



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 268-81

To amend By-law 25-79, as amended.

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

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

(1) by amending Schedule A attached to By-law 25-79 by changing, on the parts of the said Schedule A listed in Column 1, the zone designations of the lands shown outlined on the schedule to this by-law listed in Column 2 and numbered as in Column 3 below, from the zone designation set out in Column 4 to the zoning designation set out in Column 5:

Column 1 Sheet Number	Column 2 Schedule to this by-law	Column 3 Property Number	Column 4 Existing Zone Designation	Column 5 New Zone Designation
2	A	1	M1	M1 SEC. 124
3	B	2	C3	C3 SEC. 107
5	C	3	M1 and R1B	M4
5	C	4	C1	C1 SEC. 176
5	C	5	HC1	C1 SEC. 177
7	D	6	R4	R4A
7	D	7	R2B	GC
7	D	8	R2B	SC SEC. 109
10	E	9	No Designation	R1B
11	F	10	R1B	I1
11	F	11	SC	SC SEC. 123
13	G	12	C2	C2 SEC. 162
16	H	13	No Designation	R1B
20	I	14	M1	RH
20	I	15	R2A	OS
22	J	16	No Designation	R1B
23	K	17	R1B	R2B
23	K	18	R2B	R1B
23	K	19	No Designation	R1B
26	L	20	No Designation	R1B
29	M	21	R4A	SC SEC. 111
31	N	22	C2	C2 SEC. 161
32	O	23	M2	HC1
32	O	24	HC1	HC1 SEC. 153
32	O	25	HC1	HC1 SEC. 163
33	P	26	SC	SC SEC.133
36	Q	27	M2	M2 SEC. 175
36	Q	28	SC-SEC.102	M1 SEC.102

(2) by deleting the symbol "SEC. 111" from Schedule A-Sheet 6 attached to By-law 25-79;

- (3) by deleting the symbol "SEC. 123" from Schedule A-Sheet 20 attached to By-law 25-79;
- (4) by adding Schedule R and Schedule S attached to this By-law to Schedule C of By-law 25-79;
- (5) by adding the following to the list of schedules in Section 3.2, in the appropriate place:  
"Schedule C-Section 109",  
"Schedule C-Section 176";

- (6) by deleting Section 65.1 and substituting therefor the following:

"65.1 Permitted Purposes

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

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

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

"67.1 shall only be used for the following purposes:

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

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

- (8) by renumbering Sections 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8 and 67.9 to (a), (b), (c), (d), (e), (f), (g) and (h) respectively;
- (9) by deleting the first paragraph of Section 82 and Section 82.1 and substituting therefor the following:

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

"82.1 Shall only be used for the following purposes:

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

82.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

Minimum front, rear and side yards and setbacks shall be provided as shown on Schedule C-82 hereto attached;

(b) Building Requirements

(1) Only one building may be erected within the area designated as SC-Section 82 on Schedule A hereto attached;

(2) The height of a building shall not be greater than 10.6 metres;

(c) Landscaped Open Space

(1) Landscaped open space shall be provided and maintained as shown on Schedule C-82 hereto attached;

(2) The height of a fence, hedge, structure or sign within the area designated "Landscaped Open Space" on Schedule C-82 hereto attached shall not be greater than 1.2 metres;

(d) Parking Requirements

(1) For the retail store and furniture warehouse, at least one (1) parking space for every 93 square metres of floor space shall be provided;

(2) For the uses permitted by Sections 82.1 (b) and 82.1 (c) at least one hundred thirty seven (137) parking spaces shall be provided;

(e) Service Area Requirements

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

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

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

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

125.1 Shall only be used for the following purposes;

(a) those purposes permitted in Section 14.1.1 of this by-law;

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

125.2 Shall be subject to the following requirements and restrictions:

(a) the maximum amount of gross commercial floor area used for commercial purposes shall not exceed 460 square metres;

(b) commercial purposes shall only be permitted on the ground floor of the apartment dwelling;

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

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

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

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

- (12) by adding the following after Subsection 143.2(g):

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

- (13) by adding the following as Section 109:

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

109.1 Shall only be used for the following permitted purposes;

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

(b) a dwelling unit on the second storey;

109.2 Shall be subject to the following requirements and restrictions:

(a) Yard Requirements

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

(b) Building Requirements

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

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

- (14) by adding the following as Section 111:

