



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 219-2002

To amend By-law 139-84 as amended.

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

1. By-law 139-84, as amended is hereby further amended:
 - (1) by deleting the words "Commissioner of Planning and Building" in Section 2.1 and substituting the words "Commissioner of Planning, Design and Development";
 - (2) by adding to Section 2.5 Certificate of Occupancy, the word "her/" before the word "him";
 - (3) by deleting therefrom, in Section 3.2 (2) the words "Schedule C - Section 694" and by deleting therefrom, Schedule C-694;
 - (4) by deleting therefrom, in its entirety Section **6.9 Dwelling Unit Prohibited Below Grade**;
 - (5) by renumbering in its entirety Section **6.11 Special Uses Permitted** to Section **6.12 Special Uses Permitted**;
 - (6) by adding thereto, in Section 25.1.2.1 the words "shall be subject to the following requirements and restrictions:" after the words Requirements and Restrictions;
 - (7) by deleting therefrom, in its entirety Section 582.1 added by By-law 82-85 and substituting the following:

"**583.** The lands designated HC2 - SECTION 583 on Sheet 8, of Schedule A to this by-law:

583.1 shall only be used for the following purposes:

 - (a) gas bar;
 - (b) only in conjunction with a gas bar, a retail establishment having no outside storage;
 - (c) purposes accessory to the other permitted purposes.

583.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 60.5 metres
- (b) minimum lot depth - 60.5 metres
- (c) maximum height of building - 1 storey
- (d) maximum gross floor area for a building other than for a garbage and refuse enclosure - 93 square metres
- (e) minimum landscaped open space:
 - front yard- 20 percent of the required yard area and a minimum depth of 3 metres
 - exterior side yard- 50 percent of the required yard area and a minimum depth of 3 metres
 - other yards- no minimum requirement
- (f) garbage and refuse containers shall be located in a totally enclosed area or structure.

583.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 583.2.”

- (8) by deleting therefrom, Section 609.2 and substituting the following:

“609.2 shall be subject to the following requirements and restrictions:

- (1) Maximum building height – 1 storey
- (2) Minimum landscaped open space:
 - (a) 15% of the lot area
 - (b) 20% of the minimum required front yard area
 - (c) minimum width abutting a residential zone – 3 metres, and
 - (d) minimum width abutting a road allowance or a 0.3 metre reserve – 3 metres
- (3) A masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone;
- (4) Minimum distance separation between a restaurant and a residential zone – 50 metres
- (5) Garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building
- (6) Garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone,
- (7) No amusement devices shall be permitted, and,
- (8) No outside storage or display of goods shall be permitted.”

(9) by changing on Sheet 6 of Schedule A thereto, the zoning designation of the lands shown on Schedule A to this by-law, from RESIDENTIAL APARTMENT A – SECTION 646 (R4A – Section 646) to RESIDENTIAL APARTMENT A – SECTION 746 (R4A – Section 746), such lands being part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto;

(10) by deleting therefrom, in its entirety Section 646.1 and Section 646.2 added by By-law 30-87, and substituting the following:

“746. The lands designated R4A - SECTION 746 on Sheet 6 of Schedule A to this by-law:

746.1 shall only be used for the purposes permitted by section 15.1.1.

746.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area:- 0.622 hectares
- (2) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on SCHEDULE C- SECTION 746
- (3) maximum density:- 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- (4) maximum building height:- 9 storeys.
- (5) maximum lot coverage:- 20%
- (6) maximum floor space Index:- 2.3.
- (7) an apartment dwelling shall be located within the area shown as Building Area on SCHEDULE C - SECTION 746.
- (8) A canopy shall be located within the area shown as Canopy on SCHEDULE C - SECTION 746.
- (9) An underground garage and related accessory structures shall be located a minimum distance from property lines as follows:
 - (i) side lot line - 1 metre
 - (ii) rear lot line - 1 metre
 - (ii) front lot line - 3 metres
- (10) An underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.
- (11) Surface parking facilities shall be provided and maintained in the location shown as Parking on SCHEDULE C - SECTION 746.
- (12) A driveway ramp shall be located as shown on SCHEDULE C - SECTION 746.

- (13) Landscaped open space shall be provided and maintained in the location shown as Landscaped Open Space on SCHEDULE C - SECTION 746.

746.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 746.2.

746.4 For the purposes of section 746,
LOT LINE, FRONT shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

- (11) by deleting therefrom, in Section 3.2 Schedules (2) "Schedule C Section 646" and adding thereto as a plan comprising Schedule C, the following:
"Schedule C- Section 746"
- (12) by deleting therefrom, Schedule C- Section 646 and adding thereto, Schedule B to this by-law, "Schedule C- Section 746";
- (13) by changing the reference therein, in Section 631.1.3 from "631.2" to "631.1.2".
- (14) by deleting therefrom, in Section 634.2 subsection "(n)";
- (15) by changing on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown on Schedule C to this by-law, from RESIDENTIAL SINGLE –FAMILY B(P) – SECTION 655 (R1B(P) – SECTION 655, and RESIDENTIAL SINGLE – FAMILY B (P) – SECTION 656 (R1B(P) – SECTION 656) to RESIDENTIAL SINGLE –FAMILY B(P) – SECTION 747 (R1B(P) – SECTION 747), and RESIDENTIAL SINGLE – FAMILY B (P) – SECTION 748 (R1B(P) – SECTION 748), such lands being part of Lot 14, Concession 1, E.H.S., in the geographic Township of Toronto.
- (16) by deleting therefrom, in its entirety Section 655 added by By-law 325-86, and substituting the following:
- "747. The land designated R1B - SECTION 747 on Sheet 7 of Schedule A to this by-law
- 747.1 shall only be used for the purposes permitted by section 12.2.1
- 747.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width: - 14 metres

(2) Minimum interior side yard width:

(a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

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

747.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 747.2.”

(17) by deleting therefrom, in its entirety Section 656 added by By-law 325-86, and substituting the following:

“748. The land designated R1B - SECTION 748 on Sheet 7 of Schedule A to this by-law

748.1 shall only be used for the purposes permitted by section 12.2.1

748.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width: - 17 metres

(2) Minimum interior side yard width:

(a) 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres;

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

748.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 748.2.”

