



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 202-2003

To amend By-law 200-82 as amended, By-law 56-83 as amended,
By-law 139-84 as amended, and By-law 151-88 as amended

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

1. By-law 200-82 as amended, By-law 56-83 as amended, By-law 139-84 as amended, and By-law 151-88 as amended are hereby further amended

by deleting SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES in its entirety from By-laws 200-82, 56-83, and 139-84 as well as SECTION 30.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES in its entirety from By-law 151-88 and replacing each with the content of Appendix A attached hereto.
2. By-law 200-82, as amended, is hereby further amended:
 - (1) by deleting therefrom Sections 20 to 29 all inclusive and replacing thereto with the content of Appendix B attached hereto.
 - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 20.0" to "Section 24.2 Highway Commercial Two Zone – HC2" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
 - (3) by deleting therefrom Section 3.1.2 and replacing thereto with the content of Appendix D attached hereto.
 - (4) by adding thereto, after Section 20.3.1, in Section 20, the following:

"20.3.2 Central Area Parking Requirements:

20.3.2.1 Parking spaces in Commercial Zones within the Central Area, as defined on Schedule B to this by-law, shall be provided in accordance with the requirements of section 20.3.1 and the following:

 - (a) For commercial and retail development (excluding offices), the first 150.0 square metres of gross commercial floor area shall be exempt from the requirements of section 20.3.1. Parking for the remaining gross commercial floor area shall be

provided at a ratio of 1 parking space for each 20 square metres of gross floor area or portion thereof.

- (b) For service commercial development, the first 150.0 square metres of gross commercial floor area shall be exempt from the requirements of Section 20.3.1 Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 16 square metres of gross floor area or portion thereof.
- (c) For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTER-NOON	EVENING
Office	100	N/A	95	15
Retail/ Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100
Library	30	N/A	30	100
Theatre/ Cinema	0	N/A	0	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a free-standing building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirement for the mixed use development.

- (d) For office uses, parking requirements shall be provided in accordance with the following:
- (i) Physician, dentist or drugless practitioner's office:
1 parking space for each 12 square metres of gross commercial floor area or portion thereof.
 - (ii) Real Estate Office:
1 parking space for each 20 square metres of gross commercial floor area or portion thereof.
 - (iii) Other Offices:
1 parking space for each 44 square metres of gross commercial floor area or portion thereof.
- (e) For restaurant uses, the first 200 square metres of gross floor area shall be exempt from the parking requirements of Section 20.3 1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 square metres of gross floor area or portion thereof.

- (f) For library use, parking requirements shall be provided at a ratio of 1 parking space for each 44 square metres of gross floor area or portion thereof.
- (g) For theatre use, parking requirements shall be provided at a ratio of 1 parking space for every 2 seats.
- (h) For a residential apartment, parking requirements shall be provided at 1 parking space per dwelling unit.

20.3.2.2 Parking requirements within the Central Area, as defined on Schedule B to this by-law, shall be satisfied through the provisions of onsite parking, or payment to the City in lieu of all or part of the requirements contained in section 20.3.2.1 in any proportion deemed appropriate by Council, with the remainder to be provided onsite.

20.3.3 The lands shown outlined and identified as "Parking Exemption Area" on Schedule B to this by-law shall be exempt from the requirements set out in section 20.3.2. for a temporary period expiring December 31, 2003."

- (5) by replacing the number "20.3" in Sections 30, 40, 139, 217, 223, 245, 273, 350, 363, 374, 382, 392, and 407 with the number "20".
- (6) by replacing the number "20.5" in Sections 223 and 273 with the number "20".
- (7) by replacing the words "section 20.6.1(b)" in Sections 405 with "Central Area Parking Requirements in Section 20".
- (8) by deleting the phrase "by section 21.1.1" or "by section 21.1.1(a)" from Sections 117, 125, 134, 137, 139, 223, 226, 298, and 318.
- (9) by replacing the phrase "21.1.1" in Section 272 with the phrase "C1 Zone".
- (10) by deleting the phrase "by section 21.2.1" or "by section 21.2.1(a)" from Sections 67, 81, 161, and 162.
- (11) by deleting the phrase "by section 21.3.1" from Sections 64, 65, 107, 404, and 424.
- (12) by deleting the phrase "by section 22.1" or "by section 22.1.1" from Sections 140 and 383.
- (13) by replacing the phrase "section 22.1.1" in Section 294 with the phrase "DC Zone".
- (14) by replacing the phrase "Section 22.1.1(a) and 22.1.1(b)" in Section 293 with the phrase "Commercial purposes of DC Zone".
- (15) by deleting the phrase "by section 23.1.1" from Sections 123, 133, 149, 160, 214, and 303.
- (16) by replacing the phrase "section 23.1.1(a)" in Section 269 with the phrase "commercial purposes of SC Zone".
- (17) by deleting the words ", contained in section 23.1.1" in Section 371.