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

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

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

(15) by adding the following as Section 123:

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

123.1 Shall only be used for those purposes permitted on Section 23 of this By-law;

123.2 Shall be subject to the following restriction:

Maximum Building Height

The height of a building shall not exceed 4 storeys;

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

(16) by adding the following as Section 124:

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

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

124.2 Shall be subject to the following requirement:

Minimum Front Yard - 18 metres;

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

(17) by adding the following as Section 133:

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

133.1 shall only be used for the following purposes:

(a) a fabricating plant;

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

133.2 shall be subject to the following requirements and restrictions:

(a) in respect of a fabricating plant use,

(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 depth abutting the southerly property line shall be 3.25 metres,
- (4) the minimum side yard depth abutting the northerly property line shall be 5.74 metres,
- (5) the maximum gross industrial floor area shall be 1,675 square metres,
- (6) shall be subject to the requirements and restrictions of the M1 Zone not in conflict with the ones set out in Subsections 133.2(a)(1), 133.2(a)(2), 133.2(a)(3), 133.2(a)(4), and 133.2(a)(5).

(b) in respect of the purposes permitted in Section 23.1 of this by-law, shall be subject to the requirements and restrictions relating to the SC Zone.";

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

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

(19) by adding the following as Section 153:

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

153.1 Shall only be used for the following purposes:

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

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

(20) by adding the following as Section 107:

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

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

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

(21) by deleting Section 158.1 and substituting therefor the following:

"158.1 Shall only be used for the purpose of manufacturing and assembling motor vehicles and purposes accessory thereto, and for those purposes permitted in the M2 Zone.";

(22) by deleting Section 158.3 and substituting therefor the following:

"158.3 Shall be subject to the requirements and restrictions relating to the M2 Zone not in conflict with the ones in Section 158.2, but shall not be subject to the provisions of Section 30.2.";

(23) by adding the following as Section 161:

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

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

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

(24) by adding the following as Section 162:

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

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

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

(25) by adding the following as Section 163:

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

163.1 Shall only be used for the following permitted purposes:

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



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

163.2 Shall be subject to the requirements and restrictions relating to the HCl Zone.”;

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

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

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

(29) by adding the following as Section 175:

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

175.1 shall only be used for the following permitted purposes:

(a) an office;

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

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

(30) by adding the following as Section 176:

"176. The lands designated C1-Section 176 on Schedule A hereto attached:

176.1 Shall only be used for:

(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;

(31) by adding the following as Section 177:

"177. The lands designated C1-Section 177 on Schedule A hereto attached:

177.1 Shall only be used for the following permitted 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) Accessory
  - (1) general accessory purposes; and
  - (2) accessory buildings subject to the requirements and restrictions of Section 20.2.

177.2 Shall be subject to the following requirements and restrictions:

- (a) Lot and Yard Requirements
  - (1) Minimum lot width - 21.36 metres
  - (2) Minimum front yard depth - 7.62 metres
  - (3) Minimum interior side yard depth abutting westerly side lot line - 3 metres.

- (f) an office, but the total gross commercial floor area occupied by all offices used by a dentist, physician, or drugless practitioner shall not exceed 150 square metres;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- (k) a health centre or a martial arts centre.

176.2 Shall be subject to the following requirements and restrictions:

(a) Yard and Setback Requirements

Minimum front, rear and side yards shall be provided as shown on Schedule C-176.

(b) Building Requirement

(1) The gross floor area of the building shall not exceed a maximum of 3235 square metres.

(2) The height of the building shall not exceed two storeys.

(c) Landscaping

(1) Landscaped open space shall be provided as shown on Schedule C-176.

(2) An enclosed garbage storage area shall be provided as shown on Schedule C-176.

(d) Off-Street Parking

(1) A minimum of 89 off-street parking spaces shall be provided.

(e) Off-Street Loading

(1) 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";

(4) Minimum interior side yard depth abutting easterly side lot line - 0 metres.

(5) Minimum rear yard depth - 0 metres.

(b) Building Requirements

(1) Maximum height - 1 storey

(2) Maximum gross commercial floor area - 280 square metres

(c) Off-Street Parking

Parking spaces are required to be provided and maintained on the lot in accordance with the following provisions.

(1) Bank, trust company, finance company - 1 parking space for each 15 square metres of gross commercial floor area of portion thereof.