- (18) by changing, on Sheet 9 of Schedule A thereto, the zoning designation of the lands shown on Schedule D to this by-law, from INDUSTRIAL ONE ZONE - SECTION 664 (M1 - SECTION 664) to INDUSTRIAL ONE ZONE - SECTION 749 (M1 - SECTION 749), as provided in By-law 33-87.
- (19) by deleting therefrom in its entirety, Section 664 added by By-law 33-87, and substituting the following:
- “749. The lands designated M1 - SECTION 749 on Sheet 9 of Schedule A to this by-law.
- 749.1 shall only be used for the following purposes:
- (1) the purposes permitted in the M1 zone by section 31.1.1;
 - (2) a standard restaurant only in conjunction with the manufacturing, cleaning, packaging or processing of foods within an enclosed building.
- 749.2 shall be subject to the following requirements and restrictions:
- (1) the purpose permitted by section 749.1(2) (standard restaurant) shall not exceed a gross floor area of 130 square metres.
 - (2) an adult entertainment parlour shall not be permitted in conjunction with the purpose permitted by section (749.1(2) (standard restaurant).
- 749.3 shall also be subject to the restrictions and requirements relating to the M1 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 749.2.”
- (20) by renumbering therein, in Section 701.1.2 subsection (k) to subsection (i) as follows:
- “(i) parking for the purposes of the large retail warehouse shall be provided on the basis of a minimum of 1 space per 17.2 square metres of gross floor area.”
- (21) by changing, on Sheet 7 of Schedule A thereto, the zoning designation of the lands outlined on Schedule E to this by-law from SERVICE COMMERCIAL ONE - SECTION 785 (SC-SECTION 785) and SERVICE COMMERCIAL ONE - SECTION 786 (SC - SECTION 786 to SERVICE COMMERCIAL ONE - SECTION 750 (SC-SECTION 750) and SERVICE COMMERCIAL ONE - SECTION 751 (SC - SECTION 751), such lands being part of Lot 14, Concession 1, E.H.S. geographic Township of Toronto.
- (22) by deleting therefrom in its entirety Section 785 added by By-law 150-89, and substituting the following:

“750 The land designated SC1-Section 750 on Sheet 7 of Schedule A to this by-law:

750.1 shall only be used for the following purposes:

- (1) a bank;
- (2) an office, and
- (3) purposes accessory to other permitted purposes.

750.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth - 15 metres
- 2) Minimum rear Yard Depth - 6 metres
- 3) Minimum Lot width: - 44 metres
- 4) Minimum Lot Depth: - 55 metres
- 5) Minimum Lot area: - 3000 square metres
- 6) Minimum Interior Side Yard Width: - 6 metres
- 7) Minimum Exterior Side Yard Width: - 15 metres
- 8) Maximum Building Height: - 2 storeys
- 9) Maximum Gross Commercial Floor Area: - 810 square metres
- 10) Maximum Coverage: 20% of Lot area
- 11) Minimum Landscaped Open Space:
 - 60 per cent of the minimum required front yard area, and
 - 60 per cent of the minimum required exterior side yard area.

750.3 shall also be subject to the requirements and restrictions relating to the SC1 Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 750.2.

(23) by deleting therefrom, in its entirety Section 786 added by By-law 150-89, and substituting the following:

“751 The lands designated SC1-Section 751 on Sheet 7 of Schedule A to this by-law:

751.1 shall be used only for the following purposes:

- a) Bank, trust company or financial institution;
- b) Business or professional offices, other than offices for a health care practitioner;
- c) Dining room restaurant;
- d) Tobacco shop or variety store;
- e) Gift shop or card shop;
- f) Insurance agency;

- g) Travel agency;
- h) Interior design or art gallery;
- i) Photographic studio;
- j) Clothing store;
- k) Hair dresser and beauty salon; and,
- l) Purposes accessory to the other permitted purposes.

751.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: - 15 metres
- 2) Minimum Rear Yard Depth: - 6 metres
- 3) Minimum Lot Width: - 60 metres
- 4) Minimum Interior Side Yard Width:
 - 6 metres
- 5) Minimum Lot Area: - 7000 square metres
- 6) Maximum Building Height: - 4 storeys
- 7) Maximum Gross Commercial Floor Area:
 - 5050 square metres
- 8) Maximum Gross Floor Area for a restaurant:
 - 465 square metres
- 9) Maximum Gross Floor Area for a tobacco shop or a variety store: - 120 square metres
- 10) Minimum Landscaped Open Space:
 - 60 per cent of the minimum required front yard area, and
 - 20% of the Lot area
- 11) Maximum coverage: - 20% of Lot Area

751.3 shall also be subject to the requirements and restrictions relating to the SC1 Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 751.2”

- (24) by changing on Sheet 6 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule F to this by-law from AGRICULTURAL (A) and HIGHWAY COMMERCIAL TWO (HC2) to RESIDENTIAL SINGLE FAMILY C- SECTION 597 (R1C – SECTION 597), RESIDENTIAL SINGLE FAMILY C – SECTION 600 (R1C – 600), RESIDENTIAL SINGLE FAMILY D (R1D), RESIDENTIAL SINGLE FAMILY D – SECTION 598 (R1D – SECTION 598), OPEN SPACE (OS), FLOODPLAIN (F) AND AGRICULTURAL – PARKWAY BELT (AP), such lands being part of Lot 13, Concession 1, W.H.S., in the geographic Township of Toronto.

