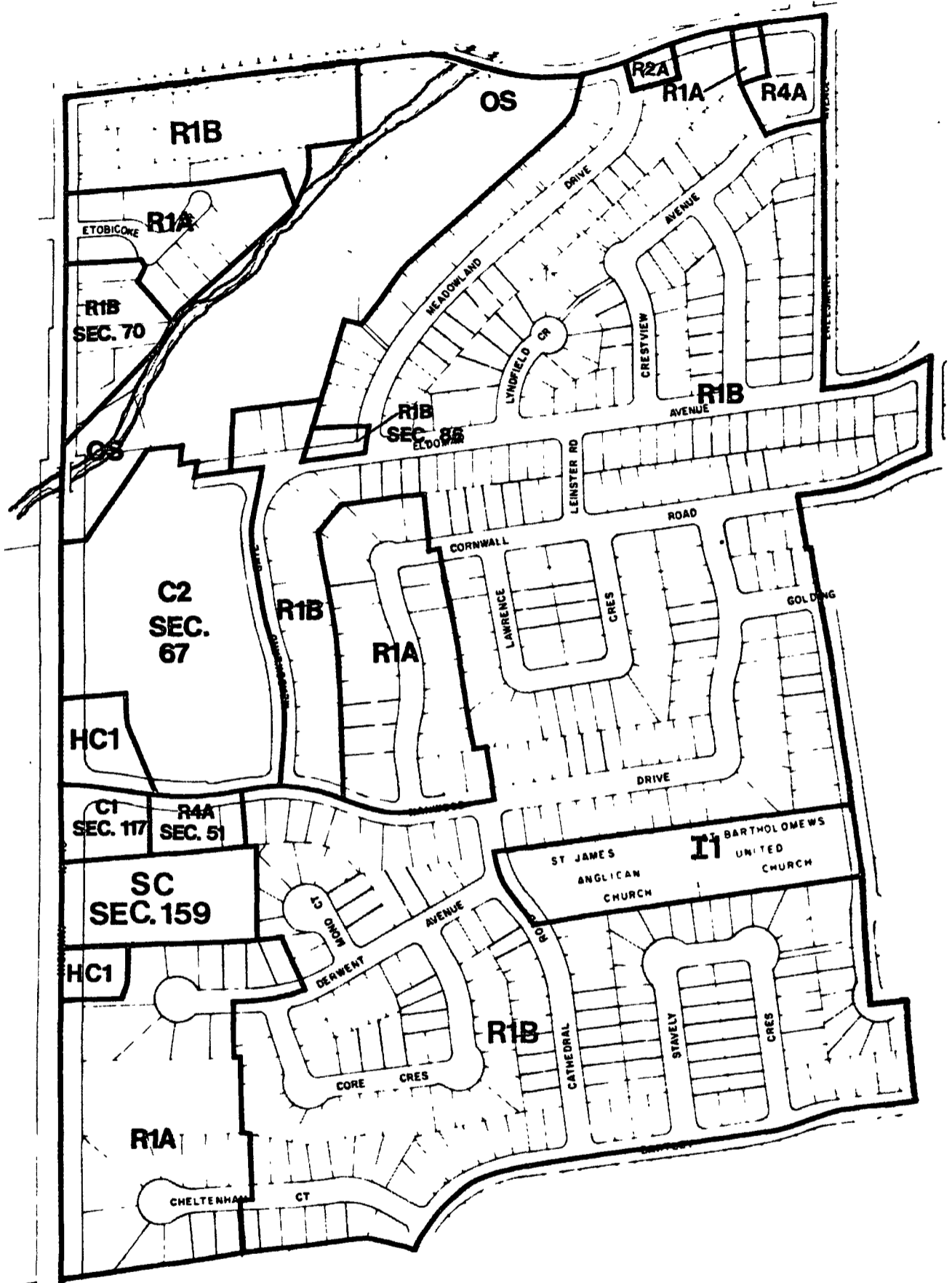


Schedule A Sheet 26
BY-LAW 200-82



CITY OF BRAMPTON



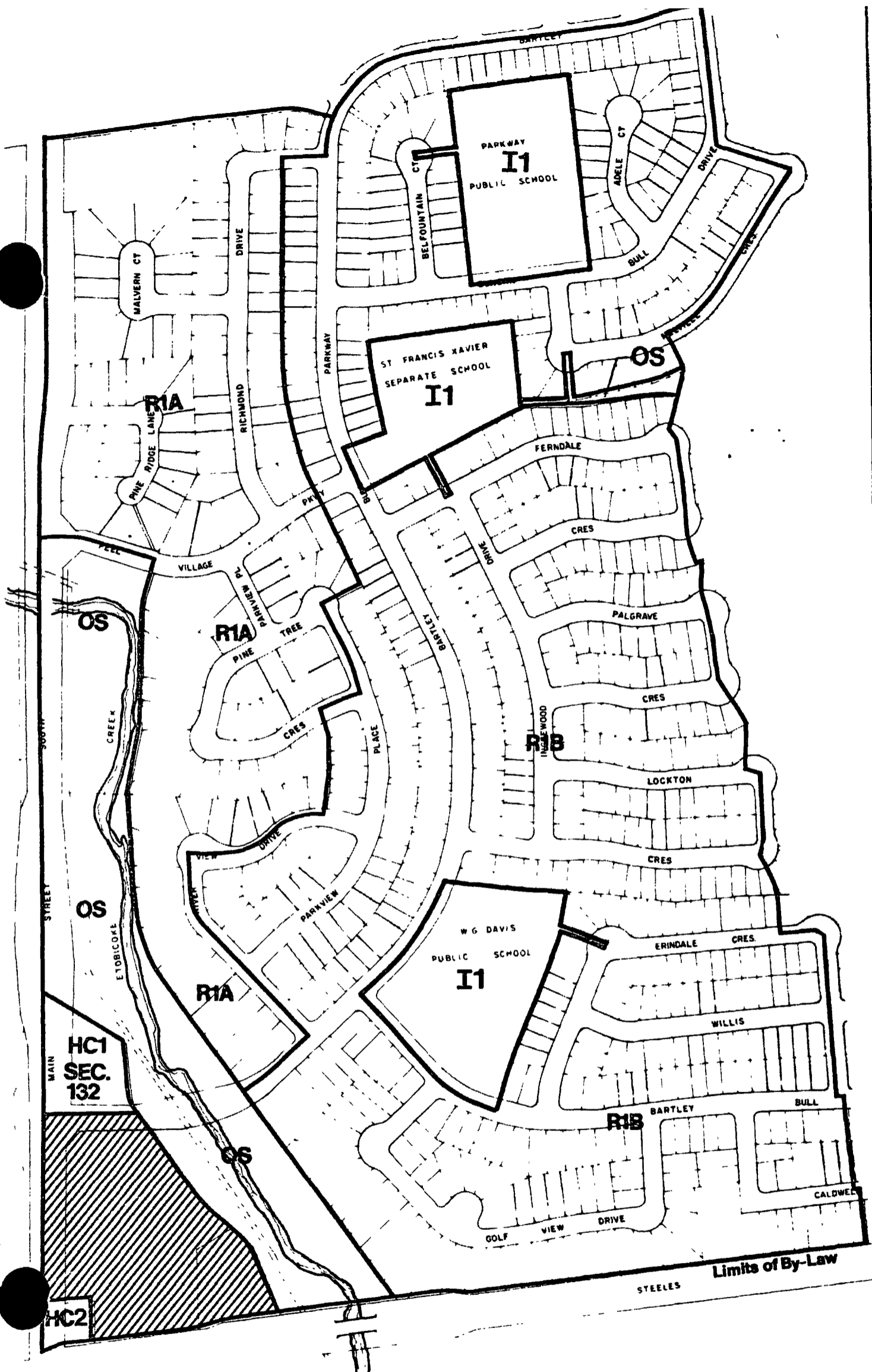


Schedule A Sheet 27
 BY-LAW 200-82



CITY OF BRAMPTON





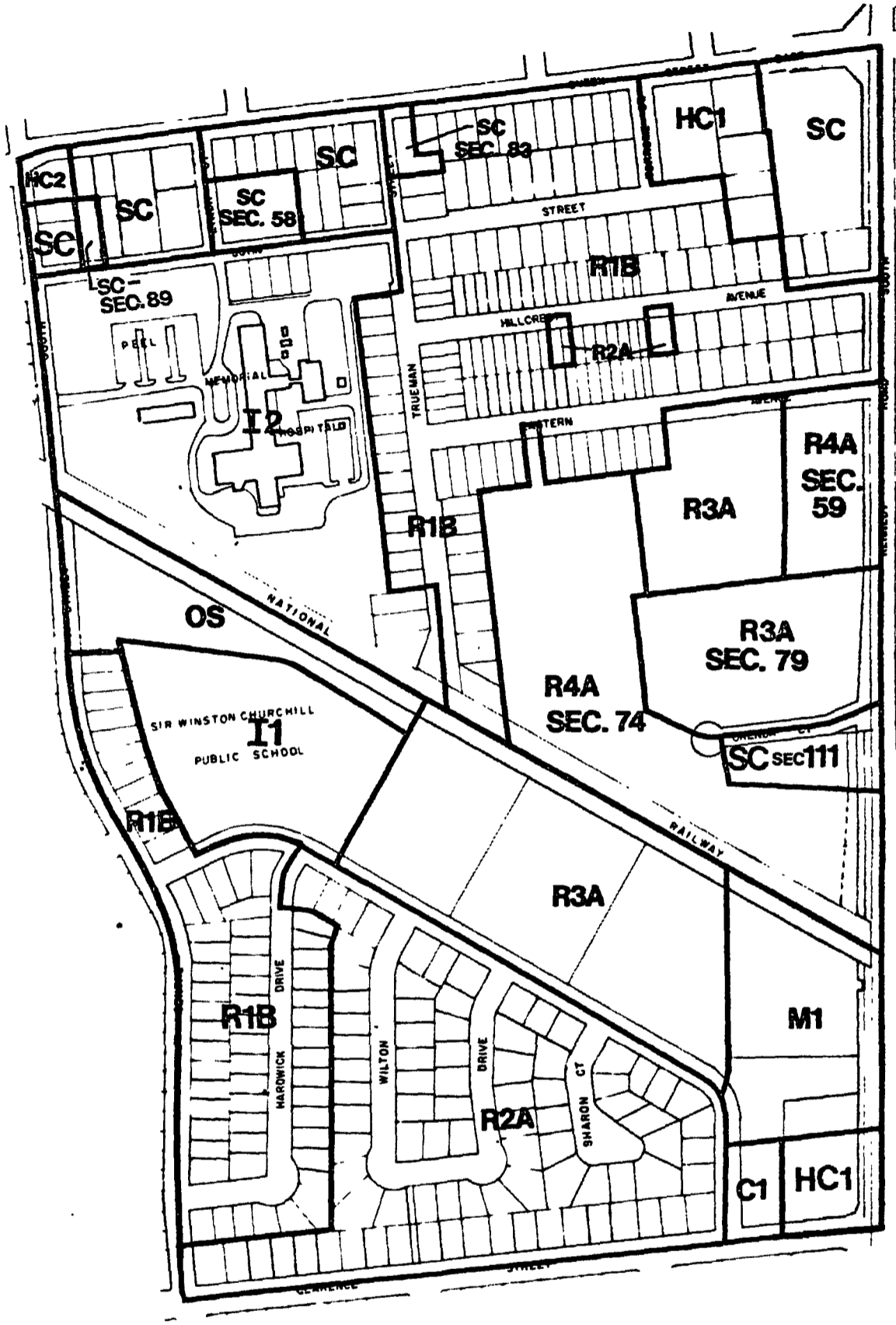
Schedule A Sheet 28
BY-LAW 200-82



CITY OF BRAMPTON

0 25 50m 100m 200m

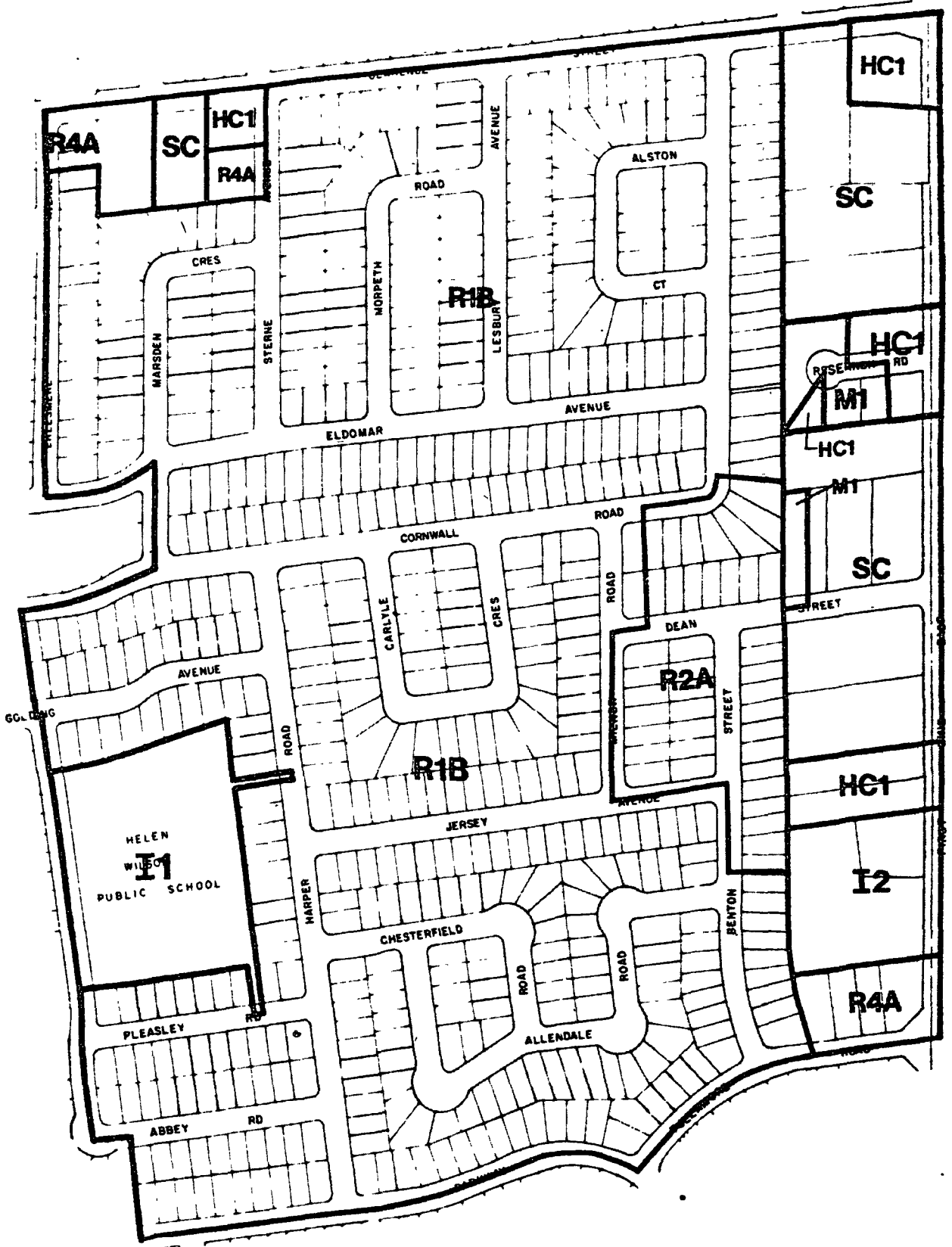
 Lands Not Included
 In This By-Law



Schedule A Sheet 29
 BY-LAW 200-82



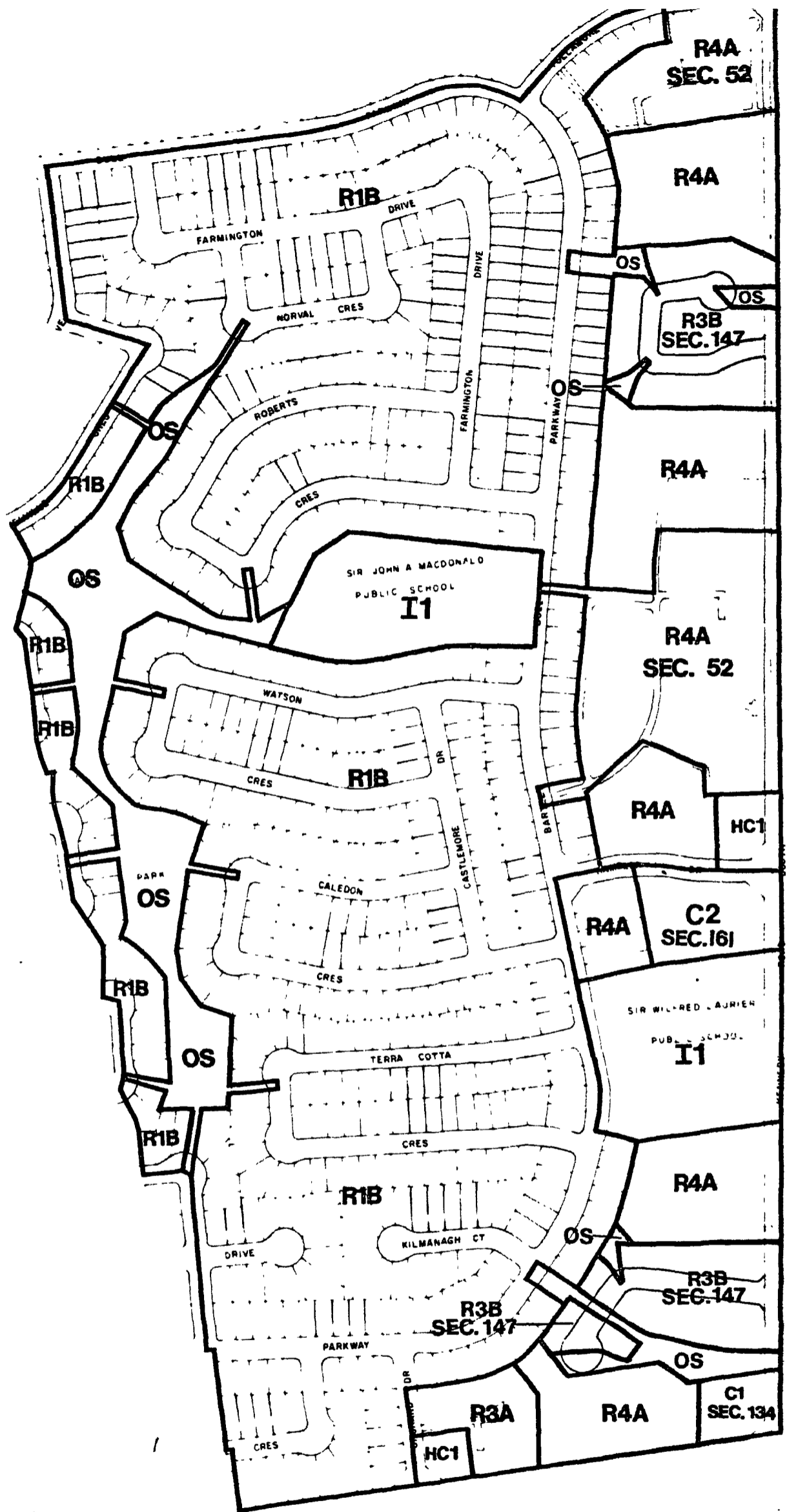
CITY OF BRAMPTON
 0 25 50m 100m 200m



Schedule A Sheet 30
 BY-LAW 200-82



CITY OF BRAMPTON
 0 25 50m 100m 200m

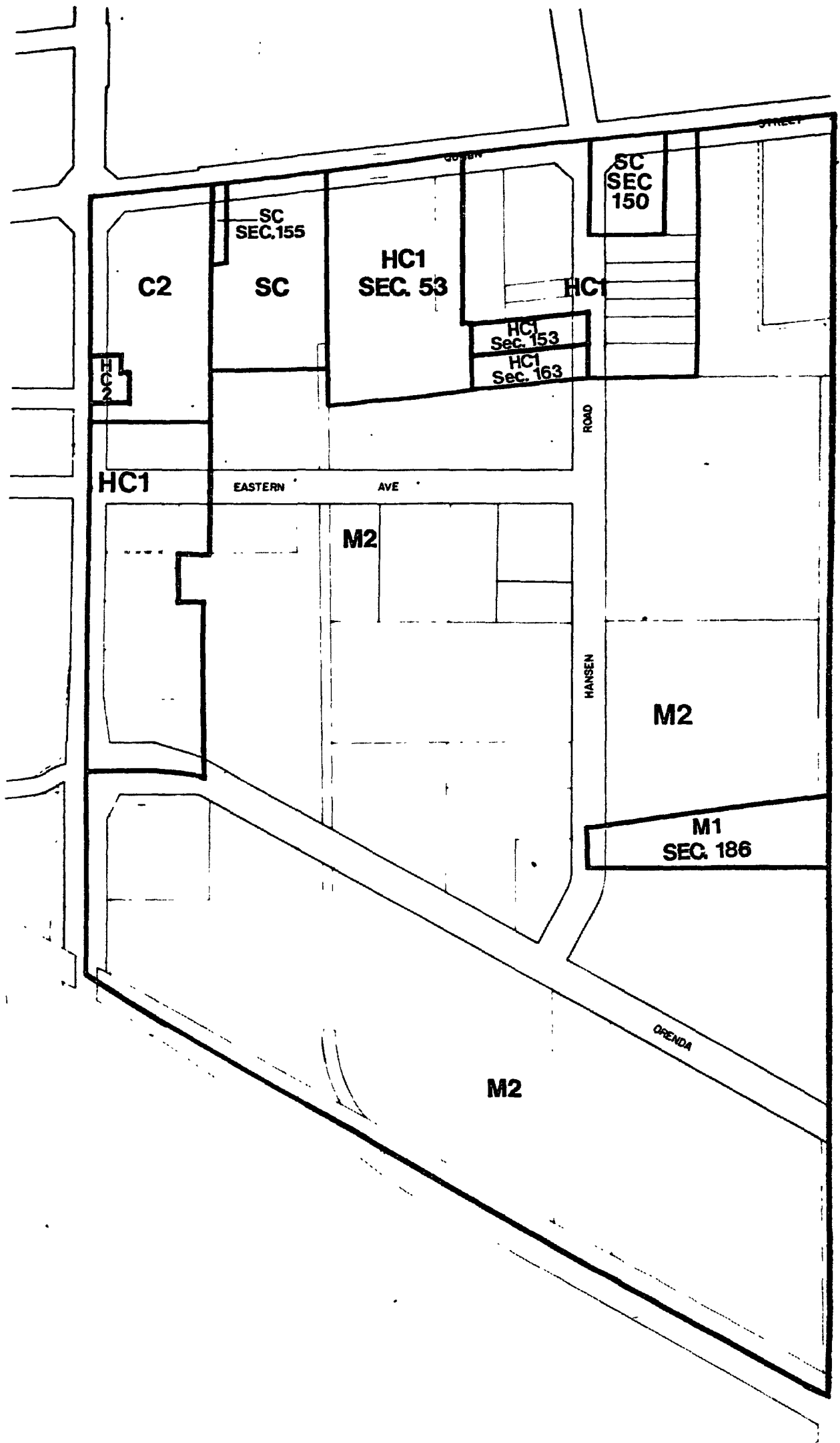


Schedule A Sheet 31
BY-LAW 200-82

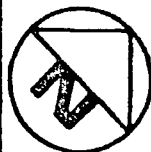


CITY OF BRAMPTON

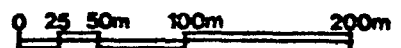


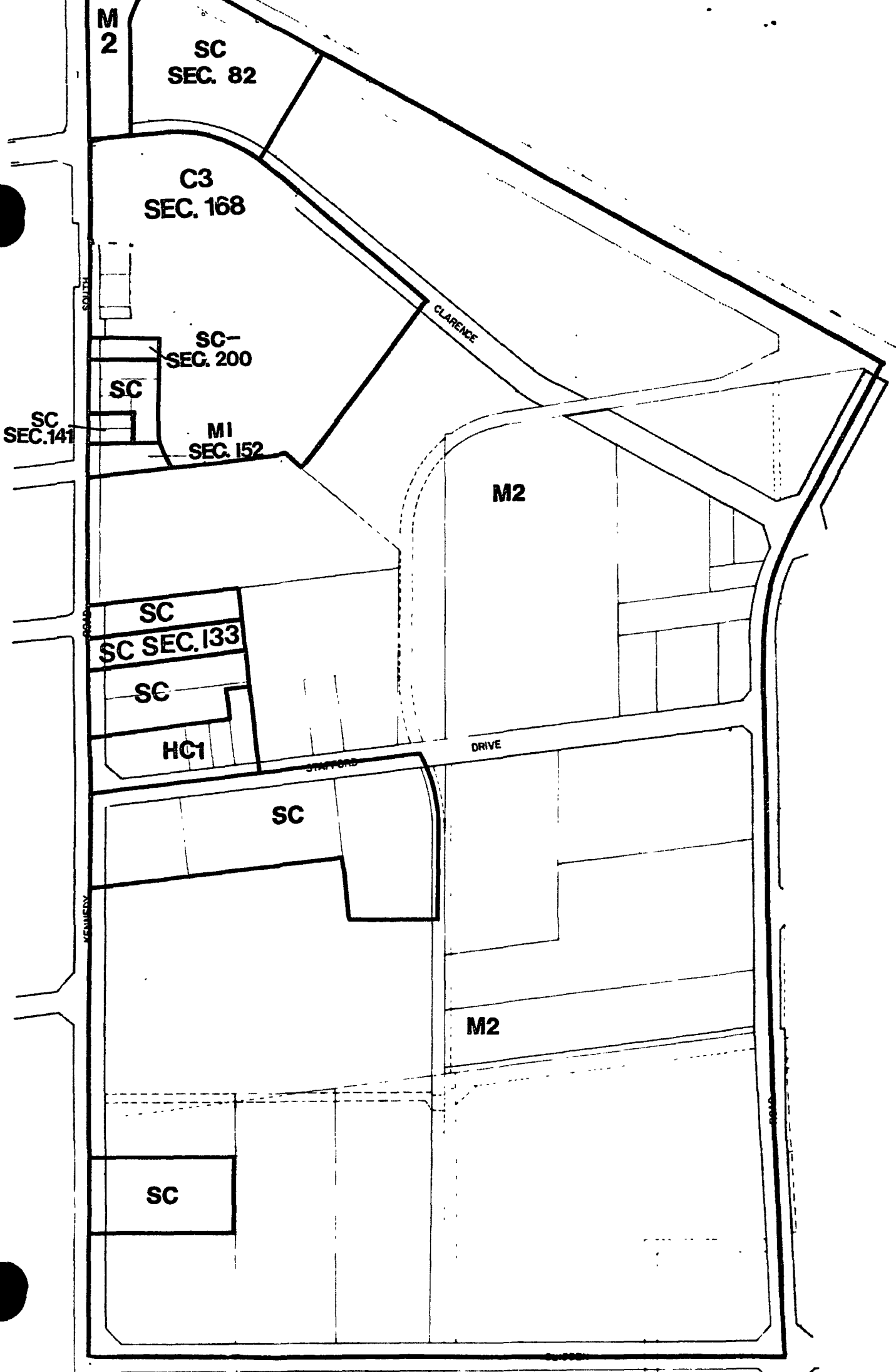


Schedule A Sheet 32
BY-LAW 200-82



CITY OF BRAMPTON



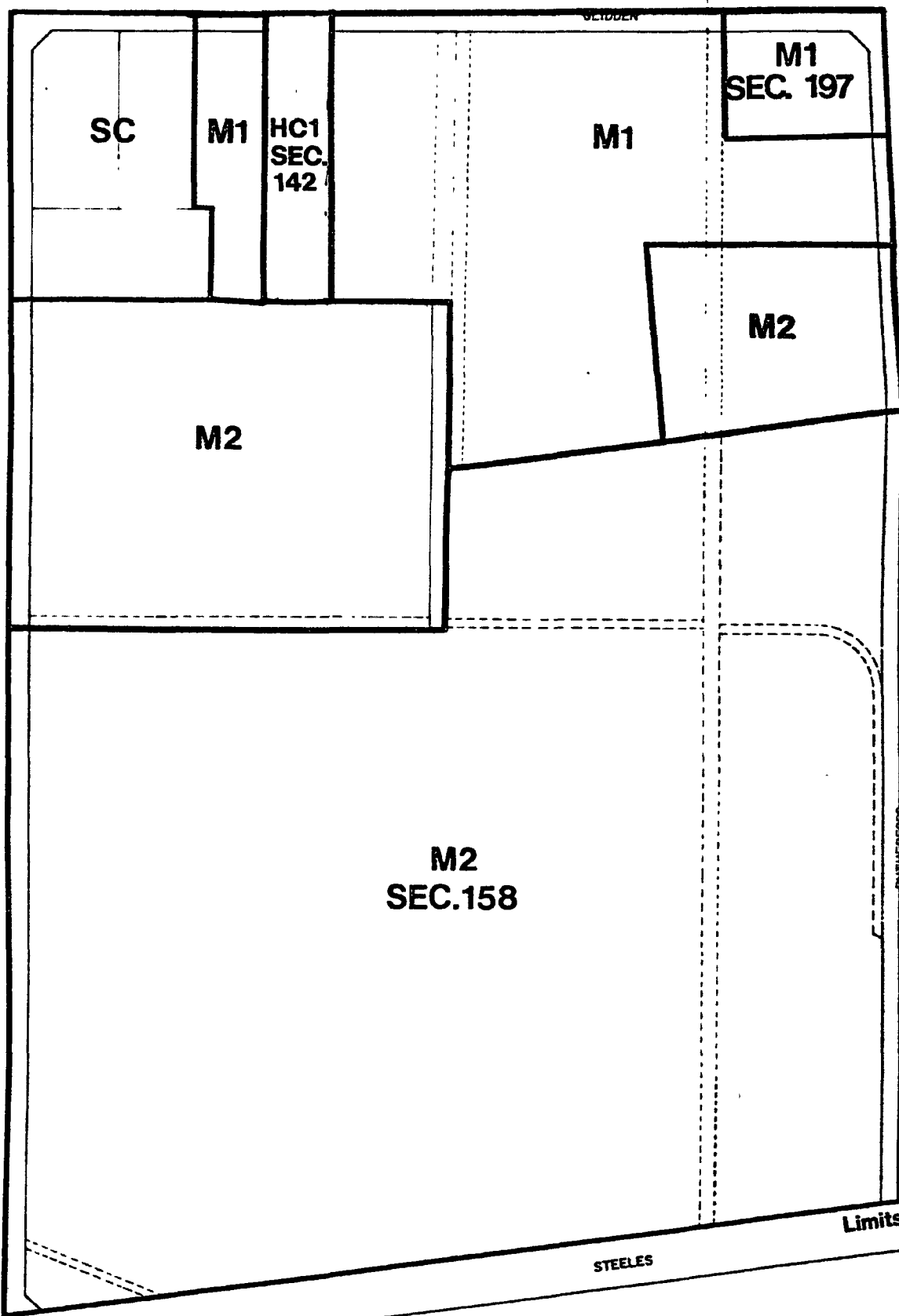


Schedule A Sheet 33
 BY-LAW 200-82



CITY OF BRAMPTON



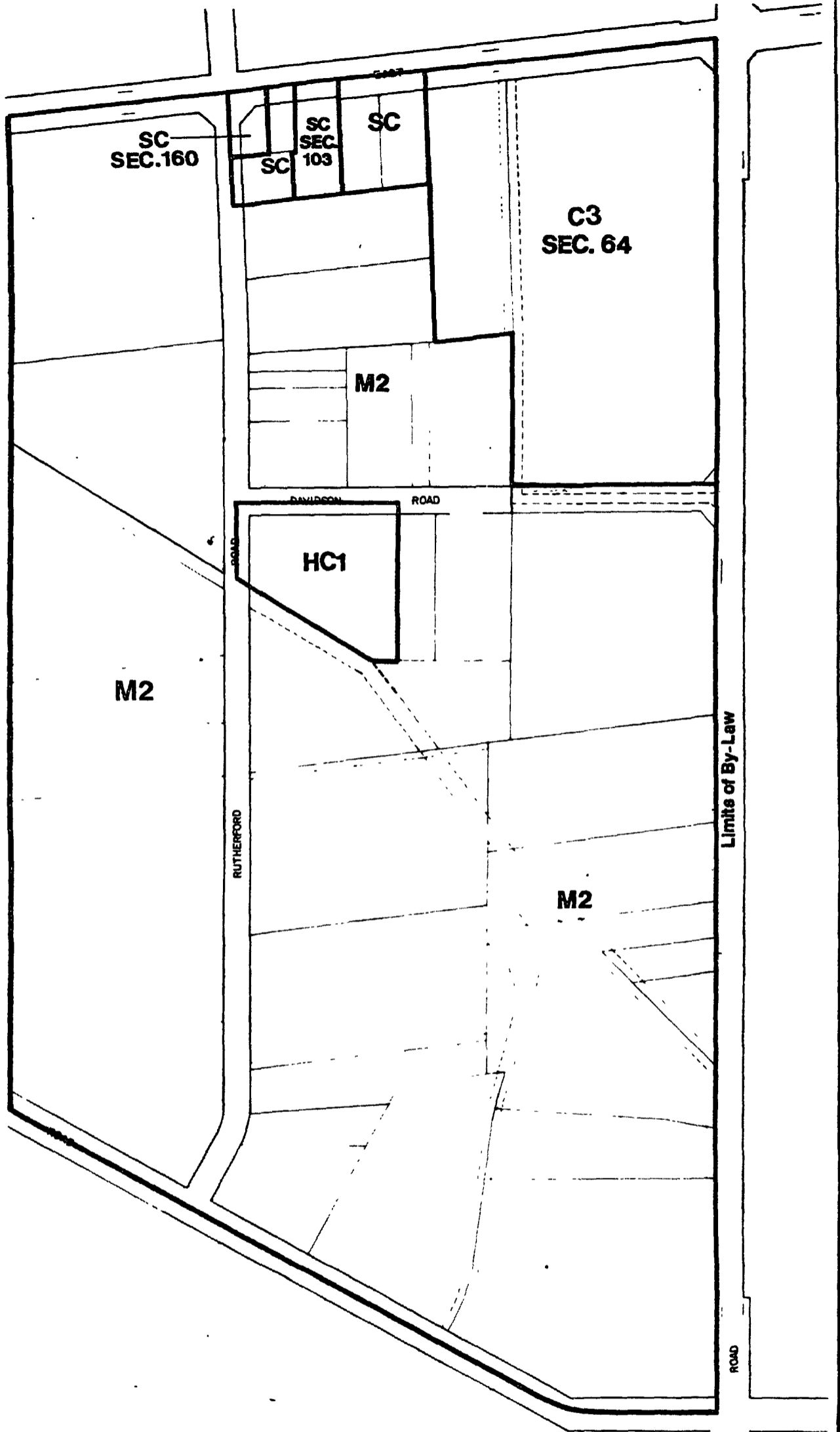


Schedule A Sheet 34
BY-LAW 200-82



CITY OF BRAMPTON



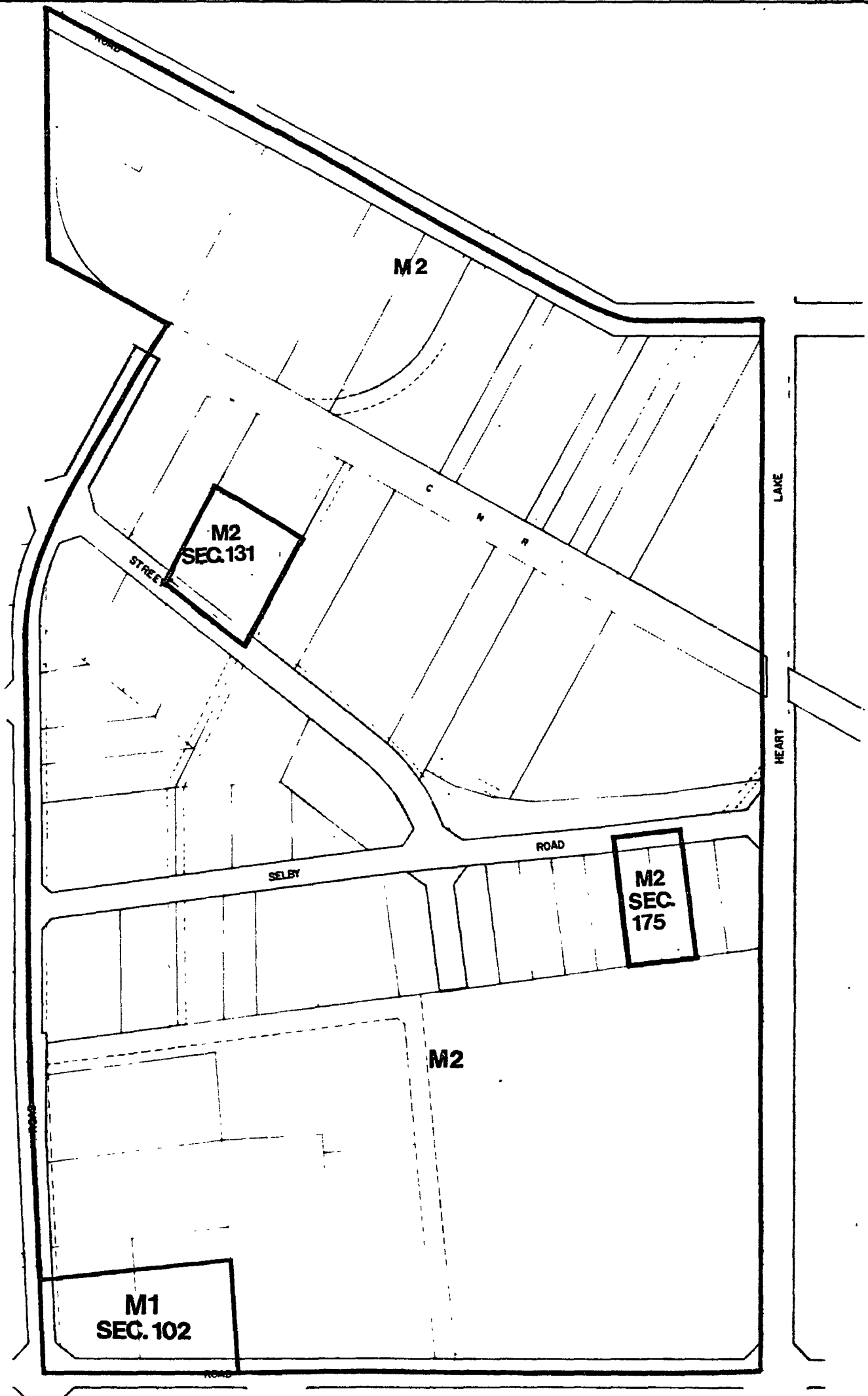


Schedule A Sheet 35
BY-LAW 200-82



CITY OF BRAMPTON

0 25 50m 100m 200m

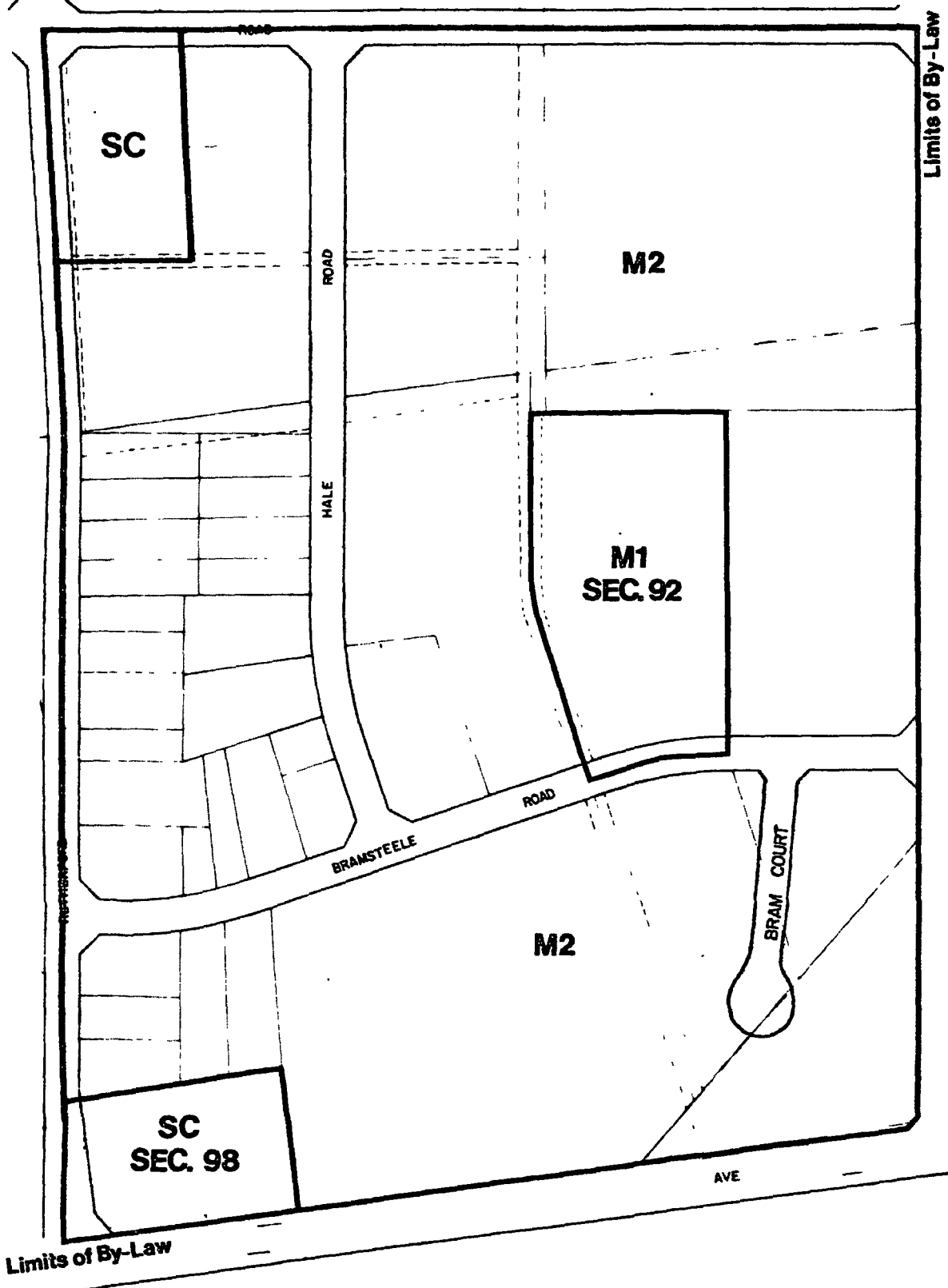


Schedule A Sheet 36
BY-LAW 200-82

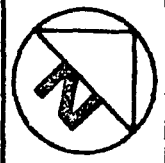


CITY OF BRAMPTON

0 25 50m 100m 200m

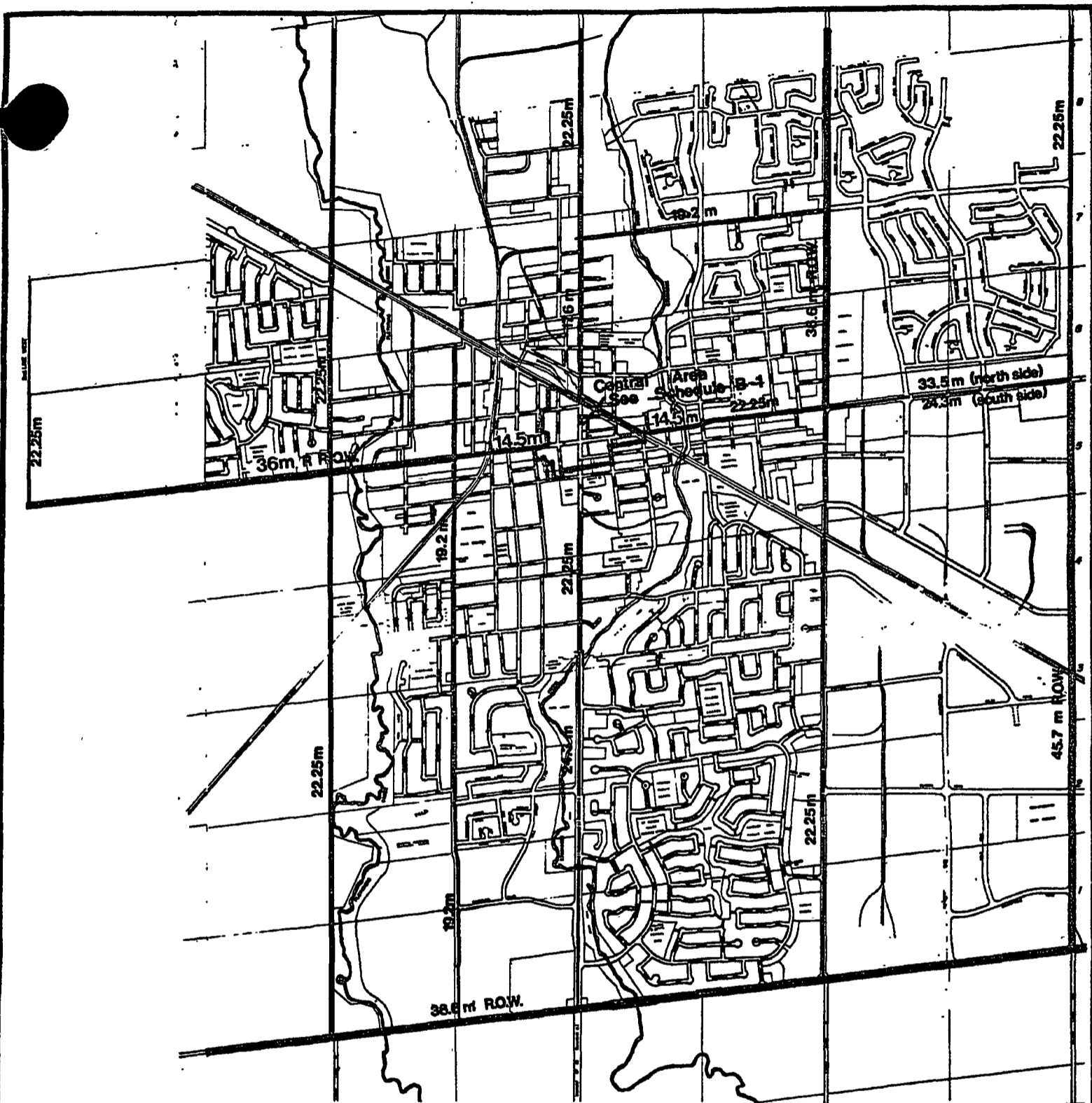


Schedule A Sheet 37
BY-LAW 200-82



CITY OF BRAMPTON





LEGEND

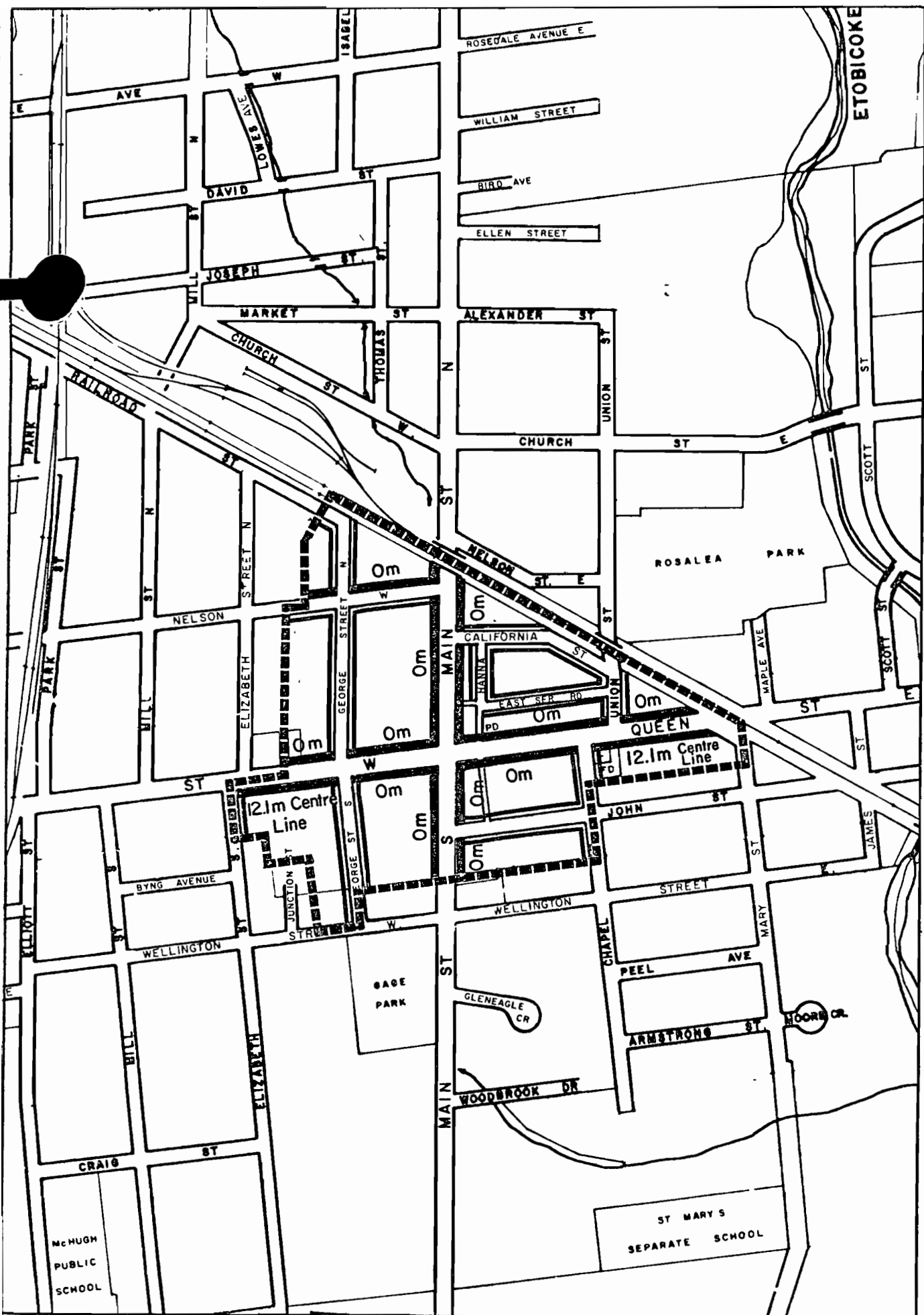
- Minimum Setback from Centre Line
- ▬ Regional Road R.O.W.
For Setback see Schedule B-3
- ▬ Central Area Boundary
For Details see Schedule B-2

**Schedule B-1
BY-LAW 200-82**

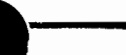




CITY OF BRAMPTON

300m 0 300m 600m



LEGEND

-  2.1 metre Streetline Setback
-  Central Area Boundary
-  Streetline Setback as marked

**Schedule B-2
BY-LAW 200-82**



CITY OF BRAMPTON

100m 50m 0 100m 200m

SCHEDULE B-3