(2) 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 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".

(32) by deleting Section 102 and substituting therefor the following:

"102. The lands designated as M1-Section 102 on Schedule A hereto attached:

102.1 Shall only be used for the following purposes:

(a) those purposes permitted in Section 31.1 of this By-law;

(b) a bank.

102.2 Shall be subject to the following requirements and restrictions:

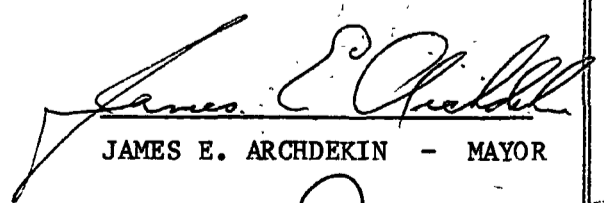
(a) The location of a bank shall be limited to the most westerly part of a building as shown on Schedule C-102 attached to this by-law;

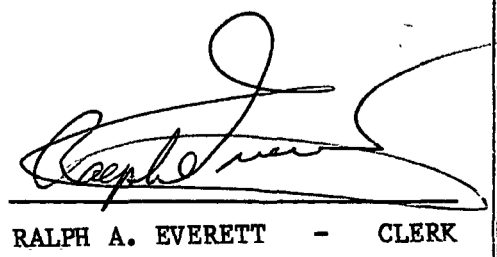
- (b) The area of any structure or building to be occupied by the bank shall be restricted to a maximum of 30.4 metres by 13.6 metres as shown on Schedule C-102 of this By-law;
- (c) A minimum of twenty-one (21) parking spaces shall be provided for the exclusive use of the bank employees and customers and such parking shall be in addition to any parking required in this By-law for 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 of 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 of 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.

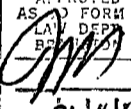
102.3 Shall be subject to the requirements and restrictions of the M1 Zone not in conflict with the ones set out in Section 102.2."

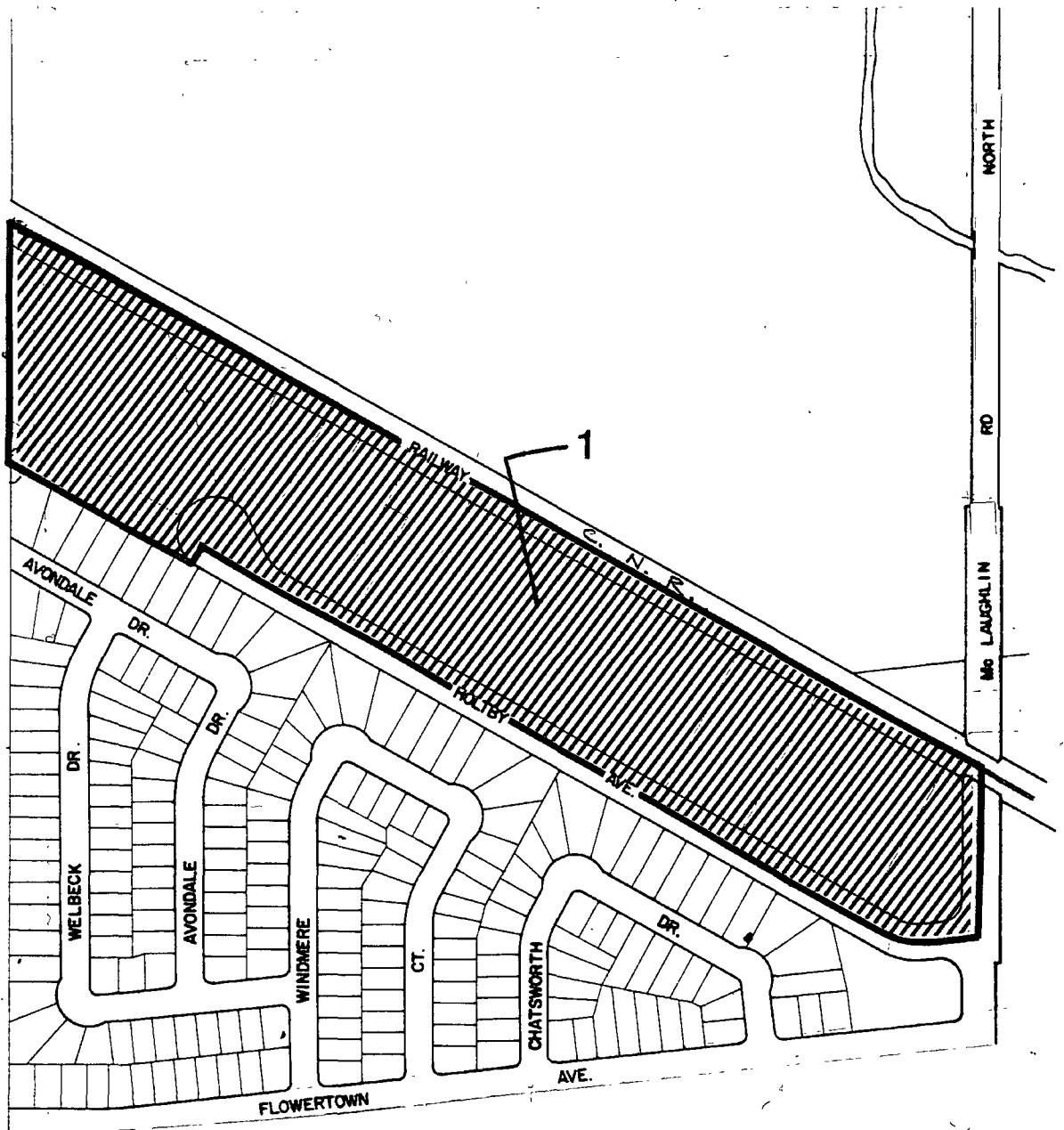
READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