- (25) by adding thereto, as **Schedule D – Planning Areas for Establishing Maximum Group Home Numbers** attached as Schedule G to this by-law.
- (26) by adding thereto, in Section 3.2 SCHEDULES (1) after the letter “C”, the words “and D” and deleting the word “and” after the letter “B” and the comma after the letter “C”; by deleting therefrom the “(2)” before the line “The plans comprising Schedule C are as follows:” and by adding after the list of Schedule C’s the following:

“SCHEDULE D: PLANNING AREAS FOR
ESTABLISHING MAXIMUM GROUP
HOME NUMBERS”

- (27) by deleting therefrom in its entirety Section 563.2 and substituting the following:

“563.2 The lands designated R4B – Section 563.2 on Schedule A to this by-law:

563.2.1 shall only be used for the following purposes:

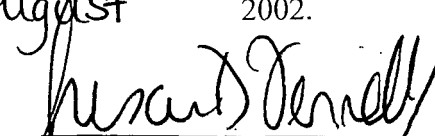
- (1) senior citizen residence;
- (2) nursing home
- (3) in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- (4) other purposes accessory to a senior citizen residence or nursing home;
- (5) a bank, or
- (6) a gift shop.

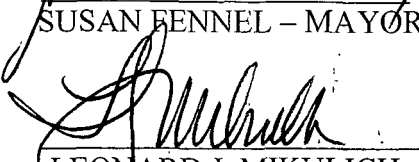
563.2.2 shall be subject to the following requirements and restrictions:

- (1) not more than a total of 232 senior citizens dwelling units shall be permitted;
- (2) not more than 110 units of the permitted 232 units shall be 2 bedroom units;
- (3) not more than 120 beds shall be permitted in the nursing home;
- (4) as shown on Schedule C-Section 563 to this by-law,
 - (a) the senior citizen dwelling units shall be in a senior citizen residences located within Building Areas 1, 3 and 4;
 - (b) the nursing home shall be located within Building 5, and
 - (c) all buildings shall be located within Building Areas 1,2,3,4, 5 and 6.
- (5) the maximum height for buildings within the building areas shown on Schedule C-Section 563 shall be:
 - (a) 6 storeys for Building Area 1;
 - (b) 2 storeys for Building Areas 2 and 5;
 - (c) 7 storeys for Building Area 3,
 - (d) 13 storeys for Building Area 4, and

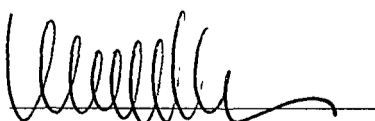
- (e) 13 storeys for Building Area 6.
 - (6) the minimum front, rear and side yard depths and widths shall be as shown on Schedule C-Section 563.2;
 - (7) a minimum of 50% of the lot area shall be landscaped open space;
 - (8) waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
 - (9) at least 249 parking spaces shall be provided on the site.
 - (10) the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres,
 - (11) not more than a total of 650 auditorium seats shall be permitted
 - (12) maximum gross floor area of a one bedroom apartment: 64 square metres; and
 - (13) maximum gross floor area of a two bedroom apartment: 81.5 square metres
- (28) by deleting therefrom Schedule C – Section 563, and substituting Schedule C- Section 563 attached to this by-law as Schedule H.
- (29) by changing on Sheet 5 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule I to this by-law from AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY D – SECTION 780 (R1D – SECTION 780) and RESIDENTIAL SINGLE FAMILY B SECTION 781 (R1B – SECTION 781) such lands being part of West half of Lot 15, Concession 2, W.H.S. geographic Township of Toronto.
- (30) by deleting therefrom in Section 780 in the first line the number “6” after the word Sheet and substituting therefore the number “5” after the word “Sheet”.

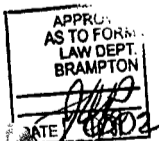
READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this 14th day of August 2002.