MINIMUM CENTRE LINE SETBACK

MINIMUM STREET LINE SETBACK

Designated
Road Allowance

All frontage
development and
all residential
development

All reversed
frontage
industrial and
commercial
development

All frontage
development and
all residential
development

All reversed
frontage
industrial and
commercial development

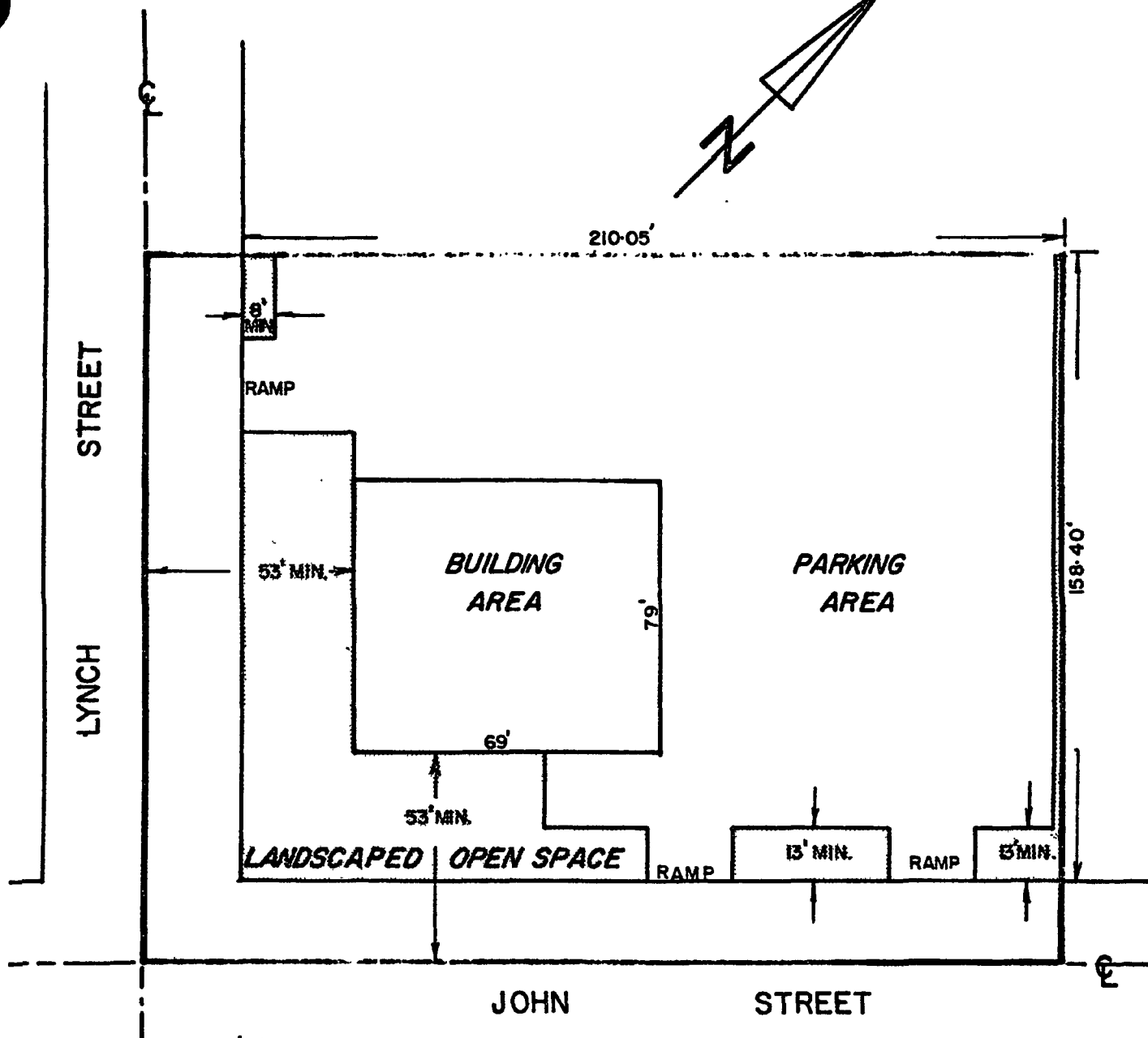
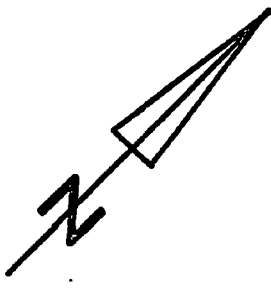
45.7 metres
36.6 metres

36.6 metres
32.0 metres

30.5 metres
25.9 metres

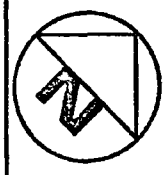
13.7 metres
13.7 metres

7.6 metres
7.6 metres

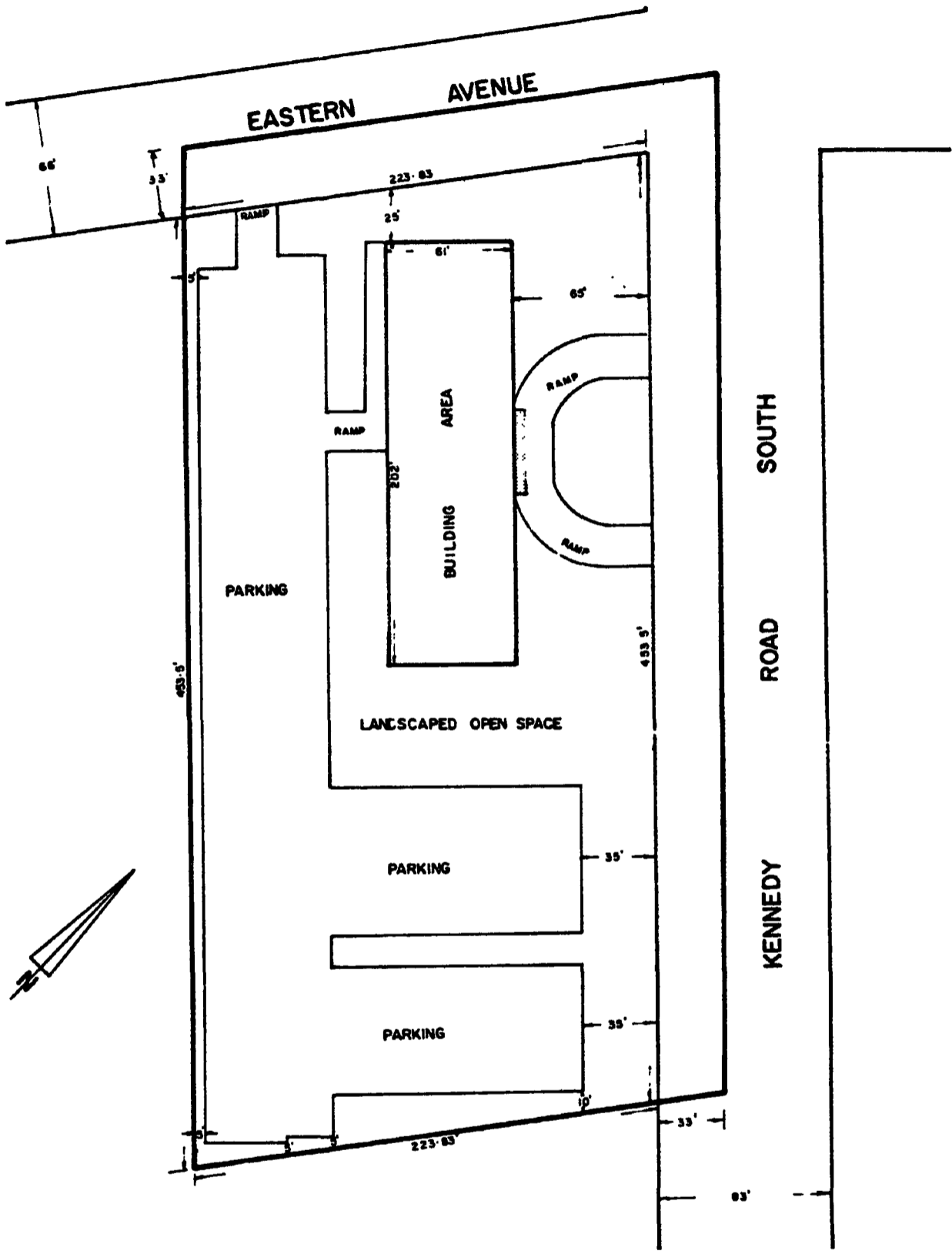


— Zone Boundary

Schedule C-58
BY-LAW 200-82



CITY OF BRAMPTON
Scale 1:480



Canopy



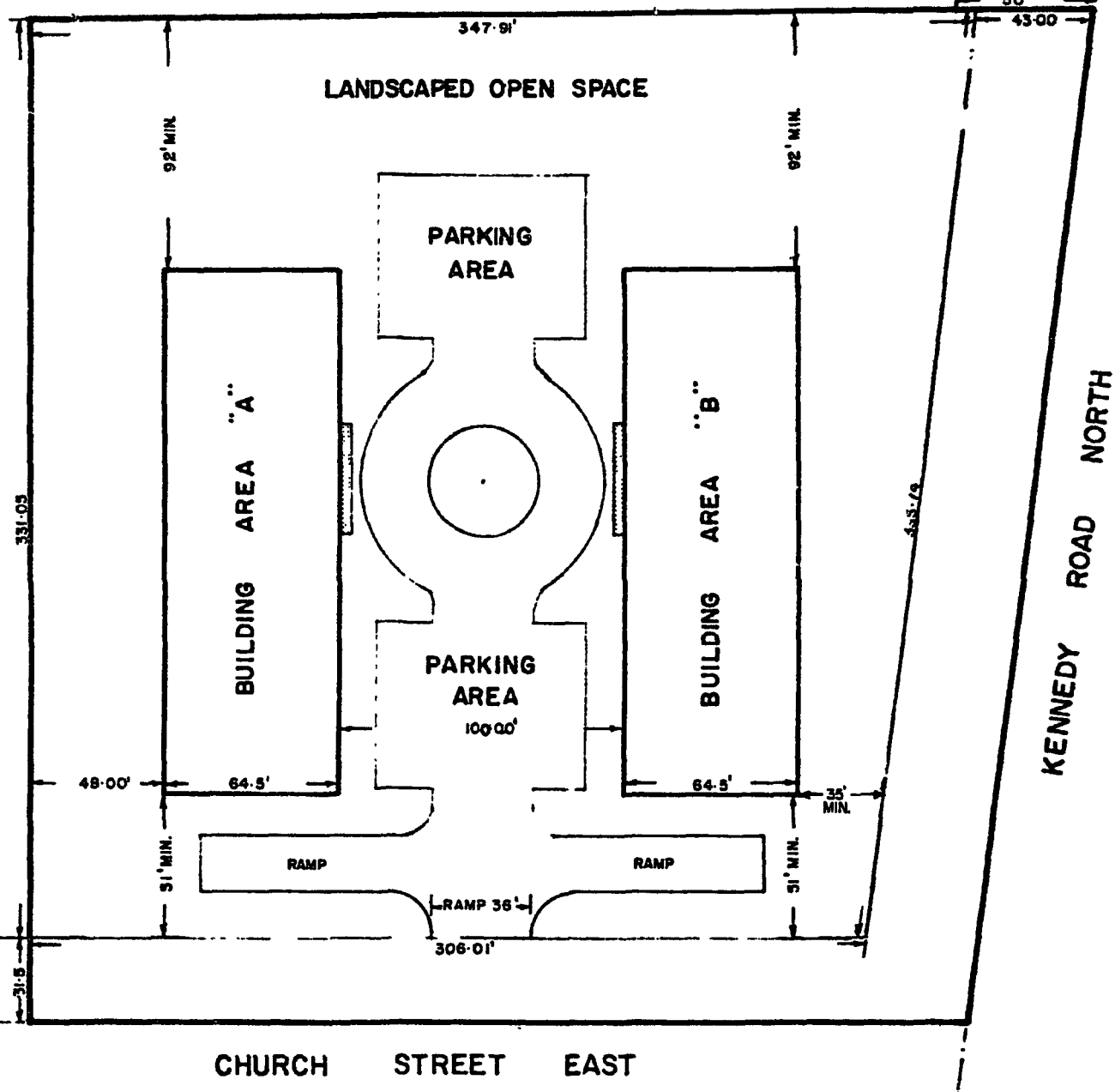
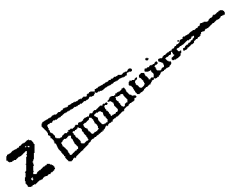
Zone Boundary

Schedule C-59
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:780

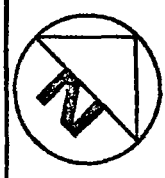


Canopy



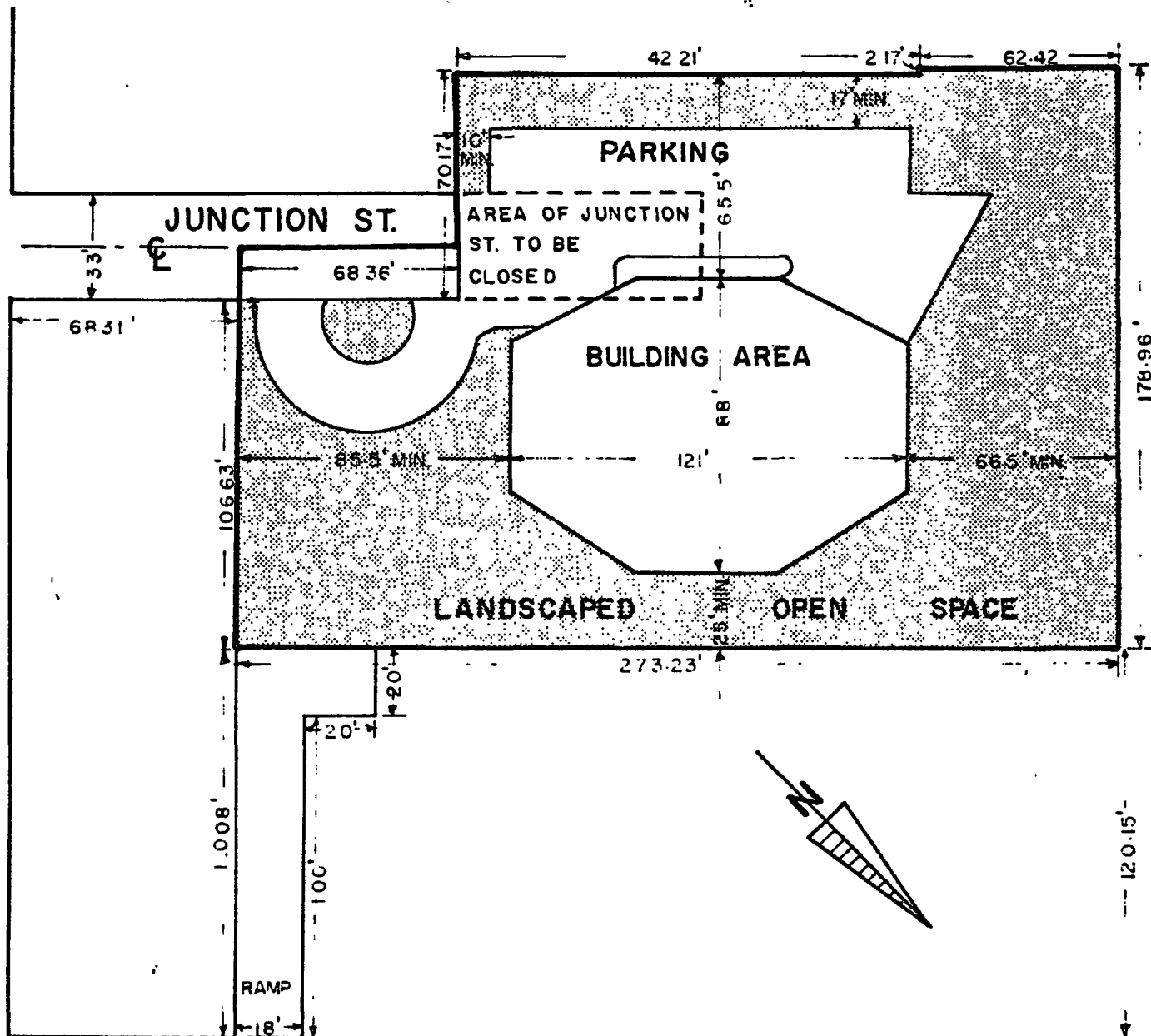
Zone Boundary

Schedule C-60
BY-LAW 200-82



CITY OF BRAMPTON
Scale 1:720

WELLINGTON ST. W.



GEORGE ST. S.

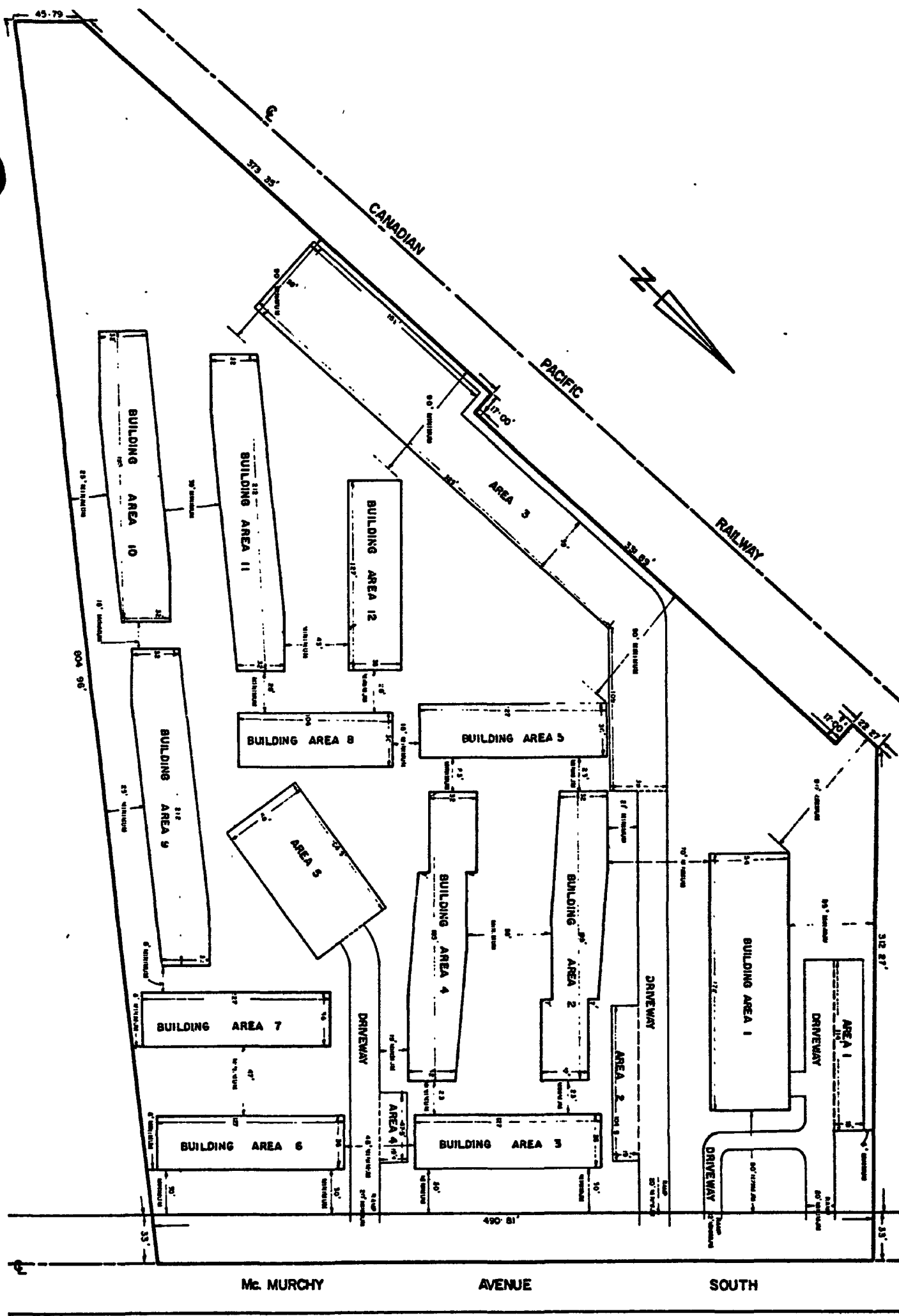
— Zone Boundary

Schedule C-61
BY-LAW 200-82



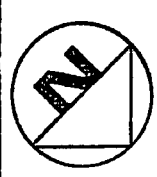
CITY OF BRAMPTON

Scale 1:600

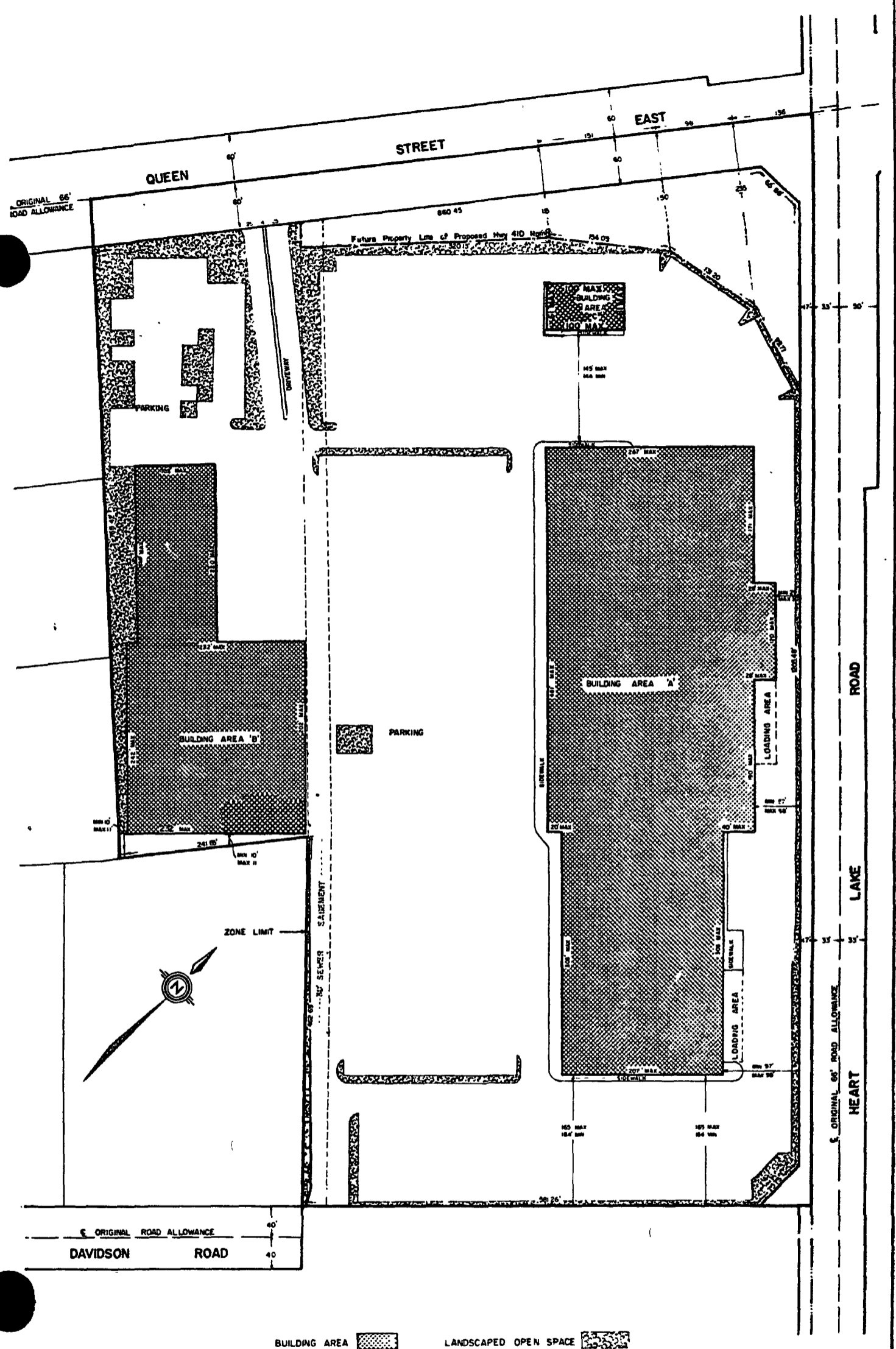




— Zone Boundary

Schedule C-62
BY-LAW 200-82

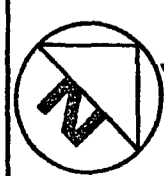


CITY OF BRAMPTON
 Scale 1:1080



BUILDING AREA  LANDSCAPED OPEN SPACE 
 MIN. 10' MAX. 11' MIN. 10' MAX. 11'

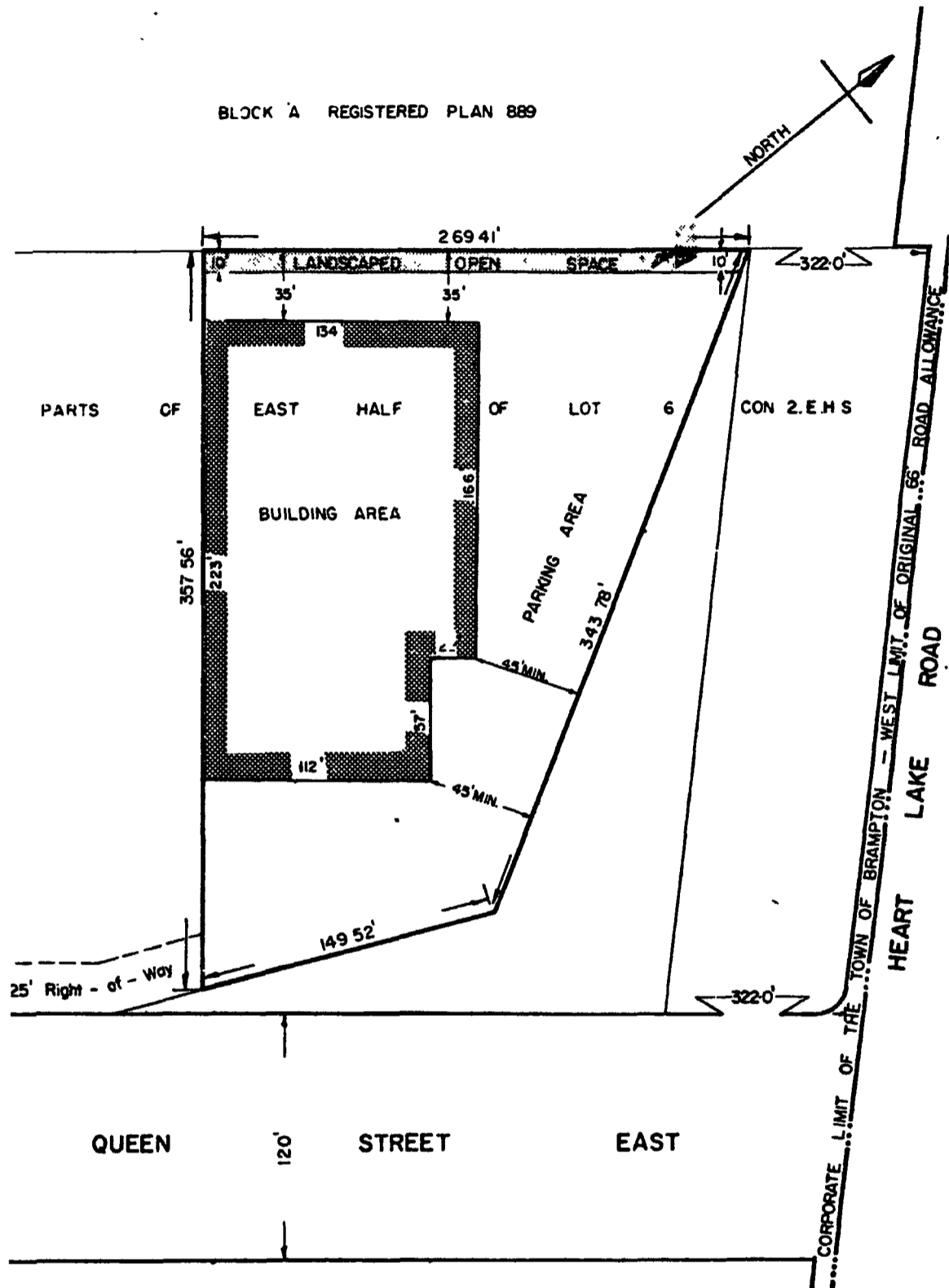
Schedule C-64
 BY-LAW 200-82



CITY OF BRAMPTON

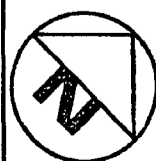
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BLOCK A REGISTERED PLAN 889



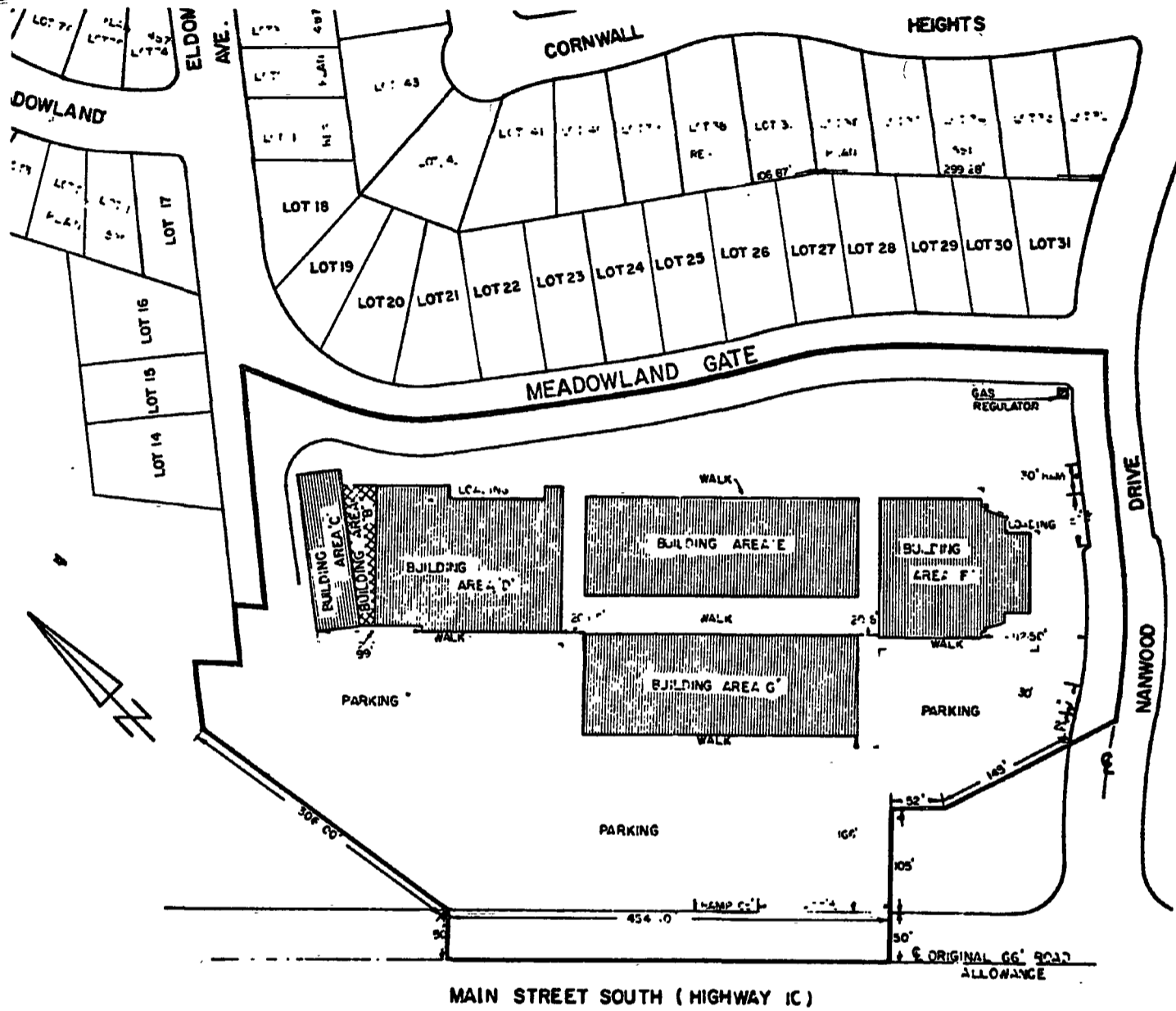
— Zone Boundary

Schedule C-66
BY-LAW 200-82



CITY OF BRAMPTON

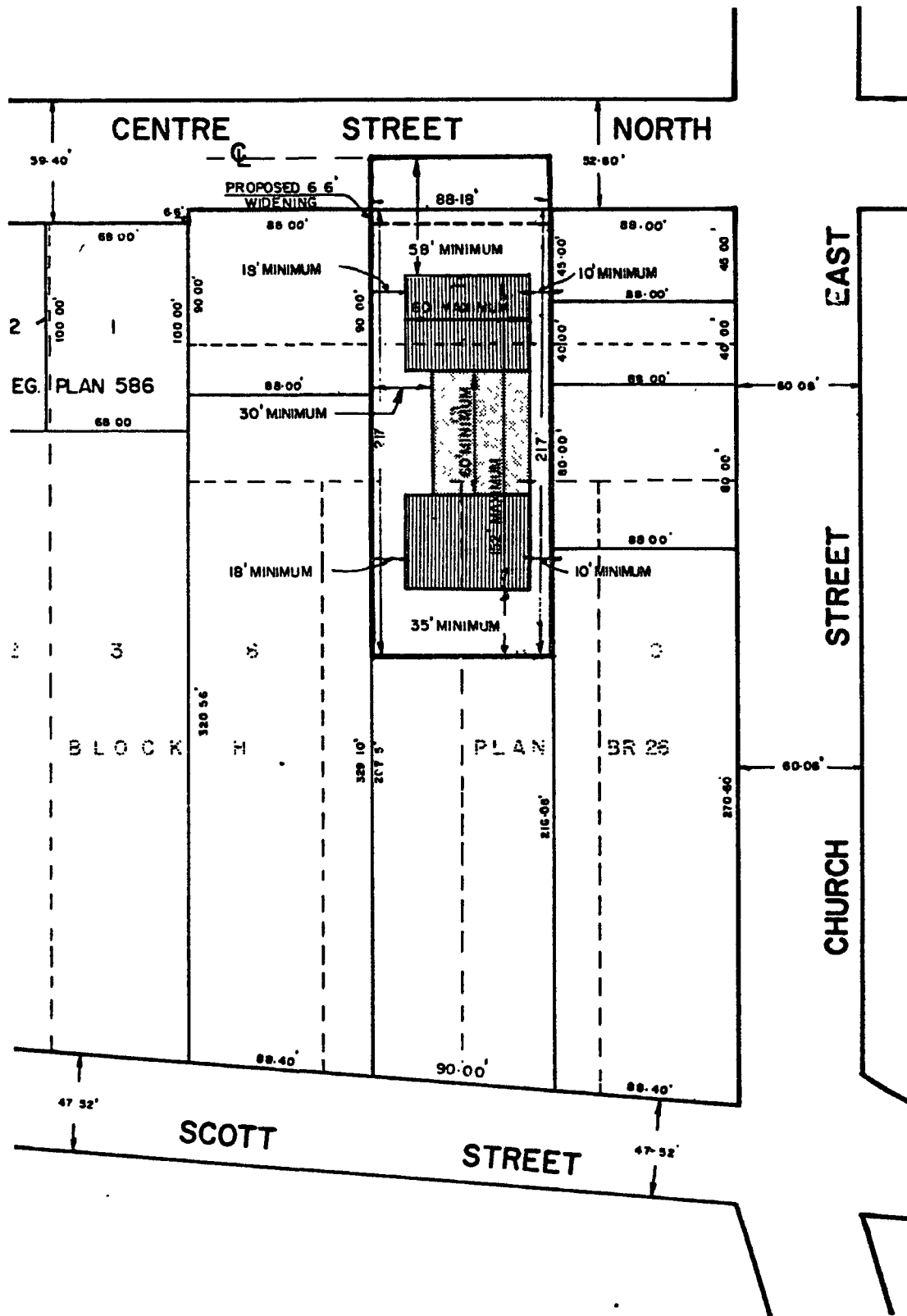
Scale 1:720



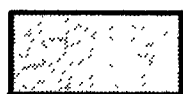
Schedule C-67
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:1800