This 26th day of October, 1981

  
JAMES E. ARCHDEKIN - MAYOR

  
RALPH A. EVERETT - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BY  
  
DATE 10/26/81

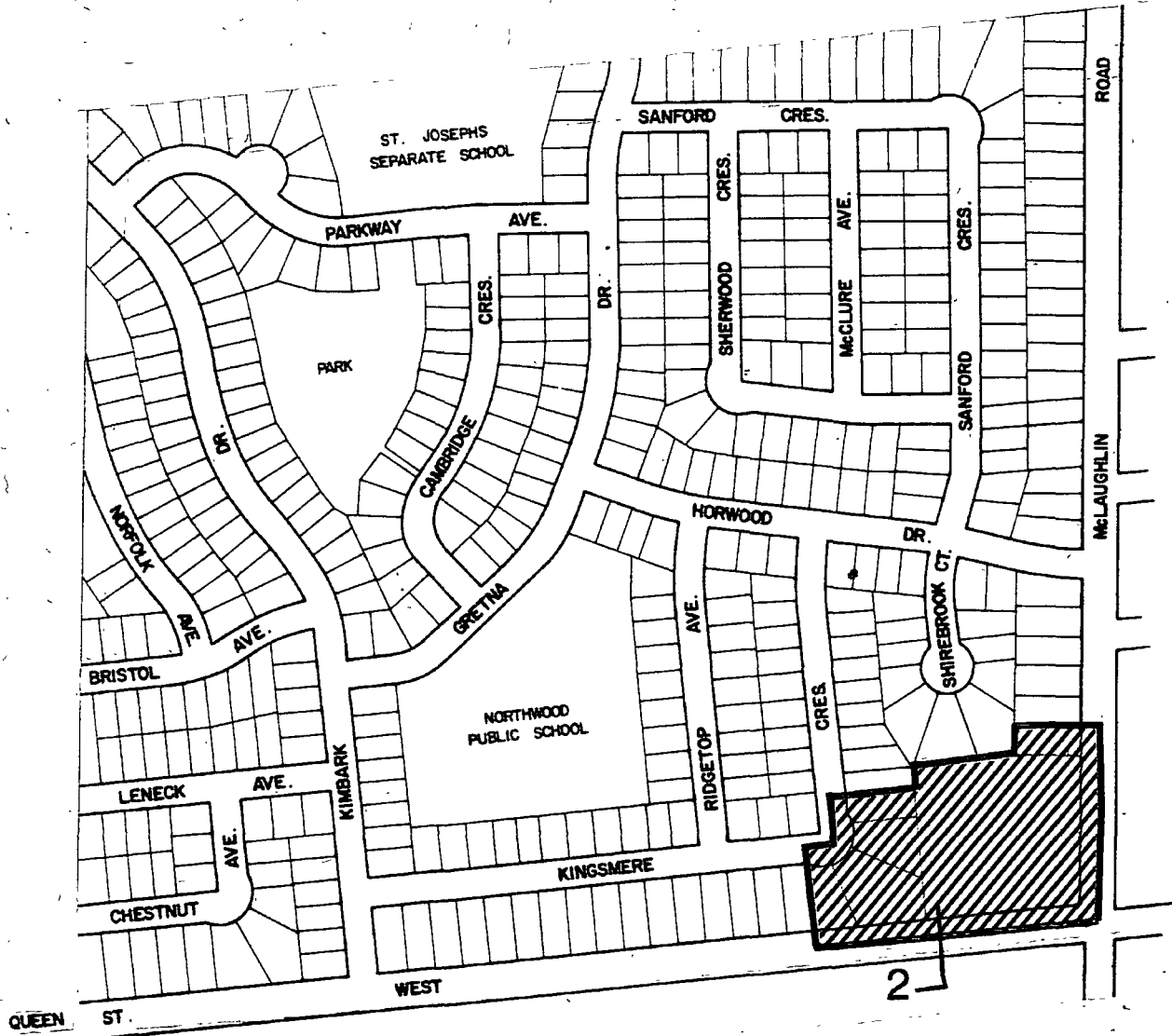