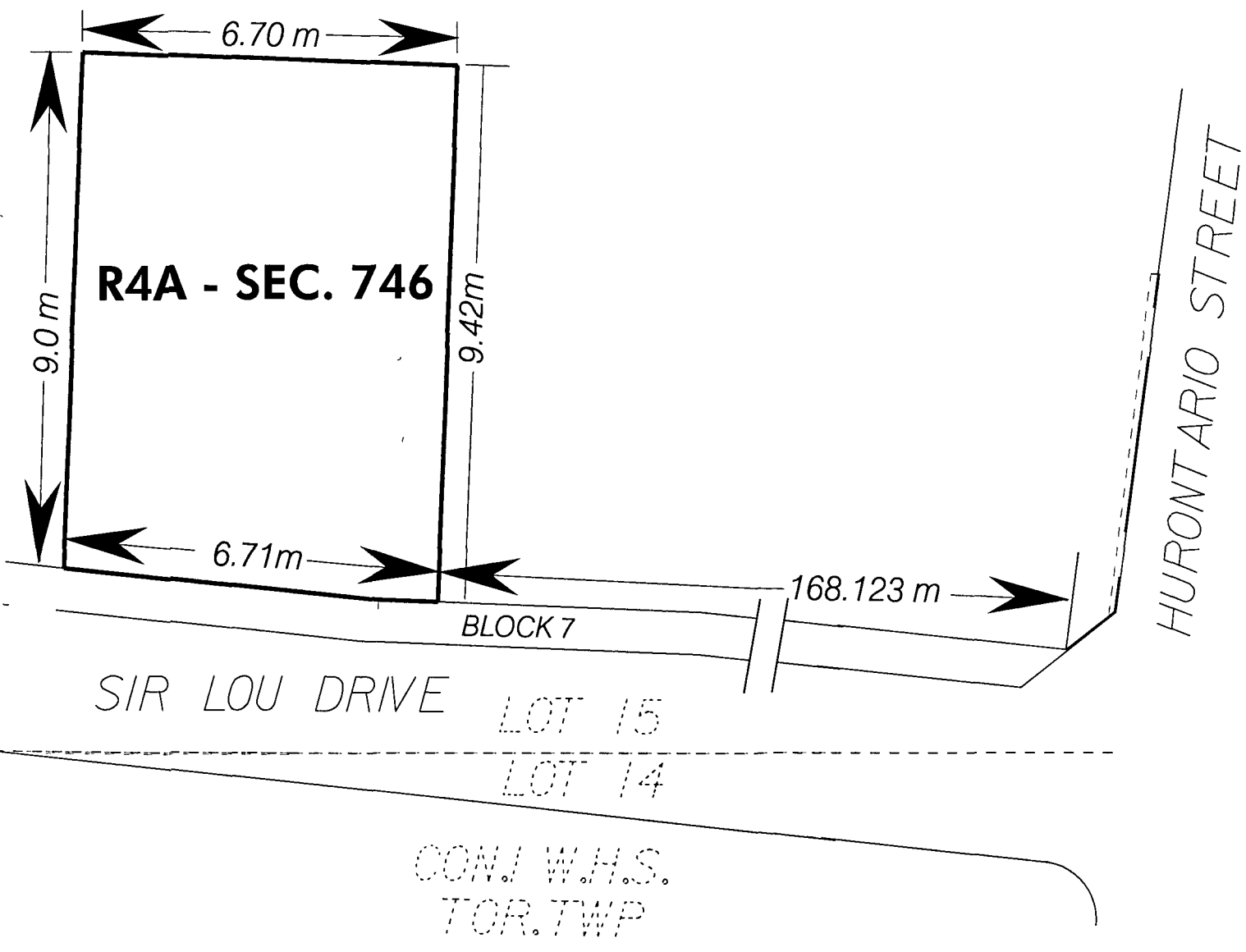

SUSAN FENNEL – MAYOR


LEONARD J. MIKULICH –
CITY CLERK

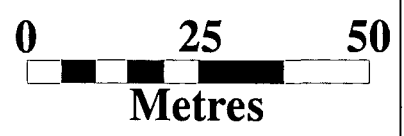
Approved as to Content:


Bill Lee, MCIP, RPP
Associate Director, Special Projects



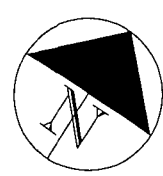


ZONE BOUNDARY



PART LOT 15, CON.1 W.H.S. (TOR.)
BY - LAW 139 - 84 Schedule A

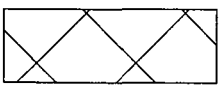
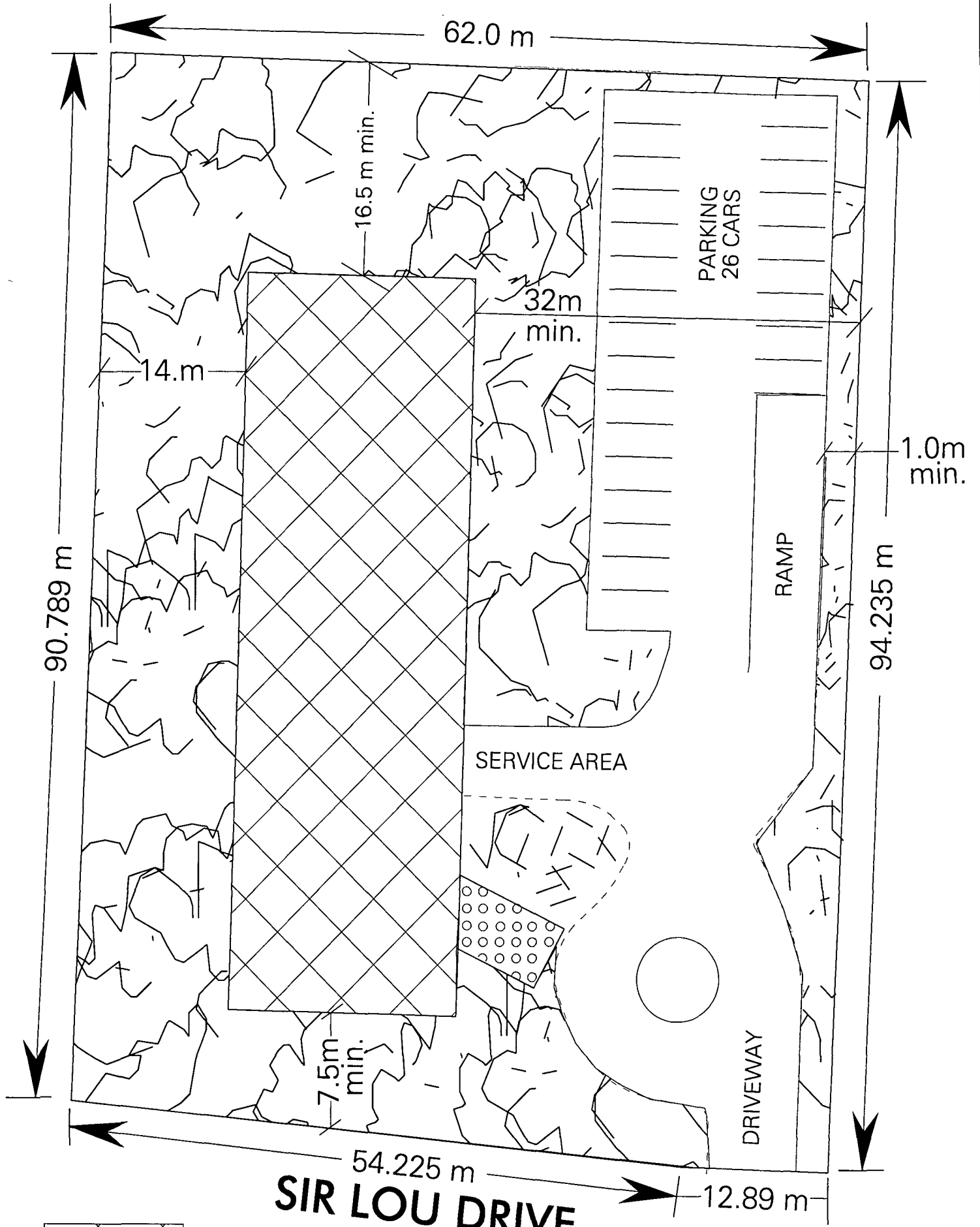
By-Law 219-2002 **Schedule A**



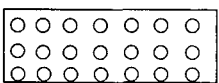
CITY OF BRAMPTON
 Planning and Building

Date: May 31, 2002 Drawn by: J. Kennedy

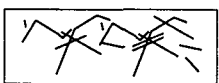
File no. t1w15.10.dgn Map no.