- (18) by deleting the phrase "section 24.1.1", "by section 24.1.1" or "by section 24.1.1(a)" from Sections 53, 69, 112, 153, 163, and 234.
 - (19) by deleting the phrase "by section 24.2.1" from Section 179.
 - (20) by replacing the phrase "other than the ones set out in section 24.1.2.1(g)" in Section 153 with the phrase "except the minimum landscape open space requirements".
 - (21) by replacing "GC" in Sections 71, 119, 140, 154, 178, 181, 276, 293, 294, 383, 392, 403, and 413 with "DC".
 - (22) by replacing the phrase "General Commercial" in Sections 383 and 403 with "Downtown Commercial".
 - (23) by replacing therefrom Schedule A all symbols of "GC" with "DC".
3. By-law 56-83, as amended, is hereby further amended:
- (1) by deleting therefrom Sections 20 to 29 all inclusive and replacing thereto with the content of Appendix B attached hereto.
 - (2) by deleting in PART II of the TABLE OF CONTENTS, from "Section 20" to "Section 26 Commercial Agriculture - CA" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
 - (3) by deleting therefrom Section 3.1 all words after the word "CRC" and prior to the word "Industrial" and replacing thereto with the content of Appendix D attached hereto.
 - (4) by replacing the number "20.3" in Sections 30, 43, 633 and 652 with the number "20".
 - (5) by deleting the phrase "subject to the requirements and restrictions set out in section 20.6" from Section 576.
 - (6) by deleting the phrase "by Section 22.1" from Section 647.
 - (7) by replacing the phrase "section 22.1.1" in Section 717 with the phrase "C1 Zone".
 - (8) by replacing the words "section 24.2.2(h) to 24.2.2(o) inclusive" in Section 514 with the phrase "HC2 Zone".
4. By-law 139-84, as amended, is hereby further amended:
- (1) by deleting therefrom Sections 20 to 29 all inclusive and replacing thereto with the content of Appendix B attached hereto.
 - (2) by deleting in the TABLE OF CONTENTS, from "Section 23.1" to "Section 28.1 Commercial Agriculture - CA" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
 - (3) by deleting therefrom Section 3.1.2 and replacing thereto with the content of Appendix D attached hereto.

- (4) by replacing the number "20.3" in Sections 30, 559, 579, 606, and 650 with the number "20".
- (5) by replacing the number "20.5" in Section 650 with the number "20".
- (6) by replacing the phrase "section 23.1.1" in Sections 609 and 633 with the phrase "C1 Zone".
- (7) by deleting the phrase "by Section 23.1.1" from Section 625.
- (8) by replacing the phrase "section 24.1.1(a)" in Section 651 with the words "commercial purposes of SC Zone".
- (9) by replacing the phrase "section 25.1.2.2" in Sections 565 and 566 with the phrase "HC1 Zone".
- (10) by deleting section 634.1(a) (1) from Section 634 and replacing it with "(1) the purposes permitted by C3 Zone excluding a service station, an amusement arcade, a motor vehicle or boat sales establishment, and a motor vehicle repair shop;".
- (11) by deleting the numerical "1" in the symbol of "SC1" or "SC1(H) in Sections 555, 589, 635, 636, 650, 651, 690, 694, 727, 750, 751, 799, 809, and 882.
- (12) by replacing the phrase "Service Commercial One" in Section 882 with "Service Commercial".
- (13) by deleting from Schedule A the numerical "1" in all symbols of "SC1" and "SC1(H)".