Schedule A  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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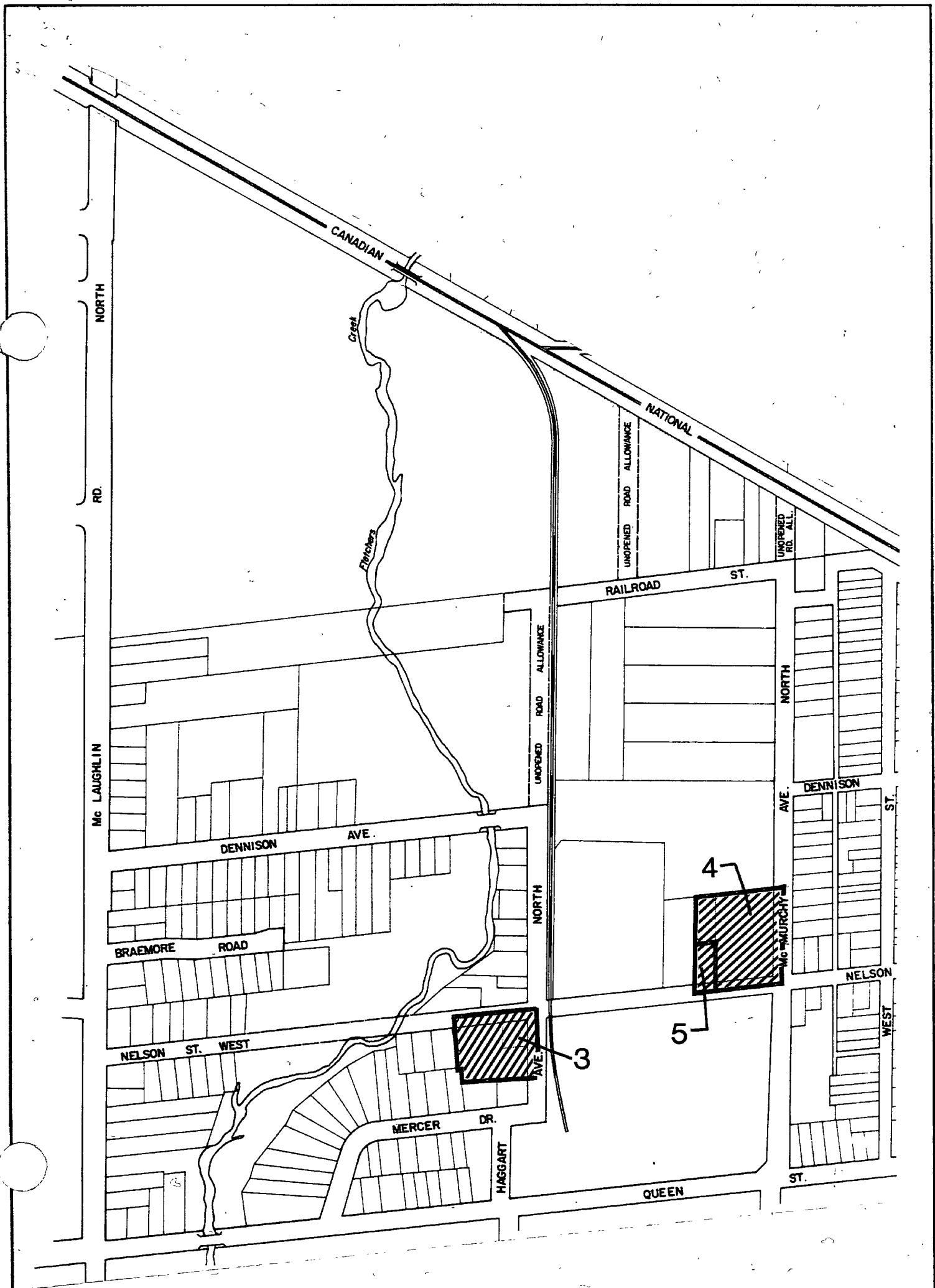