Building Area



Canopy



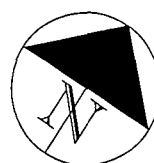
Landscaped Area

m Metres

min. Minimum

SCHEDULE C - SECTION 746
BY - LAW 139 - 84

By - Law 219-2002 Schedule B



CITY OF BRAMPTON
 Planning and Building

Date: 02 06 05

Drawn by: J. Kennedy

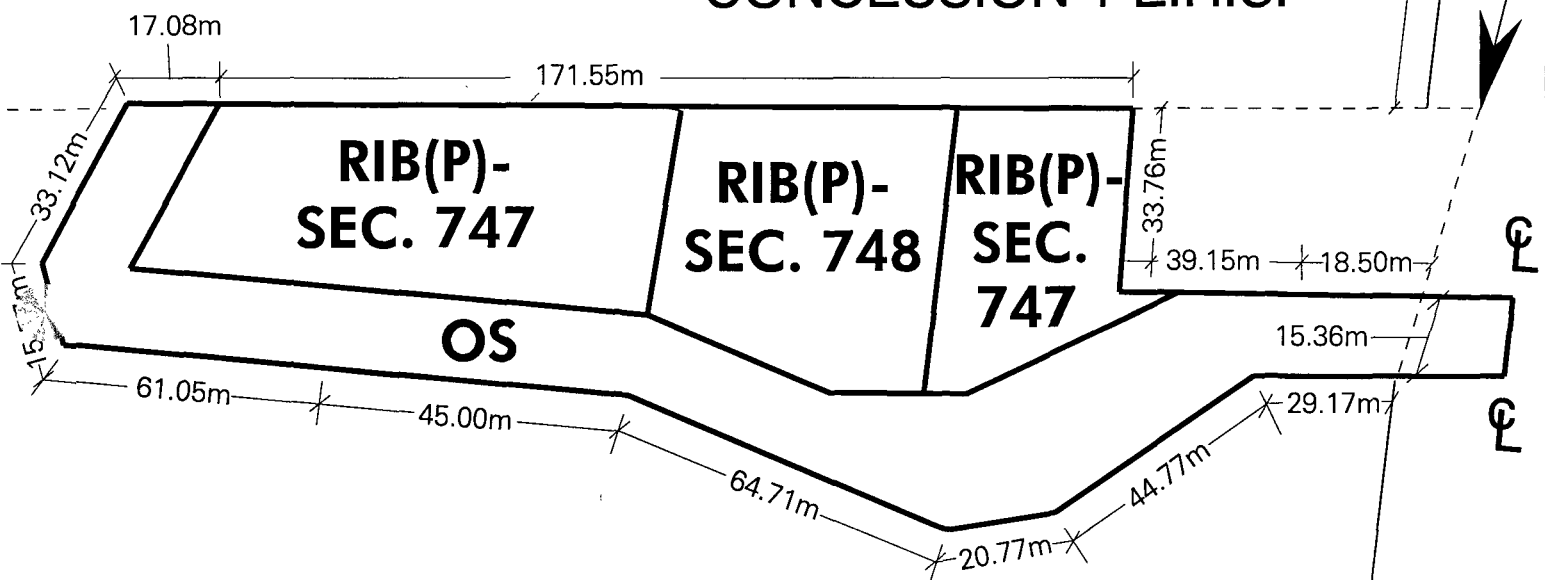
File no. t1w15.10a

Map no.

STEELES AVENUE EAST

LOT 15, CONCESSION 1 E.H.S. (TOR)

SOUTH EASTERLY
CORNER OF LOT 15,
CONCESSION 1 E.H.S.

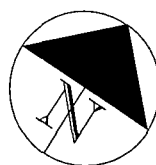


LOT 14, CONCESSION 1 E.H.S. (TOR)