5. By-law 151-88, as amended, is hereby further amended:

- (1) by deleting in PART II of the TABLE OF CONTENTS, from "Section 30.0" to "Section 31.1-36.1 Commercial Zones" all inclusive and replacing thereto with Sections outlined in the content of Appendix C attached hereto.
- (2) by deleting therefrom Sections 30.0 to 39 all inclusive and replacing thereto with the content of Appendix B attached hereto.
- (3) by deleting therefrom Section 3.1.2 and replacing thereto with the content of Appendix D attached hereto.
- (4) by deleting the words "subject to the requirements of section 30.6" or "subject to requirements and restrictions of section 30.6" from Sections 747.1, 773.1, and 845.1.
- (5) by replacing the number "30.0" or "30.3" in Sections 40.5, 53.1, 53.2, 576, 578, 851, 916, and 1048 with the number "20".
- (6) by replacing the words "section 30.3 and section 40.5", "section 30.3 and 40.5", or "sections 30 and 40" in Sections 305, 499 and 799 with "General Provisions for Commercial Zones and General Provisions for Industrial Zones".
- (7) by deleting the phrase "by section 31.1.1" from Sections 471, 659, 714, and 1107.
- (8) by deleting the phrase "by section 31.2.1" from Sections 524, 549, and 1132.

- (9) by deleting the phrase "by section 33.1.1" from Sections 727, 740, and 742.
- (10) by replacing the words "section 34.1.2, 34.1.2.2", "sections 34.1.2.1 and 34.1.2.2", or "section 34.1.2.1 and 34.1.2.2" in Sections 222, 233, and 234 with the phrase "HC1 Zone".
- (11) by replacing the phrase "section 34.2.2" in Sections 219 and 221 with the phrase "HC2 Zone".
- (12) by replacing the words "Section 34.1.2.2(h) through (n) inclusive" in Section 800 with the phrase "HC2 Zone".

5. Appendixes A, B, C, and D attached to this By-law are parts of this By-law.

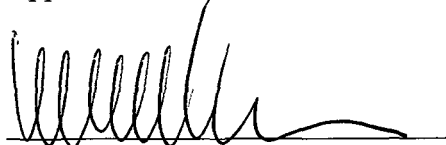
READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this 16th day of July 2003.



~~SUSAN FENNELL~~ MAYOR
Paul Paleschi, Acting mayor


~~LEONARD J. MIKULICH~~ CITY CLERK
KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to Content:



Bill Lee, MCIP, RPP
Associate Director, Special Projects

Appendix A

Proposed General Provisions for Commercial Zones

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 this by-law.

20.2 Accessory Building

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

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

20.3 Parking Spaces

20.3.1 Minimum parking spaces are required in accordance with the following requirements:

Use	Minimum Parking Spaces Required
Animal hospital	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Art gallery or Museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Bank, trust company or finance company	1 parking space for each 15 square metres of gross commercial floor area or portion thereof
Building supplies sales establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use
Cinema, Theatre, Stadium, or Auditorium	1 parking space for each 6 seats or 3 metres of open bench space or portion thereof
Day nursery	1 parking space for each employee plus 1 parking space for each 10 children capacity

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
Furniture store and Appliance store	1 parking space for each 62 square metres of gross commercial floor area or portion thereof
Health centre or Fitness centre	1 parking space for each 22 square metres of gross commercial floor area or portion thereof
Hotel or Motel	Hotel: 1 parking space for each 2 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area or portion thereof devoted to public use including meeting rooms, conference rooms, recreational facilities, dining, lounge and tavern areas but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways Motel: 1 parking space for each 1 bedroom plus the parking requirement for a restaurant
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 floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces
Motor vehicle service station or Gas bar	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
Motor vehicle washing establishment	5 parking spaces plus 10 car stacking spaces
Personal service shop	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Office	Physician, dentist, or drugless practitioner's office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof Real estate office: 1 parking space for each 15 square metres of gross commercial floor area or portion thereof Other office: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof
Place of assembly, Community club, Dance hall, Banquet Hall, or Roller skating rink	1 parking space for each 8 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:	<p>Billiard parlour or Pool hall: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof plus requirement for recreational accessory uses</p> <p>Bowling alley: 4 spaces for each lane plus requirement for recreational accessory uses</p> <p>Curling rink: 8 spaces for each sheet plus requirement for recreational accessory uses</p> <p>Golf driving range: 1 parking space for each tee plus requirement for recreational accessory uses</p> <p>Golf course : 50 spaces for each 9 holes plus requirement for recreational accessory uses</p> <p>Tennis, Squash, or Handball court: 4 spaces for each court plus requirement for recreational accessory uses</p> <p>Swimming pool: 1 parking space for each 20 square metres gross floor area plus requirement for recreational accessory uses</p> <p>Recreational accessory uses: For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law</p>
Religious institution	1 parking space for every 4 seats or where no seat is provide, 8.4 square metres of worship area or portion thereof
Restaurant	<p>Dining Room or Convenience Restaurant: 1 parking space for each 6.25 square metres of gross commercial floor area or portion thereof</p> <p>Take-Out Restaurant: 1 parking space for each 16.7 square metres of gross commercial floor area or portion thereof</p>
School	<p>Elementary School (up to grade 8): 1 parking space for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom</p> <p>Secondary School (grade 9 and above): 1.5 spaces for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom</p> <p>Commercial, Technical, or Recreational School: 4 spaces for each classroom; or 1 parking space 20 square metres of gross commercial floor area or portion thereof; whichever is greater</p>
Retail establishment not specifically mentioned	1 parking space for each 19 square metres of gross commercial floor area or portion thereof