Schedule B  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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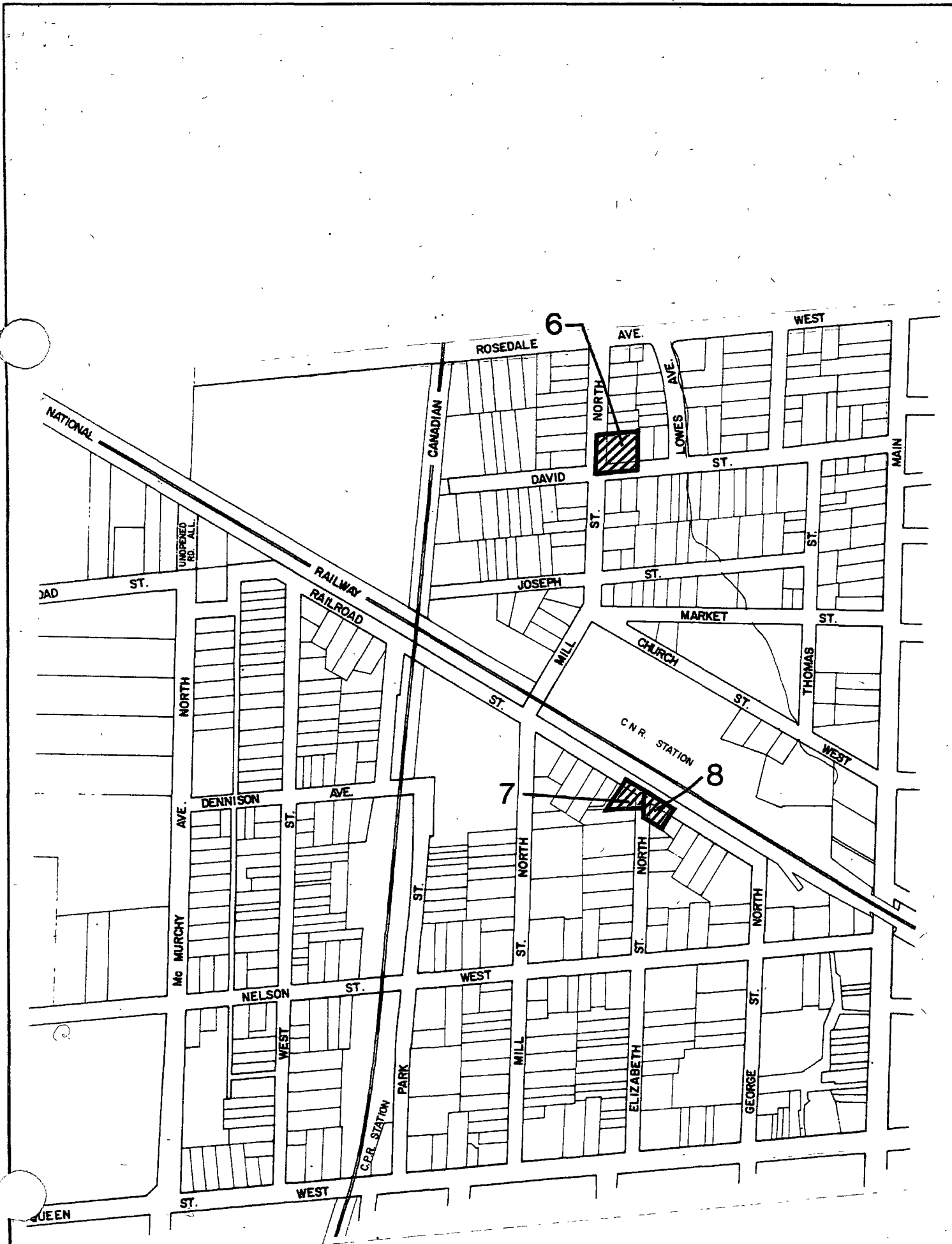
Schedule C  
**BY-LAW** 268-81