Building Area

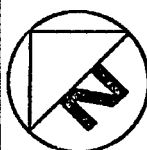


Canopy Area



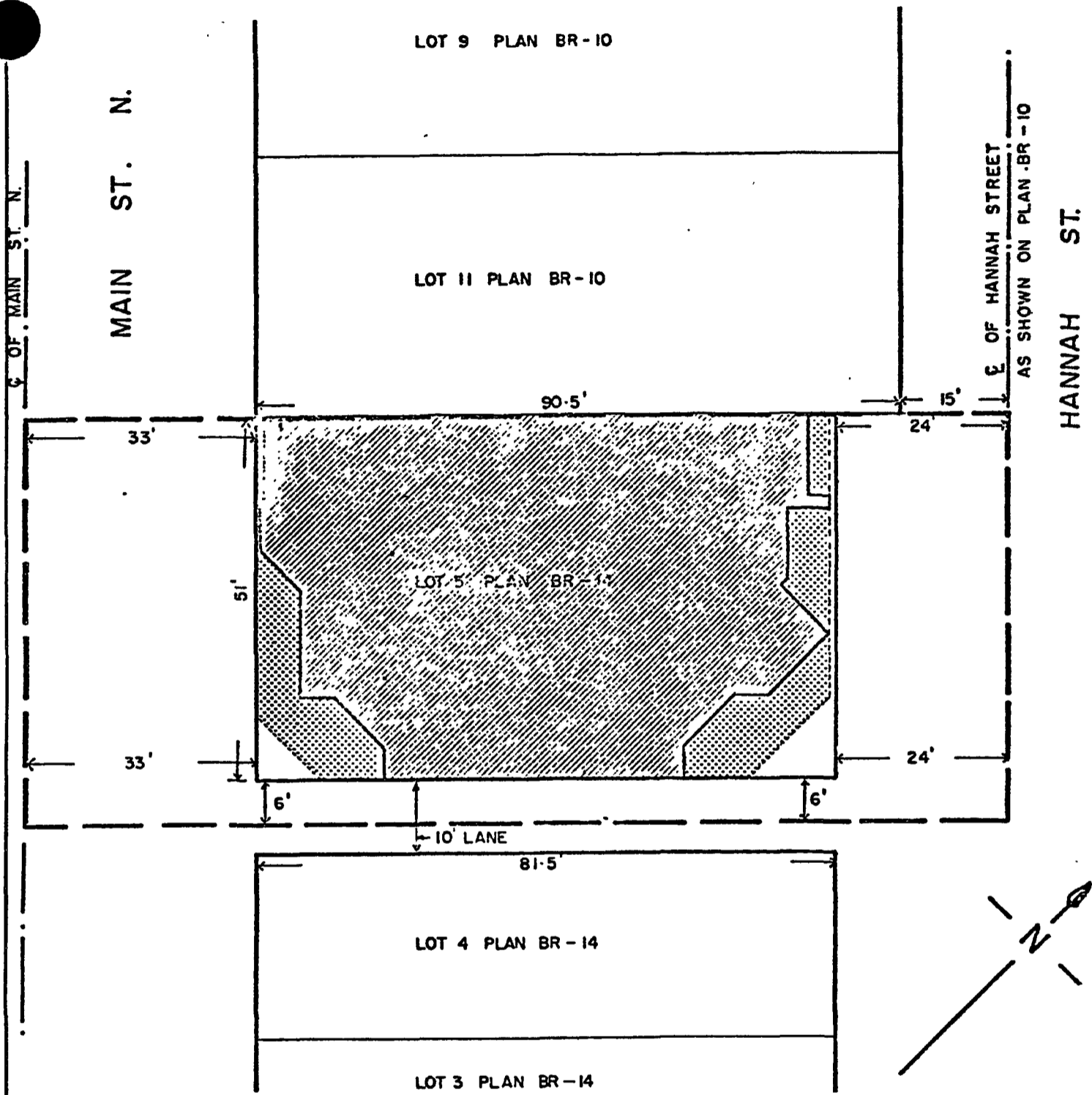
Zone Boundary

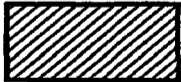


Schedule C-68
BY LAW 200-82



CITY OF BRAMPTON

Scale 1:900



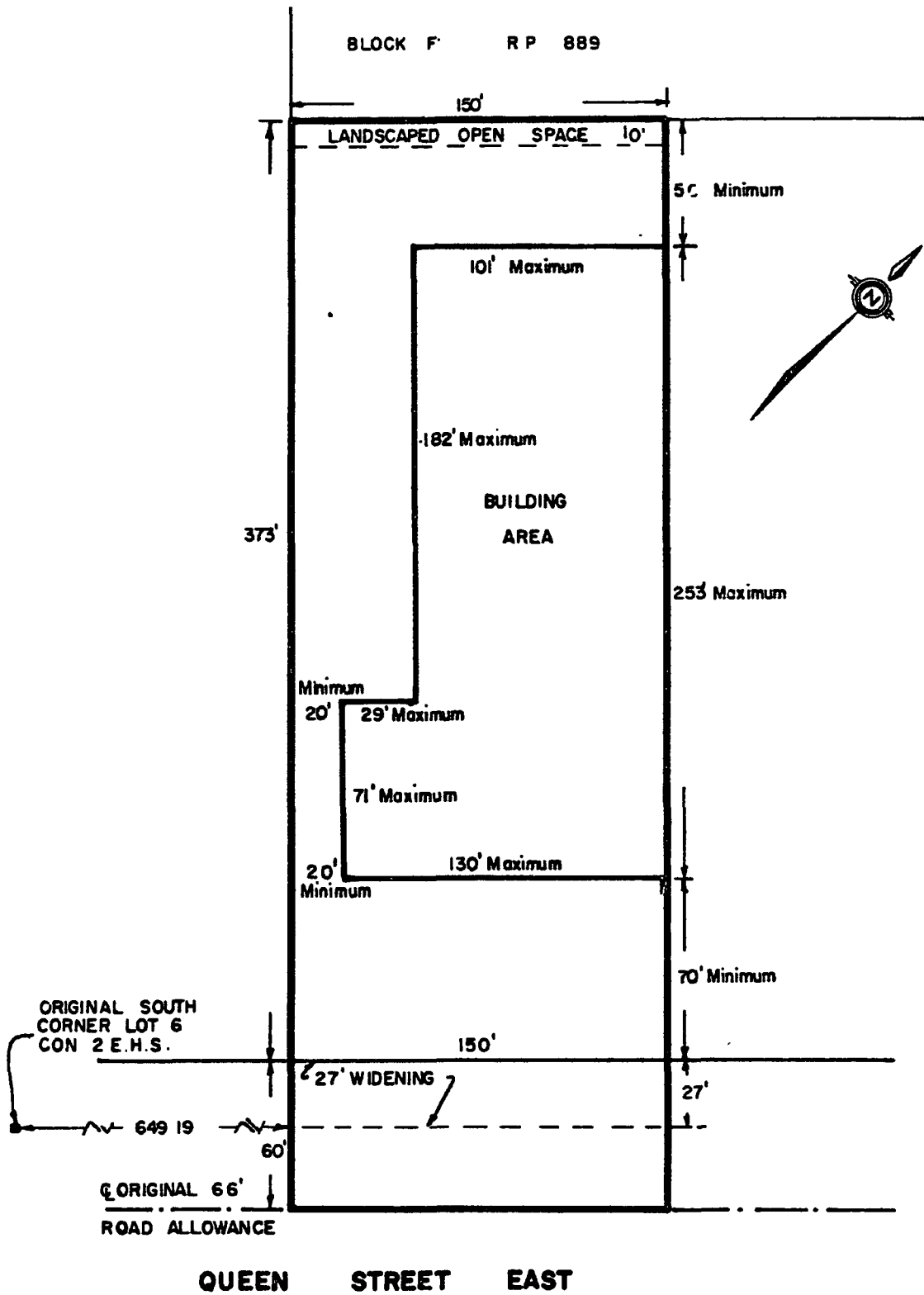
-  Building Area
-  Canopy Area
-  Zone Boundary

Schedule C-71
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:240

BLOCK F R P 889



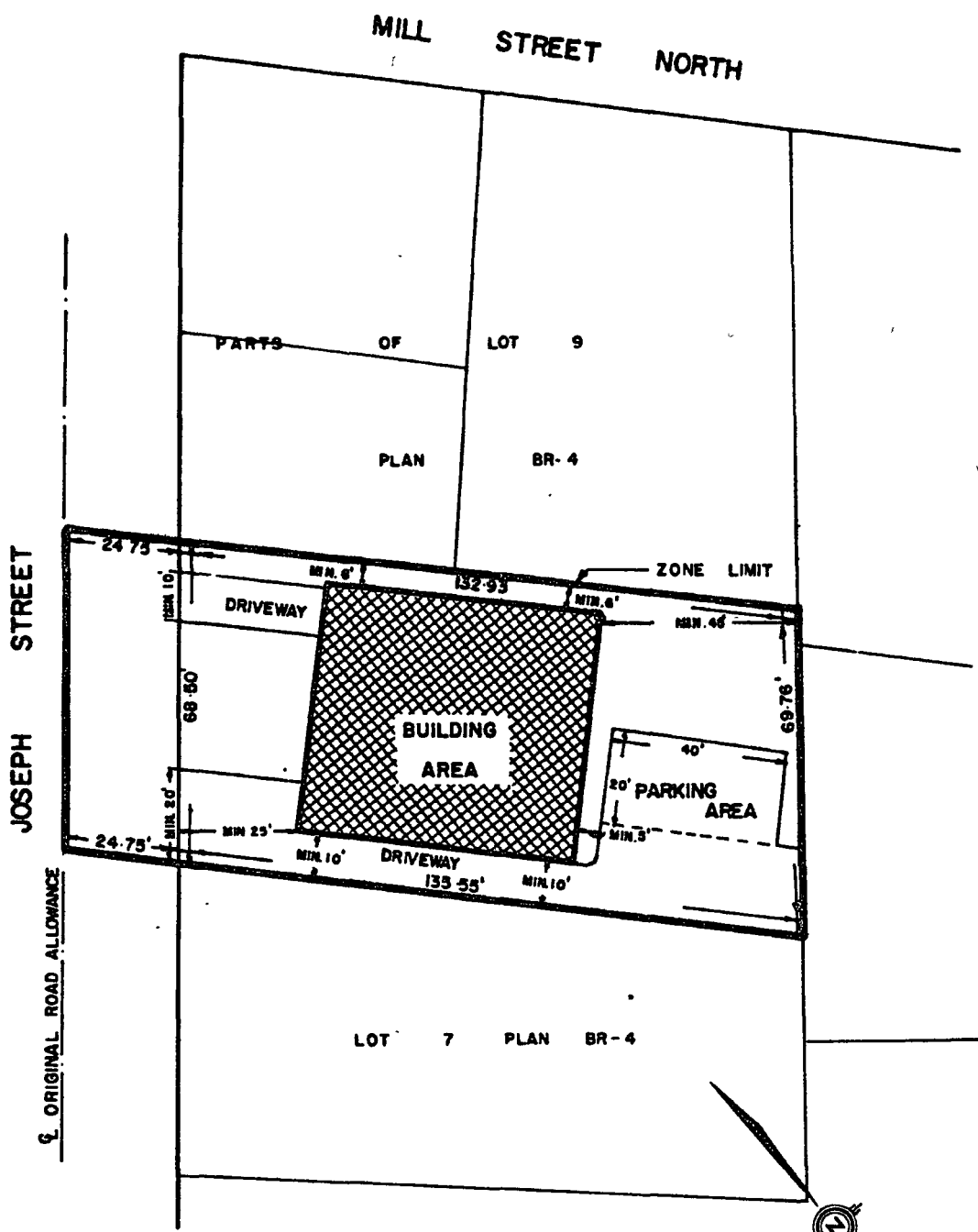
— Zone Boundary

Schedule C-72
BY-LAW 200-82



CITY OF BRAMPTON

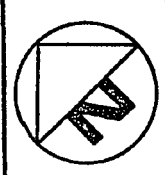
Scale 1:720



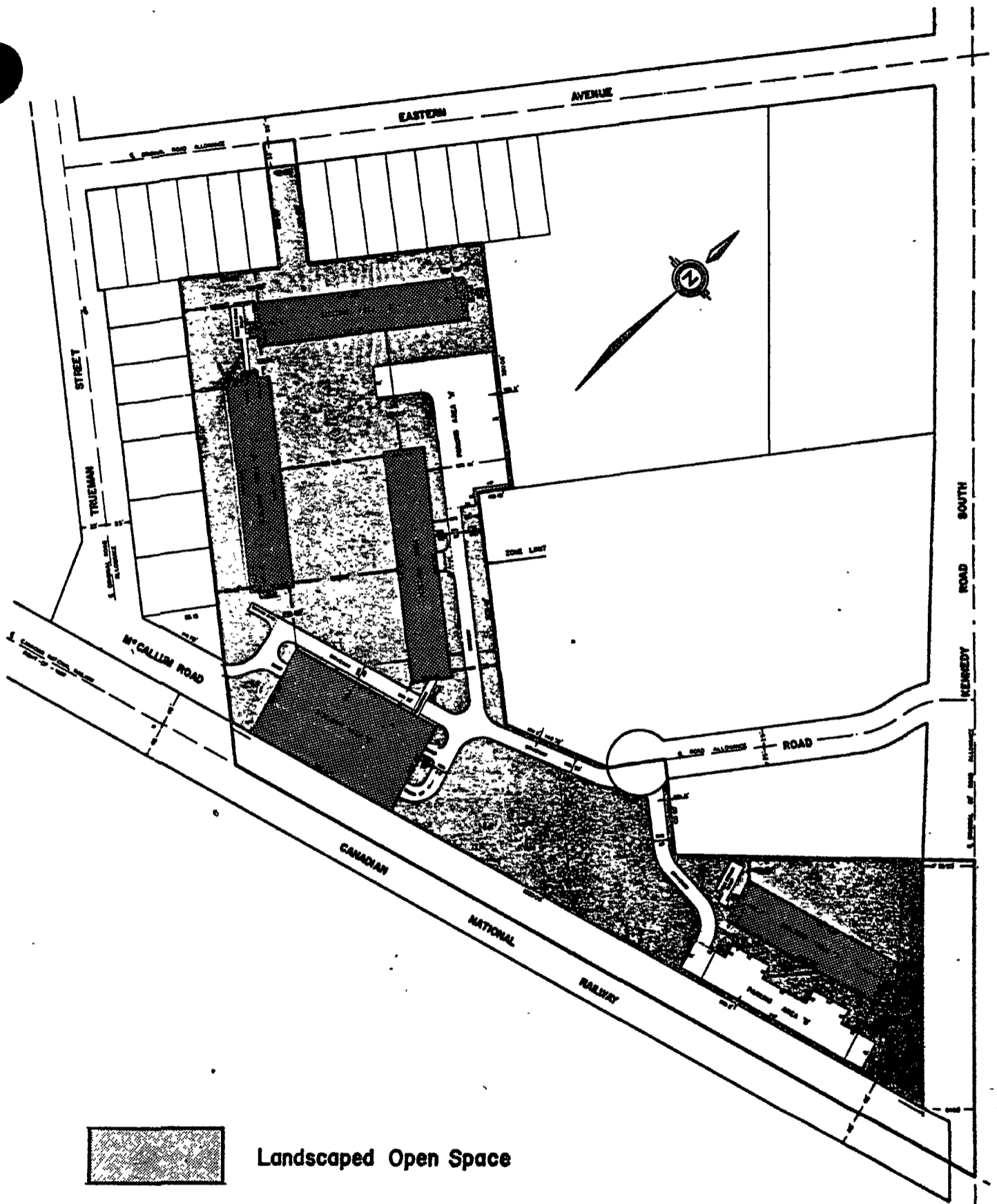
ORIGINAL ROAD ALLOWANCE


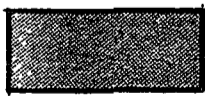
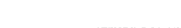
— Zone Boundary

Schedule C-73
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:360



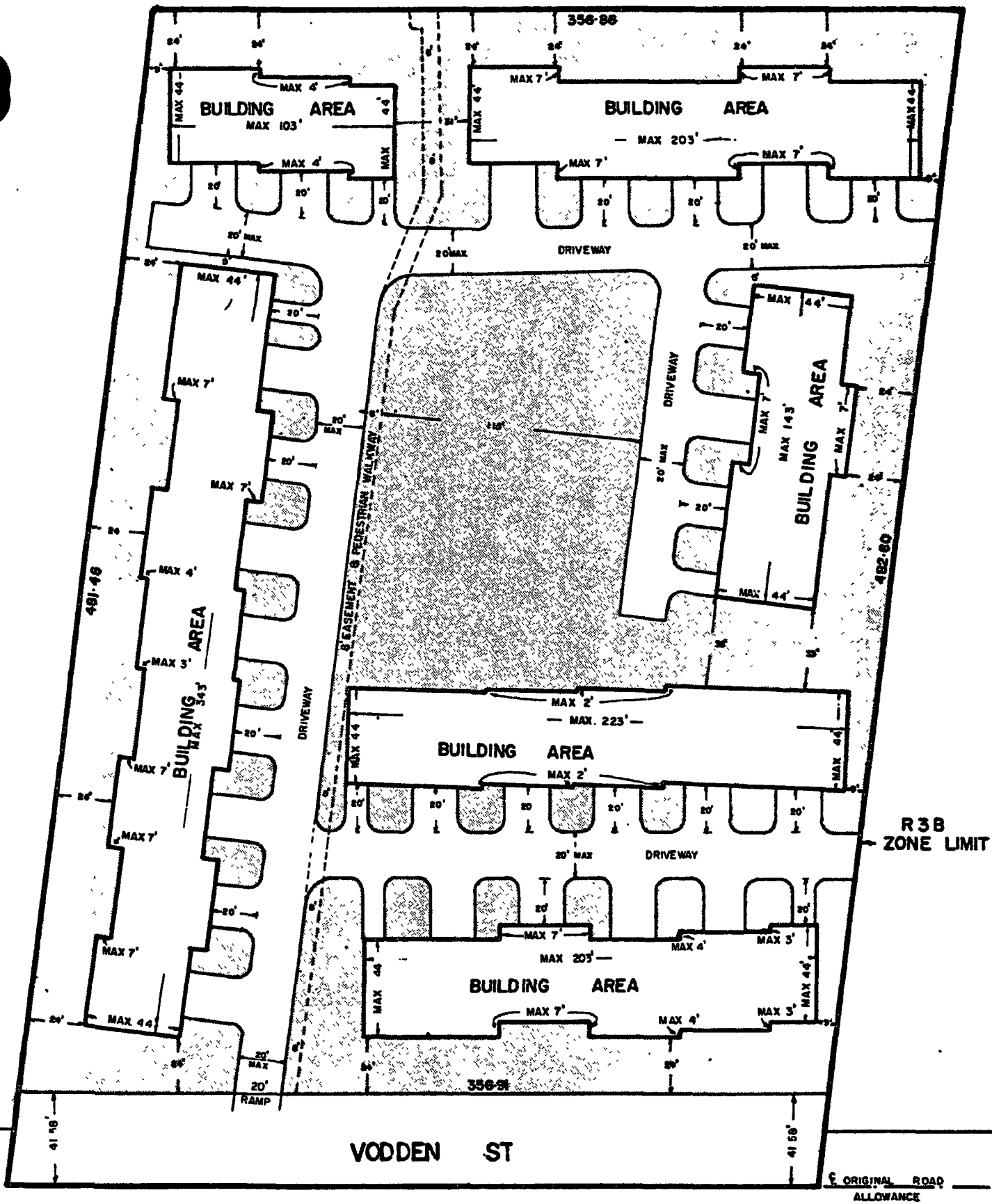
-  Landscaped Open Space
-  Building Area
-  Zone Boundary