Shopping centre having a gross leasable commercial floor area of less than 2000 square metres	1 parking space for each 23 square metres of gross commercial floor area or portion thereof for the entire shopping centre if uses of restaurants, taverns, and medical offices occupy less than 10% of total of gross commercial floor area; otherwise, 1 parking space for each 23 square metres of gross commercial floor area or portion thereof for areas other than restaurants, taverns, and medical offices plus the parking spaces required for restaurants, taverns, and medical offices
Shopping centre having a gross leasable commercial floor area of 2000 square metres or more	1 parking space for each 19 square metres of gross 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 2.5 person licensed capacity
All Other Commercial Uses not specifically mentioned	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

20.4 Drive Through Facilities:

- 20.4.1 The drive through facility must be physically separated from the parking area.
- 20.4.2 Minimum 10 stacking spaces for a facility associated with a restaurant or a convenience store; minimum 8 stacking spaces for a facility associated with a bank, trust company or finance company; and minimum 3 stacking spaces for a facility associated with any other land use shall be provided.

20.5 Restaurant Uses in Commercial Zones

Refuse storage for restaurant uses permitted in any commercial zone of this by-law shall be contained in a climate controlled area within a building.

20.6 Loading Spaces

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

(a) retail commercial uses	
Gross leasable commercial floor area of in square metres	Number of loading spaces
2,350 or less	1 loading space
Over 2,350 up to 7,450	2 loading spaces
Over 7,450 up to 14,000	3 loading spaces
Over 14,000	3 loading spaces plus one additional loading space for each 9,300 square metres or portion thereof in excess of 14,000 square metres

(b) office uses		
	Gross leasable commercial floor area of in square metres	Number of loading spaces
	2350 or less	no loading space required
	Over 2,350 up to 11,6000	1 loading space
	Over 11,600	1 loading space plus one additional loading space for each 9,300 square metres or portion thereof in excess of 11,600 square metres
(c) no loading space shall be within the front yard or within the exterior side yard of a lot;		
(d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.		

20.7 Provisions for a Group Home Type 2 or Supportive Housing Facility

A Group Home Type 2 or a Supportive Housing Facility shall be subject to the following requirements and restrictions:

- (a) a group home type 2 shall be located in a single detached dwelling and a dwelling unit within a mixed use development;
- (b) the group home type 2 shall occupy the whole of the single detached dwelling;
- (c) a minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, a supportive lodging house, or a group home type 1;
- (d) a minimum separate distance of 610 metres shall be maintained between a supportive housing facility and a group home type 1, or a group home type 2, or a supportive lodging house, or another supportive housing facility; and
- (e) a group home type 2 shall be subject to compliance with the Group Home Registration By-law.

20.8 Provisions of Lodging Houses

Lodging Houses shall be subject to the following requirements and restrictions:

- (a) a lodging house shall be located in a single detached dwelling;
- (b) the lodging house shall occupy the whole or part of the single detached dwelling;
- (c) a minimum separation distance of 305 metres shall be maintained between a lodging house and another lodging house; and
- (d) a lodging house and a supportive lodging house shall comply with the requirements of the Lodging House Licensing By-law.

Appendix B

Sections 21.1 to 28.1

SECTION 21.1 COMMERCIAL ONE – C1

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

21.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
(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, or 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 convenience restaurant, a take-out restaurant
(11)	an animal hospital
(b) <u>Other</u>	
(1)	a religious institution.
(2)	a library
(3)	a group home type 2
(4)	purposes accessory to the other permitted purposes

21.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	38 metres
(b) Minimum Front Yard Depth	15 metres
(c) 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
(d) Minimum Exterior Side Yard Width	6 metres
(e) Minimum Rear Yard Depth	6 metres except that where the rear side yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
(f) Maximum Building Height	2 storeys
(g) Minimum Landscaped Open Space	20% of the minimum required front yard and 50% of the minimum required exterior side yard