— ZONE BOUNDARY

PART LOT 14, CON. 1 E.H.S. (TOR.)
BY - LAW 139 - 84

Schedule C By - law 219-2002



CITY OF BRAMPTON
Planning and Building

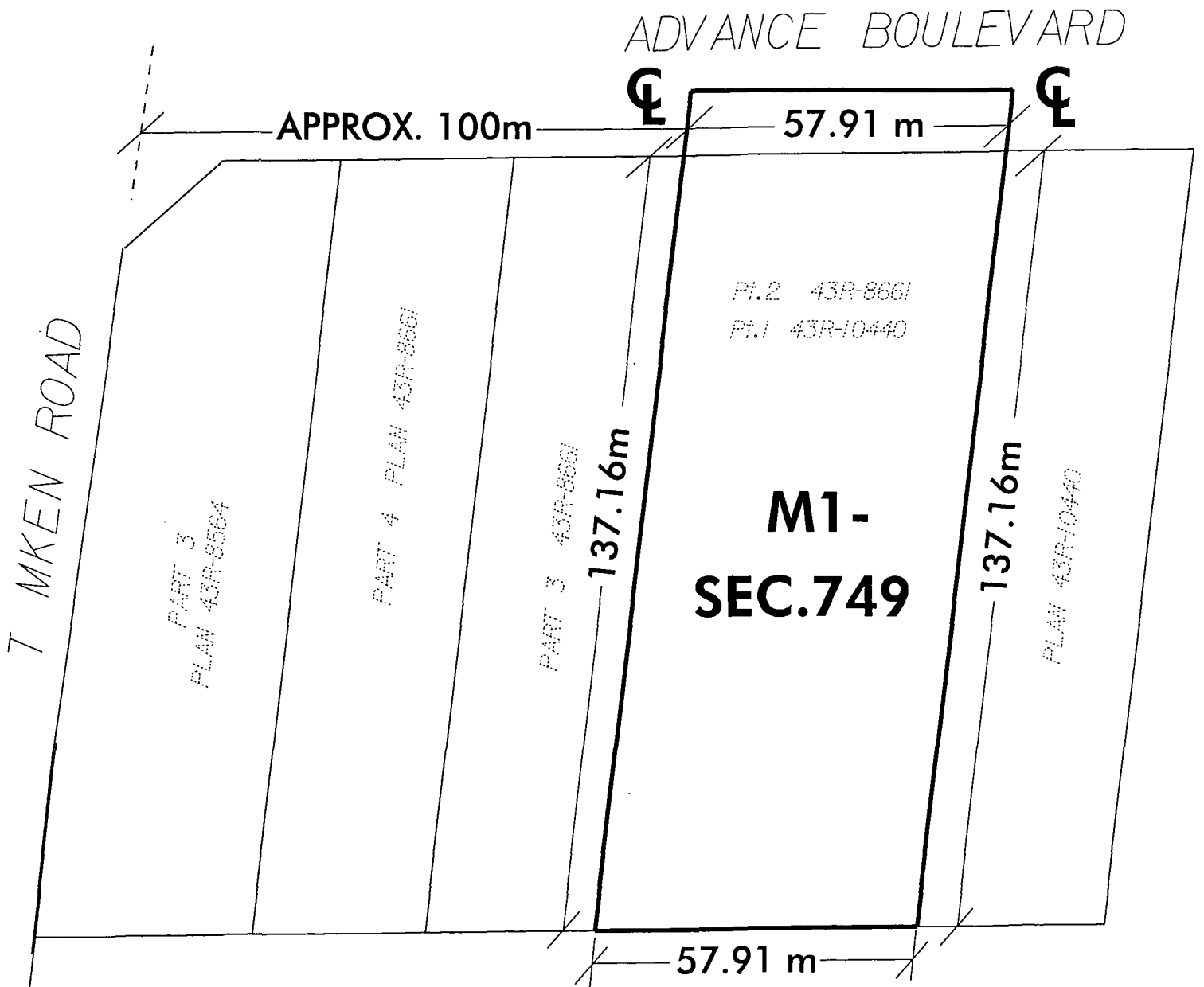
Date: June 6, 2002

Drawn by: J. Kennedy

File no. t1e14.8

Map no.

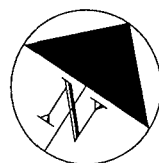
PART LOT 15, CON. 3 E.H.S. (TOR.)



PART LOT 14, CON. 3 E.H.S. (TOR.)

PART OF BLOCK D, R.P. 43R-269
BY - LAW 139 - 84

By - Law 219-2002 Schedule D



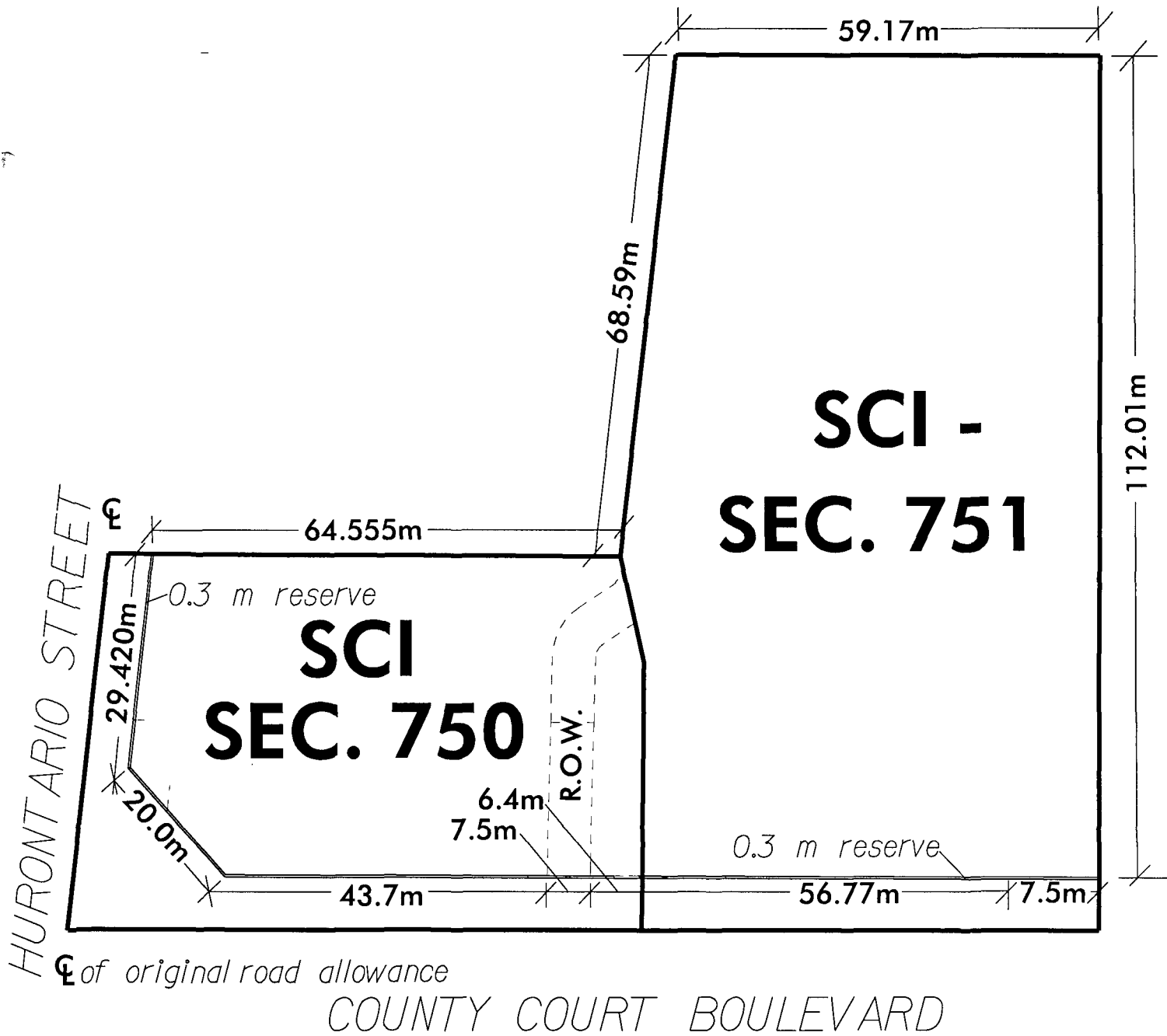
CITY OF BRAMPTON
Planning and Building

Date: June 8, 2002

Drawn by: J.Kennedy

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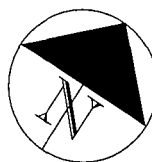
Map no.