Schedule C-74
BY-LAW 200-82



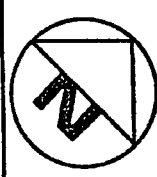
CITY OF BRAMPTON

Scale 1:2000

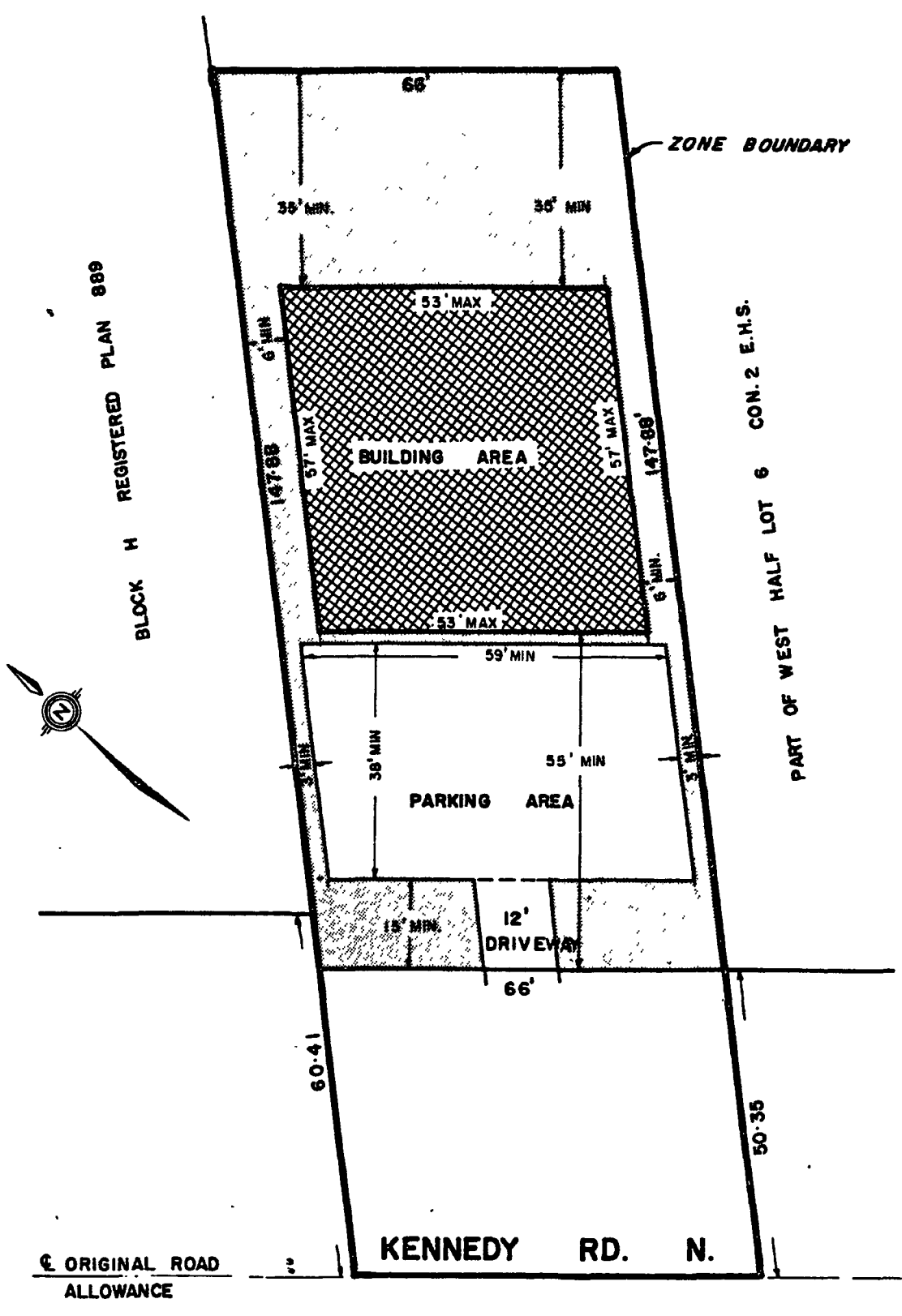




-  Landscaped Open Space
-  Zone Boundary

Schedule C-77
BY-LAW 200-82

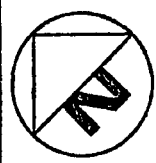


CITY OF BRAMPTON
 Scale 1:720

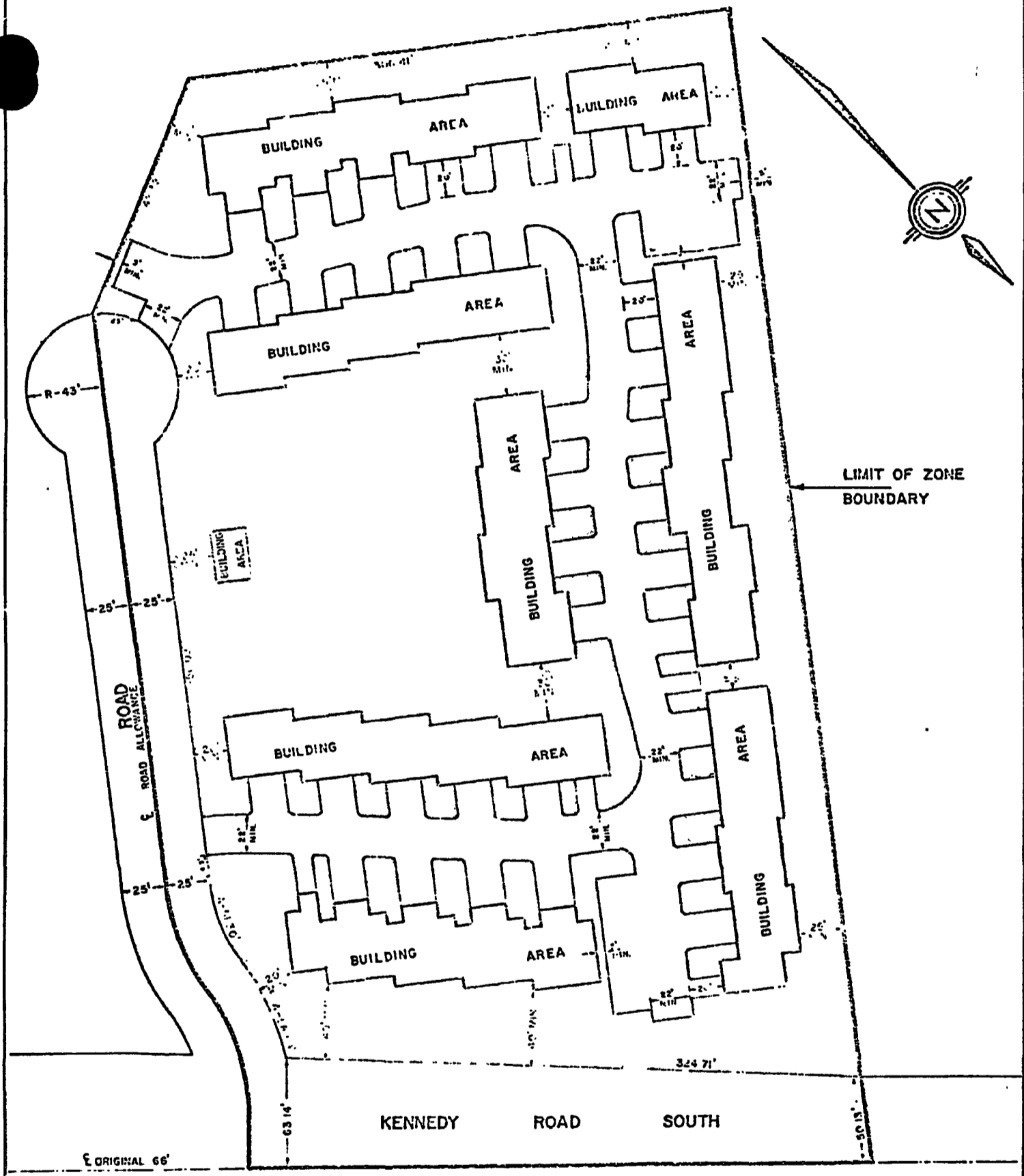


-  Landscaped Open Space
-  Zone Boundary

Schedule C-78
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:300



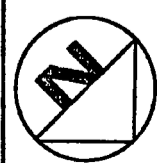
LIMIT OF ZONE BOUNDARY

ORIGINAL 66' ROAD ALLOWANCE

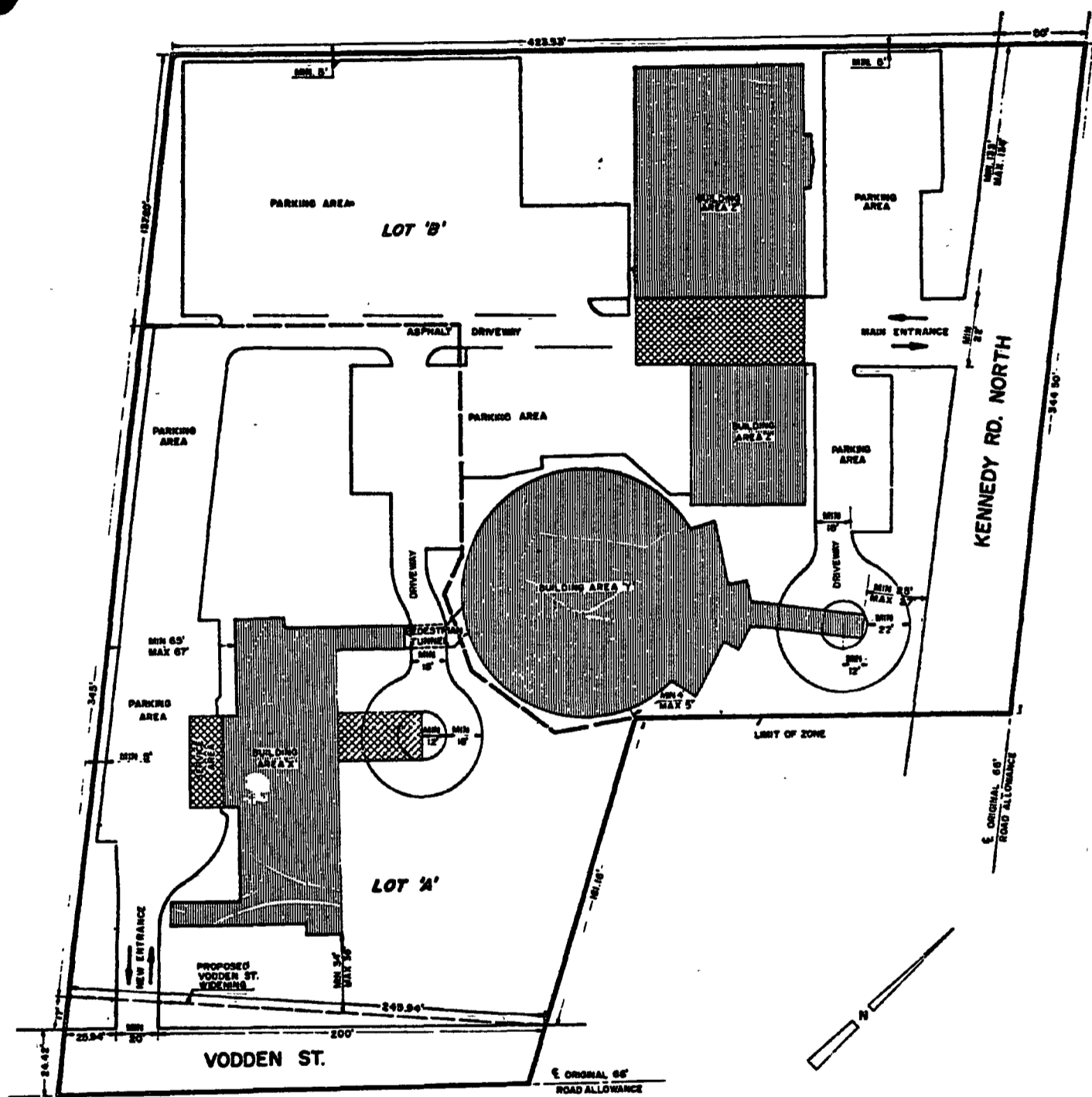
KENNEDY ROAD SOUTH

— Zone Boundary

Schedule C-79
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:900



Canopies



Building Area



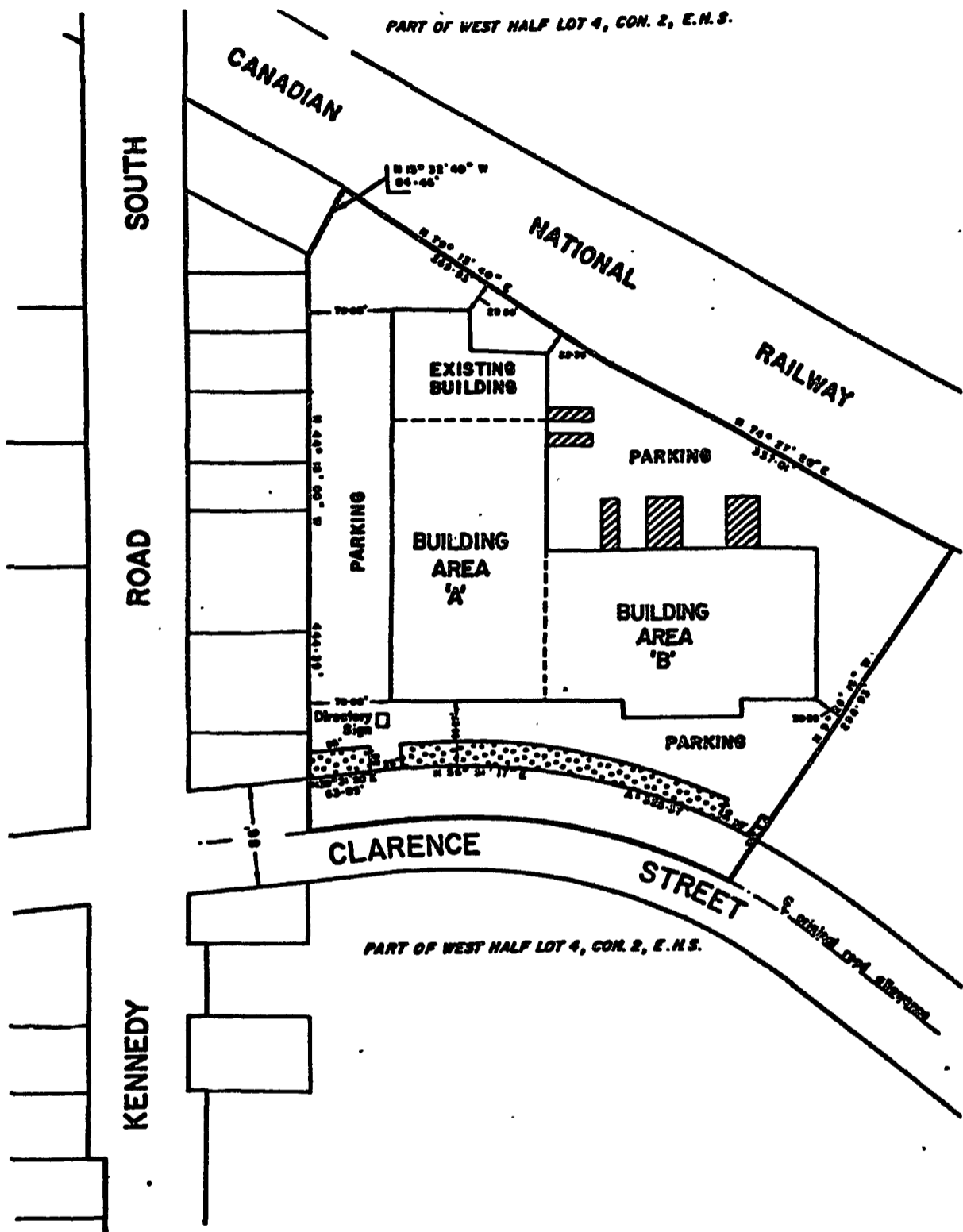
Zone Boundary

Schedule C-80
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:960

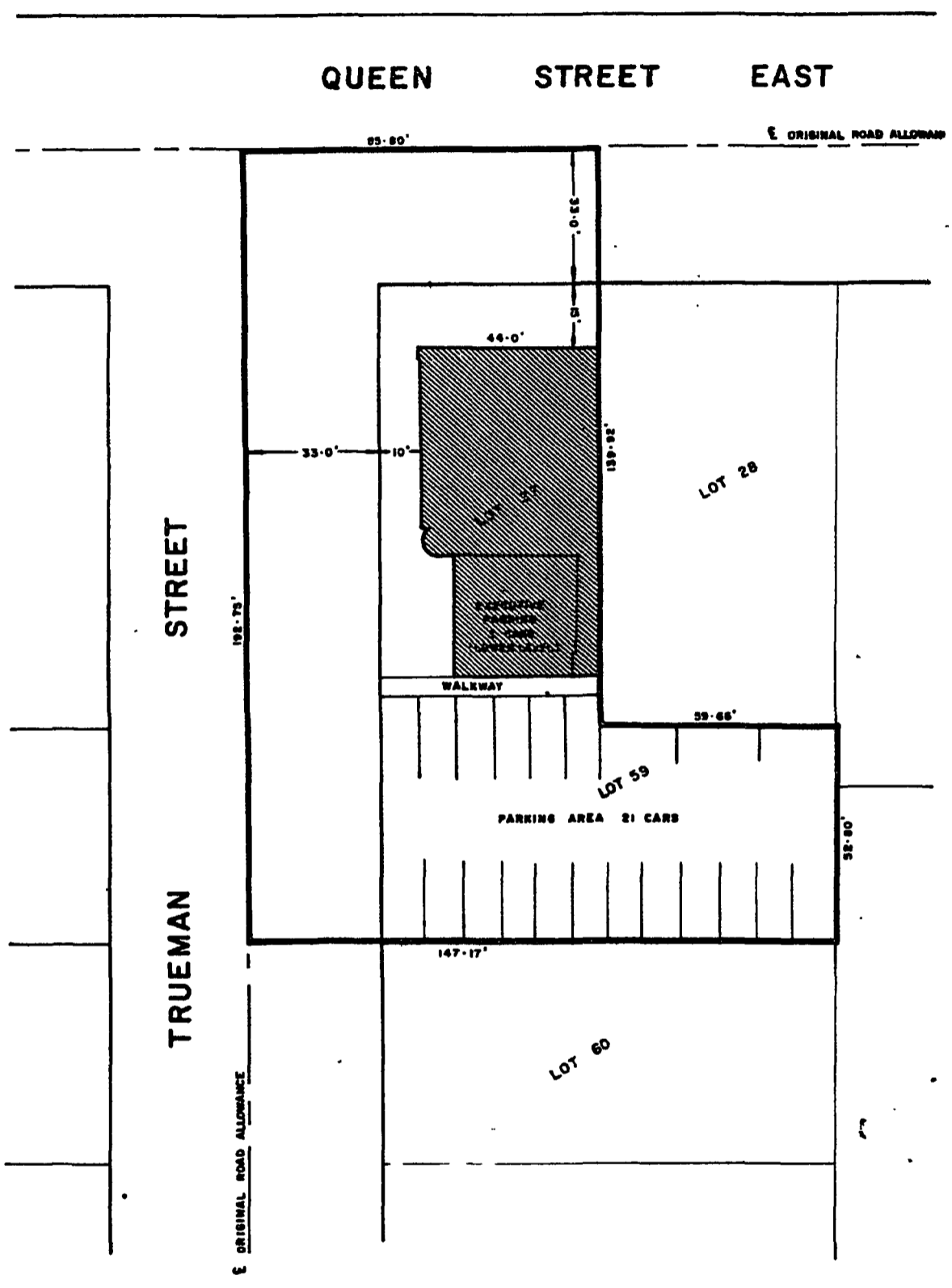


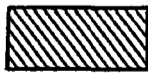

Schedule C-82
 BY-LAW 200-82



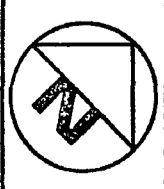
CITY OF BRAMPTON

Scale 1:1080



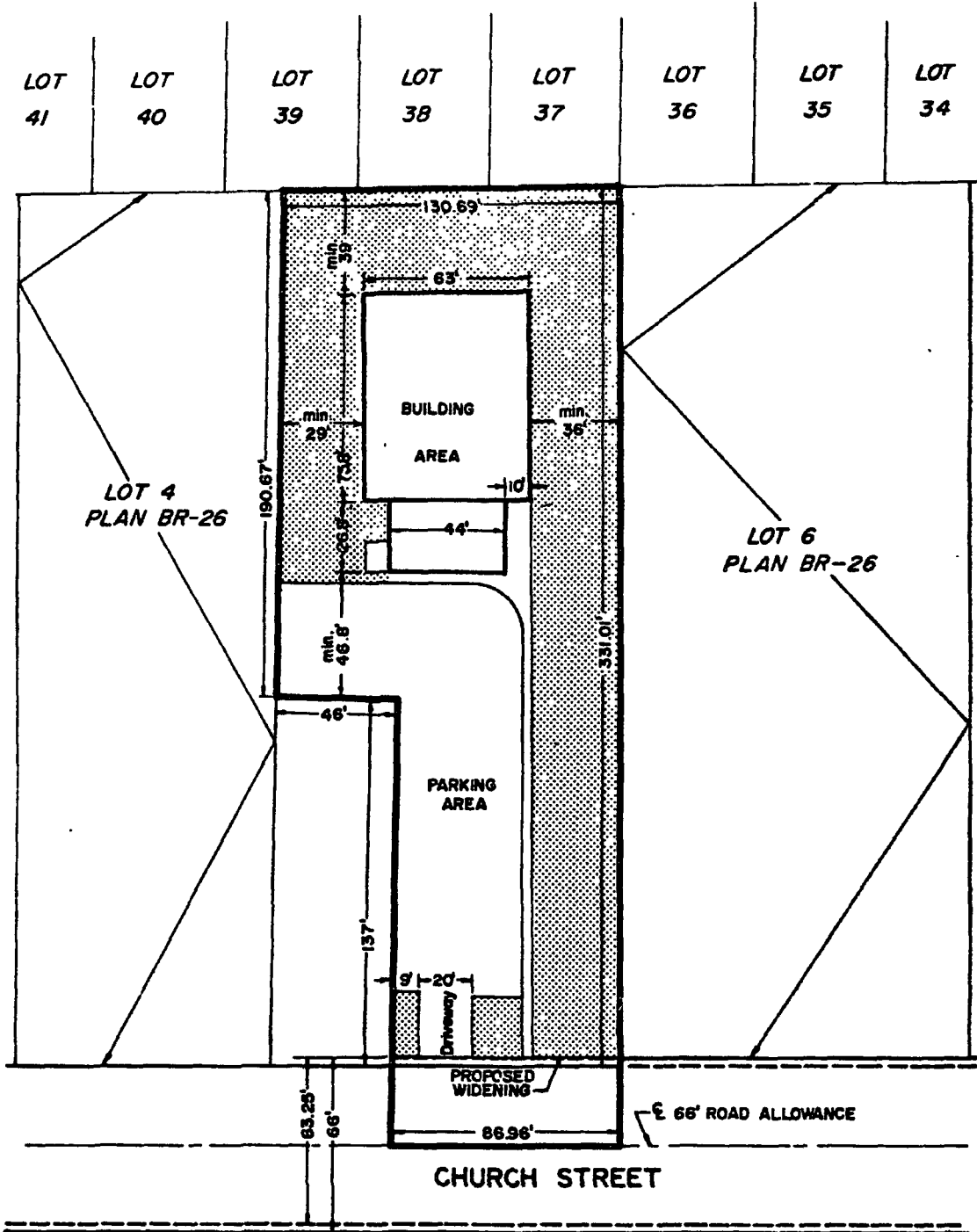
 Building Area
 Zone Boundary



Schedule C-83
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:480

REGISTERED PLAN NO. 459

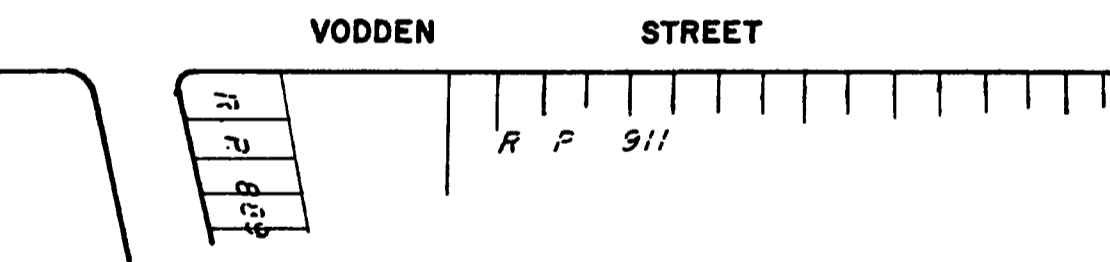
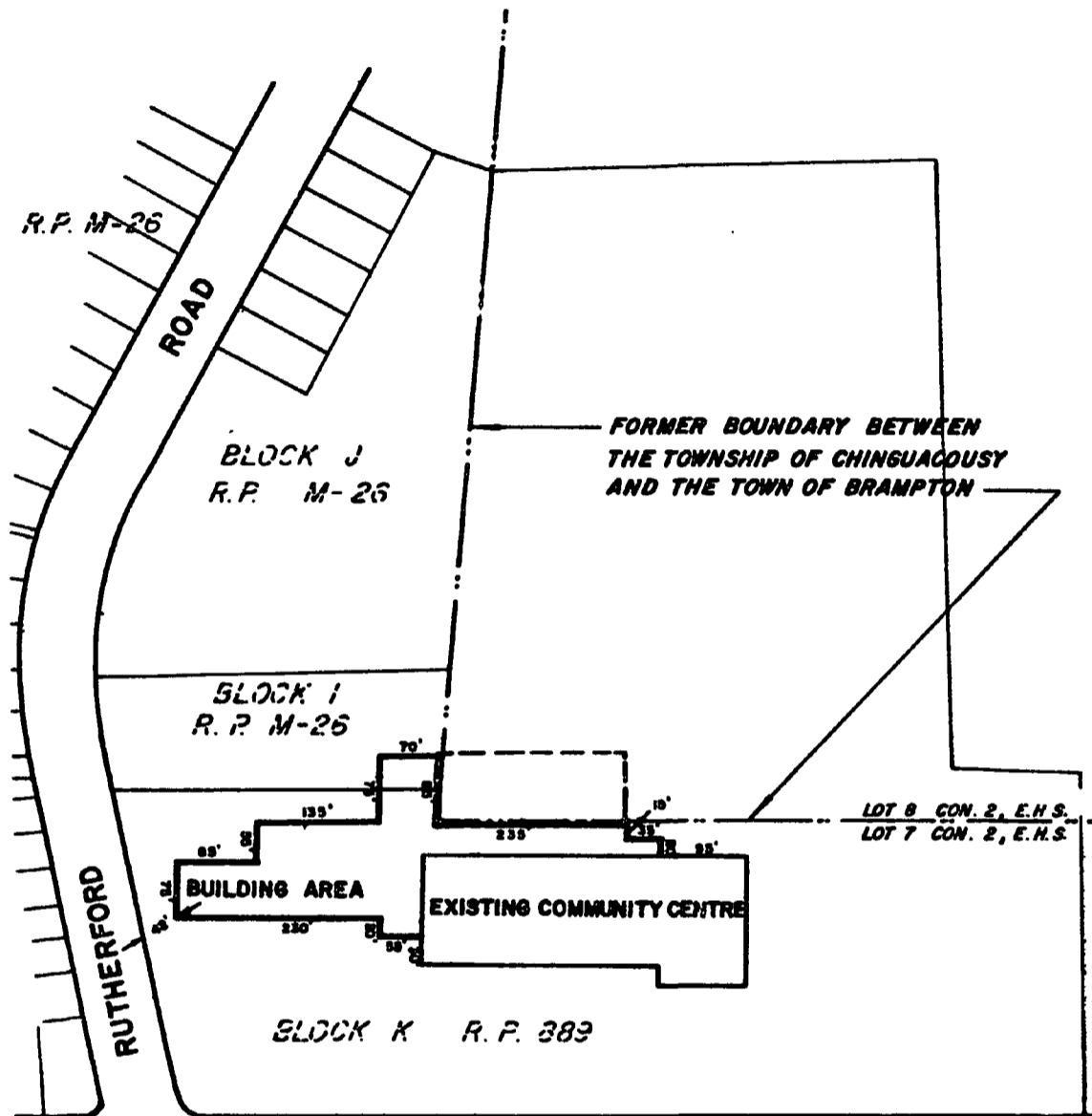


-  Landscaped Open Space
-  Zone Boundary

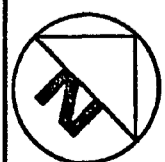
Schedule C-84
BY-LAW 200-82



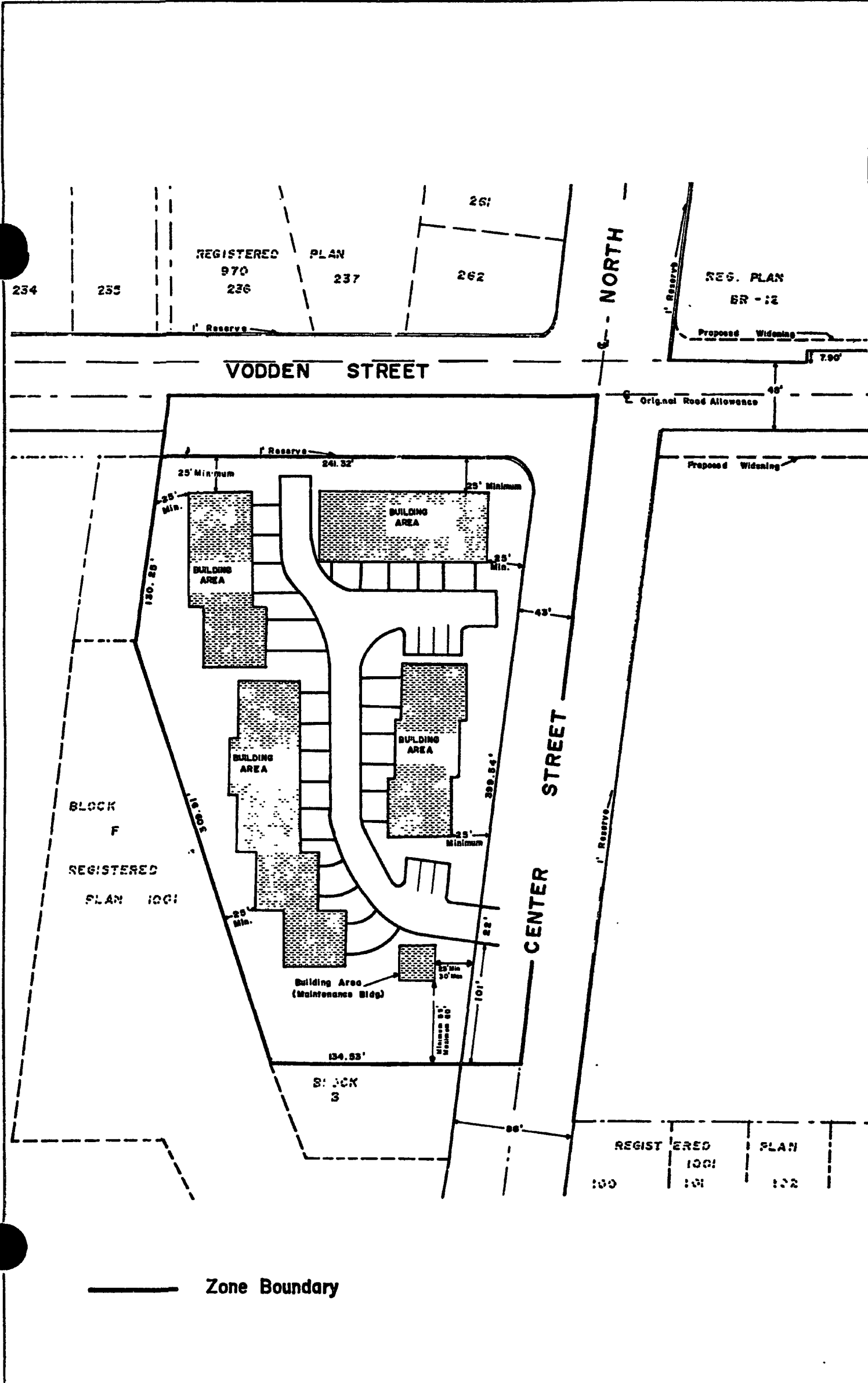
CITY OF BRAMPTON
 Scale 1:780



Schedule C-85
BY-LAW 200-82



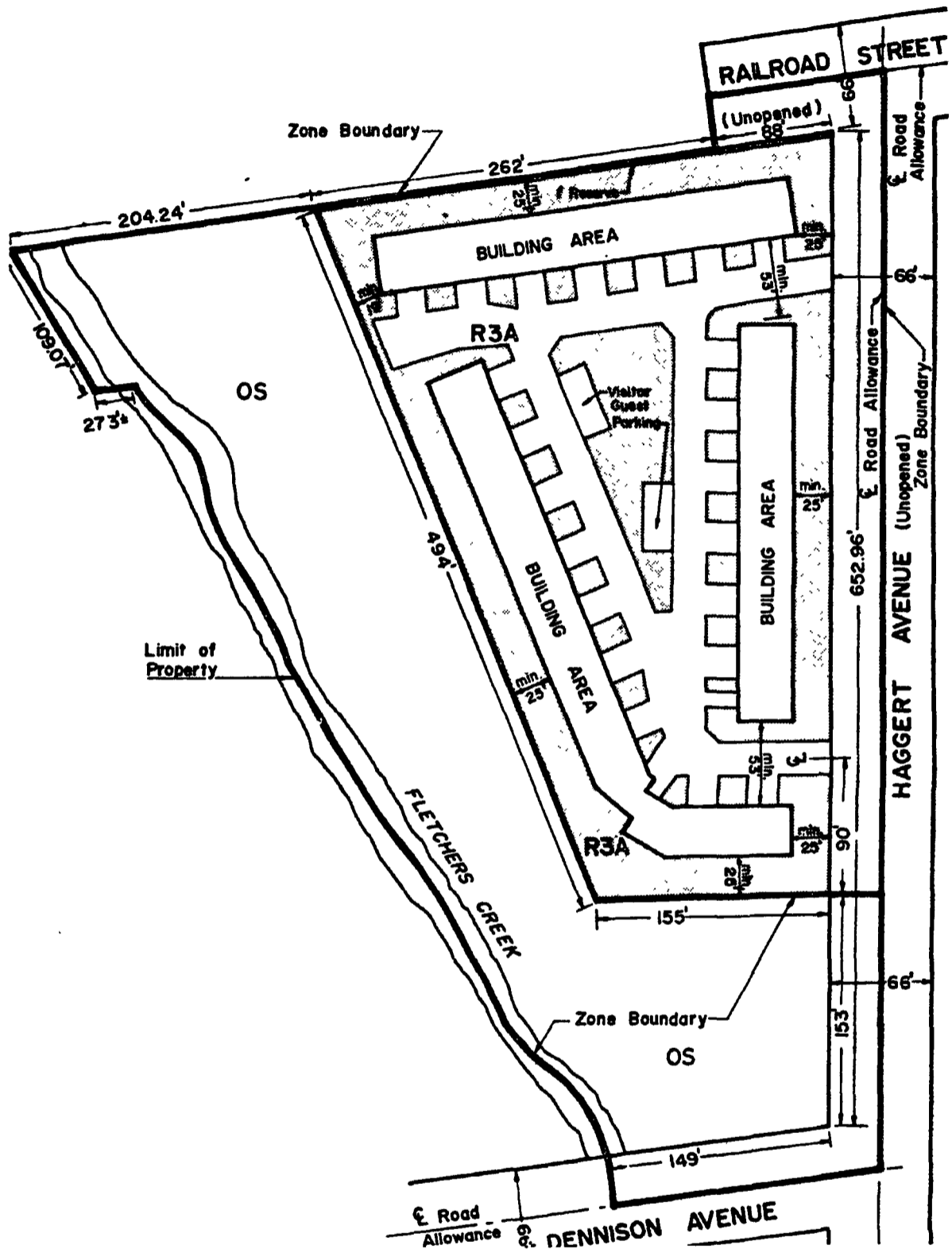
CITY OF BRAMPTON
 Scale 1:240





Schedule C-87
 BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:720

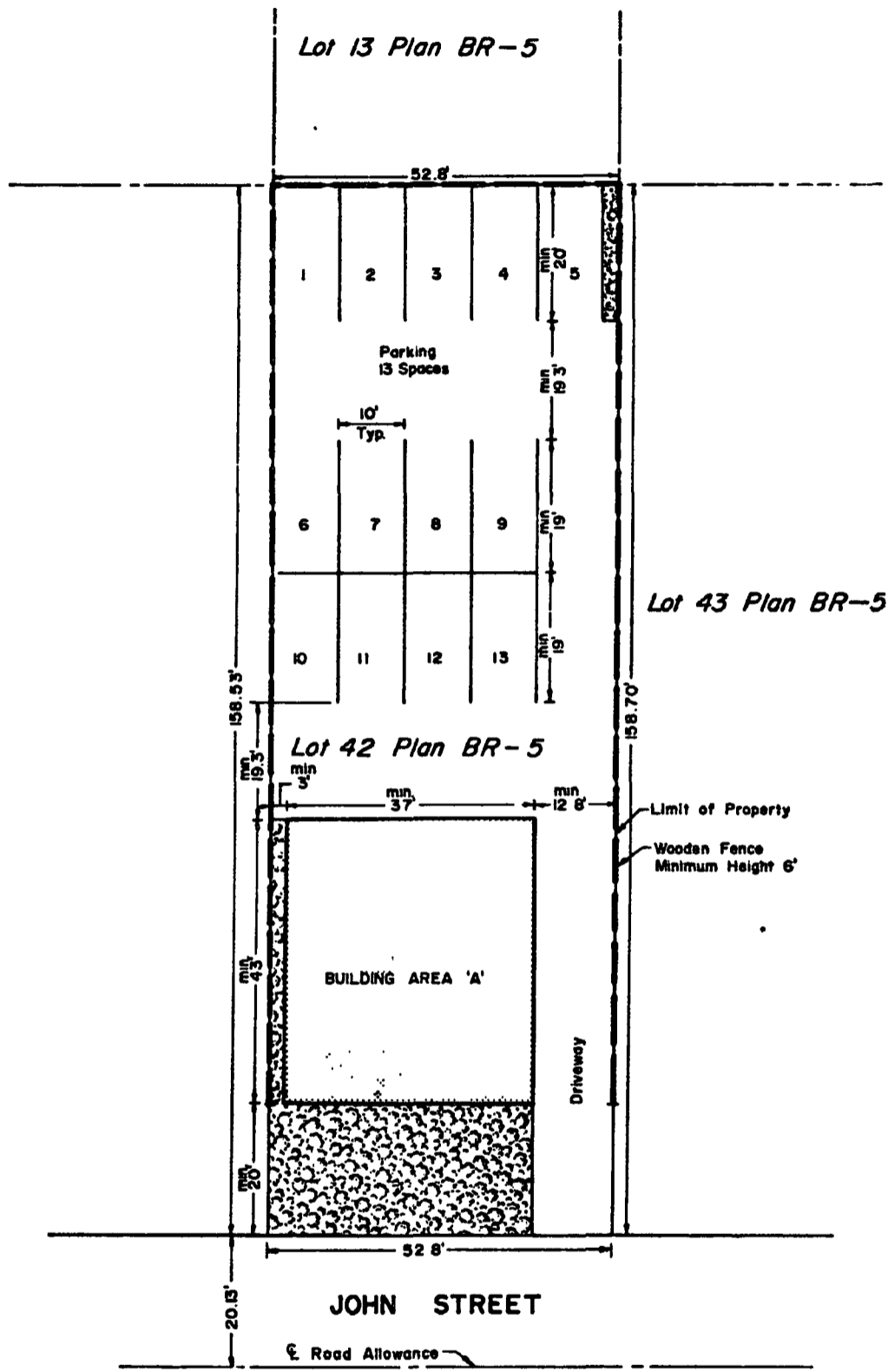


-  zone boundary
-  landscaped open space

Schedule C-88
BY-LAW 200-82

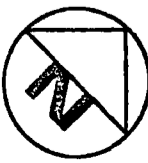


CITY OF BRAMPTON
 Scale 1:1200



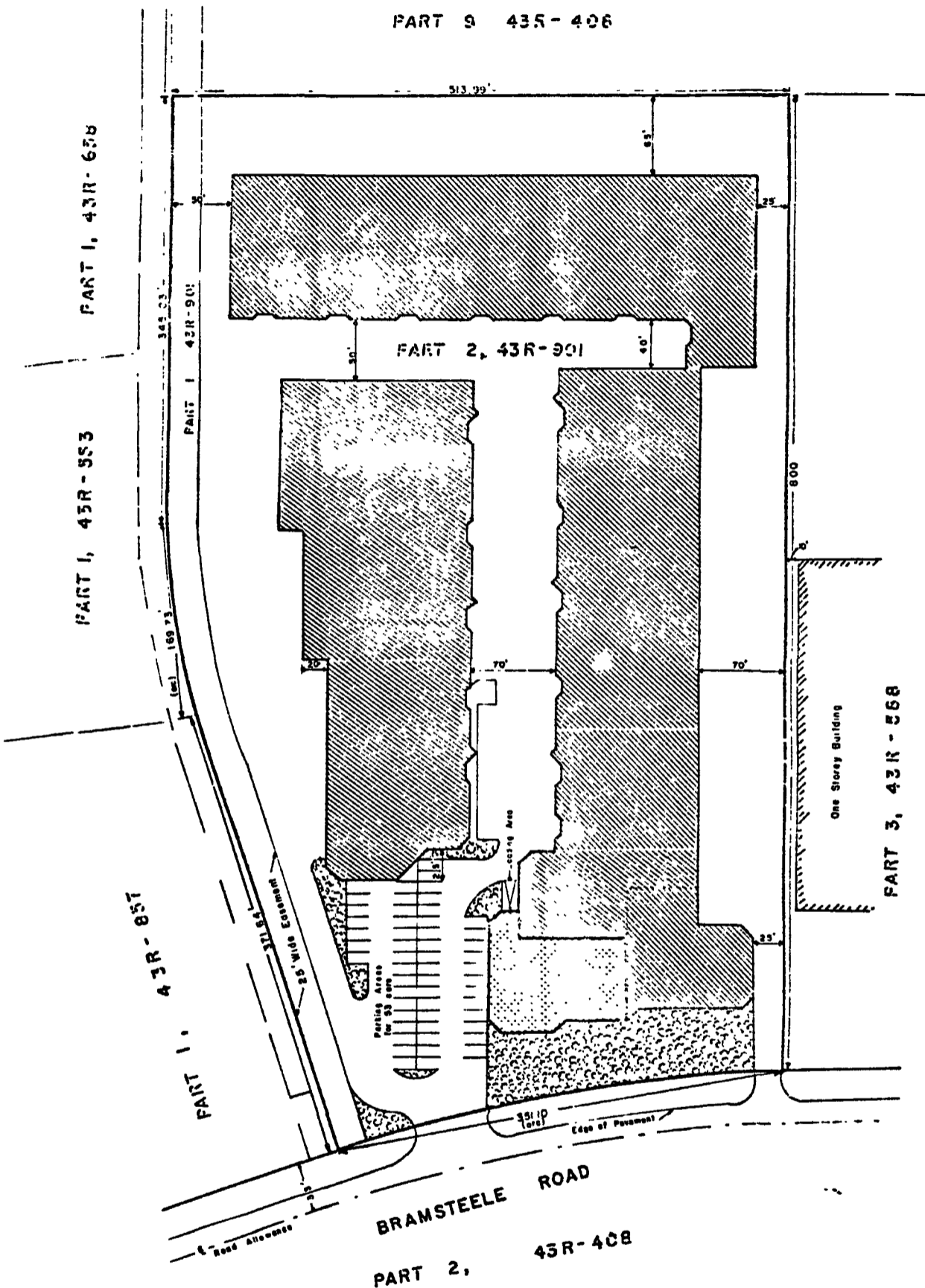
Landscaped Open Space

Schedule C-89
BY-LAW 200-82

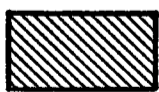


CITY OF BRAMPTON
 Scale 1:300

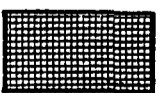
PART 9 435-406



Landscaped Open Space



Existing Buildings



Commercial Space

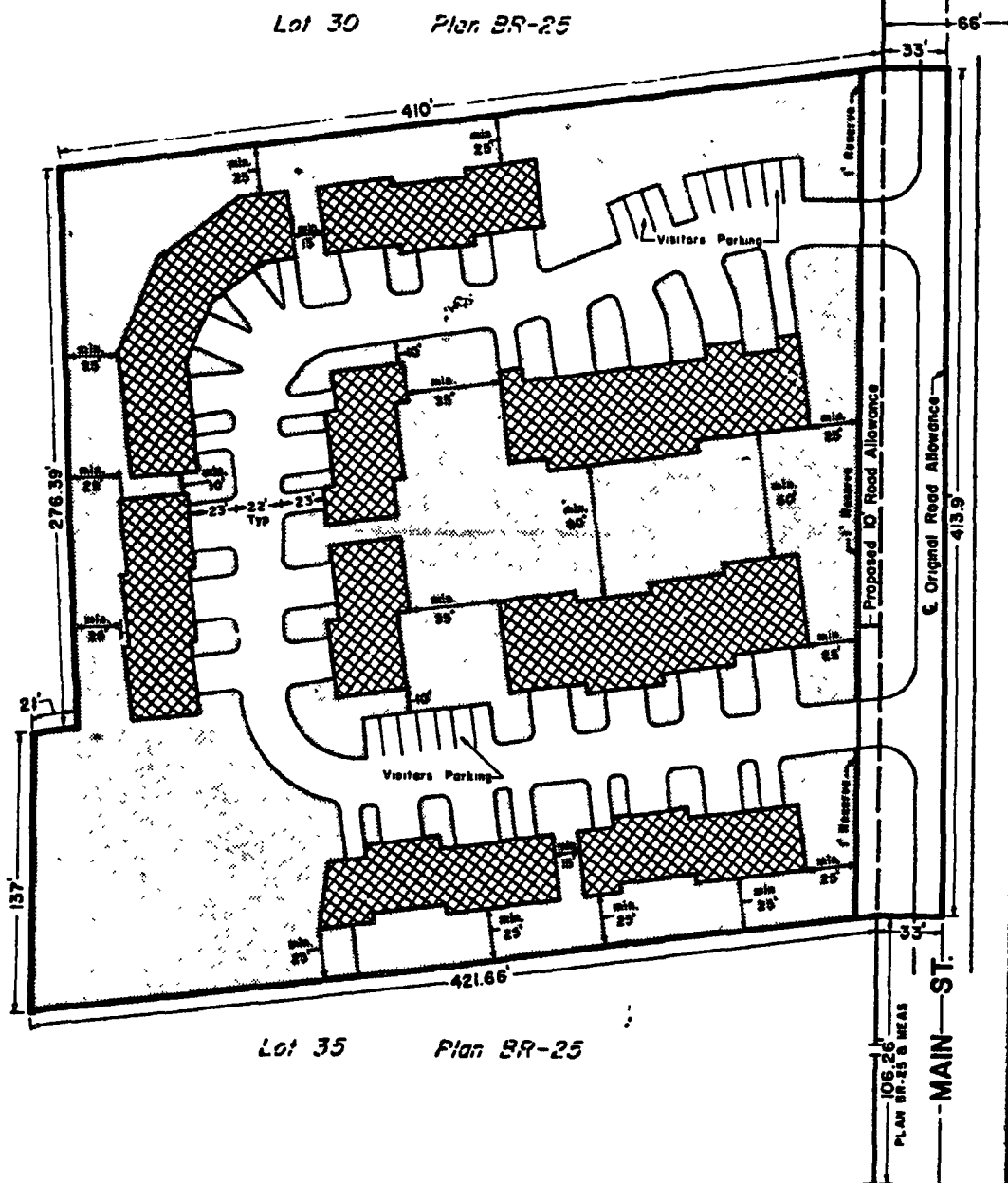
— Zone Boundary

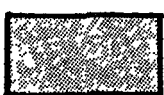
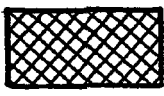

Schedule C-92
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:1440



-  Landscaped Open Space
-  Building Area
-  Zone Boundary

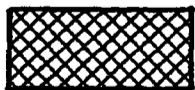
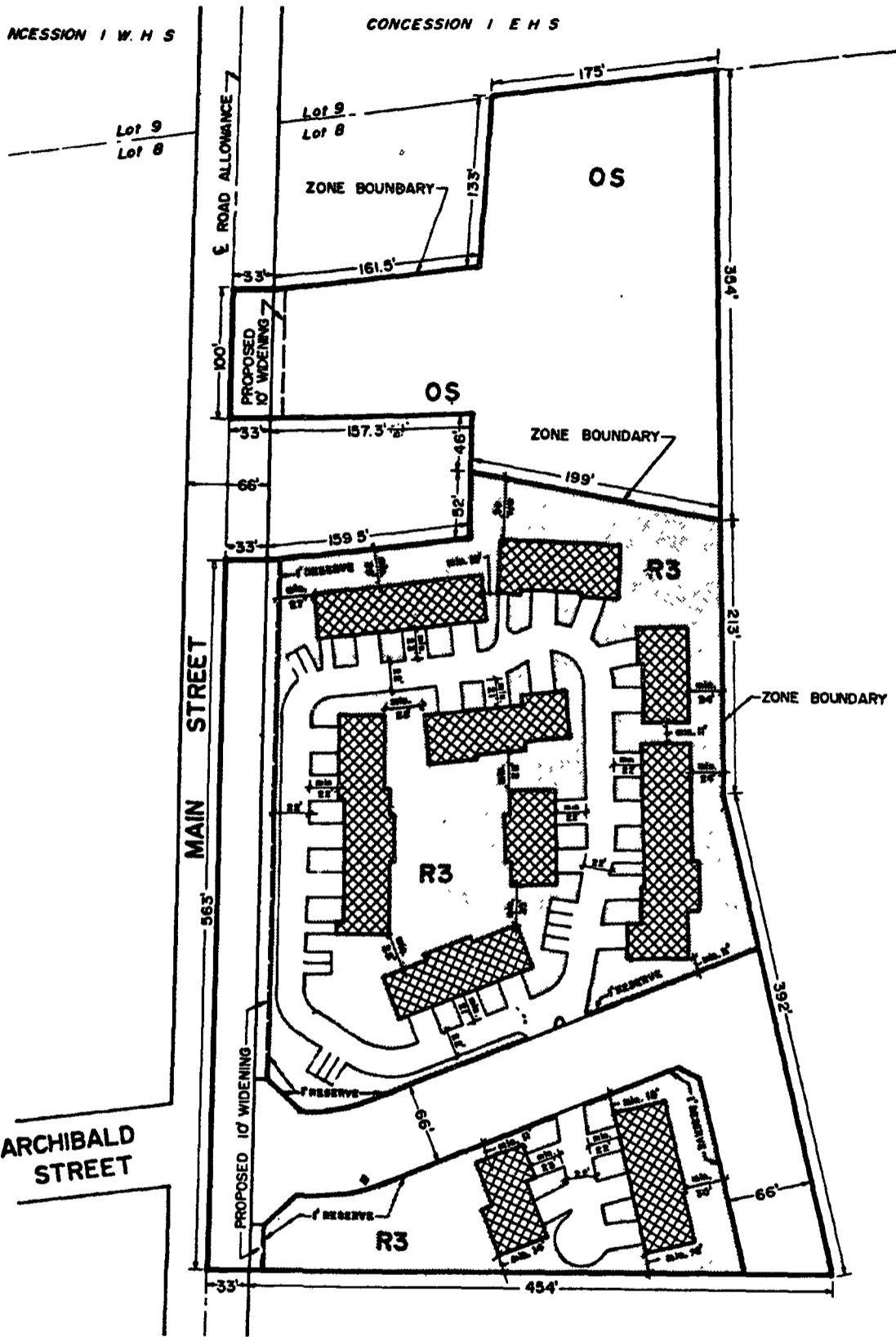
Schedule C-93
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:1320

CONCESSION 1 W H S

CONCESSION 1 E H S



Building Area



Landscaped Open Space



Zone Boundary

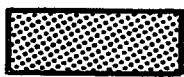
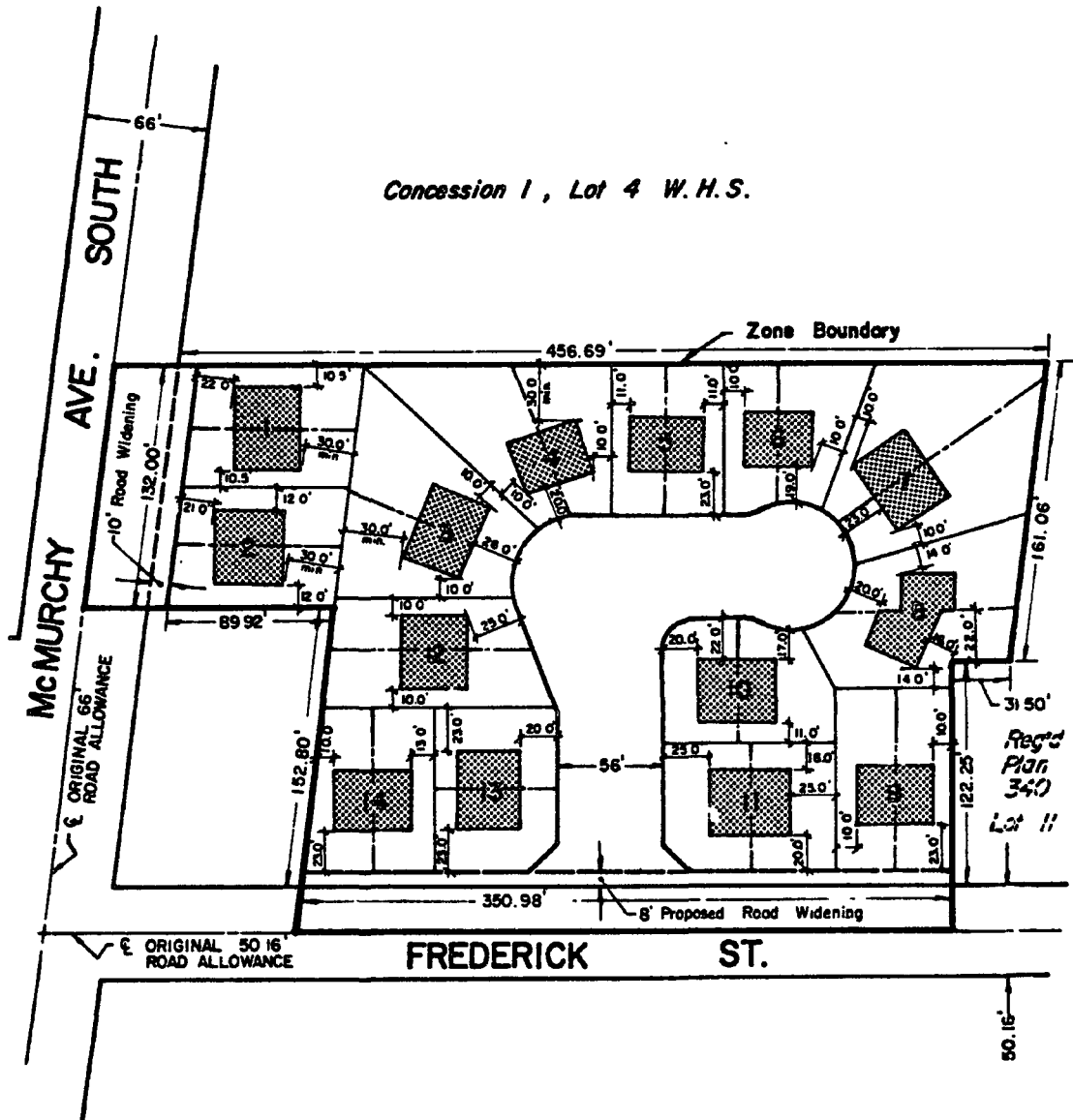
Schedule C-94
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:1540

Concession 1, Lot 4 W.H.S.