SECTION 21.2 COMMERCIAL TWO – C2

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

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, or 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 convenience restaurant, a take-out restaurant
(11)	a service station or gas bar
(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 or fitness centre
(20)	a tavern
(21)	a taxi or bus station
(22)	a custom workshop
(23)	an animal hospital
(b) Other	
(1)	purposes accessory to the other permitted purposes

21.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	21 metres
(b) Minimum Front Yard Depth	21 metres
(c) 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 18 metres
(d) Minimum Exterior Side Yard Width	18 metres
(e) Minimum Rear Yard Depth	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 18 metres
(f) Maximum Building Height	6 storeys
(g) Minimum Landscaped Open Space	8% of the lot area

SECTION 22.1 COMMERCIAL THREE – C3

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

22.1.1 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, or 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 convenience restaurant, a take-out restaurant
(11)	a service station or gas bar
(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 but not including a billiard hall
(18)	a community club
(19)	a health or fitness centre
(20)	a tavern
(21)	a taxi or bus station
(22)	a custom workshop
(23)	a motor vehicle or boat sales establishment
(24)	a motor vehicle repair shop
(25)	a swimming pool sales and service establishment
(26)	an animal hospital
(b) Other	
(1)	purposes accessory to the other permitted purposes

22.1.2 shall be subject to the following requirements and restrictions:

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

SECTION 23.1 SERVICE COMMERCIAL – SC

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

23.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
(1)	a retail establishment having no outside storage
(2)	a service shop
(3)	a personal service shop
(4)	a bank, trust company and 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 convenience restaurant, a take-out restaurant
(10)	a printing or copying establishment
(11)	a garden centre sales establishment
(12)	a community club
(13)	a health or fitness centre
(14)	a tavern
(15)	a custom workshop
(16)	an animal hospital
(b) <u>Other</u>	
(1)	a religious institution, including an associated place of public assembly
(2)	a day nursery
(3)	a group home type 2
(4)	a lodging house
(5)	purposes accessory to the other permitted purposes

23.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	38 metres
(b) Minimum Front Yard Depth	5 metres
(c) 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 5 metres
(d) Minimum Exterior Side Yard Width	5 metres
(e) Minimum Rear Yard Depth	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
(f) Maximum Building Height	3 storeys
(g) Minimum Landscaped Open Space	60% of the required front yard and the required exterior side yard

SECTION 24.1 HIGHWAY COMMERCIAL ONE- HC1**The lands zoned HC1 on Schedule A to this by-law:**

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 convenience 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)	an animal hospital
(12)	uses permitted by a HC2 Zone
(b) Other	
(1)	a group home type 2
(2)	a lodging house
(3)	purposes accessory to the other permitted purposes

24.1.2 shall be subject to the following requirements and restrictions:

24.1.2.1 Uses permitted by a HC2 Zone shall be subject to the requirements and restrictions in HC2 Zone.

24.1.2.2 All other uses shall be subject to the requirements and restrictions.

(a) Minimum Lot Width	38 metres
(b) Minimum Lot Depth	No requirement
(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 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 shall be 9 metres
(g) Maximum Building Height	3 storeys
(h) Minimum Landscaped Open Space	20% of the required front yard and 50% of the required exterior side yard
(i) Other	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones. Others to be deleted

SECTION 24.2 HIGHWAY COMMERCIAL TWO- HC2

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

24.2.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
(1)	a service station or gas bar
(2)	a motor vehicle washing establishment
(3)	only in conjunction with a service station or gas bar, a retail establishment having no outside storage, a convenience store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company
(4)	an animal hospital
(b) <u>Other</u>	
(1)	purposes accessory to the other permitted purposes

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 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 shall be 9 metres
(g) Maximum Building Height	2 storeys
(h) Minimum Landscaped Open Space	20% of the required front yard and 50% of the required exterior side yard
(i) Other	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones. Others to be deleted

SECTION 25.1 RECREATION COMMERCIAL – RC

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

25.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
(1)	a golf course
(2)	a driving range
(3)	a fish or game farm or club
(4)	tent or trailer camping facilities
(5)	a swimming pool
(6)	a skating rink
(7)	a curling rink
(8)	a racquet or handball court
(9)	lawn bowling greens
(10)	a residential unit for a caretaker employed on the lot
(11)	an animal hospital
(b) <u>Other</u>	
(1)	purposes accessory to the other permitted purposes

25.1.2 shall be subject to the following requirements and restrictions:

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

SECTION 26.1 COMMERCIAL AGRICULTURAL- CA

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

26.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
	(1) a garden center sales establishment
	(2) a farm produce stand
	(3) an animal hospital
(b) <u>Other</u>	
	(1) purposes accessory to the other permitted purposes

26.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	38 metres
(b) Minimum Front Yard Depth	15 metres
(c) Minimum Interior Side Yard Width	7.5 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 15 metres
(d) Minimum Exterior Side Yard Width	15 metres
(e) Minimum Rear Yard Depth	15 metres
(f) Maximum Building Height	2 storeys
(g) Minimum Landscaped Open Space	20% of the minimum required front yard and 50% of the minimum required exterior side yard
(h) Outside Storage	<ul style="list-style-type: none"> (i) No storage of plants shall be permitted outside a building or structure except in the side or rear yard (ii) No storage of soil, aggregates, concrete products, wood products, fencing materials or firewood shall be permitted outside a building or structure, except in the rear yard or that portion of a side yard not used as a landscaped open space, with both such areas to be completely screened from streets and from any properties used for residential or institutional purposes by a solid opaque fence having a minimum height of 1.3 metres and a maximum height of 2.4 metres (iii) Where solid opaque fence screening is required because of outside storage, the materials and items stored outside shall not exceed the height of the fence.

SECTION 27.1 OFFICE COMMERCIAL – OC

The lands zoned OC on Schedule A to this by-law:

27.1.1 shall only be used for the following purposes:

(a)	<u>Commercial</u>
	(1) an office
	(2) a bank, trust company, or financial institution
(b)	<u>Other</u>
	(1) purposes accessory to the other permitted purposes

27.1.2 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	6 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 9 metres
(e)	Minimum Exterior Side Yard Width	5 metres
(f)	Minimum Rear Yard Depth	6 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 9 metres
(g)	Maximum Building Height	3 storeys
(h)	Minimum Landscaped Open Space	60% of the required front yard and required exterior side yard

SECTION 28.1 DOWNTOWN COMMERCIAL – DC

The lands zoned DC on Schedule A to this by-law:

28.1.1 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, or financial 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 convenience 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
(22)	a motor vehicle or boat sales or rental establishment and accessory repair facilities
(23)	a hotel or motel
(24)	an animal hospital
(b) Other	
(1)	an apartment dwelling in which a maximum of 30% of the gross floor area is used for commercial purposes
(2)	a group home type 2
(3)	a lodging house
(4)	purposes accessory to the other permitted purposes

28.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth	(i) 2 metres or the Street Line Setback as shown on Schedule B of this by-law, whichever is the lesser (ii) 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	(i) Where it abuts a Commercial or Industrial Zone – 0 metres (ii) Where it abuts a Residential, Institutional or Open Space Zone – 1.5 metres (iii) 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 metres
(d) Minimum Rear Yard Depth	(i) Where it abuts a Residential, Institutional or Open Space Zone – 6 metres (ii) Where there is no access to the rear yard by public street or public or private land – 6 metres (iii) 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) Other	The requirements and restrictions of the R4B zone shall apply to apartment buildings in this zone except that the maximum building height for apartment buildings shall be 11 storeys

Appendix C

Section 21.1	Commercial One	C1
Section 21.2	Commercial Two	C2
Section 22.1	Commercial Three	C3
Section 23.1	Service Commercial	SC
Section 24.1	Highway Commercial One	HC1
Section 24.2	Highway Commercial Two	HC2
Section 25.1	Recreation Commercial	RC
Section 26.1	Commercial Agricultural	CA
Section 27.1	Office Commercial	OC
Section 28.1	Downtown Commercial	DC

Appendix D

2. Commercial	Commercial One	C1
	Commercial Two	C2
	Commercial Three	C3
	Service Commercial	SC
	Highway Commercial One	HC1
	Highway Commercial Two	HC2
	Recreation Commercial	RC
	Commercial Agricultural	CA
	Office Commercial	OC
	Downtown Commercial	DC

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 202-2003
being a by-law to amend Comprehensive Zoning By-laws 200-82, 56-83, 139-84 and 151-88, as amended
(The Corporation of the City of Brampton) File P42BR

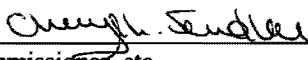
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO
SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 202-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of July, 2003.
3. Written notice of By-law 202-2003 as required by section 34(18) of the *Planning Act* was given on the 30th day of July, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
20th day of August, 2003)




A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.