— ZONE BOUNDARY

PART LOT 14, CON. 1, E.H.S.(TOR.)
BY - LAW 139 - 84 SCHEDULE A

By - Law 219-2002 Schedule E



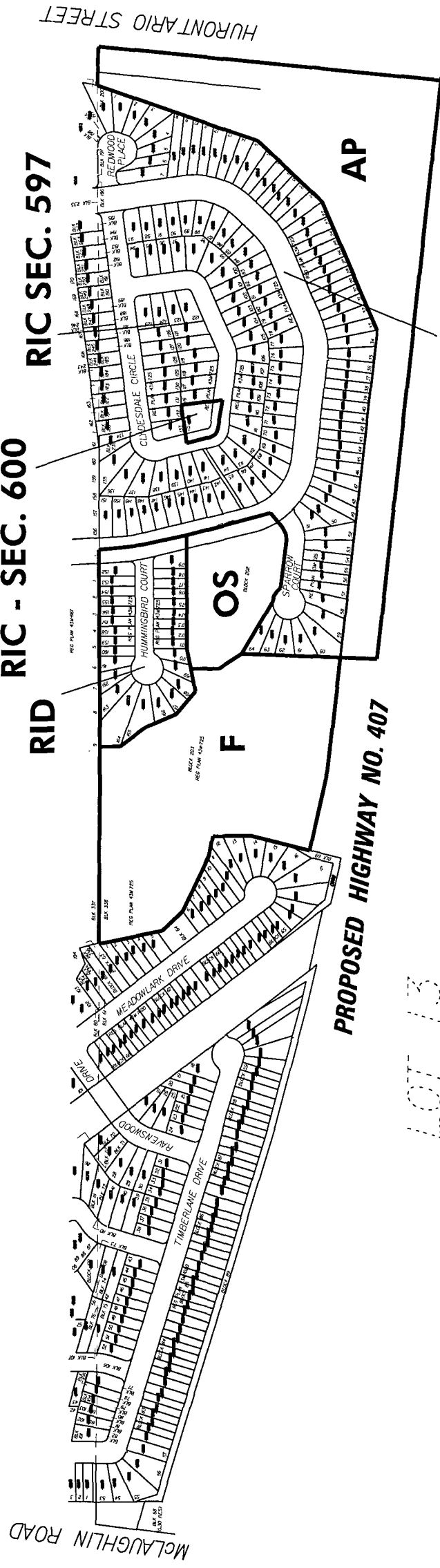
CITY OF BRAMPTON
 Planning and Building

Date: June 8, 2002

Drawn by: J. Kennedy

File no. t1e14.13.dgn

Map no.



RID SEC. 598

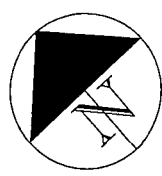
PROPOSED HIGHWAY NO. 407

LOT 13
CON. 1 W.H.S.
TOWNSHIP OF TORONTO

— ZONE BOUNDARY

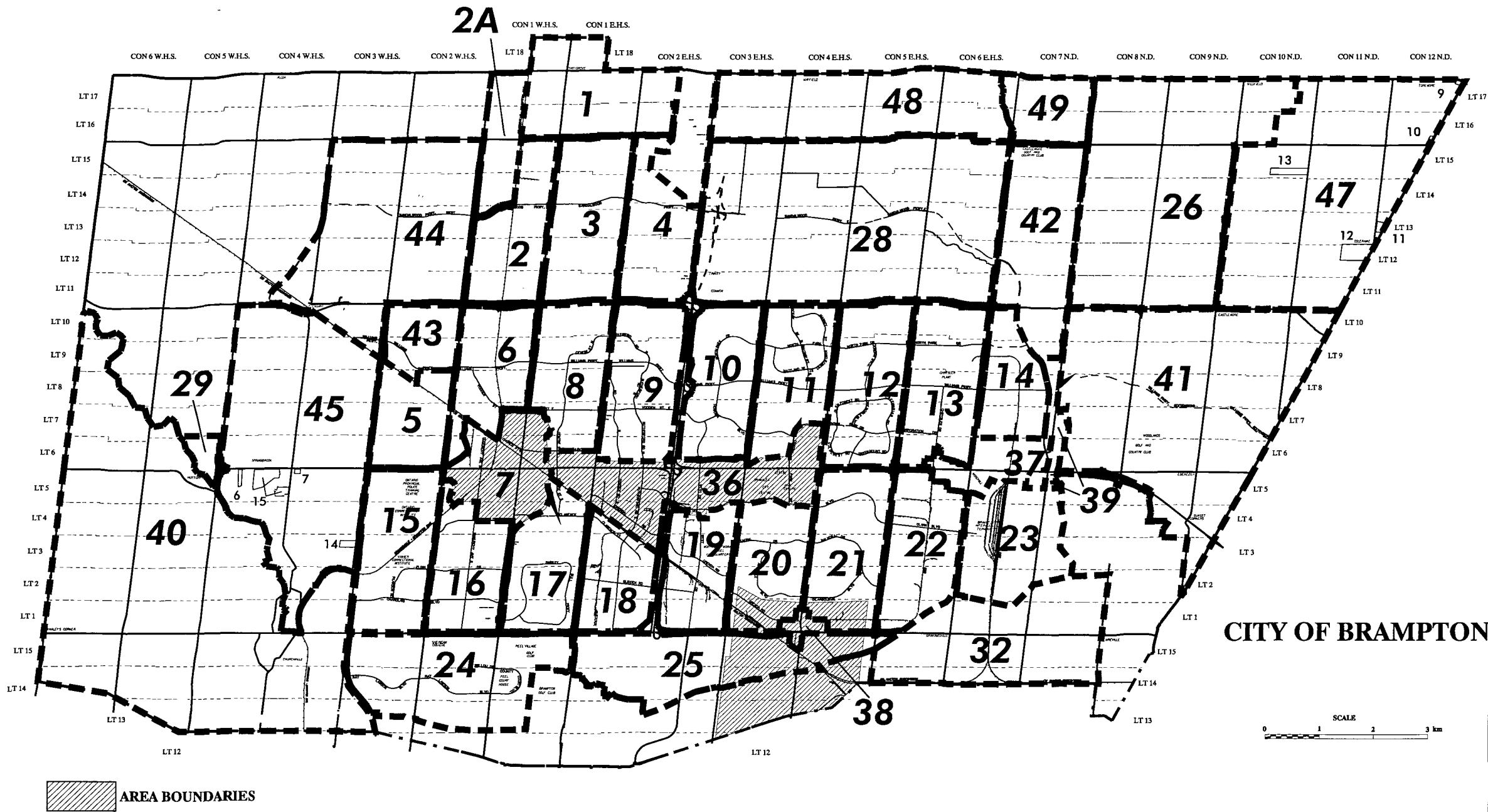
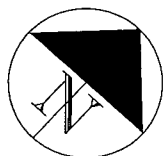
**PART LOT 13, CON. 1 W.H.S.
BY - LAW 139 - 84**