Building Area



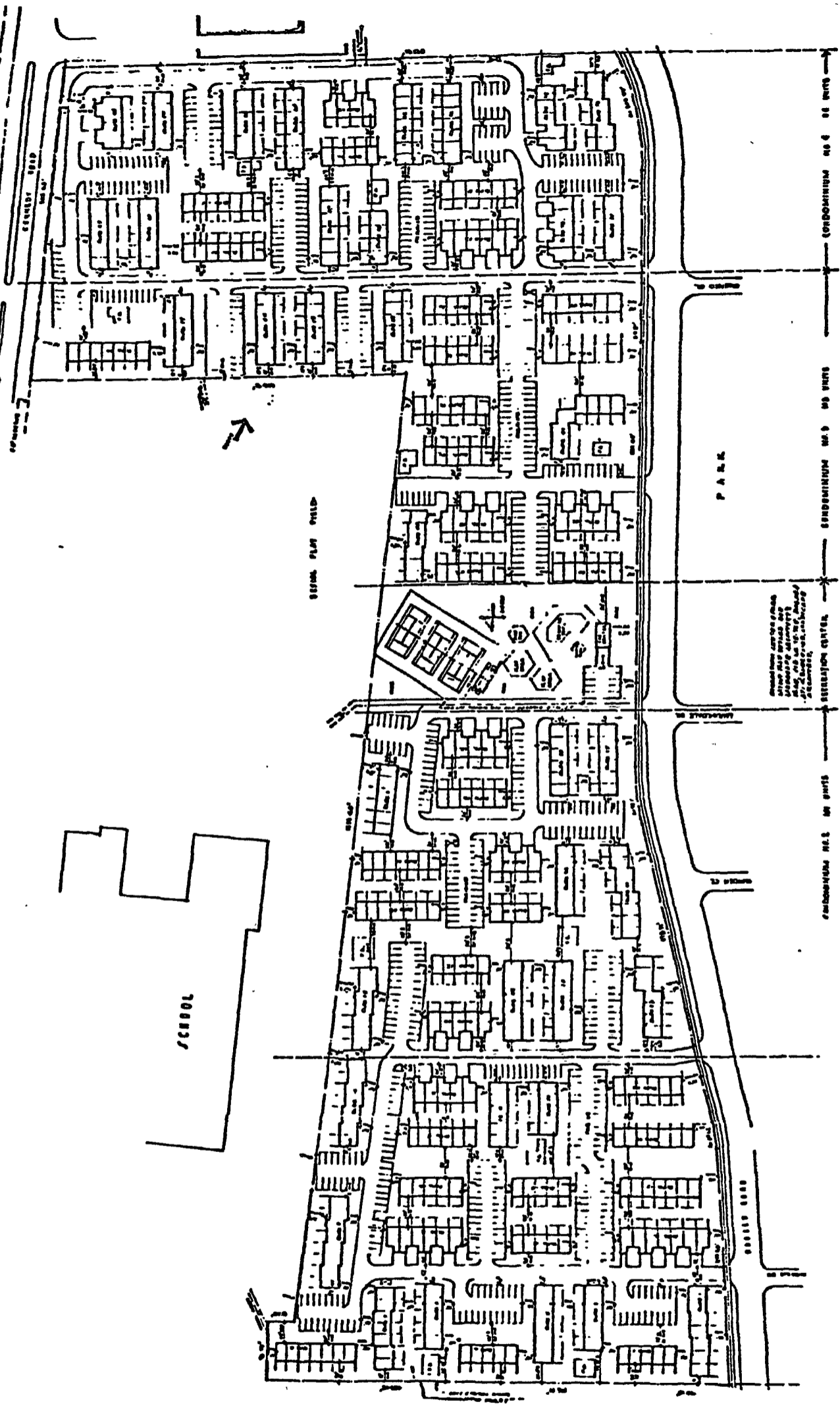
Zone Boundary

Schedule C-95
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:1200

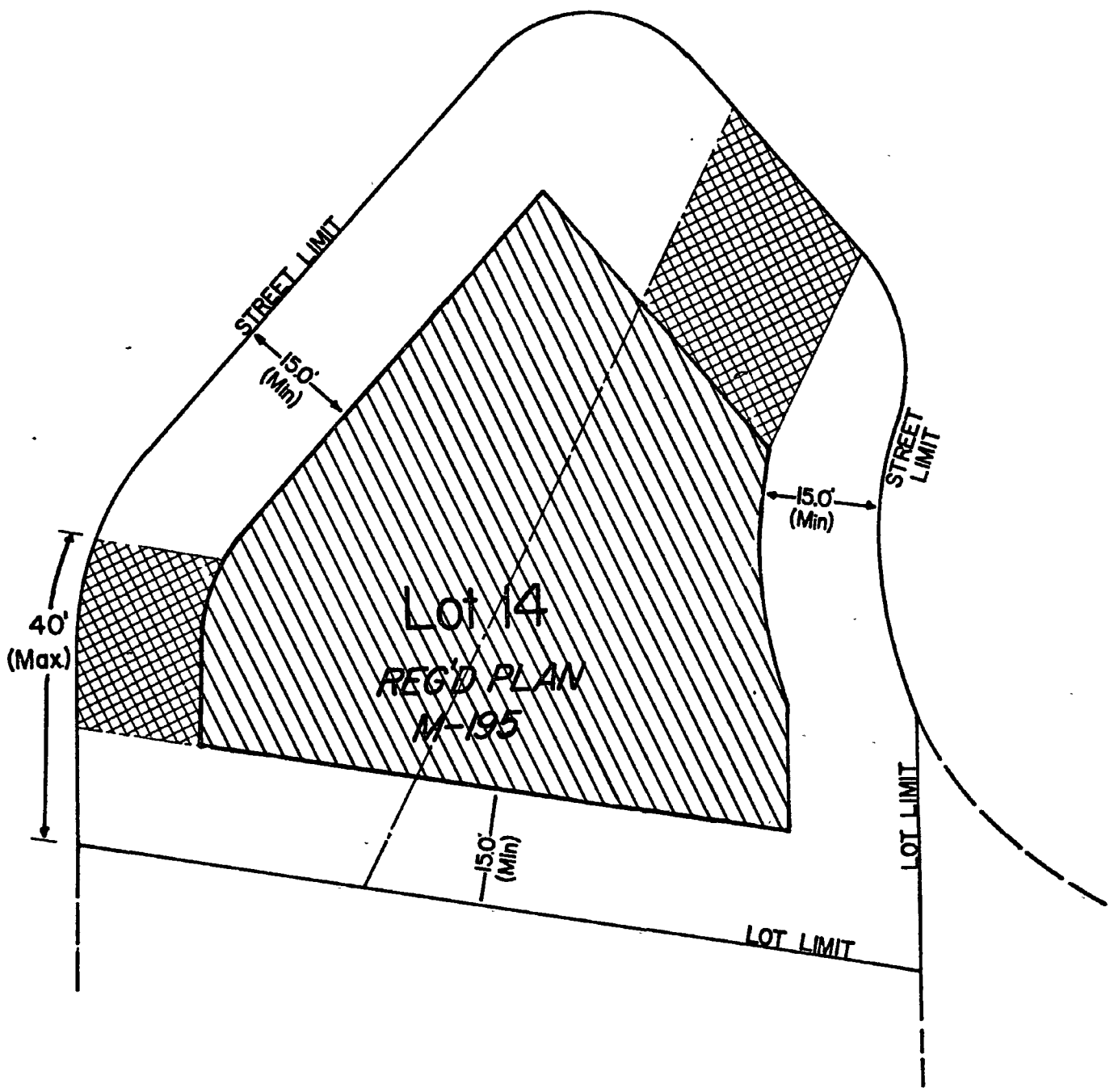


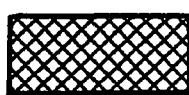


Schedule C-96
 BY-LAW 200-82



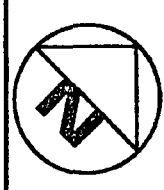
CITY OF BRAMPTON

Scale 1:2400

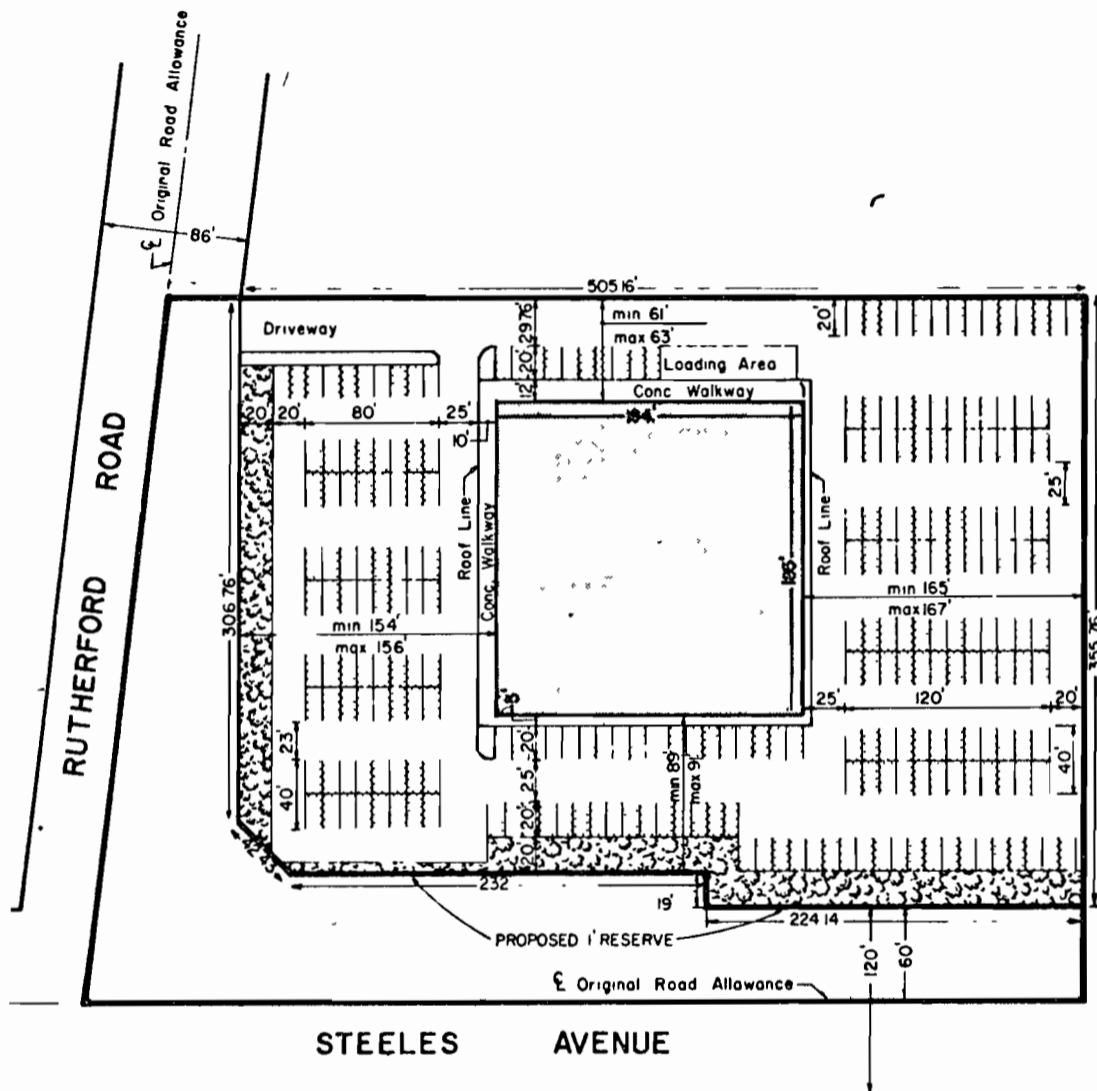




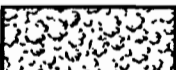

-  Driveway Area
-  Building Area
-  Zone Boundary

Schedule C-97
BY-LAW 200-82

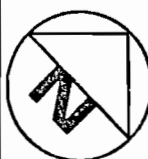


CITY OF BRAMPTON
 Scale 1:240

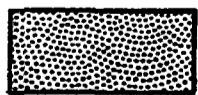
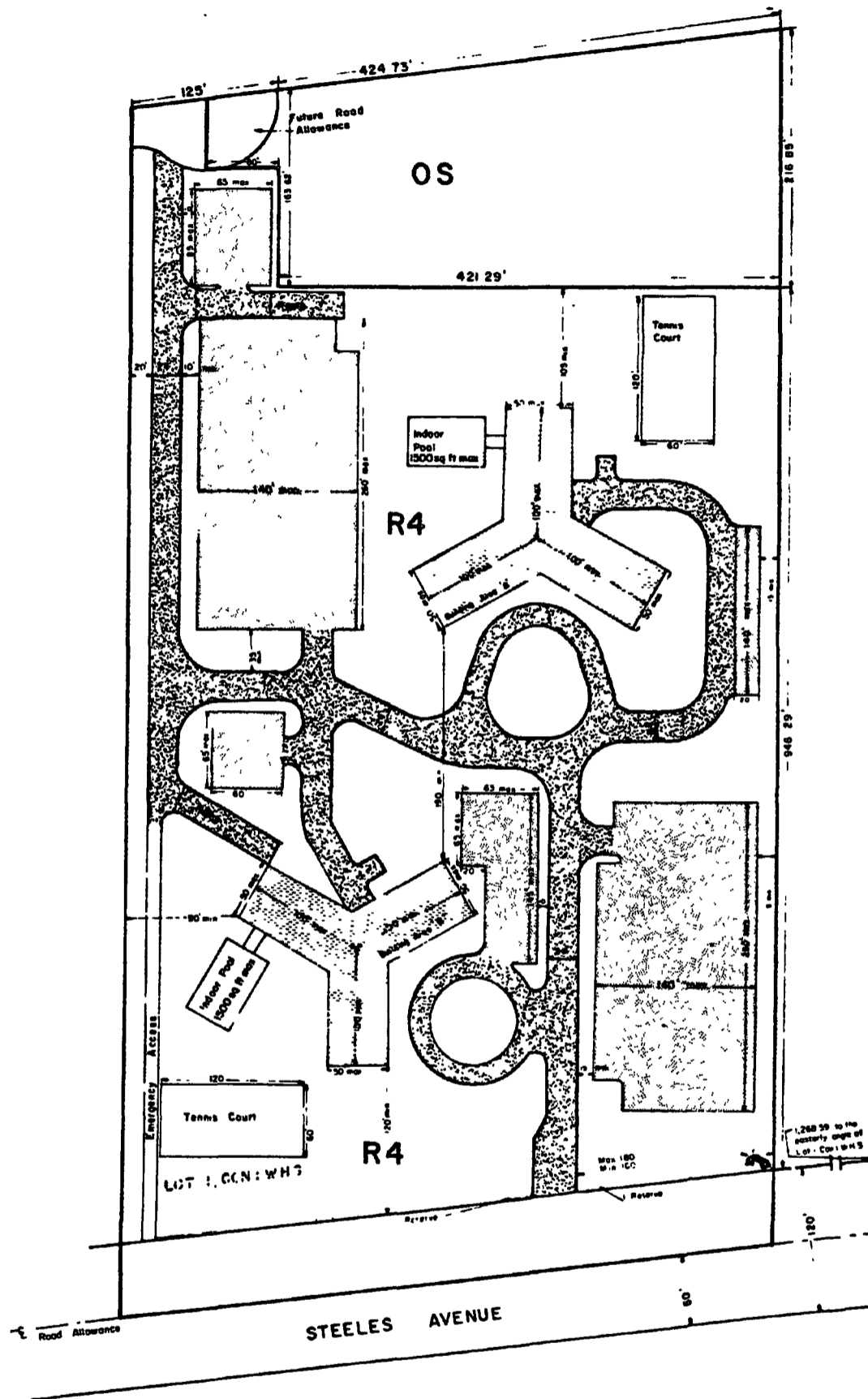


-  Building Area
-  Parking Area
-  Landscaped Open Space
-  Zone Boundary

Schedule C-98
BY-LAW 200-82



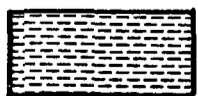
CITY OF BRAMPTON
 Scale 1:1320



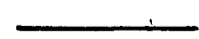
Parking Area



Paved Roads

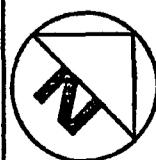


Building Area



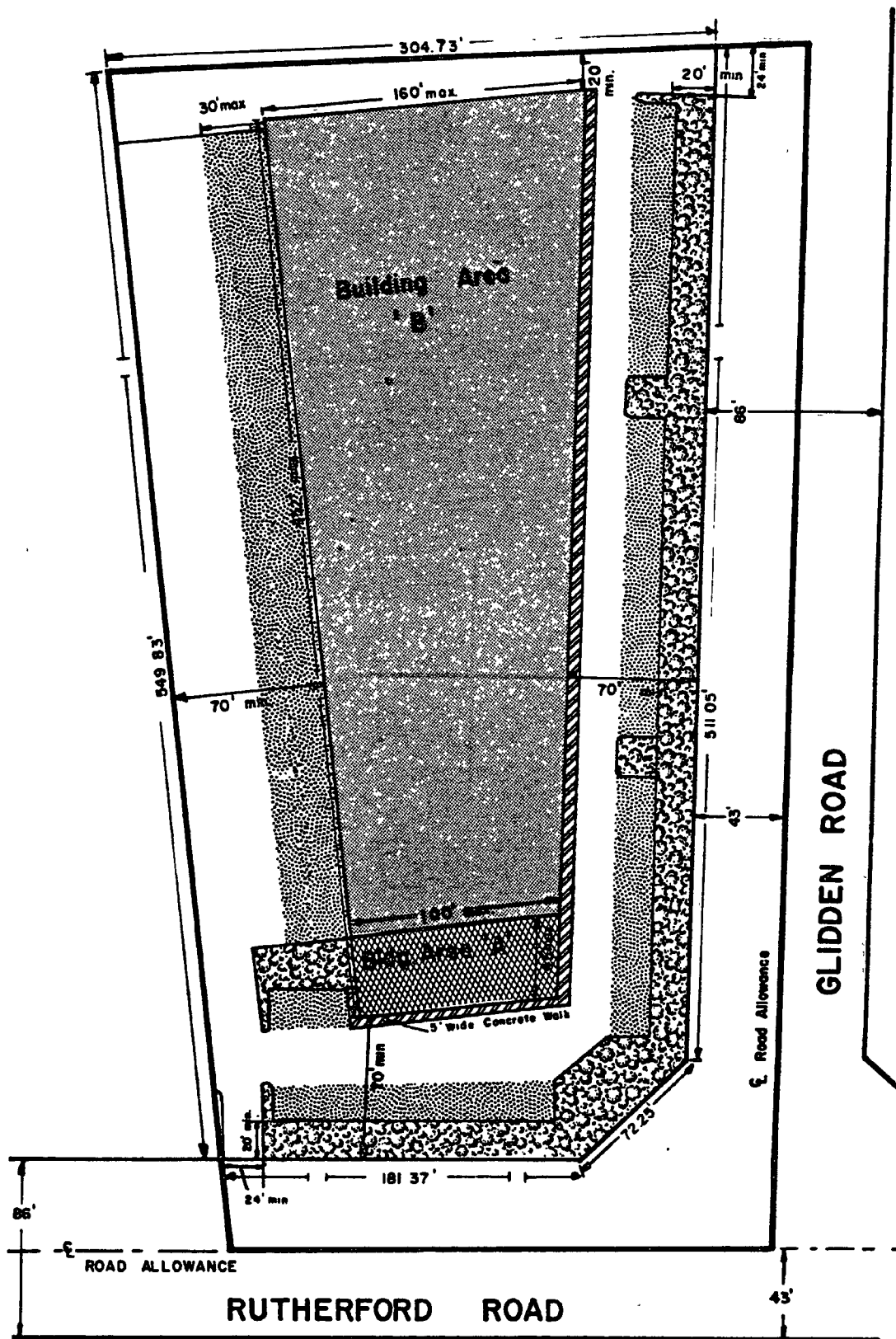
Zone Boundary

Schedule C-101
BY-LAW 200-82

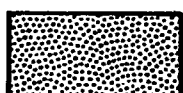


CITY OF BRAMPTON

Scale 1:1440



Landscaped Open Space



Parking Area



Zone Boundary

Schedule C-102
BY-LAW 200-82

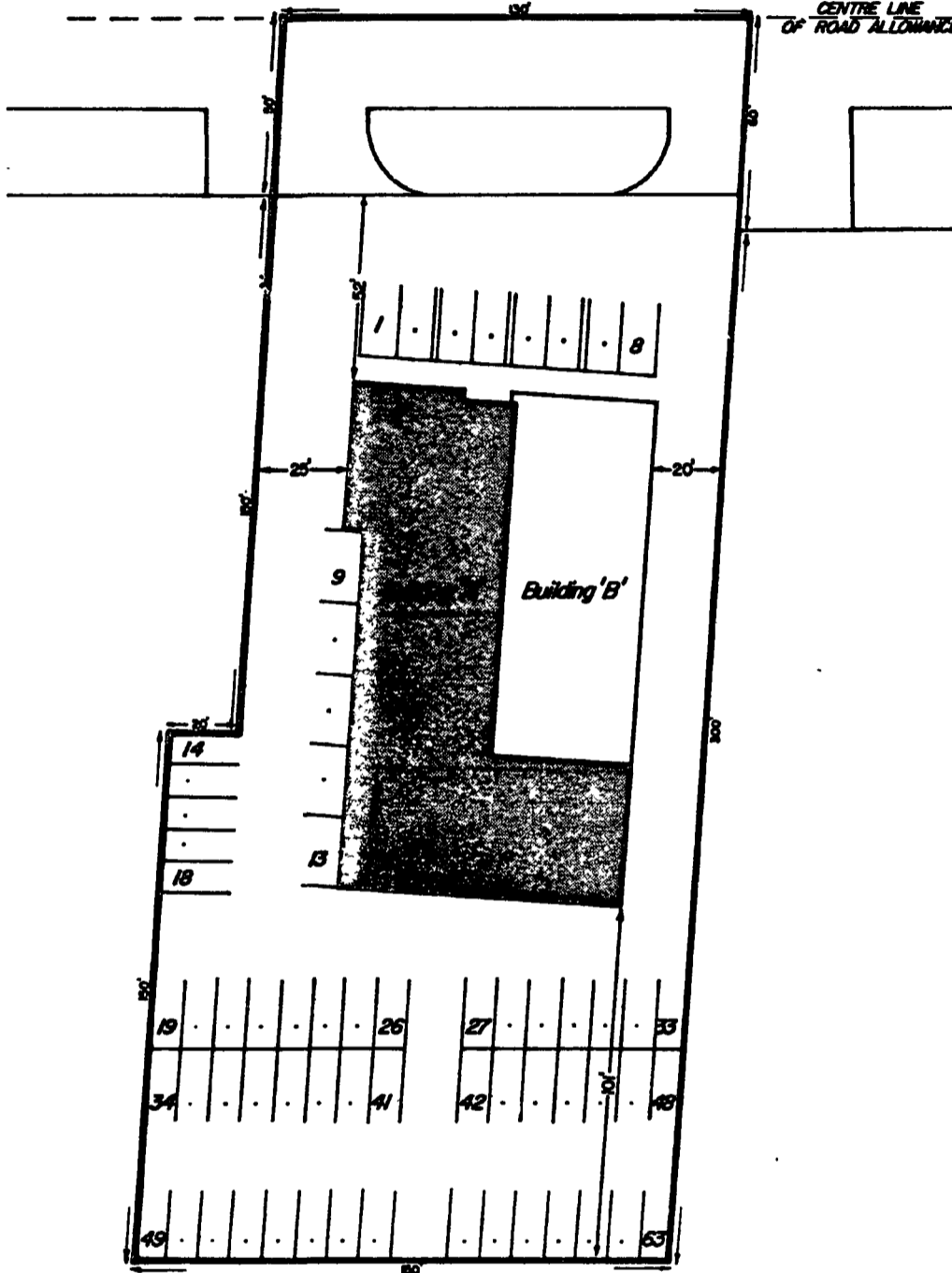


CITY OF BRAMPTON

Scale 1:900

QUEEN STREET EAST

CENTRE LINE OF ROAD ALLOWANCE



Part of Lot 1, R.P. 644

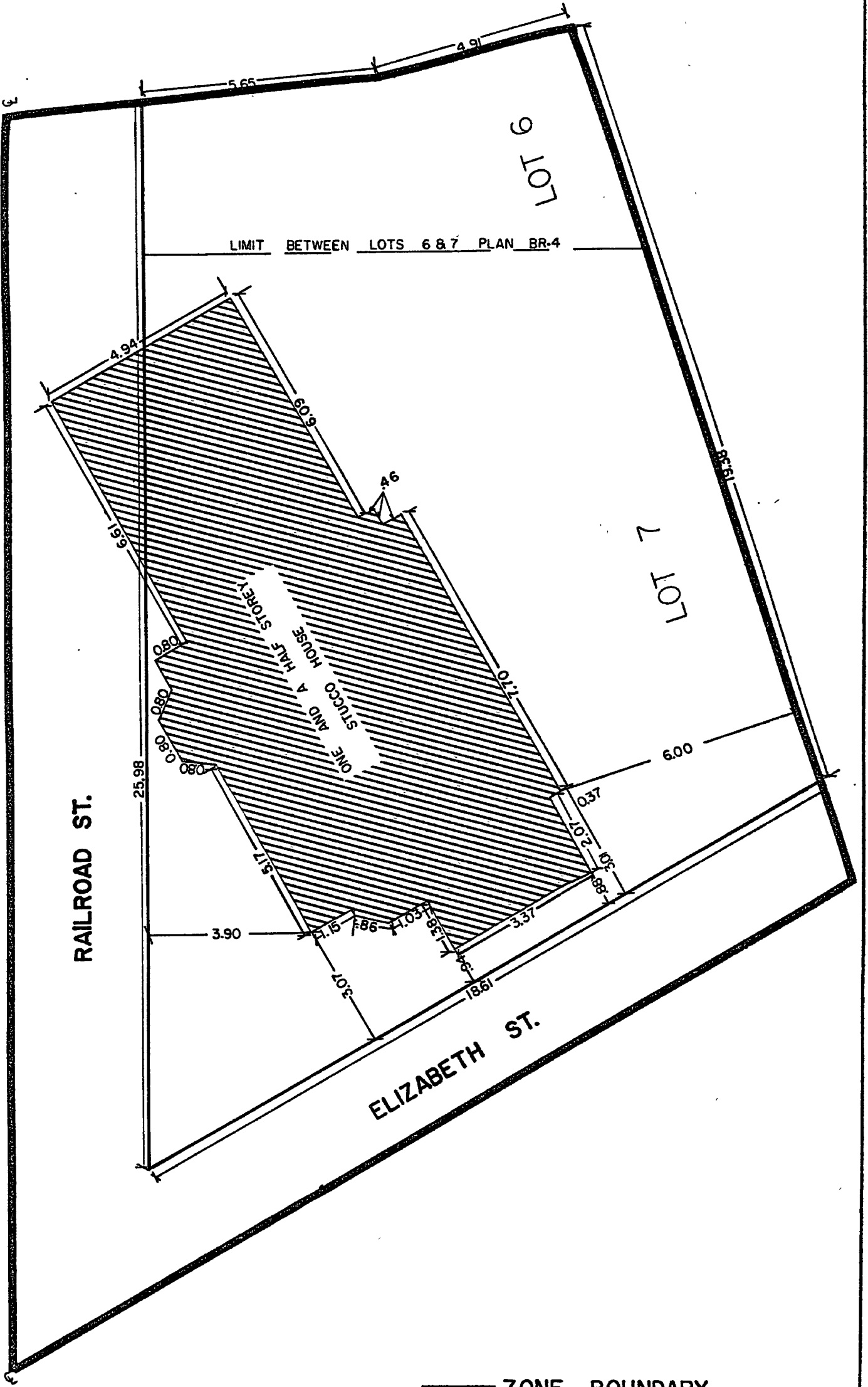
— zone boundary

Schedule C-103
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:600



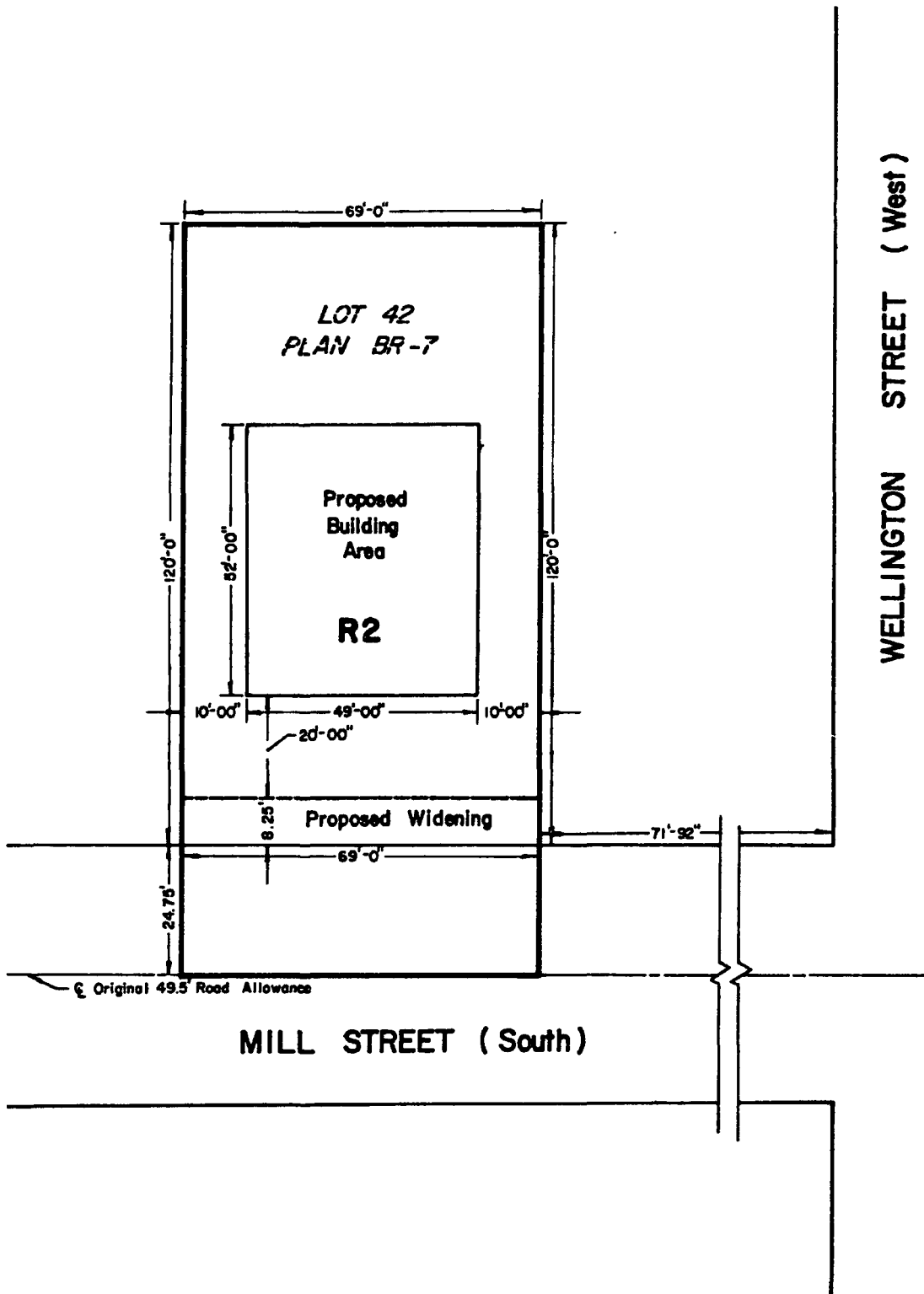
— ZONE BOUNDARY

(ALL DIMENSIONS IN METRIC)

BY-LAW 200-82
Schedule C-109

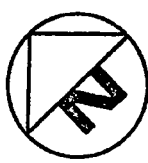


CITY OF BRAMPTON
 Scale
 1:20



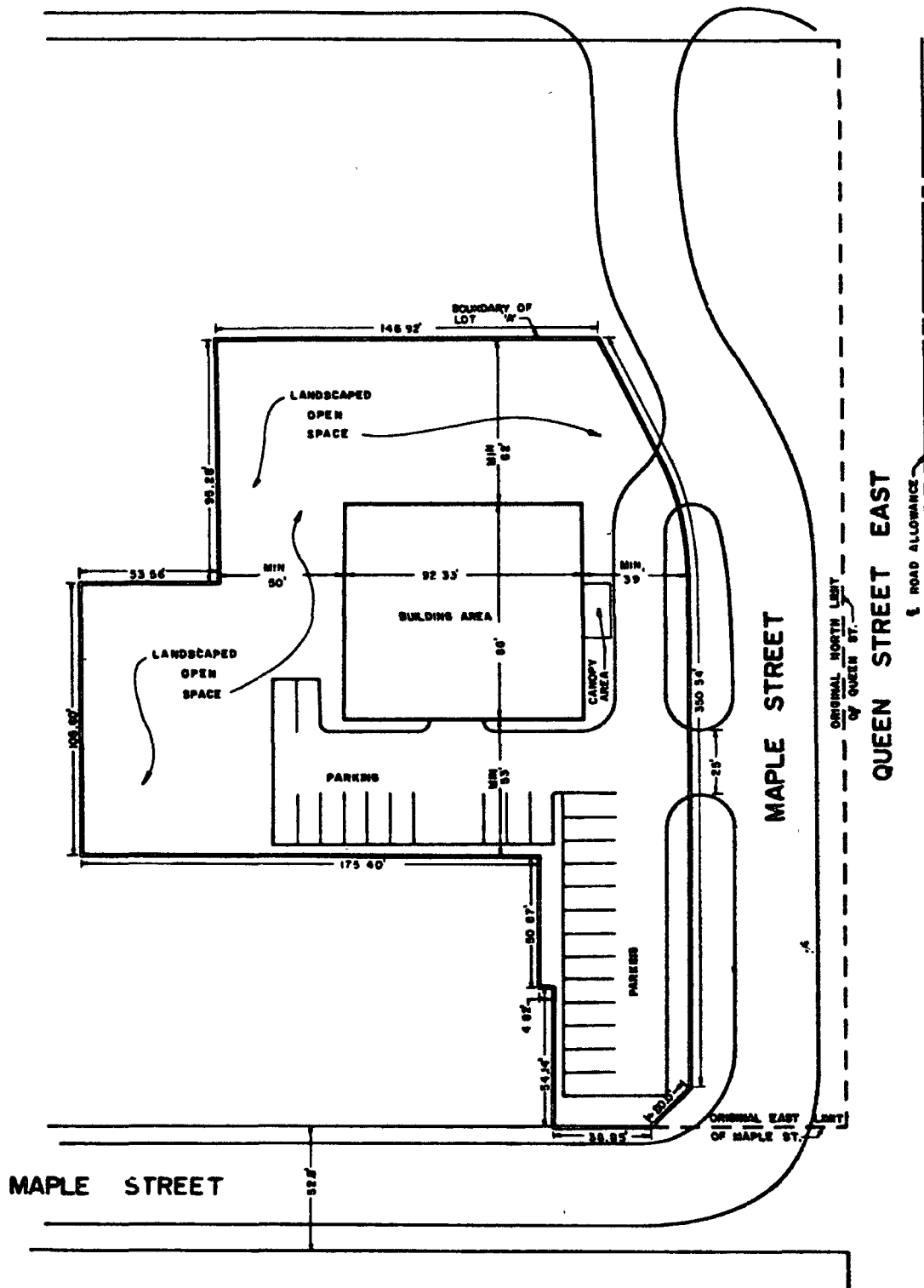
———— Zone Boundary

Schedule C-110
BY-LAW 200-82



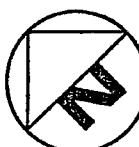
CITY OF BRAMPTON
Scale 1:360

SCOTT STREET



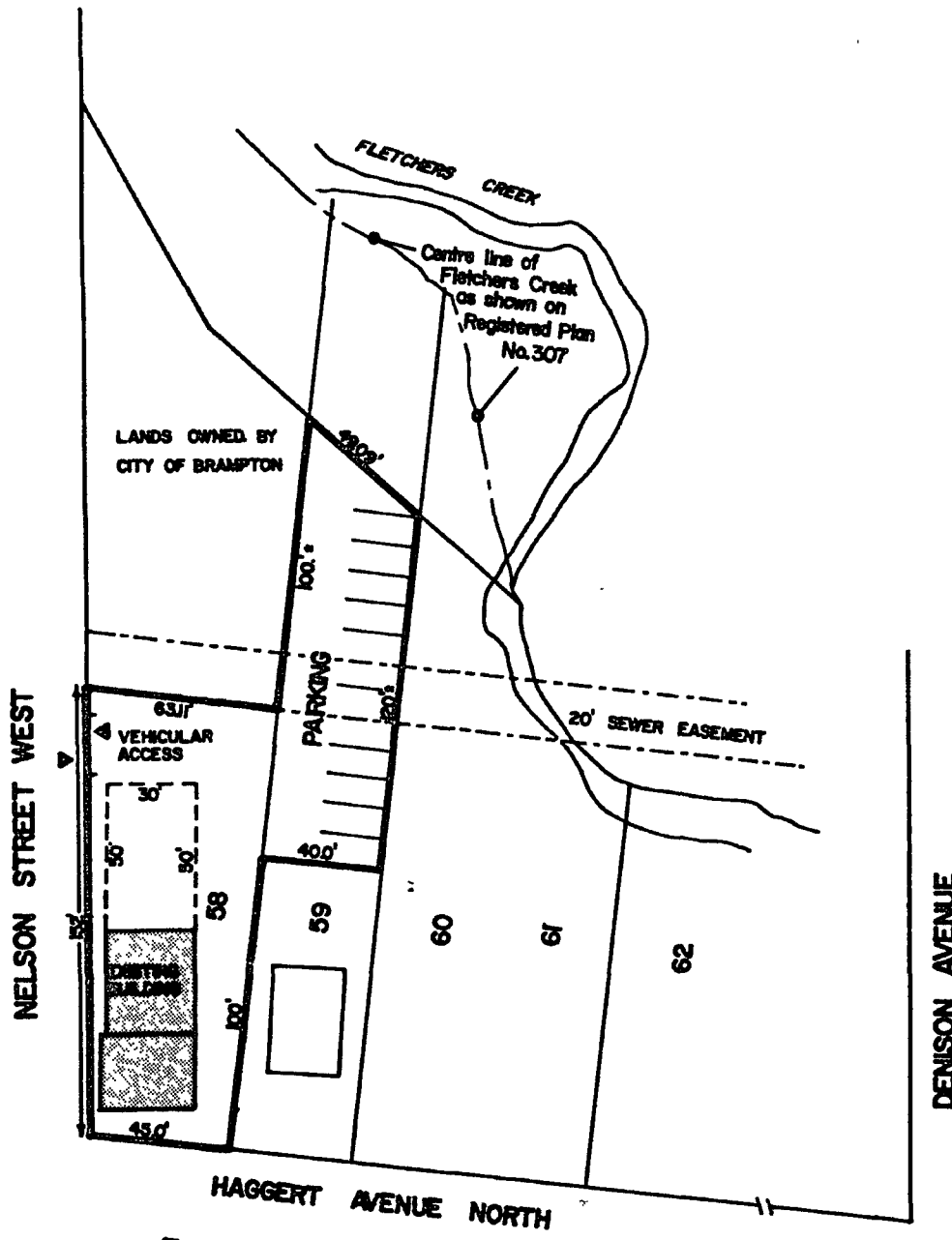
zone boundary

Schedule C-127
BY-LAW 200-82

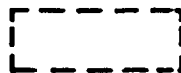



CITY OF BRAMPTON

Scale 1:780



REGISTERED PLAN 307

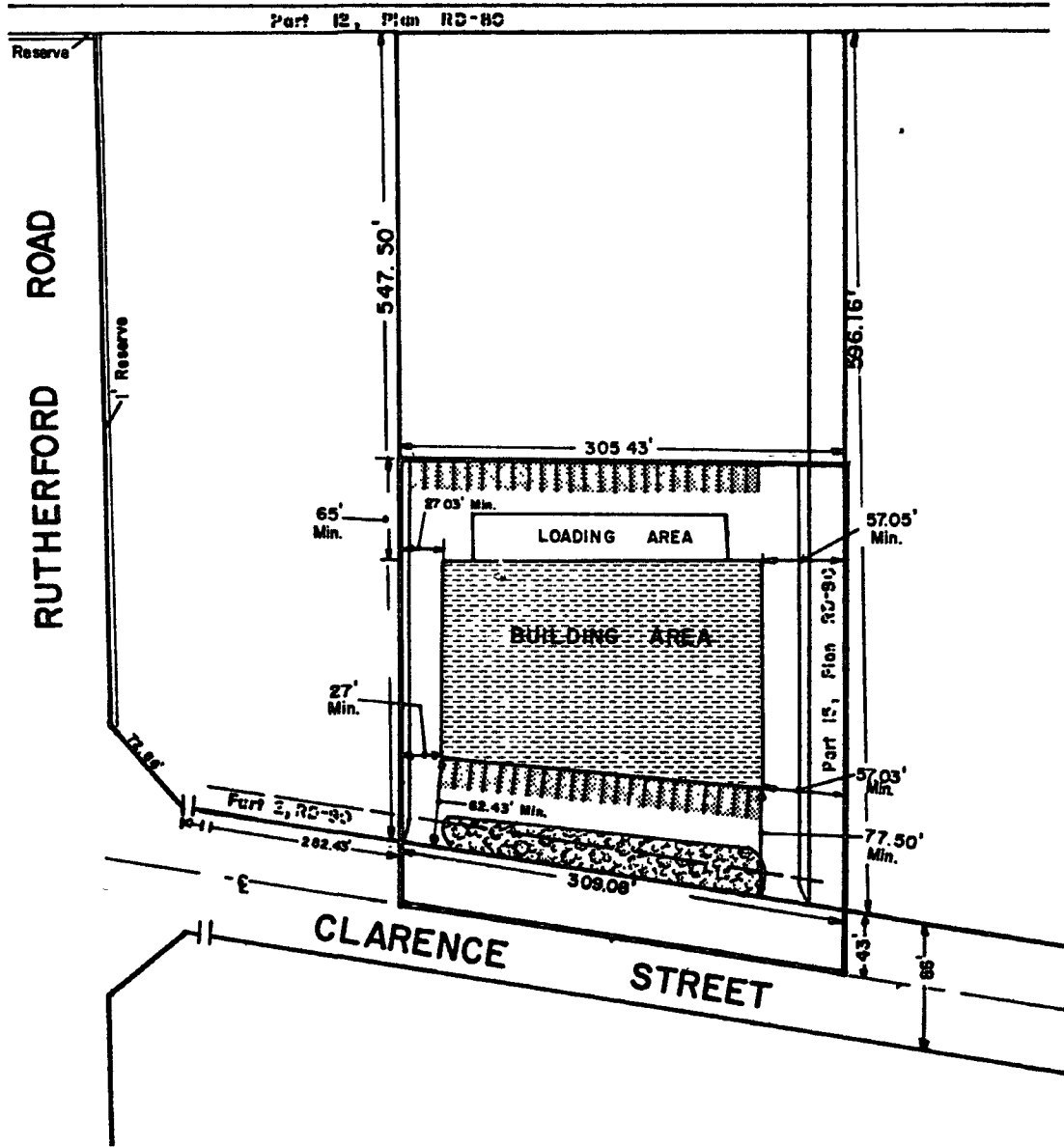
-  Proposed Extension
-  Zone Boundary

Schedule C-128
BY-LAW 200-82

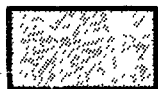


CITY OF BRAMPTON
 Scale 1:720

Canadian National Railways



Landscaped Open Space

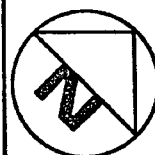


Parking Area



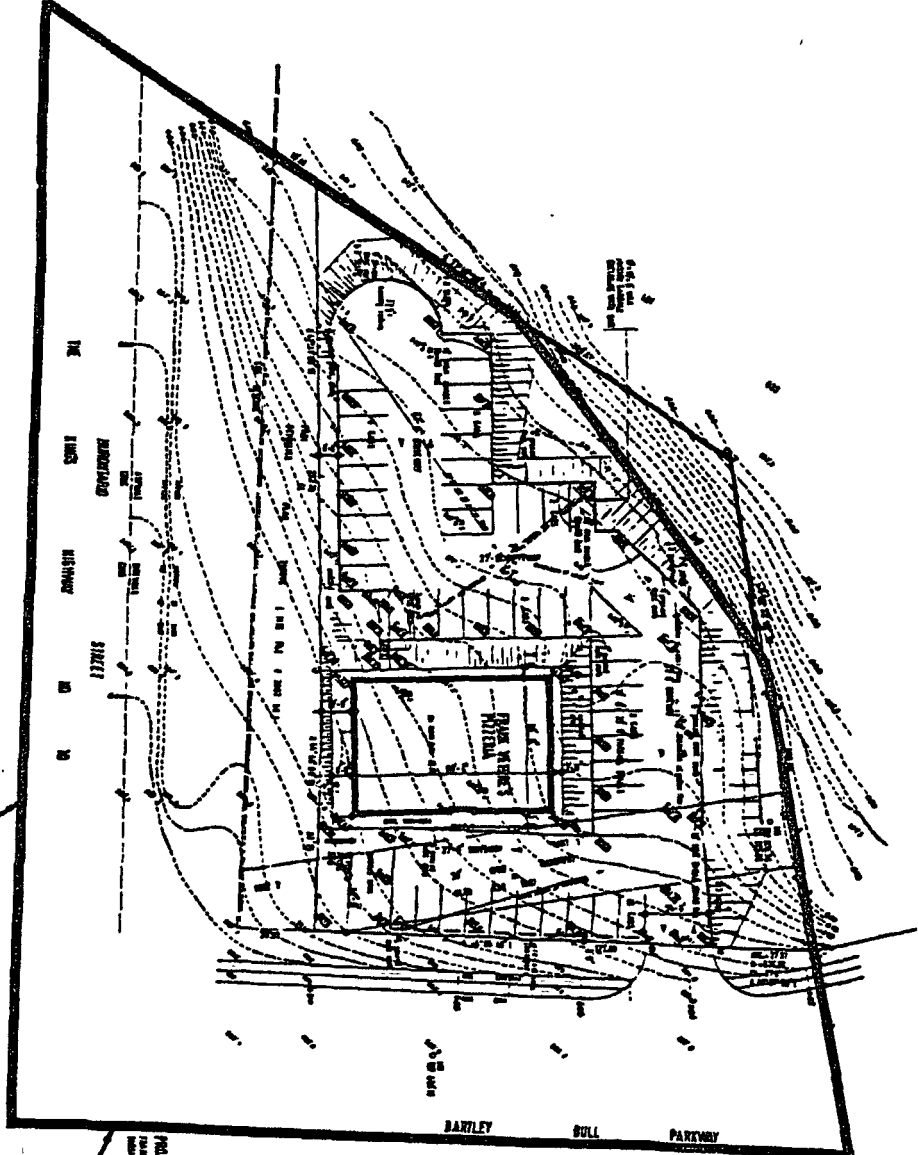
Zone Boundary

Schedule C-131
BY-LAW 200-82



CITY OF BRAMPTON

Scale 1:1440



☒ Of Original Road Allowance

PROJECT DATA
 ROAD WIDTH 12.00m
 12.00m

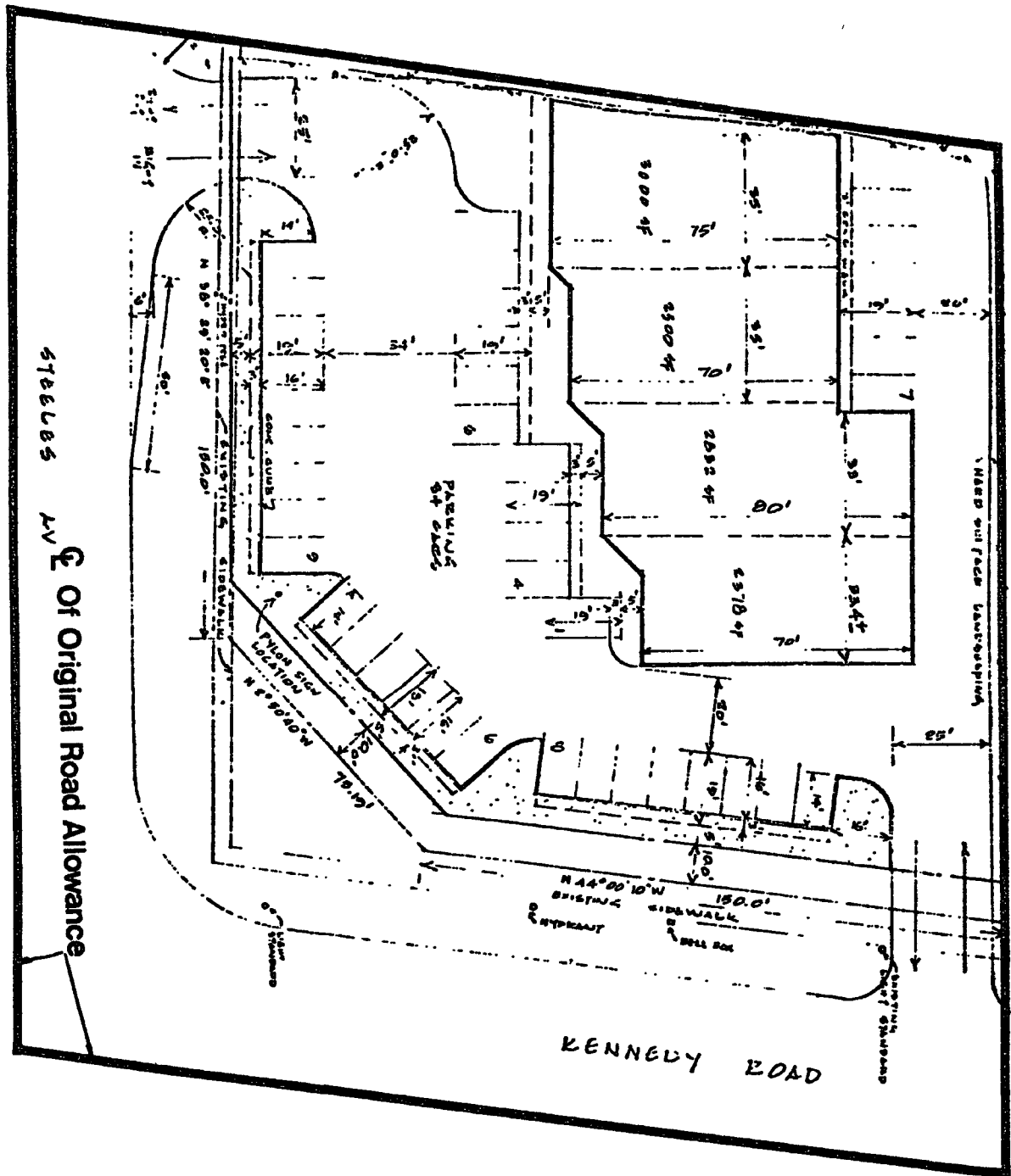
THE ZONING BY-LAW 200-82
 OF THE CITY OF BRAMPTON
 IS APPLIED TO THE LAND SHOWN
 HEREON IN ACCORDANCE WITH
 SECTION 17(1) OF THE
 ZONING BY-LAW 200-82
 OF THE CITY OF BRAMPTON
 AND THE ZONING BY-LAW 200-82
 OF THE CITY OF BRAMPTON

————— Zone Boundary

Schedule C-132
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:960

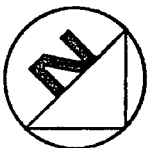


STEELES AV
 5' Of Original Road Allowance

KENNEDY ROAD

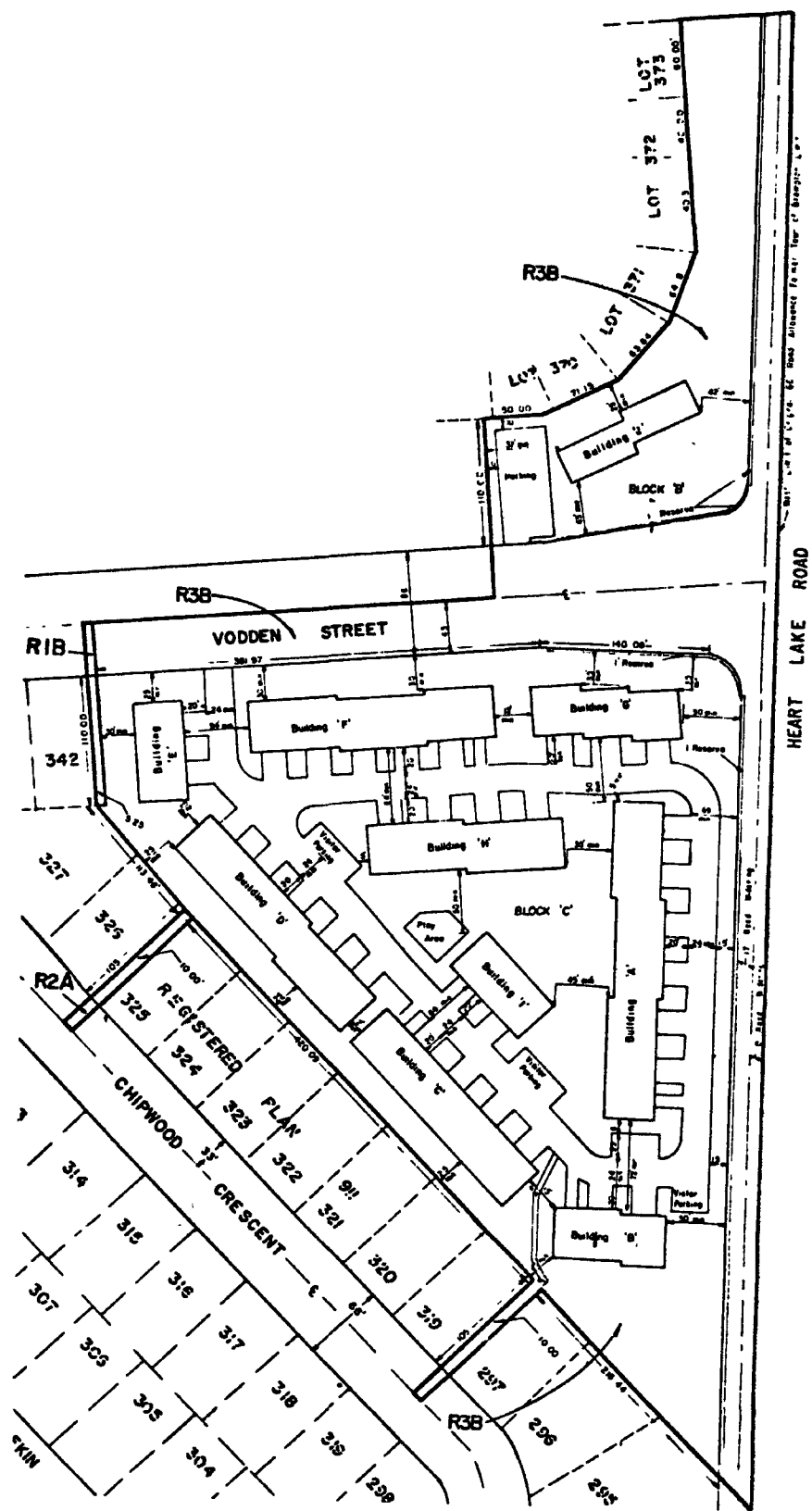
— zone boundary

Schedule C-134
 BY-LAW 200-82



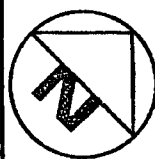
CITY OF BRAMPTON

Scale 1:450

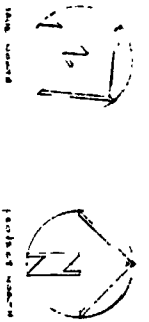
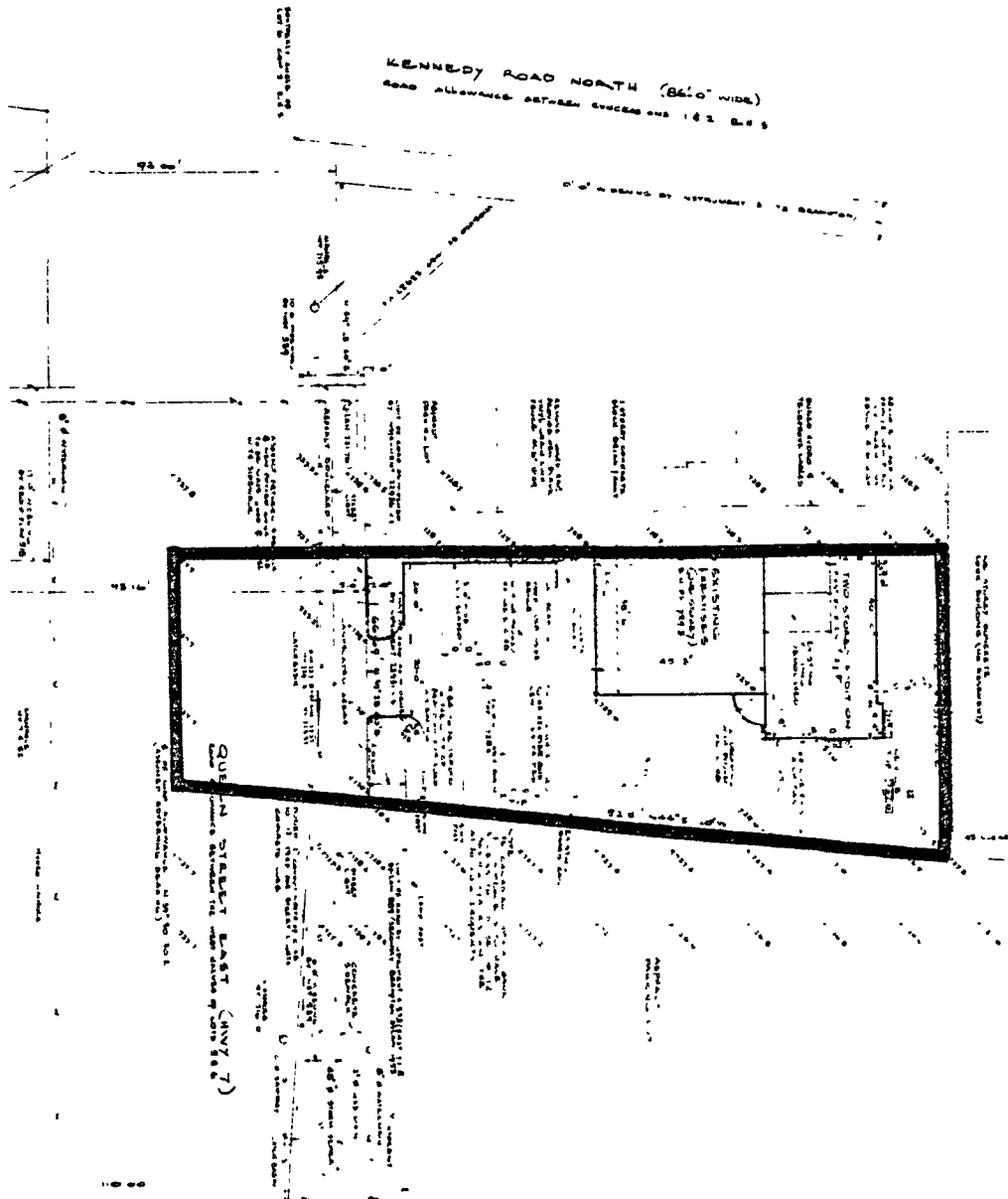



— Zone Boundary

Schedule C-135
BY-LAW 200-82

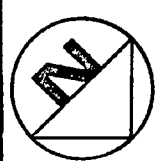


CITY OF BRAMPTON
 Scale 1:1800

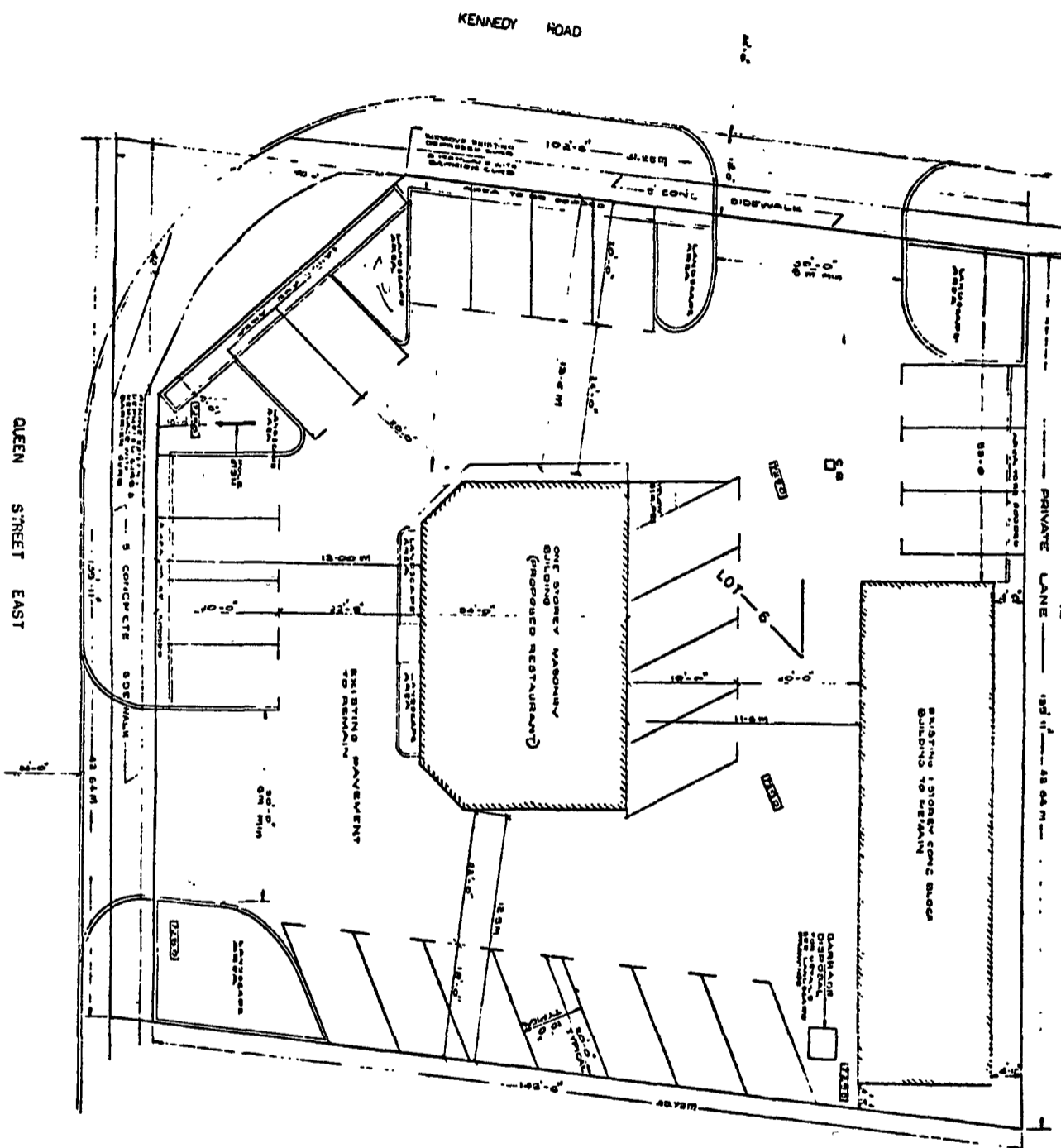


 Zone Boundary

Schedule C-136
BY-LAW 200-82



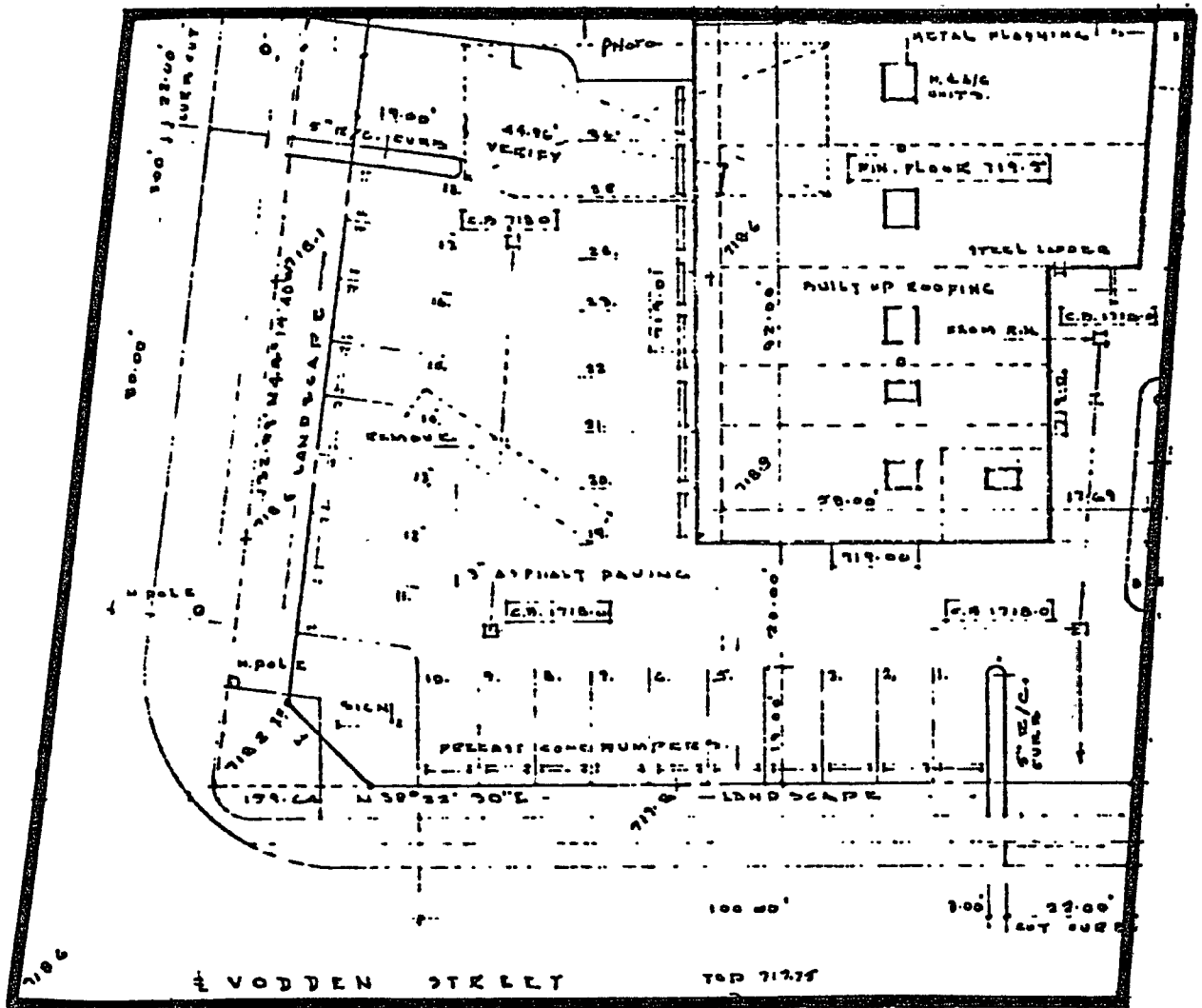
CITY OF BRAMPTON
 Scale 1:600



Schedule C-138
BY-LAW 200-82



CITY OF BRAMPTON
 Scale 1:300



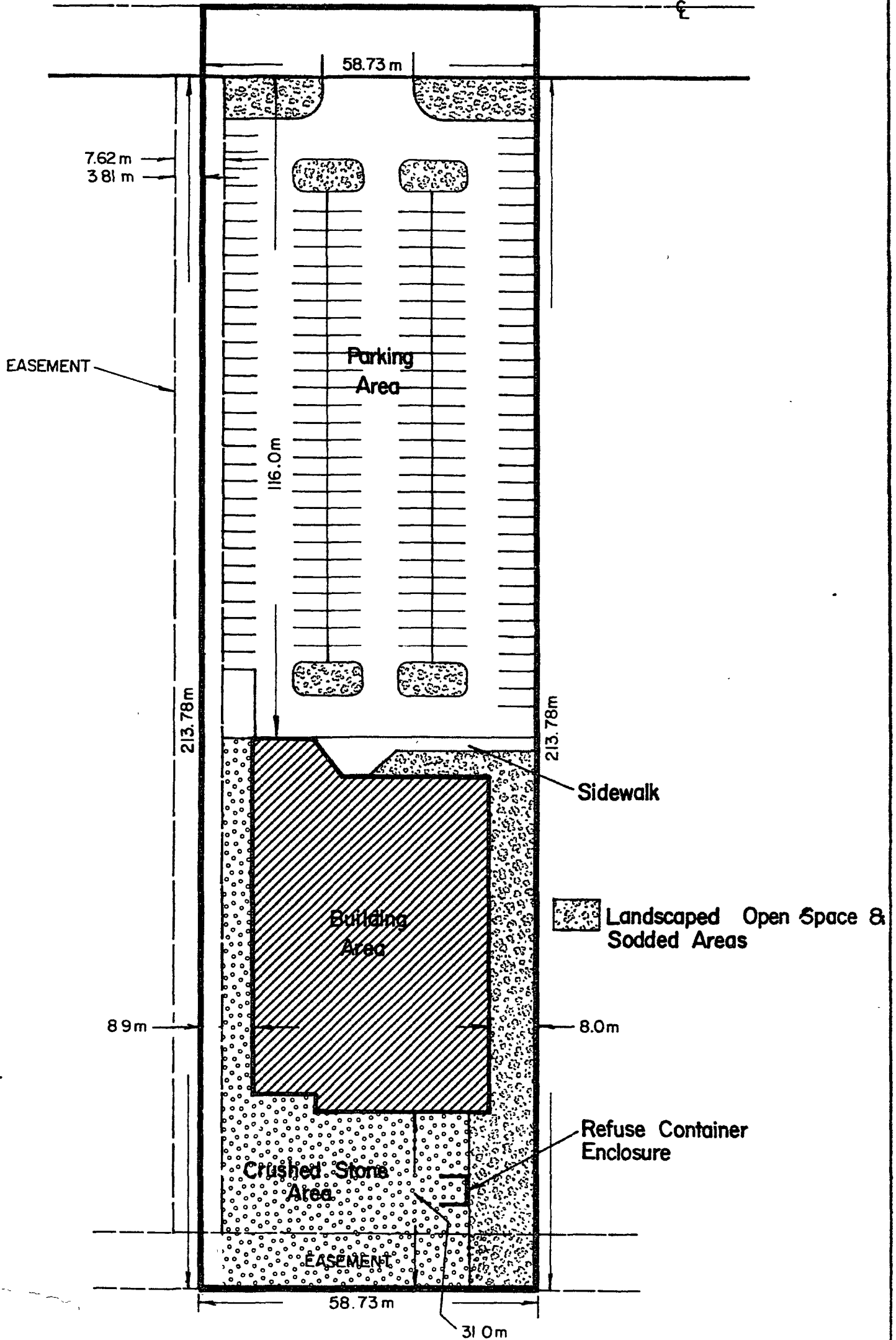
— Zone Boundary

**Schedule C-139
BY-LAW 200-82**

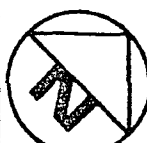


CITY OF BRAMPTON
Scale 1:360

GLIDDEN ROAD



BY-LAW 200-82
Schedule C-142

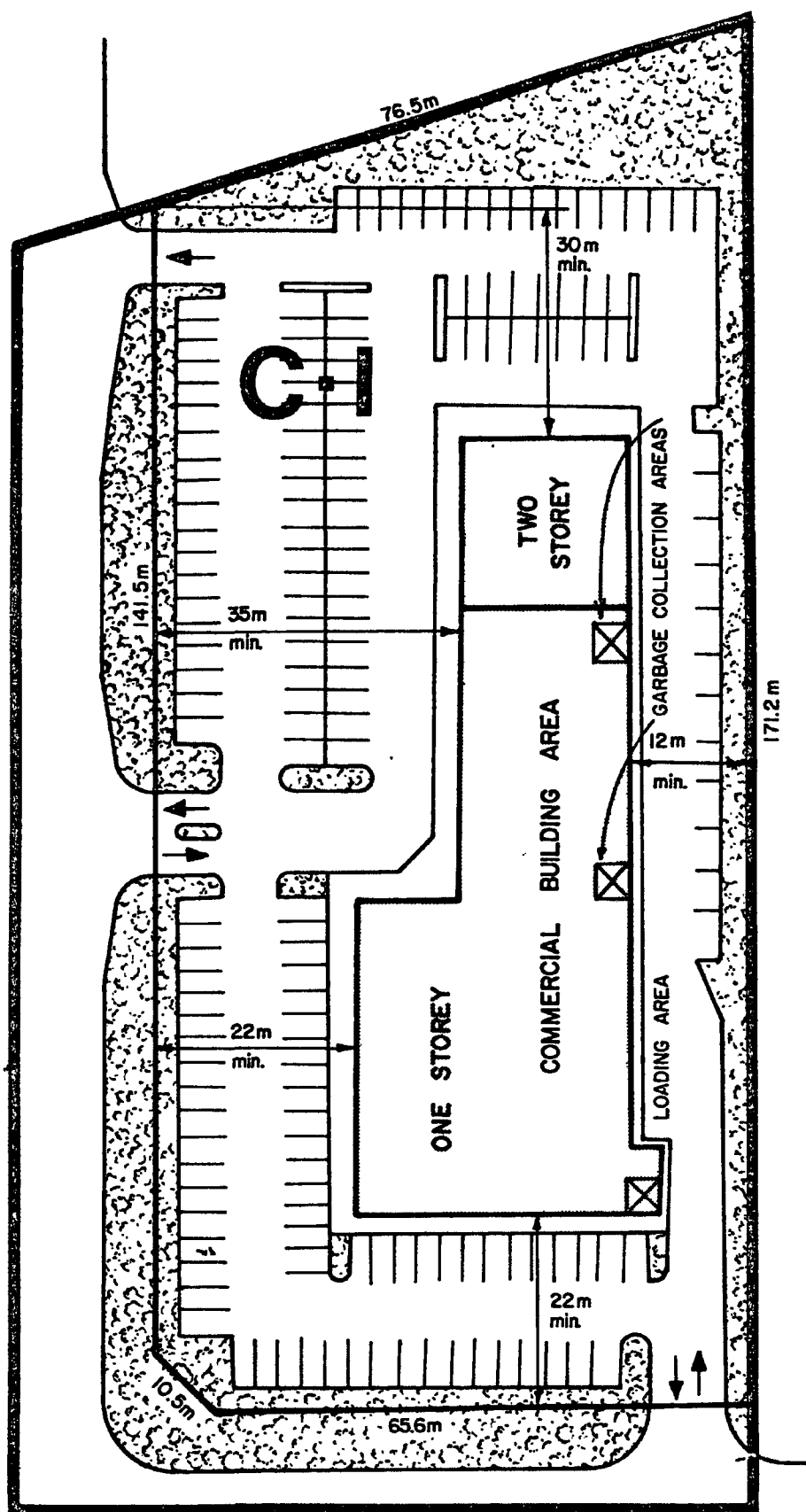


1:840





CITY OF BRAMPTON
 Planning and Development

Date: 1981 04 15 Drawn by: P.S.
 File no. C2E2.2 Map no. 61-18D

CHAROLAIS BOULEVARD

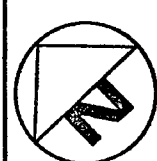


MOFFAT AVENUE

-  PARKING & DRIVEWAY AREA
-  LANDSCAPED OPEN SPACE
-  COMMERCIAL BUILDING AREA
-  C-1 ZONE BOUNDARY

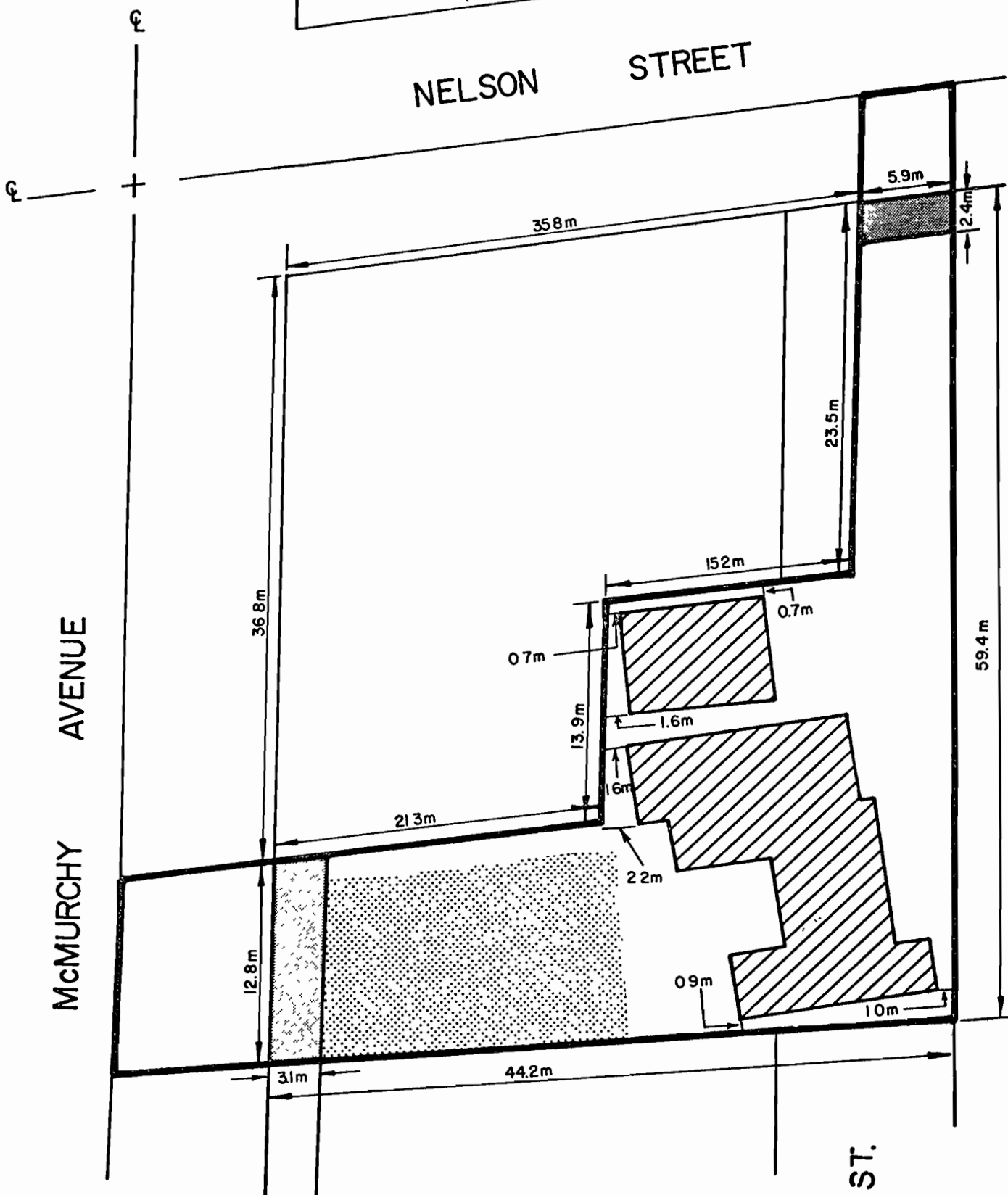
BLOCK 306
Registered Plan M-295

Schedule C-143
BY-LAW 200-82



CITY OF BRAMPTON





Scale
1:860



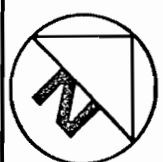
McMURCHY AVENUE

NELSON STREET

HAGGERT ST.
(closed)

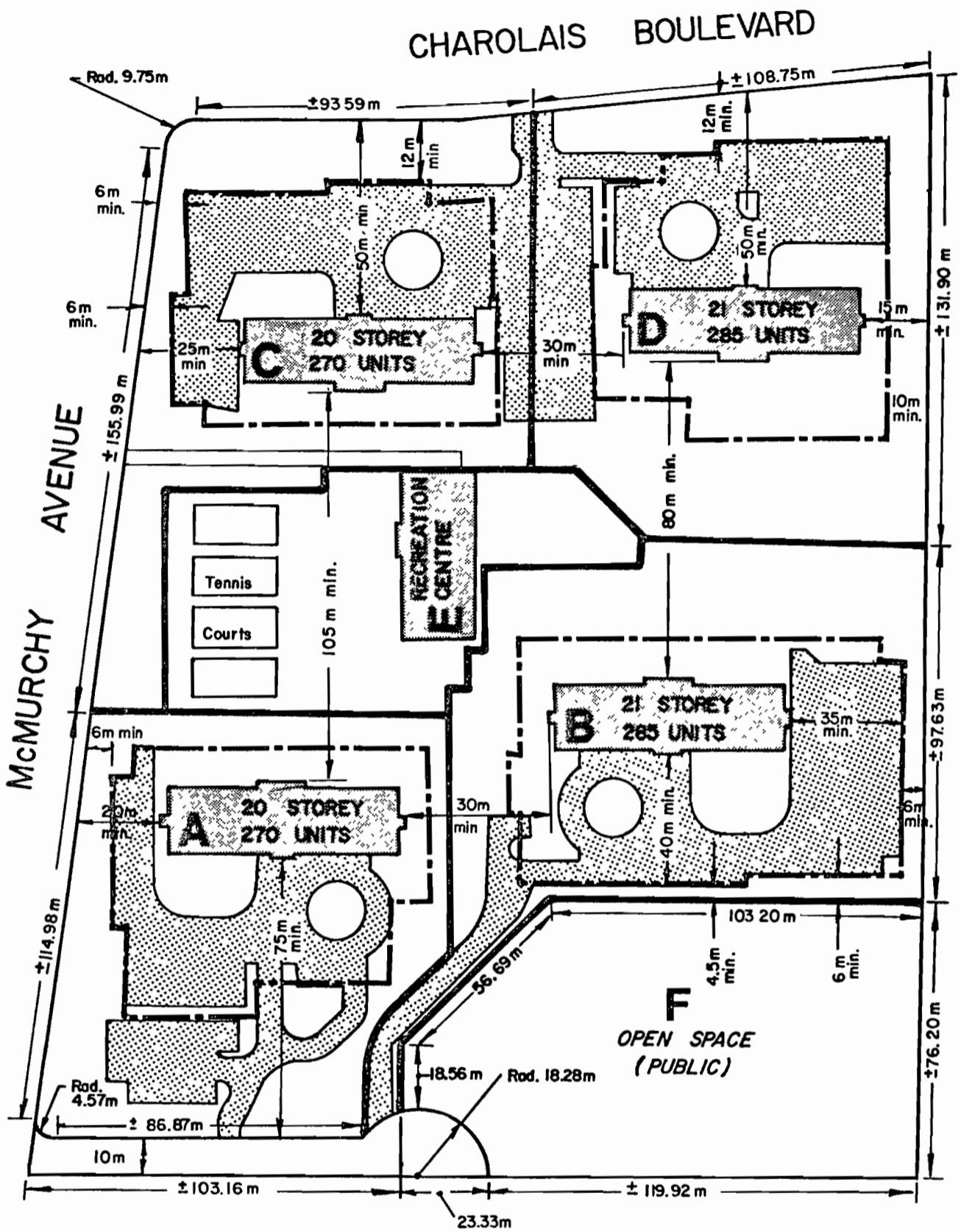
-  ZONE BOUNDARY
-  BUILDING AREA
-  CUSTOMER PARKING AREA
-  ROAD WIDENING





Schedule C-145
BY-LAW 200-82



CITY OF BRAMPTON

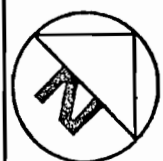
Scale
1:360



-  BUILDING AREA
-  PARKING & DRIVEWAY AREA
-  LANDSCAPED OPEN SPACE
-  LIMIT OF PARKING STRUCTURE (UNDERGROUND)

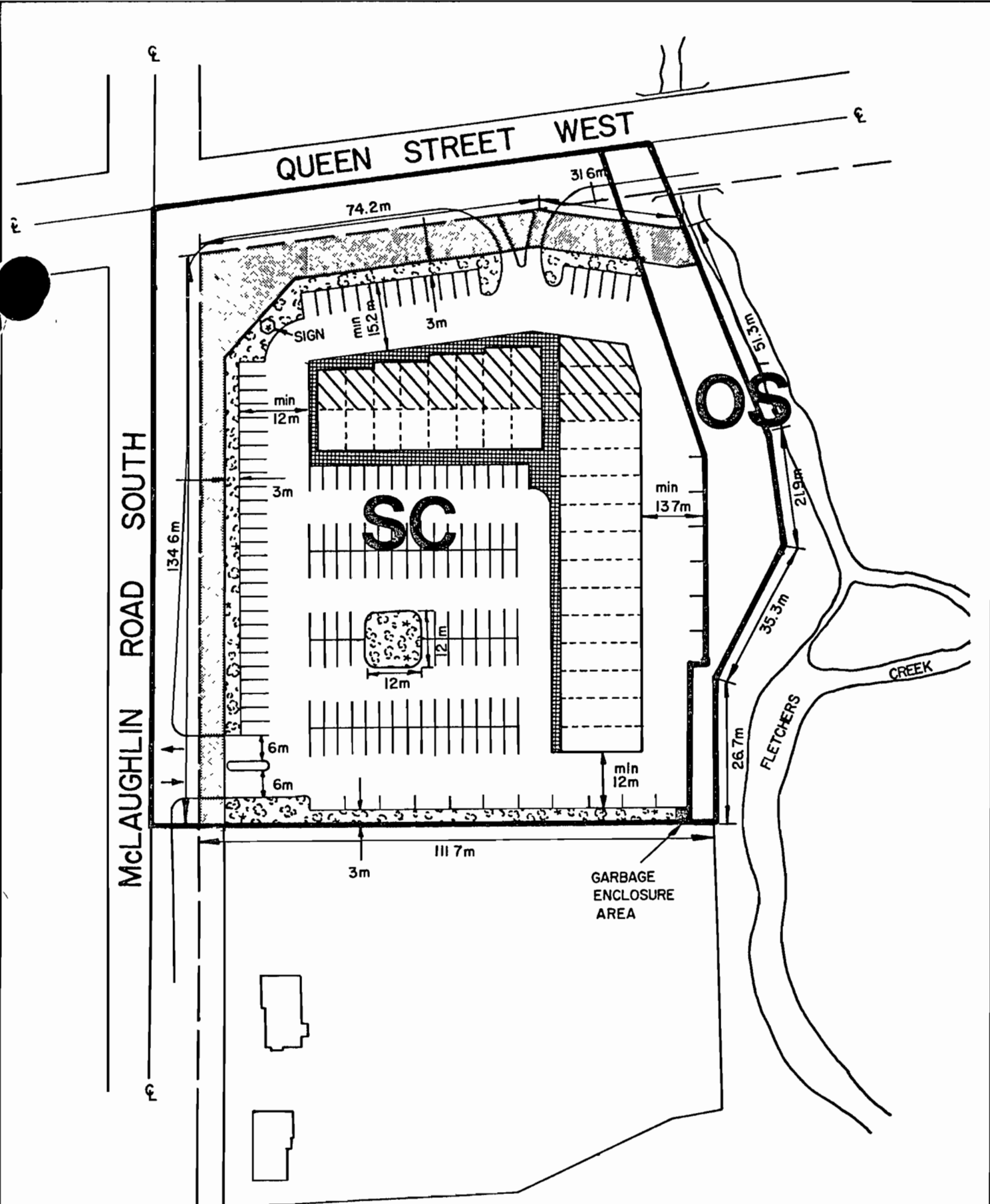
CONCESSION I WEST
LOT 1, EAST 1/2






Schedule C-148
BY-LAW 200-82



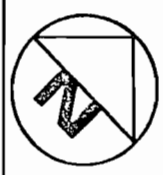
CITY OF BRAMPTON

Scale
1:1560



-  ZONE BOUNDARY
-  ROAD WIDENING
-  LANDSCAPED OPEN SPACE
-  RESTRICTED USE AREA
-  CONCRETE WALKWAY

Schedule C-149
BY-LAW 200-82

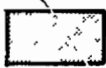
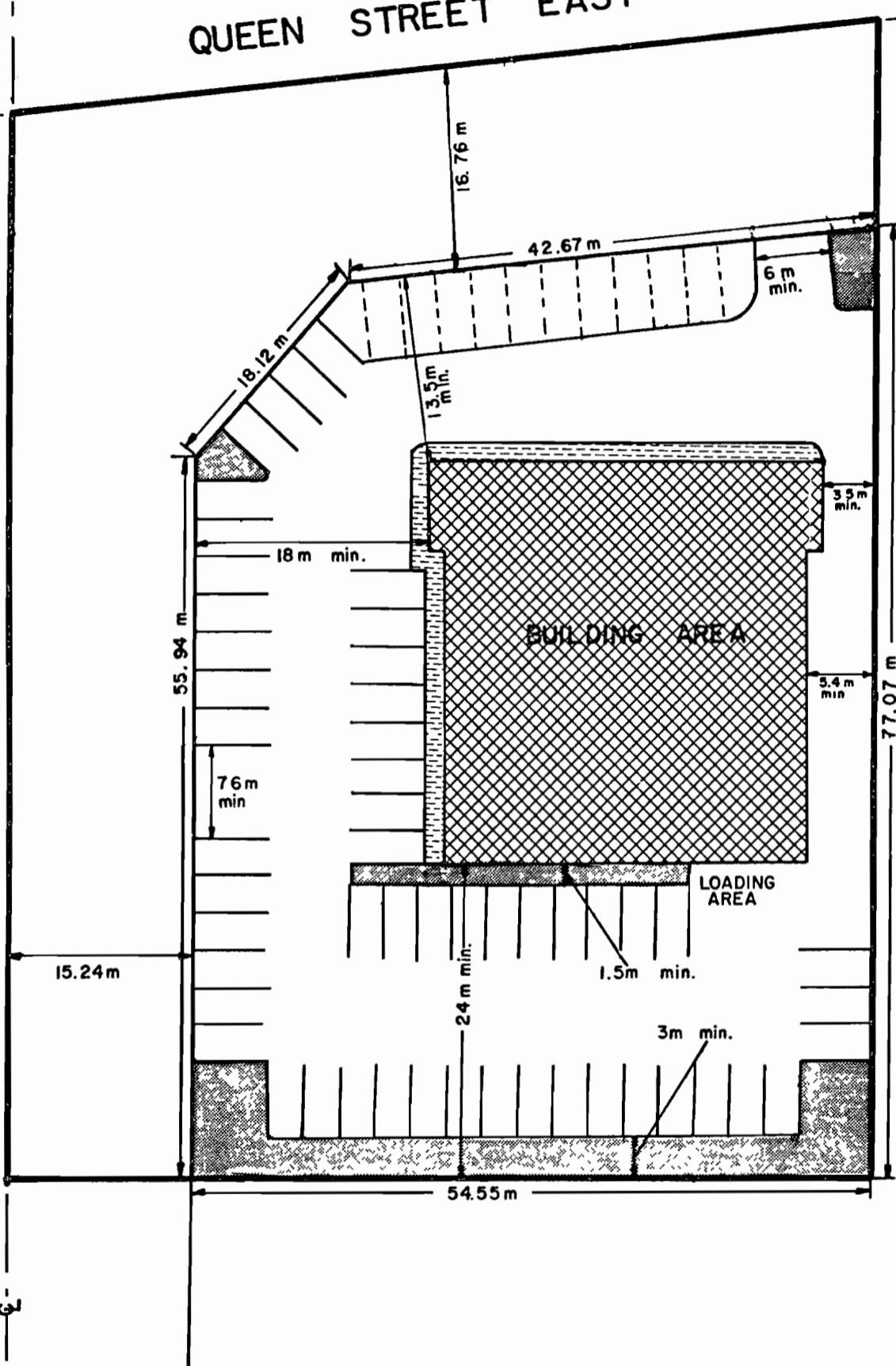


CITY OF BRAMPTON

Scale
 1:1200

QUEEN STREET EAST

HANSEN ROAD SOUTH

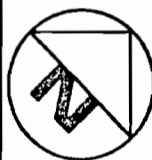


LANDSCAPED OPEN SPACE



SIDEWALK

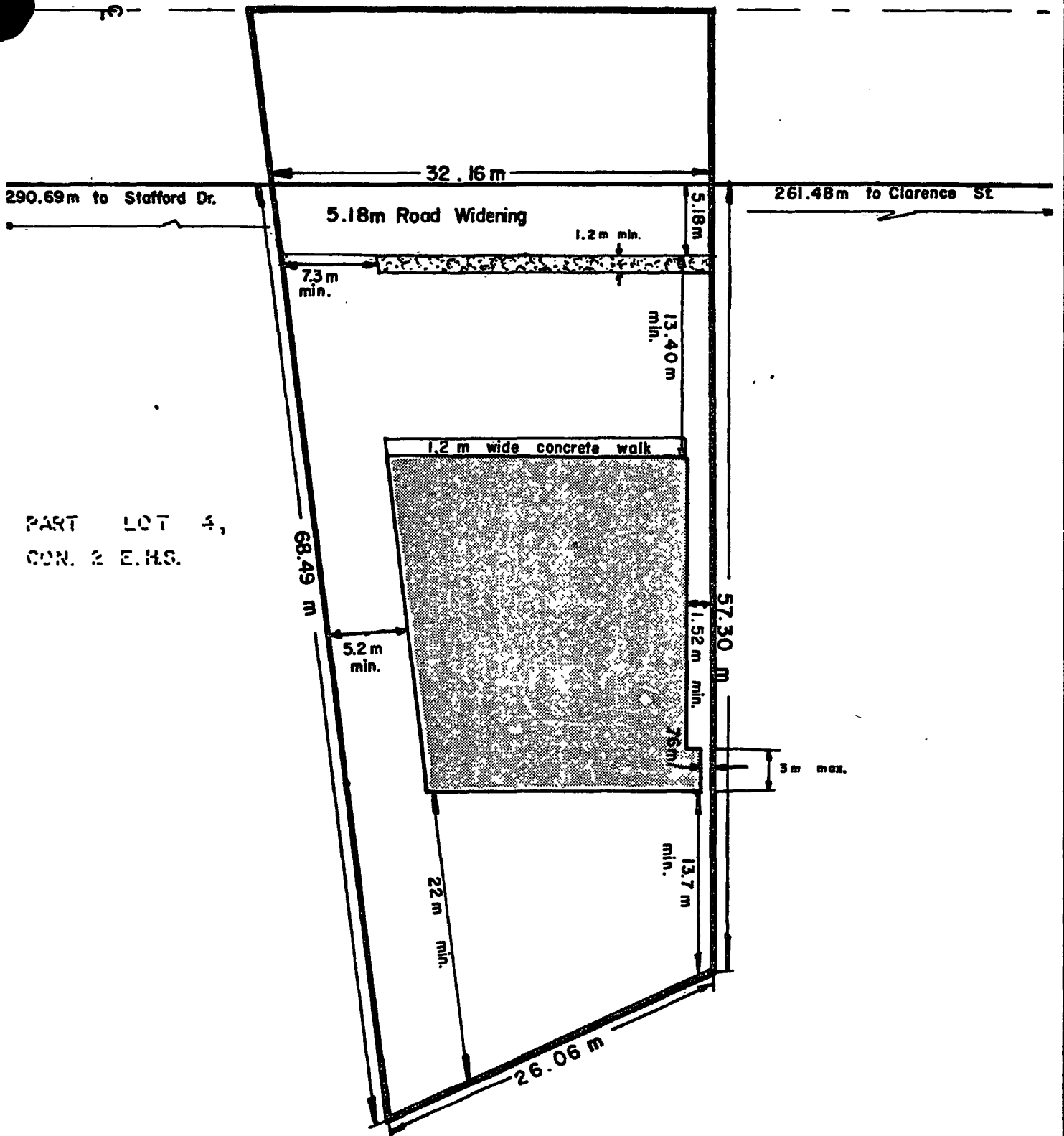
Schedule C-150
BY-LAW 200-82



CITY OF BRAMPTON

Scale
1:500

KENNEDY ROAD SOUTH



PART LOT 4,
CON. 2 E.H.S.