Schedule F By - law 219-2002



CITY OF BRAMPTON
Planning and Building

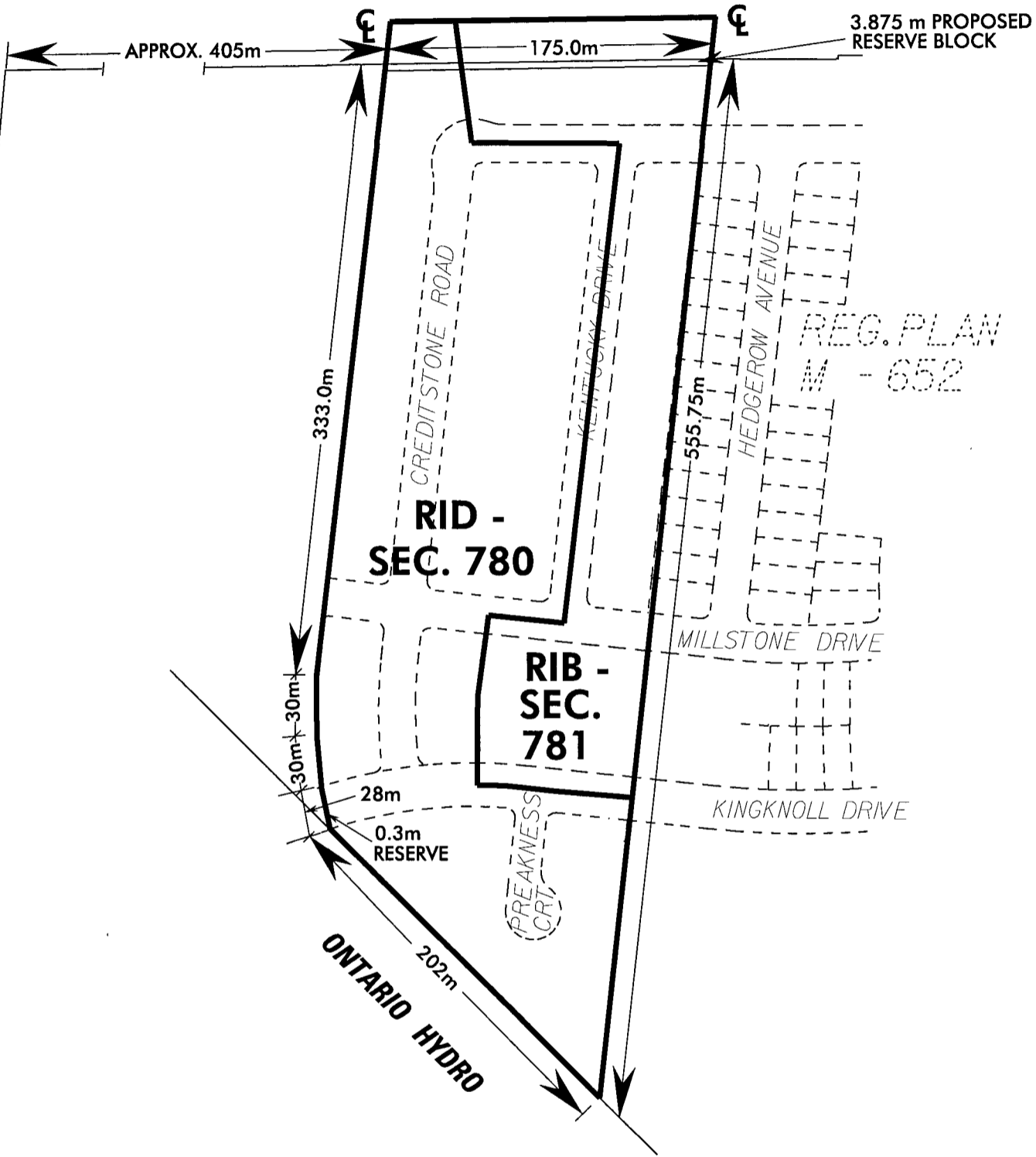
Date: June 10, 2002 Drawn by: J. Kennedy
File no. t1e13.3.dgn Map no.



SCHEDULE D : PLANNING AREAS FOR ESTABLISHING MAXIMUM HOME GROUP NUMBERS

STEELES AVENUE WEST

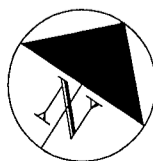
CHONGUACOUSY ROAD



— ZONE BOUNDARY

PART LOT 15, CON., 2 W.H.S. (TOR.)
BY - LAW 139 - 84 SCHEDULE A

By - Law 219-2002 Schedule I



CITY OF BRAMPTON
Planning and Building

Date: June 11, 2002

Drawn by: J. Kennedy

File no. t1w15.dgn

Map no.

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 219-2002 being a by-law to amend Comprehensive Zoning By-law 139-84, as amended (CITY OF BRAMPTON- File: P42GE)

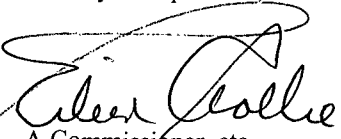
DECLARATION

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 219-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14th day of August, 2002.
3. Written notice of By-law 219-2002 as required by section 34(18) of the *Planning Act* was given on the 28th day of August 2002, 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)
24th day of September, 2002)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**