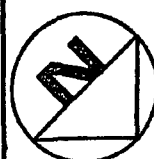


BUILDING AREA



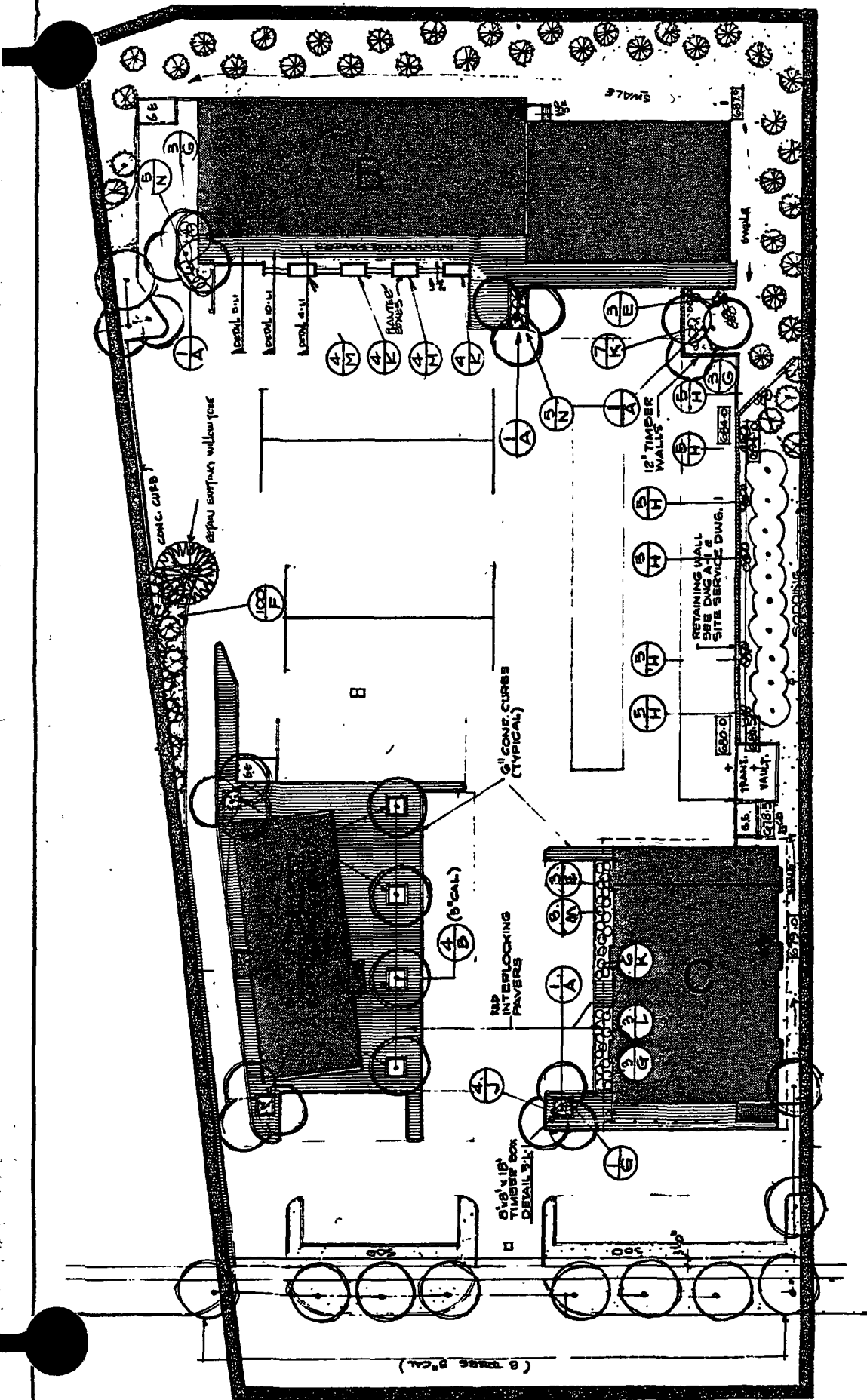
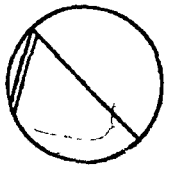
LANDSCAPED OPEN SPACE

Schedule C-152
BY-LAW 200-82

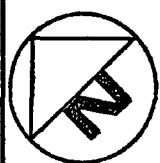


CITY OF BRAMPTON

Scale
1:400

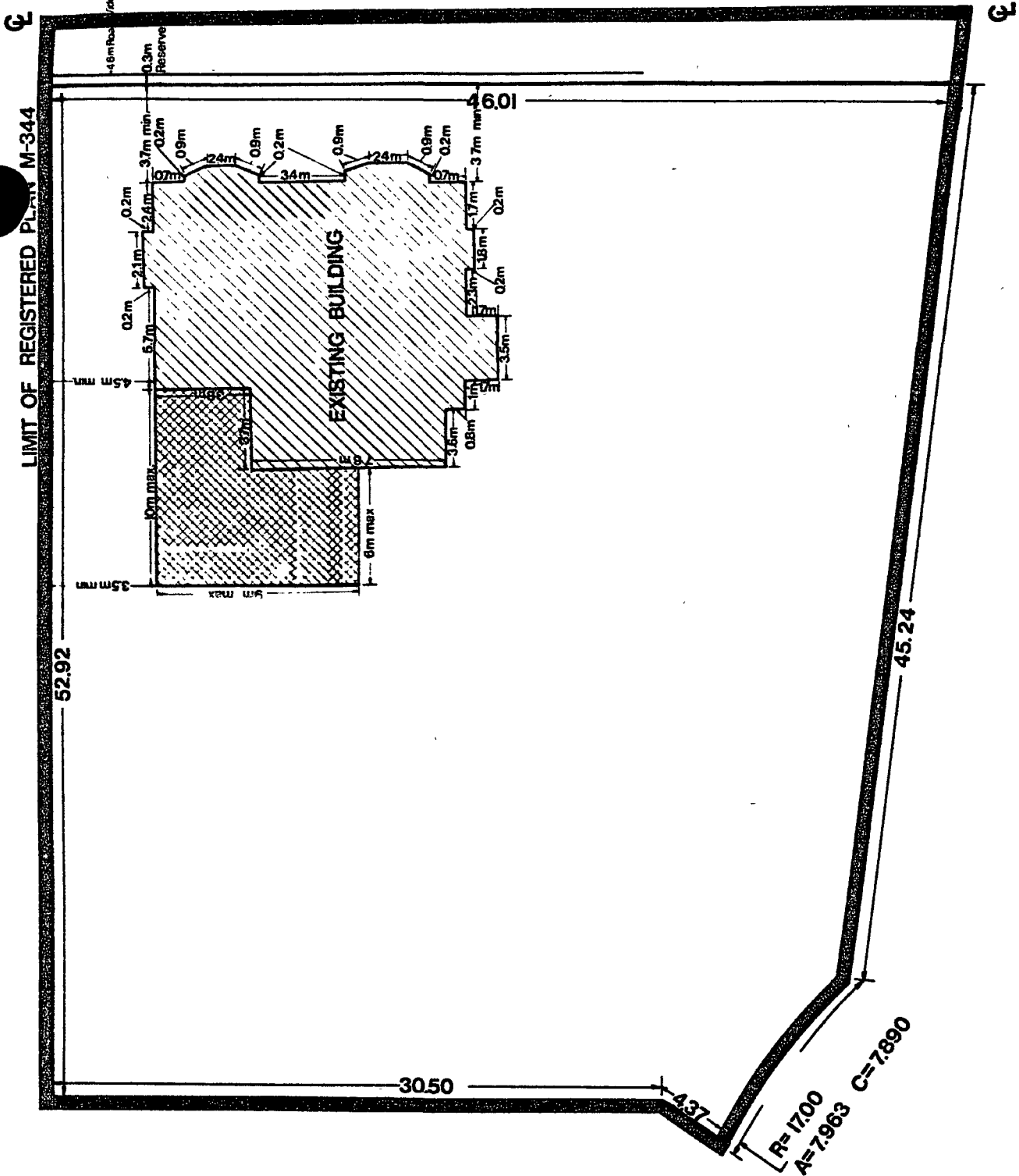





Schedule C-159
 BY-LAW 200-82



CITY OF BRAMPTON

Scale
 1:660



-  BUILDING AREA A
-  BUILDING AREA B
-  ZONE BOUNDARY

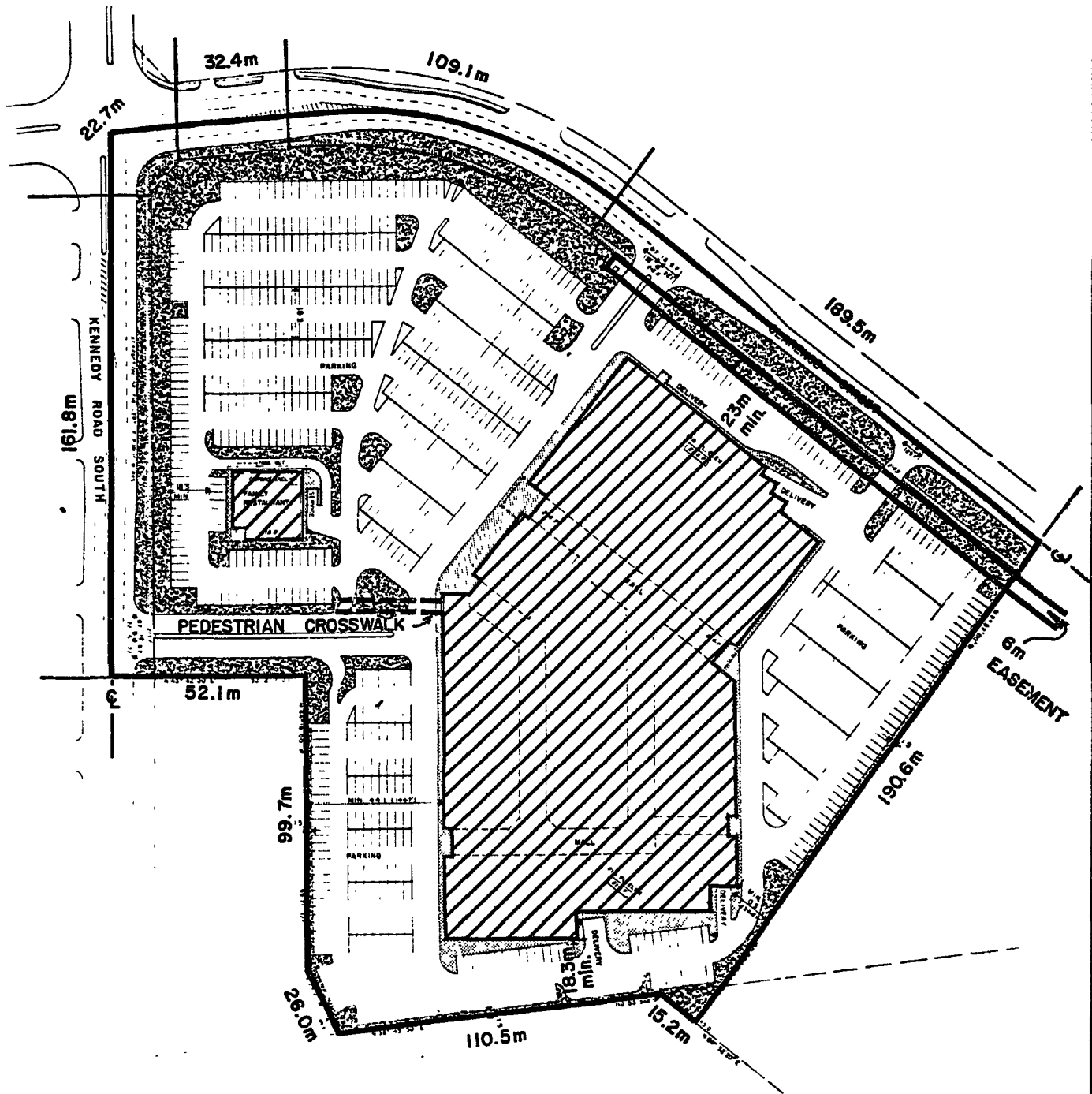
BY-LAW 200-82
Schedule C-165




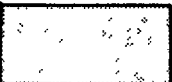


CITY OF BRAMPTON
 Planning and Development

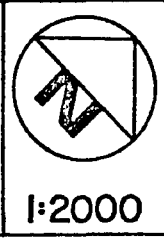
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Date: 81. 10 19 Drawn by: J. K.
 File no. CIW8.9 Map no. 42-49D



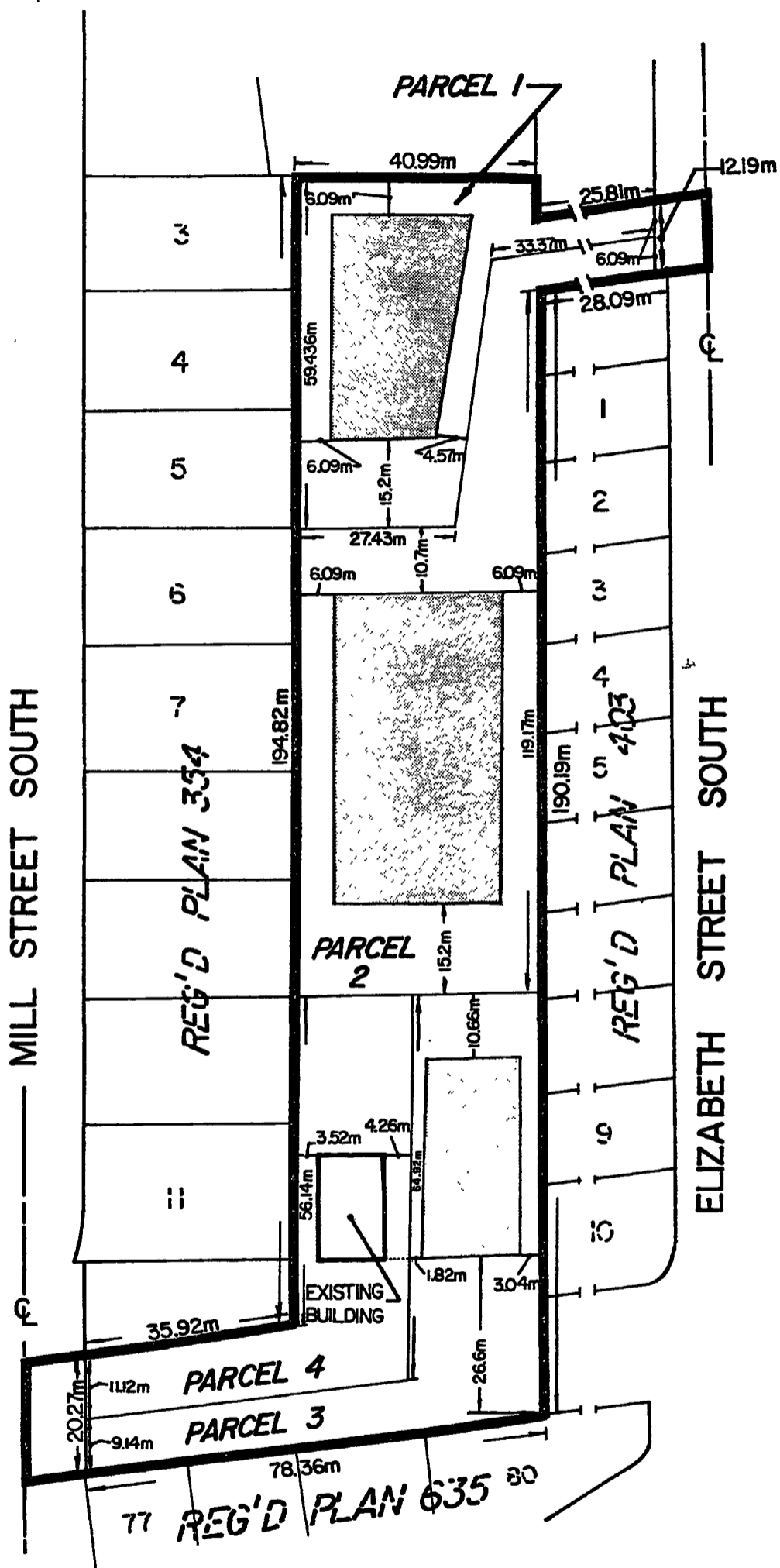
-  ZONE BOUNDARY
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  CONCRETE WALK

BY-LAW 200-82
Schedule C-168



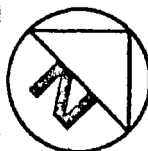
CITY OF BRAMPTON
 Planning and Development

Date: 80 04 21 Drawn by: ck
 File no. C2E4.1B Map no. 61-14D



 Building Envelope

BY-LAW 200-82
Schedule C-169



1:1000

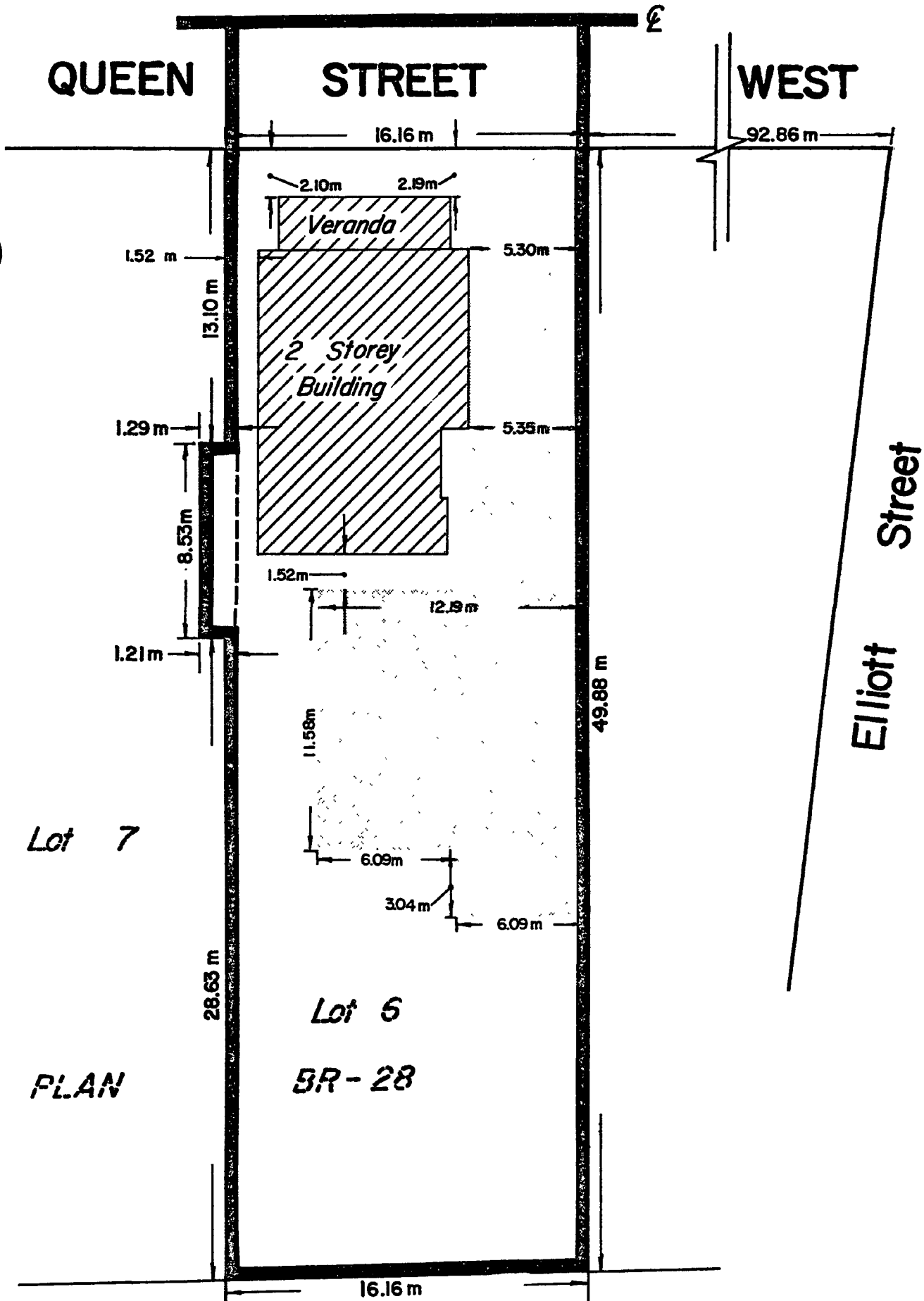
CITY OF BRAMPTON
 Planning and Development

Date: 79 07 10 Drawn by: TMS
 File no. CIW4.4 Map no. 59-17E

QUEEN

STREET

WEST



Lot 7

Lot 6

PLAN

BR-28

LEGEND

-  Zone Boundary
-  Building Area
-  Driveway and Parking Area
-  Landscaped Open Space

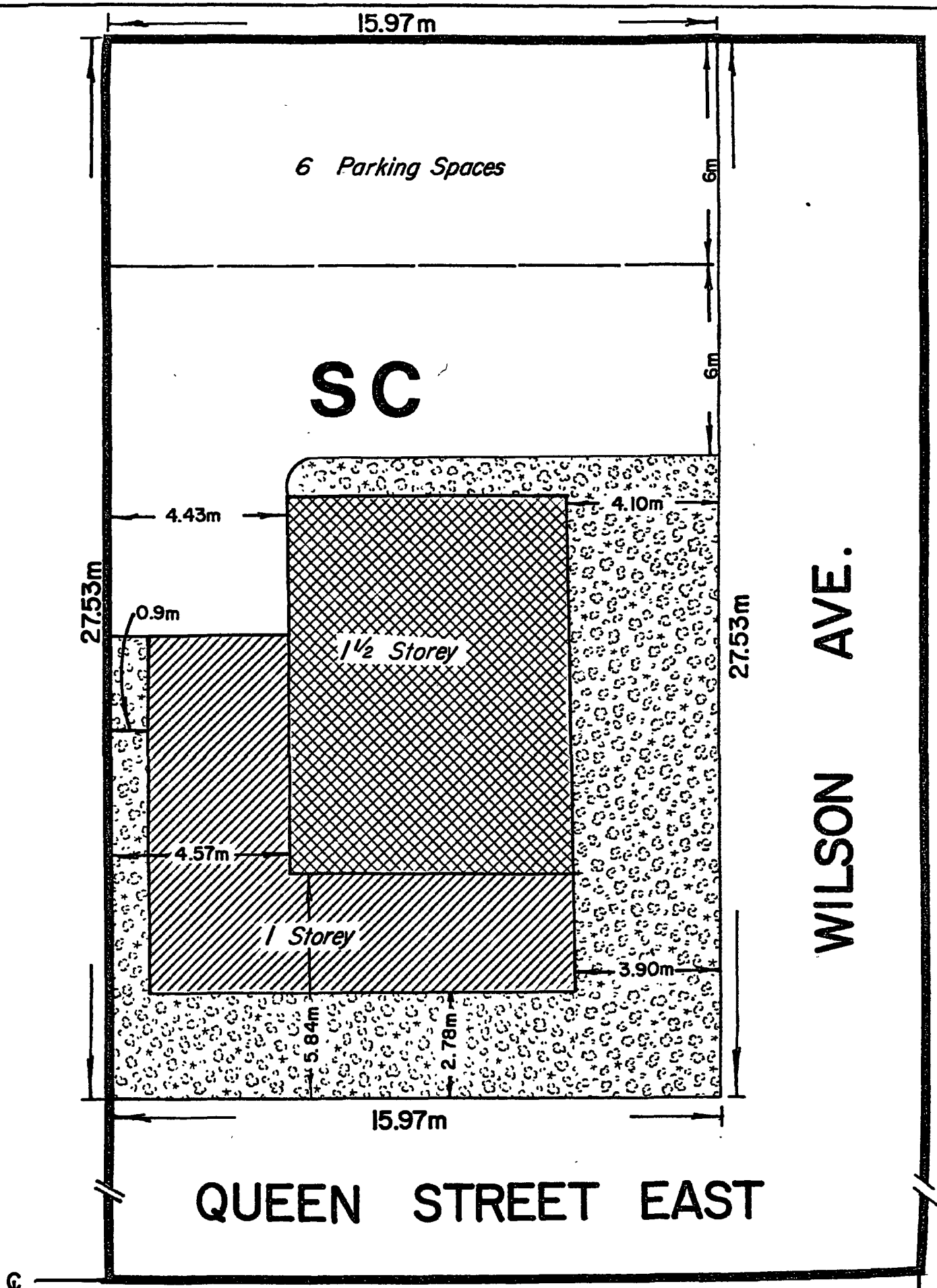
BY-LAW 200-82
Schedule C-170

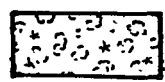




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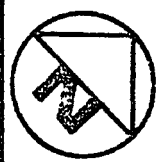
CITY OF BRAMPTON
Planning and Development

Date: 1980 03 13 Drawn by: *P.S.*
File no. CIW5.10 Map no. 59-26D



-  Landscaped Open Space
-  1 Storey Building Area
-  1 1/2 Storey Building Area

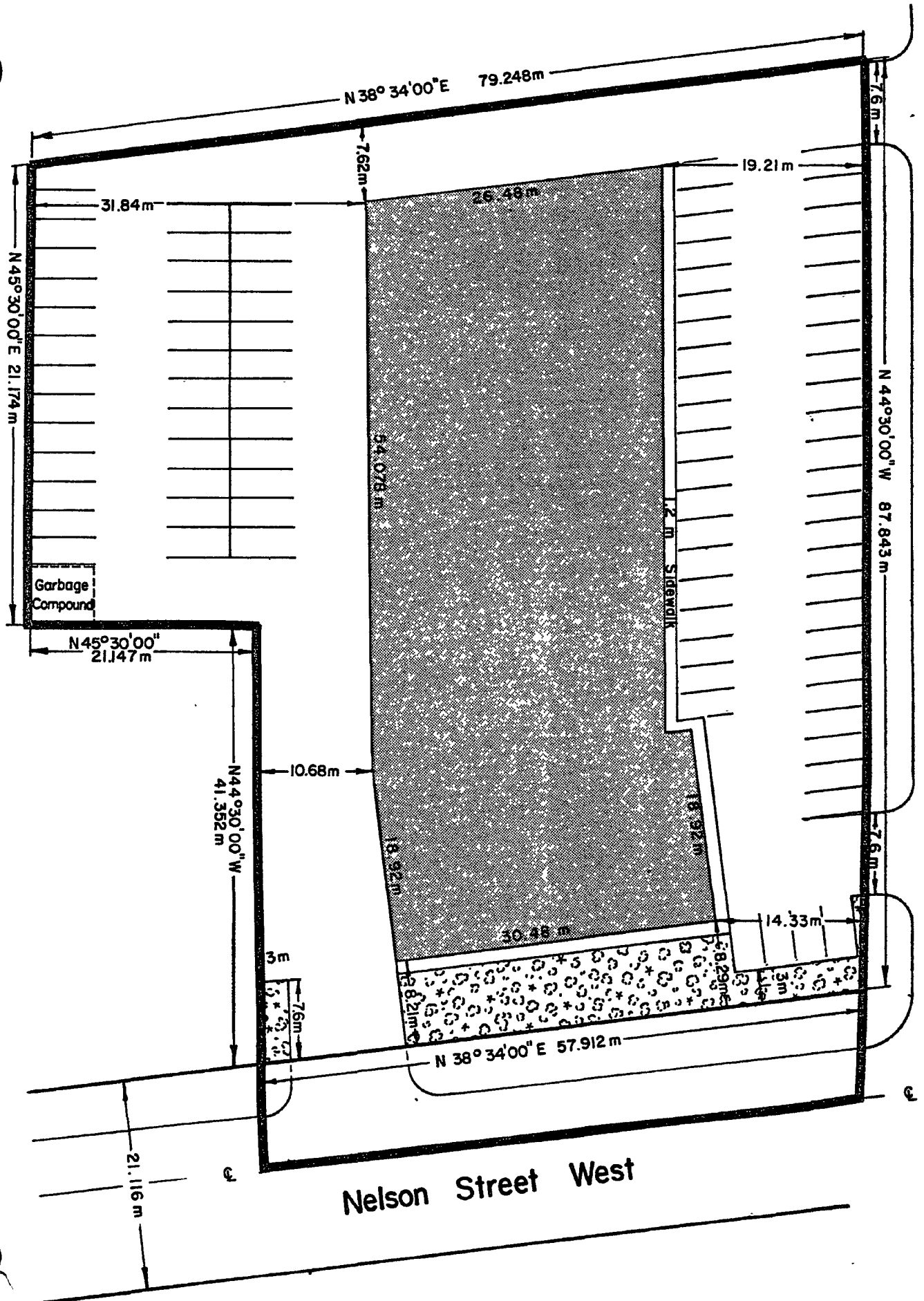
BY-LAW 200-82
Schedule C-174






1:136

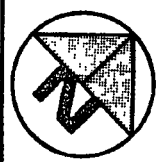
CITY OF BRAMPTON
 Planning and Development

Date: 1980 08 21 Drawn by: J.M.d.
 File no. CIE6.20 Map no. 43-34B



-  Building Area
-  Landscaped Open Space
-  Zone Boundary

BY-LAW 200-82
Schedule C-176



1:500

CITY OF BRAMPTON

CENTRE STREET NORTH

ROAD WIDENING

Min. 5m

Min. 15m

Min. 15m

SIDEWALK

WASTE DISPOSAL FACILITY

Min. 6m

QUEEN STREET EAST



BUILDING AREA A

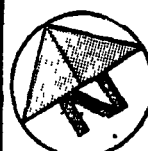


BUILDING AREA B



LANDSCAPED OPEN SPACE

Schedule C-179
BY-LAW 200-82

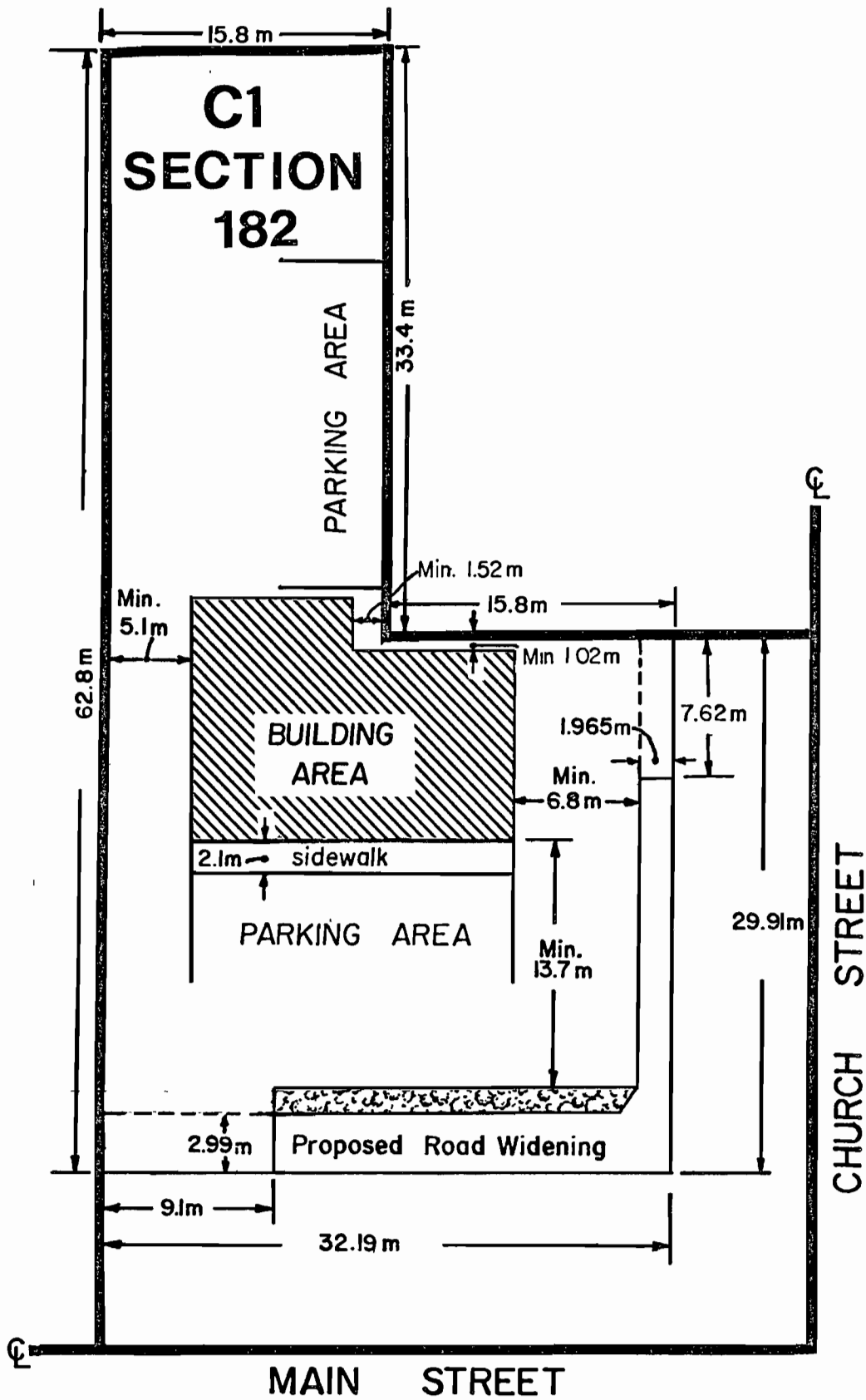




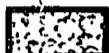
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CITY OF BRAMPTON
Planning and Development

Date: 82 01 18
File no. CIE6.23

Drawn by: RB
Map no. 43-39B



-  Zone Boundary
-  Building Area
-  Landscaped Open Space

BY-LAW 200-82
Schedule C-182



1:362

CITY OF BRAMPTON
 Planning and Development

Date: 82 02 16 Drawn by: RB
 File no. CIE6.24 Map no. 43-40E

R. P. 644

LIMIT OF REGISTERED PLAN 518

65.47m

Min. 15m.

Min. 4m.

Min. 7.5m.

PLAN 518

PART 2 OF PLAN 43R-8245

BLOCK REGISTERED

197.39m

Min. 85m.

195.62m

Min. 7.5m.

Min. 6m.

39.93m

HANSEN

ROAD

REGISTERED PLAN 518

LOT 4, CONCESSION 2 E. H. S.

ORENDA ROAD

- LIMIT OF BUILDING ENVELOPE
- ZONE BOUNDARY
- ▨ LANDSCAPED OPEN SPACE

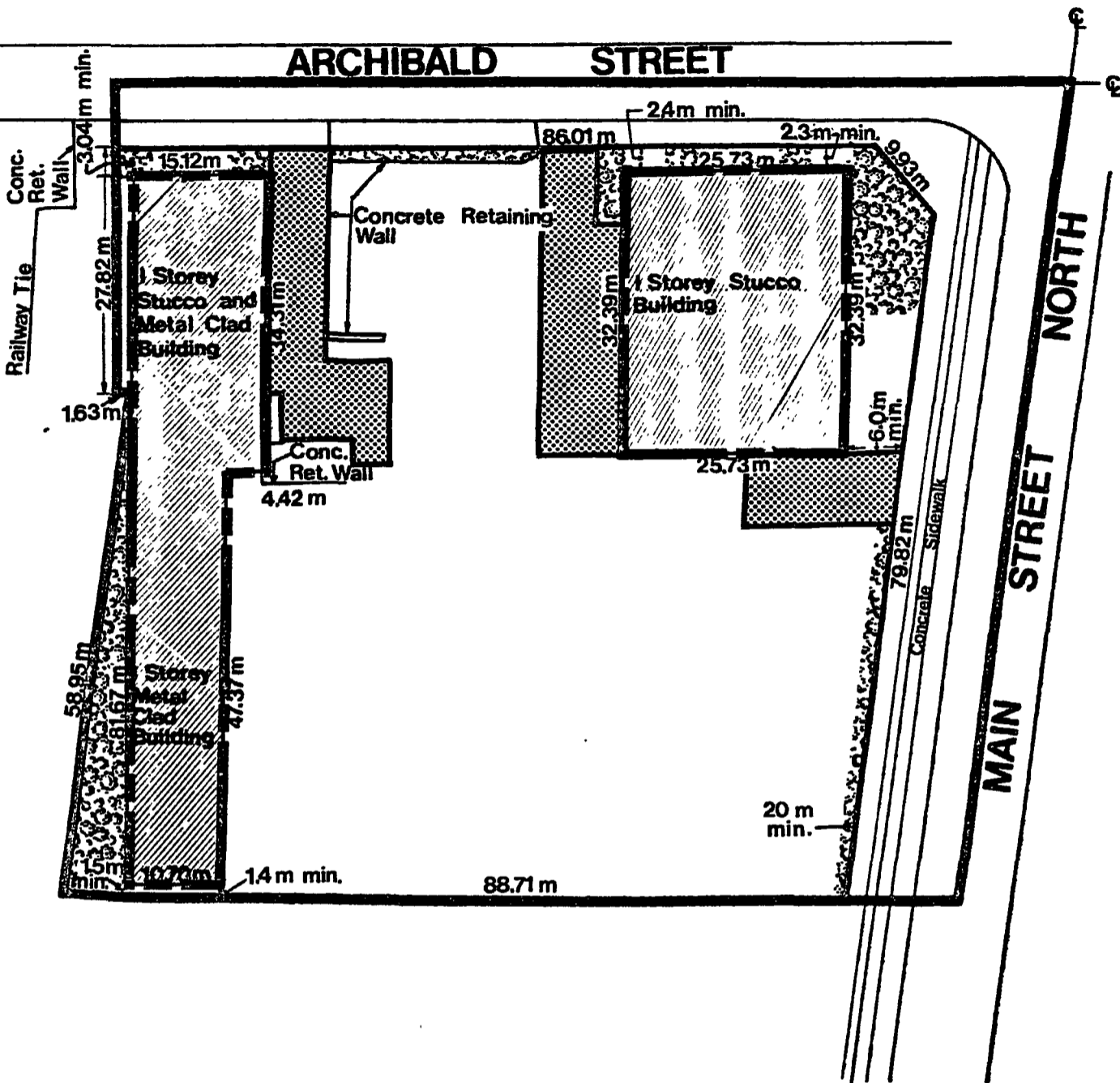
BY-LAW 200-82
Schedule C-186







1:1129

CITY OF BRAMPTON
Planning and Development

Date: 80 10 27 Drawn by: R.S.
File no. C2E5-2 Map no. 61-20 B



-  Zone Boundary
-  Building Areas
-  Landscaped Open Space
-  Driveway Areas
- MIN — Minimum

**Schedule C-189
BY-LAW 200-82**



1:720

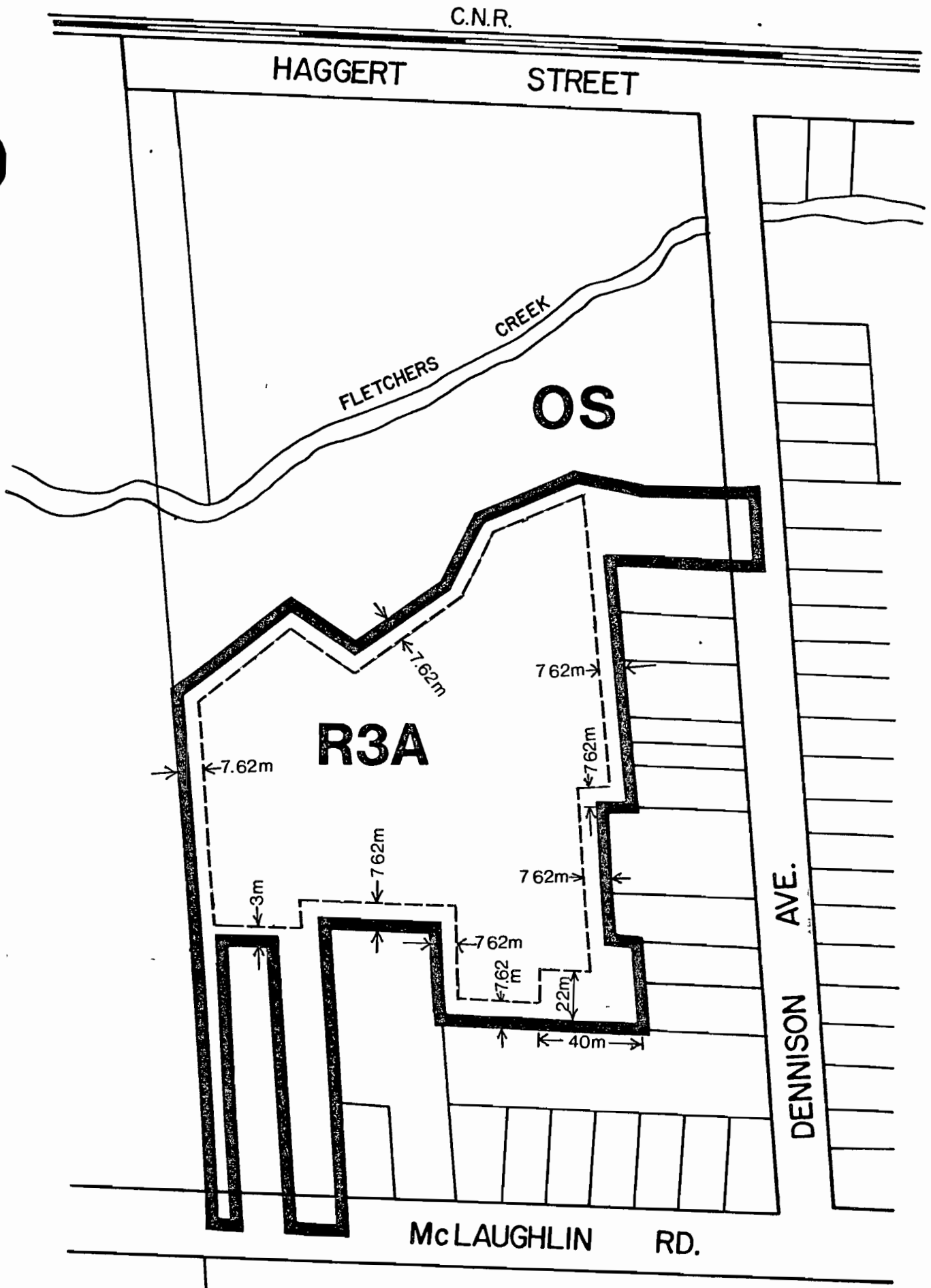
CITY OF BRAMPTON
Planning and Development

Date: 82 06 28

Drawn by: RB

File no. CI W8.11

Map no. 42-55E



 ZONE BOUNDARY
 BUILDING SETBACK

Schedule C-192
 BY-LAW 200-82



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 81-08-05

Drawn by: Ck

File no. CIW6.2

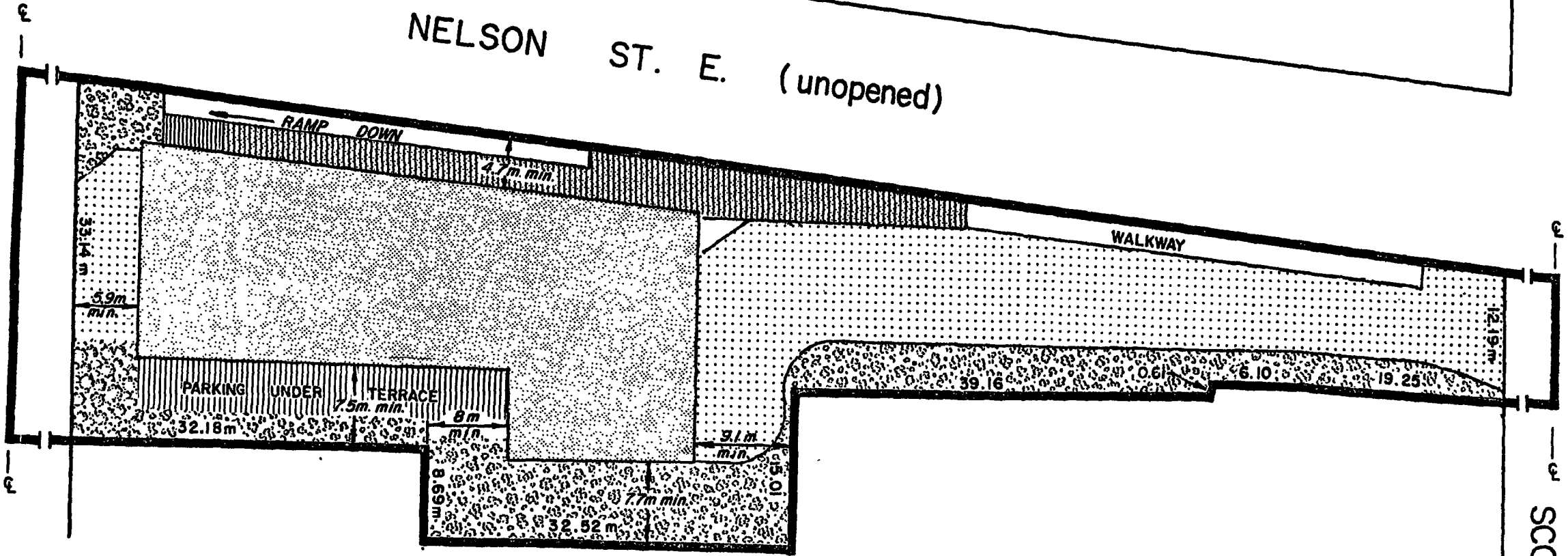
Map no. 42-11D








BY-LAW 200-82
Schedule C-194

MAPLE AVENUE (unopened)

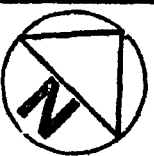
NELSON ST. E. (unopened)

SCOTT ST.



-  GROUND FLOOR BUILDING AREA UNDER
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE
-  DRIVEWAY
-  ZONE BOUNDARY
-  STAIRS
-  TERRACE SURFACE

1 : 480

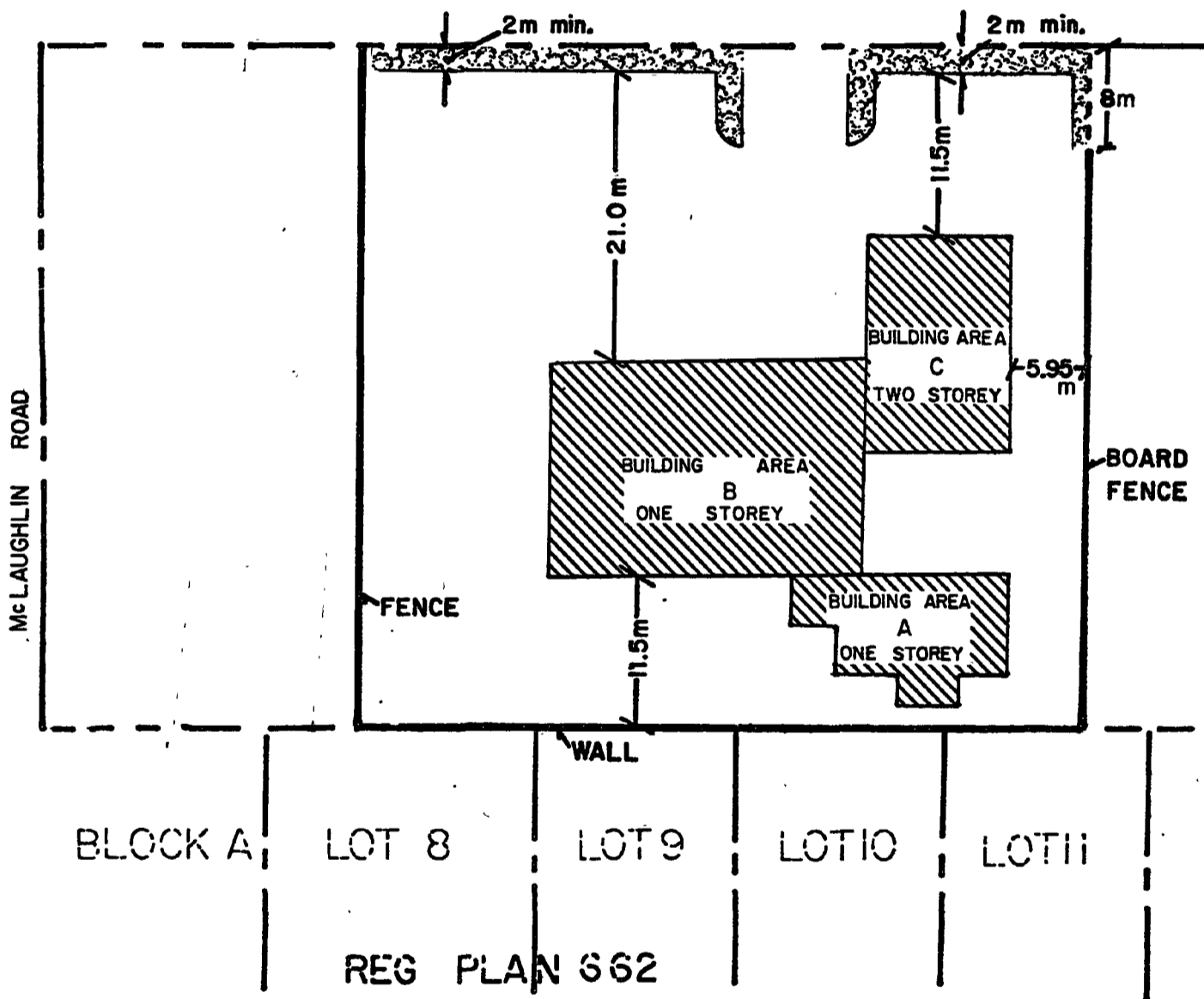


CITY OF BRAMPTON
 Planning and Development

Date: 80 12 5 Drawn by: RS
 File no. C1E618 Map no. 43-33C

MERCER DRIVE

QUEEN STREET WEST



LEGEND

BUILDING AREA

LANDSCAPED OPEN SPACE

PART LOT 5 CONCESSION I W.H.S.

BY-LAW 200-82
Schedule C-198



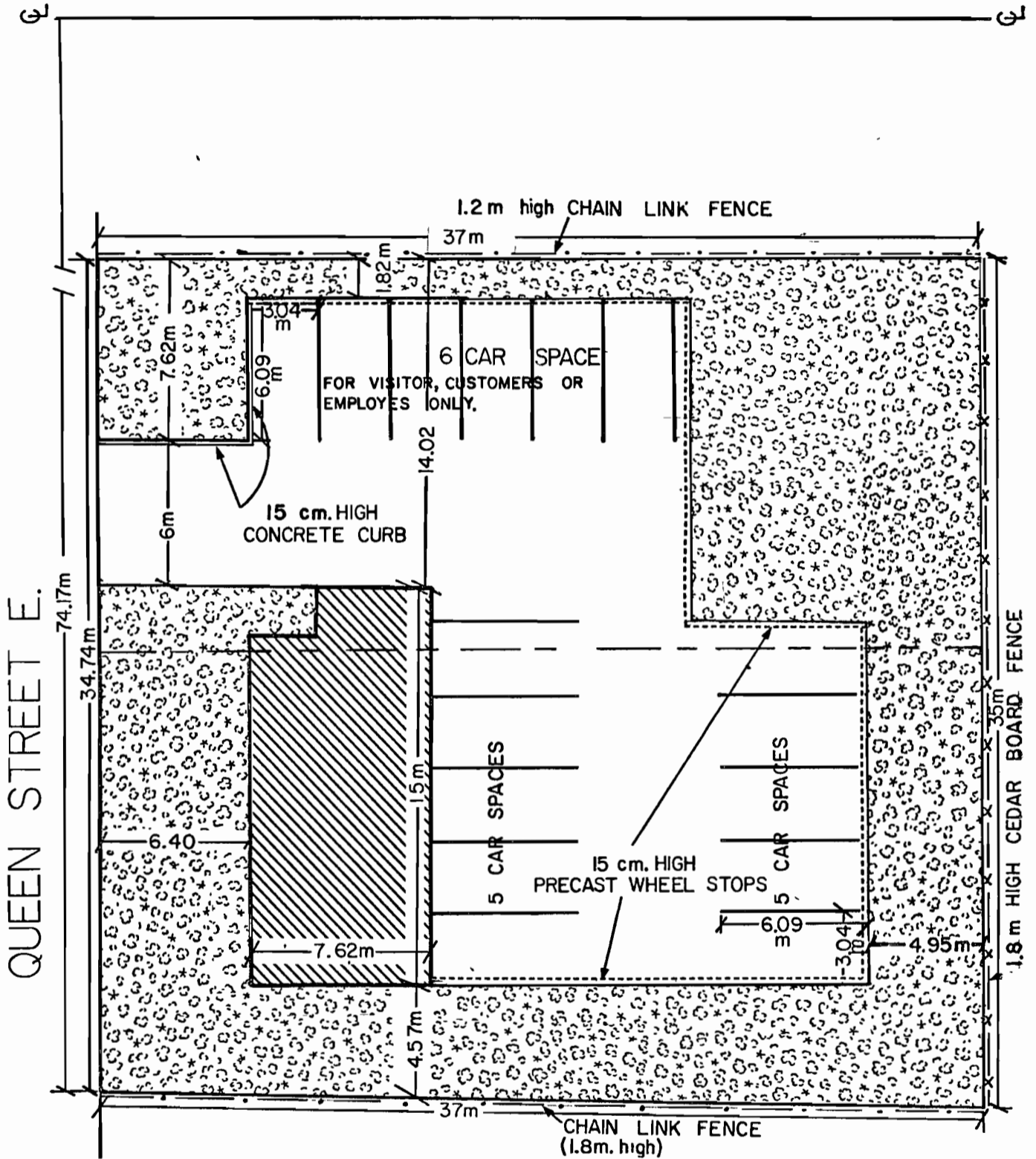
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


CITY OF BRAMPTON
Planning and Development

Date: 81. 06 26 Drawn by: J. K.

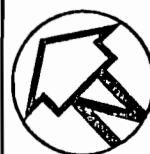
File no. CIW5.9 Map no. 59-23G

CENTRE ST. S.



- LANDSCAPED OPEN SPACE 
- BUILDING AREA 
- PAVED DRIVEWAY AND PARKING AREAS 

BY-LAW 200-82
Schedule C-199



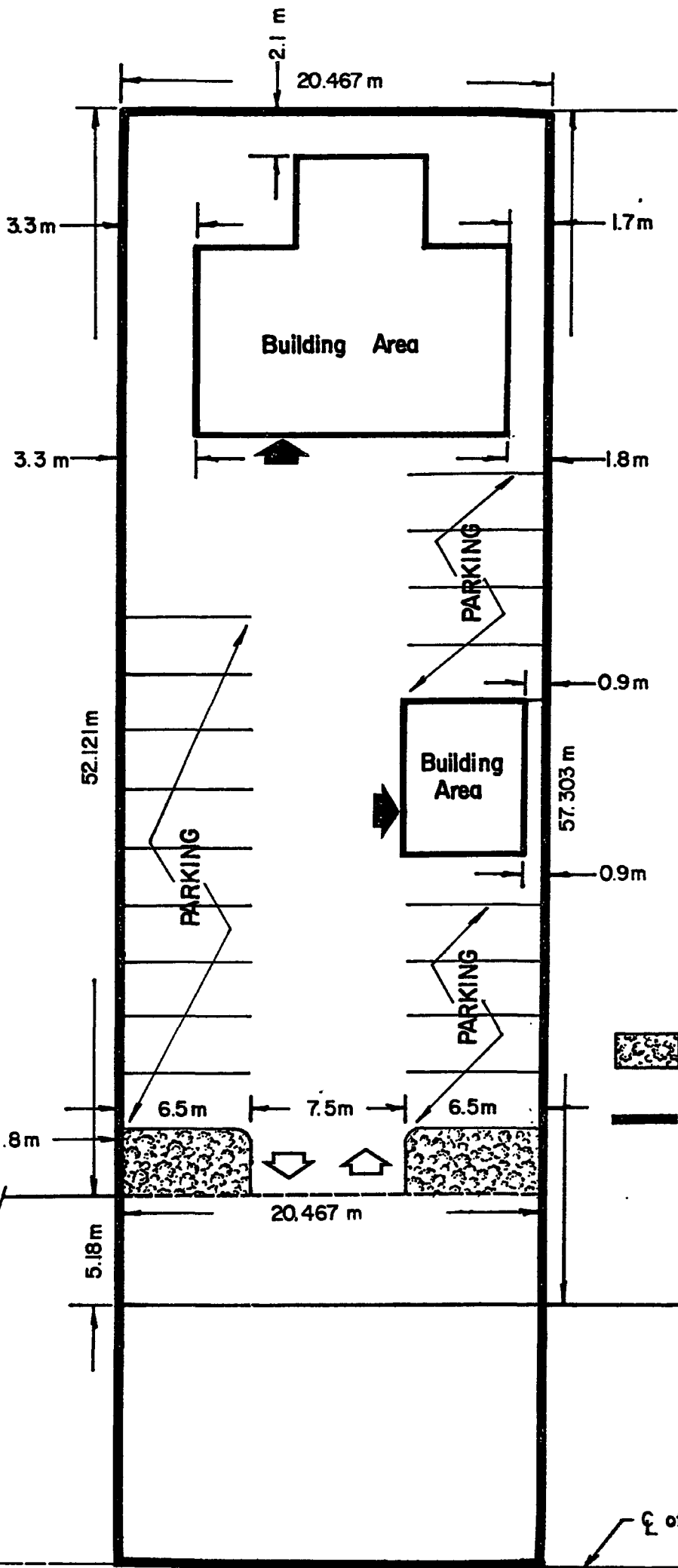
CITY OF BRAMPTON
 Planning and Development

Date: 81. 14 07 Drawn by: J.K.

1:240

File no. CIE5.16 Map no. 60-25D

Clarence Street



 Landscaped Open Space

 Zone Boundary

Kennedy Road South

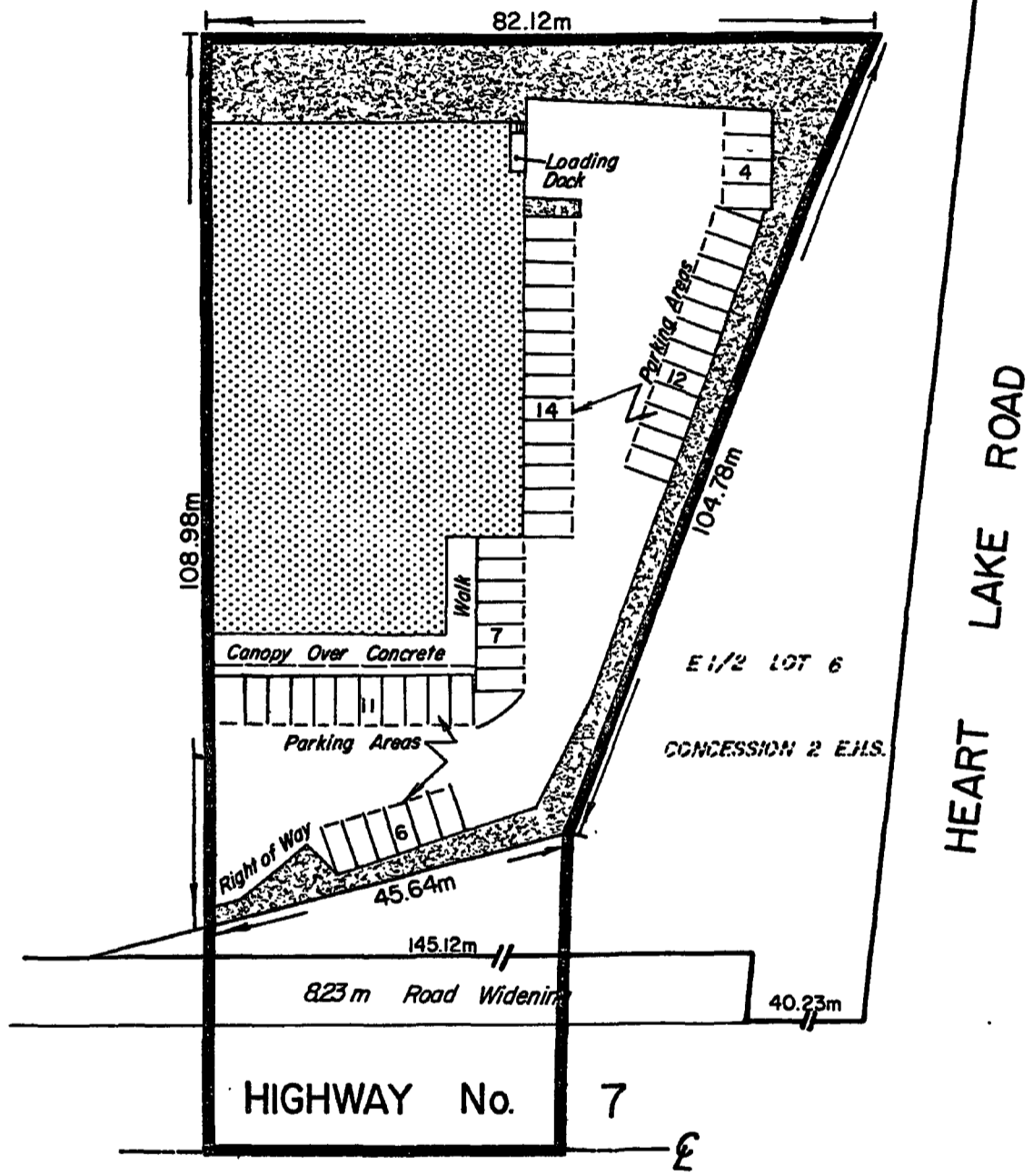
BY-LAW 200-82
Schedule C-200



CITY OF BRAMPTON
Planning and Development

1:280

Date: 1981 03 19 Drawn by: P.S.
File no. C2E4.4 Map no. 61-21 C



-  Zone Boundary
-  Building Area
-  Landscaped Area

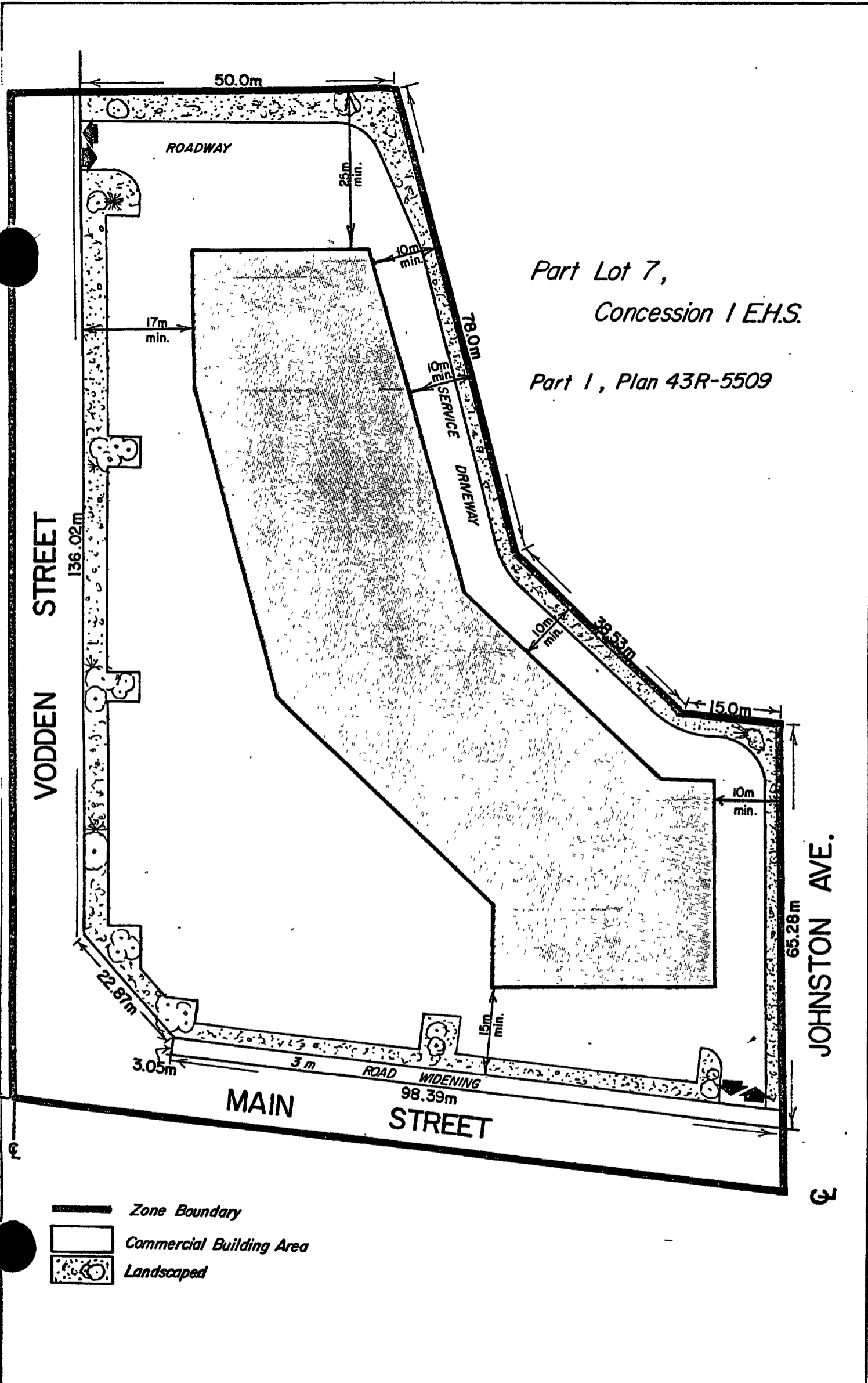
BY-LAW 200-82
Schedule C-201




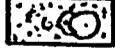
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CITY OF BRAMPTON
 Planning and Development

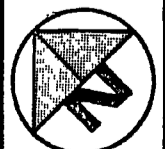
Date: 1981 03 12 Drawn by: J.M.A.
 File no. C2E6.9 Map no. 44-22C



Part Lot 7,
 Concession 1 E.H.S.
 Part 1, Plan 43R-5509

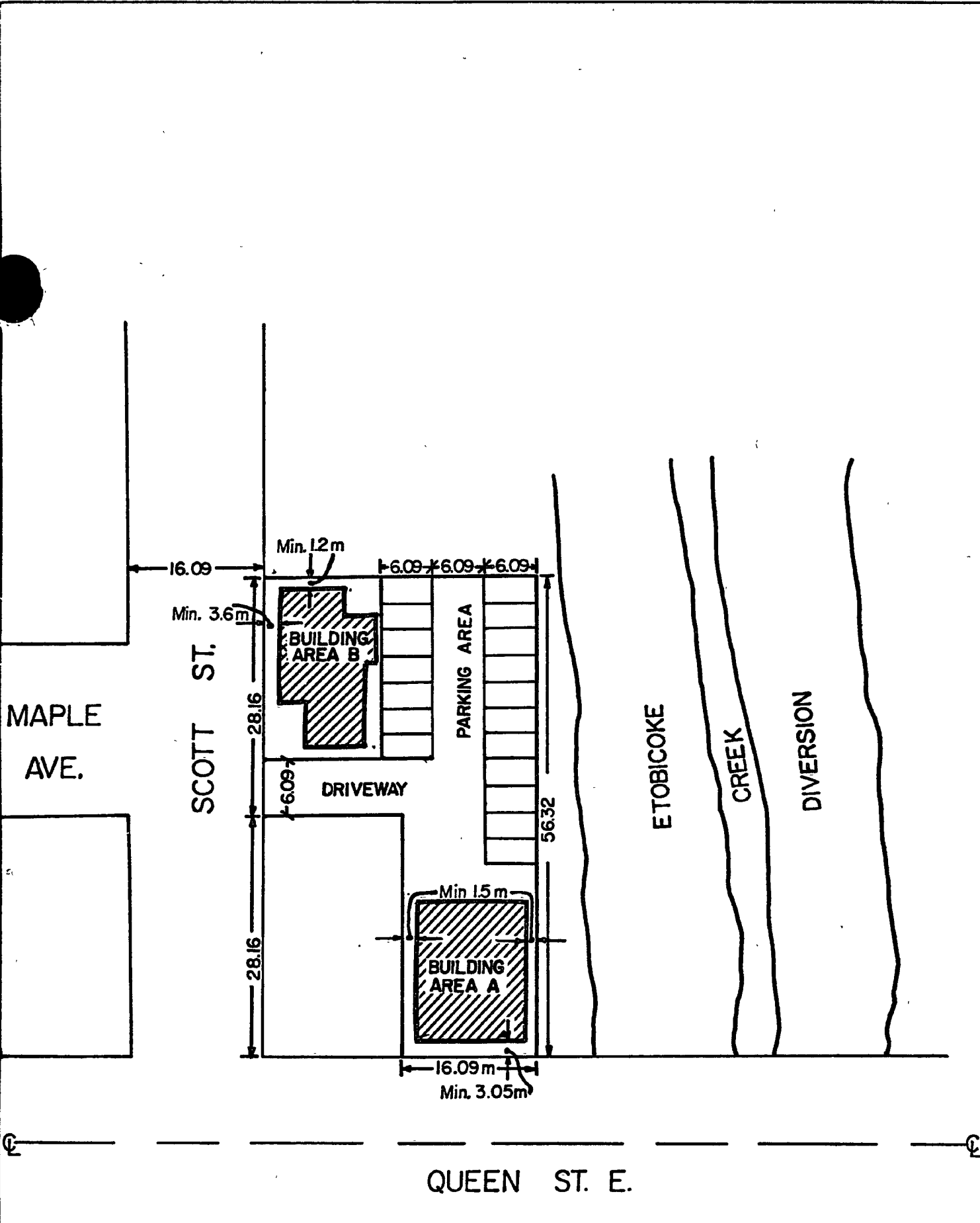
-  Zone Boundary
-  Commercial Building Area
-  Landscaped

BY-LAW 200-82
Schedule C-202



1:700

CITY OF BRAMPTON
 Planning and Development
 Date: 8/09/14
 File no. CIE73A
 Drawn by: J.M.S.
 Map no. 43-21



 BUILDING AREA

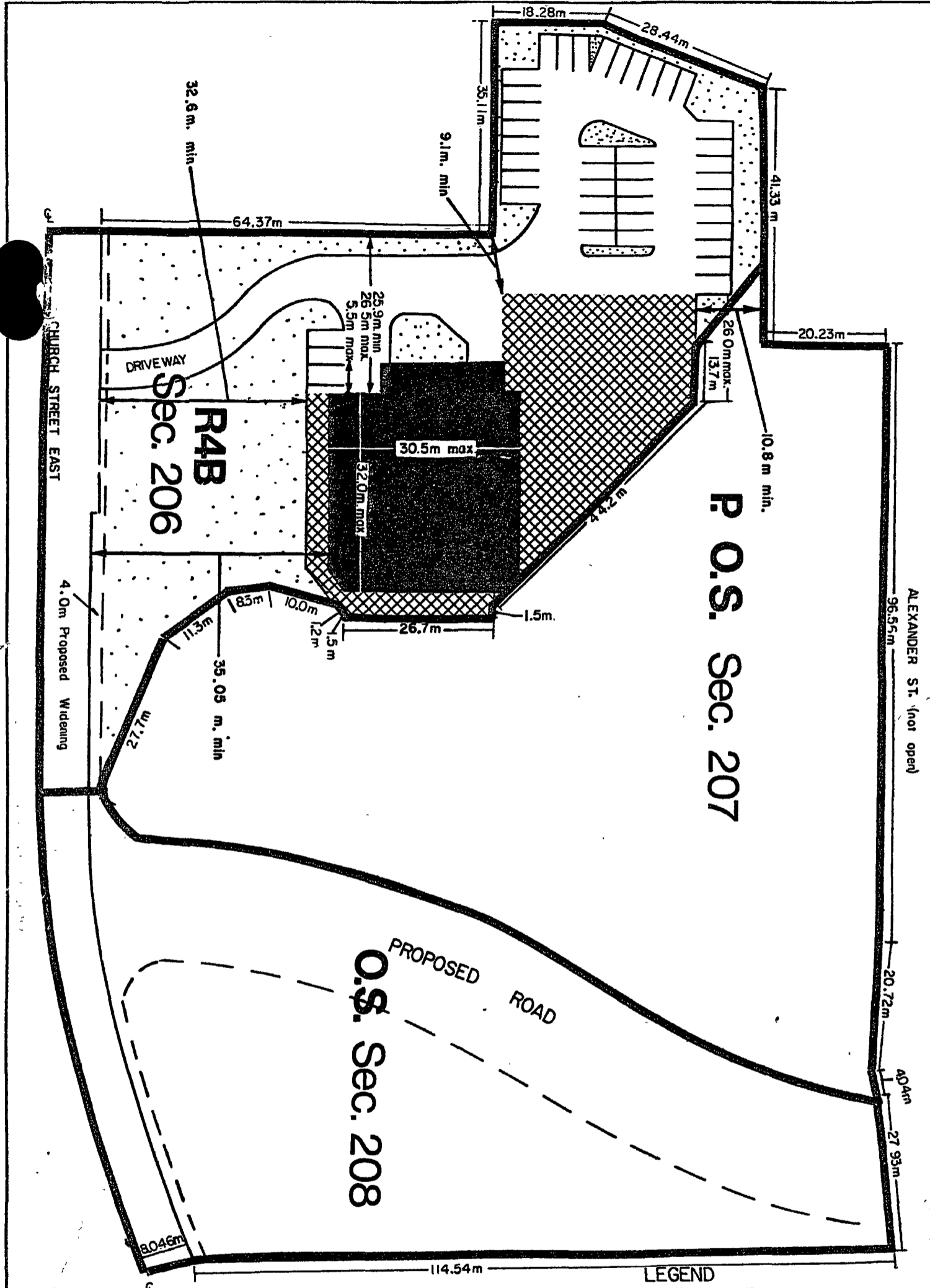
BY-LAW 200-82
Schedule C-204







1:600

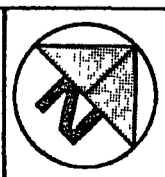
CITY OF BRAMPTON
 Planning and Development

Date: 82 02 05 Drawn by: RB
 File no. CIE6.21 Map no. 43-38E



- LEGEND**
-  BUILDING AREA
 -  LANDSCAPED DECK
 -  APARTMENT DWELLING
 -  LANDSCAPED OPEN SPACE

BY-LAW 200-82
Schedule C-206



CITY OF BRAMPTON
 Planning and Development

Date: 82. 09 01 Drawn by: J.K.
 File no. CIE 6 6A Map no. 43-36D

1: 720



Ontario Municipal Board

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

- and -

**IN THE MATTER OF an application
by The Corporation of the City of
Brampton for approval of its
Restricted Area By-law 25-79, as
amended by By-laws 51-79, 90-79,
16-80, 119-81, 137-81, 267-81
and 268-81**

- and -

**IN THE MATTER OF Restricted Area
By-law 200-82 of The Corporation
of the City of Brampton passed the
27th day of September, 1982**

- and -

**IN THE MATTER OF an application
by The Corporation of the City of
Brampton for approval of its
Restricted Area By-laws 3-81, 238-81,
15-82, 27-82 and 147-82**

B E F O R E :

**D.E. McROBB
Vice-Chairman**

- and -

**J.A. WHEELER
Member**

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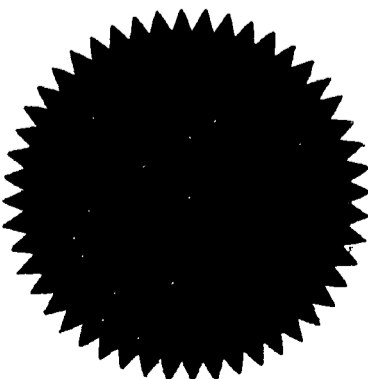
**Wednesday, the 15th day
of December, 1982**

**THE APPLICATIONS FOR approval of By-law 25-79, as amended by
By-laws 51-79, 90-79, 16-80, 119-81, 137-81, 267-81 and 268-81,
having come on for public hearing and after hearing of these
applications, the Board having directed that its order will
issue approving a new by-law if the Council enacts such new by-
law to incorporate the true and accurate provisions of By-law
25-79 as amended by By-laws 51-79, 90-79, 16-80, 119-81, 137-81,
267-81 and 268-81, and the Board having further directed that
such new by-law may include the provisions of any freestanding**

by-laws which are either approved by the Board or came into effect pursuant to The Planning Act subsequent to the passing of By-law 25-79, and the Council having, on the 27th day of September, 1982, passed By-law 200-82, and the Council having passed By-laws 3-81, 238-81, 15-82, 27-82, and 147-82, which are also amendments to By-law 25-79, and no objections to the approval of these by-laws having been received and the true and accurate provisions of these by-laws having also been incorporated into By-law 200-82, and the Council having caused a certified copy of By-law 200-82 to be filed and the Board having dispensed with notice and hearing in respect of By-law 200-82,

THE BOARD ORDERS that By-law 200-82 is hereby approved with the exception of:

1. The approval of By-law 200-82 as it affects the lands of Chelsea Homes Limited, located at Main and Vodden Streets and bounded on the south by Dale Avenue, on the west by Isabella Avenue, on the north by the north limit of the C2 zone of the Loblaws site and on the east by Main Street. The application for approval of By-law 200-82 for these lands is hereby adjourned sine die.
2. The approval of By-law 200-82 as it affects the lands of Kings Point Developments Limited as described in Exhibits 2B and 2C is deferred and the application for approval of By-law 200-82 with respect to these lands is adjourned sine die.
3. By-law 200-82 as it affects the lands zoned R2B east of Main Street on the south side of Church Street and the property located at 166 Main Street, also zoned R2B, is approved for a temporary period expiring the 31st day of December, 1983.



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SECRETARY

ENTERED	
O. B. No.	R 80-7.....
File No.	186.....
DEC 17 1982	
<i>[Handwritten signature]</i>	
SECRETARY, ONTARIO MUNICIPAL BOARD	



Ontario

Ontario Municipal Board

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

- and -

IN THE MATTER OF Restricted Area
By-law 200-82 of The Corporation
of the City of Brampton passed
the 27th day of September, 1982

B E F O R E :

D.H. McROBB
Vice-Chairman

- and -

J.A. WHEELER
Member

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Wednesday, the 4th day
of January, 1984

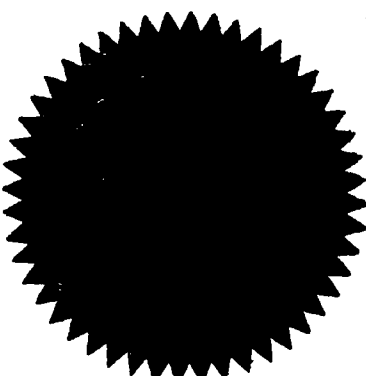
UPON CONSIDERATION of the material filed and the order
of the Board made on the 15th day of December, 1982
granting approval to By-law 200-82 in so far as such
approval applies to lands zoned R2B east of Main Street
on the south side of Church Street and the property
located at 166 Main Street also zoned R2B for a temporary
period expiring the 31st day of December, 1983;

THE BOARD ORDERS that By-law 200-82 is approved in so far
as such approval affects the lands zoned R2B east of Main
Street on the south side of Church Street and the property
located at 166 Main Street also zoned R2B is approved for
a further temporary period expiring the 31st day of
December, 1984.

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SECRETARY

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Of B. No.	
Folio No.	
JAN 26 1984	
<i>[Handwritten signature]</i>	
ACTING SECRETARY (CITY MUNICIPAL) 1984	





R 80473

Ontario Municipal Board

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

- and -

**IN THE MATTER OF Restricted
Area By-law 200-82 of The
Corporation of the City of
Brampton passed the 27th day
of September, 1982**

B E F O R E :

**D.H. McROBB
Vice-Chairman**

- and -

**J.A. WHEELER
Member**

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Friday, the 14th day

of December, 1984

**UPON CONSIDERATION of the material filed and the order of
the Board made on the 15th day of December, 1982 granting
approval to By-law 200-82 in so far as such approval
applies to lands zoned R2B east of Main Street on the
south side of Church Street and the property located at
166 Main Street also zoned R2B for a temporary period
expiring the 31st day of December, 1984;**

**THE BOARD ORDERS that By-law 200-82 is approved in so far
as such approval affects the lands zoned R2B east of Main
Street on the south side of Church Street and the property
located at 166 Main Street also zoned R2B is approved for
a further temporary period expiring the 31st day of
December, 1985.**

SECRETARY

ENTER
O. C. No. ... R80-7
File No. ... 309
JAN 22 1985
SECRETARY OF THE MUNICIPAL BOARD

**RECEIVED
CLERK'S DEPT.**

JAN 29 1985

REG. No.: 431
FILE No.: 19.10



R80473

Ontario Municipal Board

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

RECEIVED CLERK'S DEPT.

JAN 30 1984

- and -

REG. NO: 354 FILE NO: C1W7.12 C1W7.20

IN THE MATTER OF Restricted Area By-law 200-82 of The Corporation of the City of Brampton passed the 27th day of September, 1982

B E F O R E :

D.H. McROBB Vice-Chairman

- and -

J.A. WHEELER Member

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Wednesday, the 4th day of January, 1984

UPON CONSIDERATION of the order of the Board made on the 15th day of December, 1982 approving By-law 200-82 and adjourning sine die the lands of Chelsea Homes Limited and council having on the 26th day of September, 1983 passed By-law 273-83 and on the 12th day of October, 1983 passed By-law 277-83 and it appearing that notice of application for approval of such by-laws having been given as required and no objections to approval having been received;

THE BOARD ORDERS that By-law 200-82 as amended by By-laws 273-83 and 277-83 is hereby approved in so far as such approval applies to the lands of Chelsea Homes Limited, located at Main and Vodden Streets and bounded on the south by Dale Avenue, on the west by Isabella Avenue, on the north limit of the C2 zone of the Loblaws site and on the east by Main Street.

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SECRETARY

ENTERED O. B. No. R80-7 Folio No. 283 JAN 26 1984 *[Handwritten signature]* ONTARIO MUNICIPAL BOARD



R 80473

Ontario Municipal Board

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

**AND IN THE MATTER OF Restricted
Area By-law 200-82 of The Corporation
of the City of Brampton passed the
27th day of September, 1982**

B E F O R E :

**D.H. McROBB
Vice-Chairman**

- and -

**J.A. WHEELER
Member**

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**Tuesday, the 31st day
of December, 1985**

UPON CONSIDERATION of the material filed and the order of the Board made on the 14th day of December, 1984 granting approval to By-law 200-82 insofar as such approval applies to lands zoned R2B east of Main Street on the south side of Church Street and the property located at 166 Main Street also zoned R2B for a temporary period expiring the 31st day of December, 1985;

THE BOARD ORDERS that By-law 200-82 is approved insofar as such approval affects the lands zoned R2B east of Main Street on the south side of Church Street and the property located at 166 Main Street also zoned R2B is approved for a further temporary period expiring the 31st day of December, 1986.

SECRETARY

RECEIVED

FEB 17 1986

REQ. No.:
FILE No.: 19.15

ENTERED
G. R. No. R80-7
File No. 349
FEB 12 1986
SECRETARY, ONT. MUNICIPAL BOARD



Ontario

R 80473

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

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

AND IN THE MATTER OF Restricted Area
By-law 200-82 of The Corporation of
the City of Brampton passed the 27th
day of September, 1982

B E F O R E :

D. H. McROBB
Vice-Chairman

- and -

J. A. WHEELER
Member

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Thursday, the 19th day
of March, 1987

UPON CONSIDERATION of the material filed and the order of the Board made on the 31st day of December, 1985 granting approval to By-law 200-82 insofar as such approval applies to lands zoned R2B east of Main Street on the south side of Church Street and the property located at 166 Main Street also zoned R2B for a temporary period which expired the 31st day of December, 1986;

THE BOARD ORDERS that By-law 200-82 is approved insofar as such approval affects the lands zoned R2B east of Main Street on the south side of Church Street and the property located at 166 Main Street also zoned R2B is approved for a further temporary period expiring the 30th day of June, 1987.

SECRETARY

R80-7
364

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