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**CITY OF BRAMPTON**





Schedule D  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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Schedule E  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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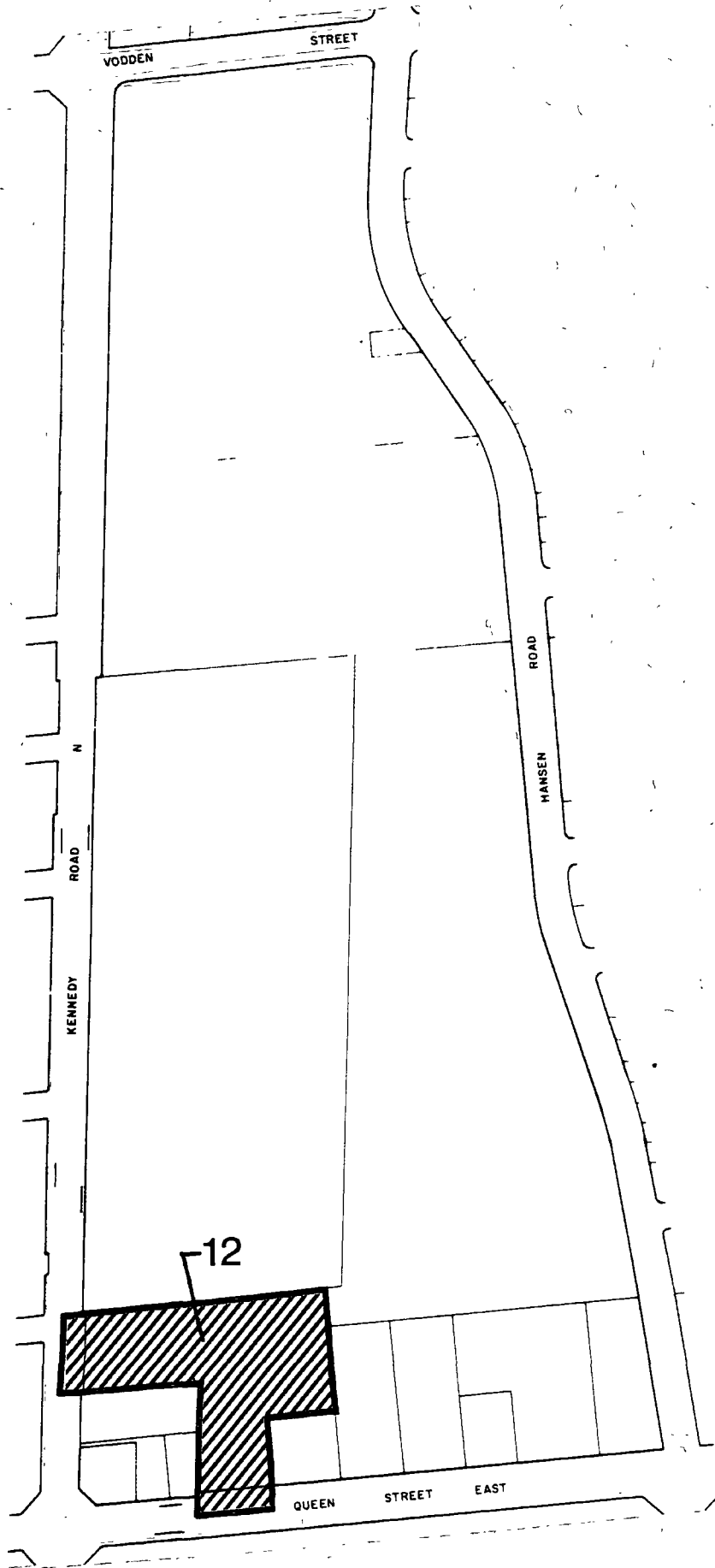


Schedule F  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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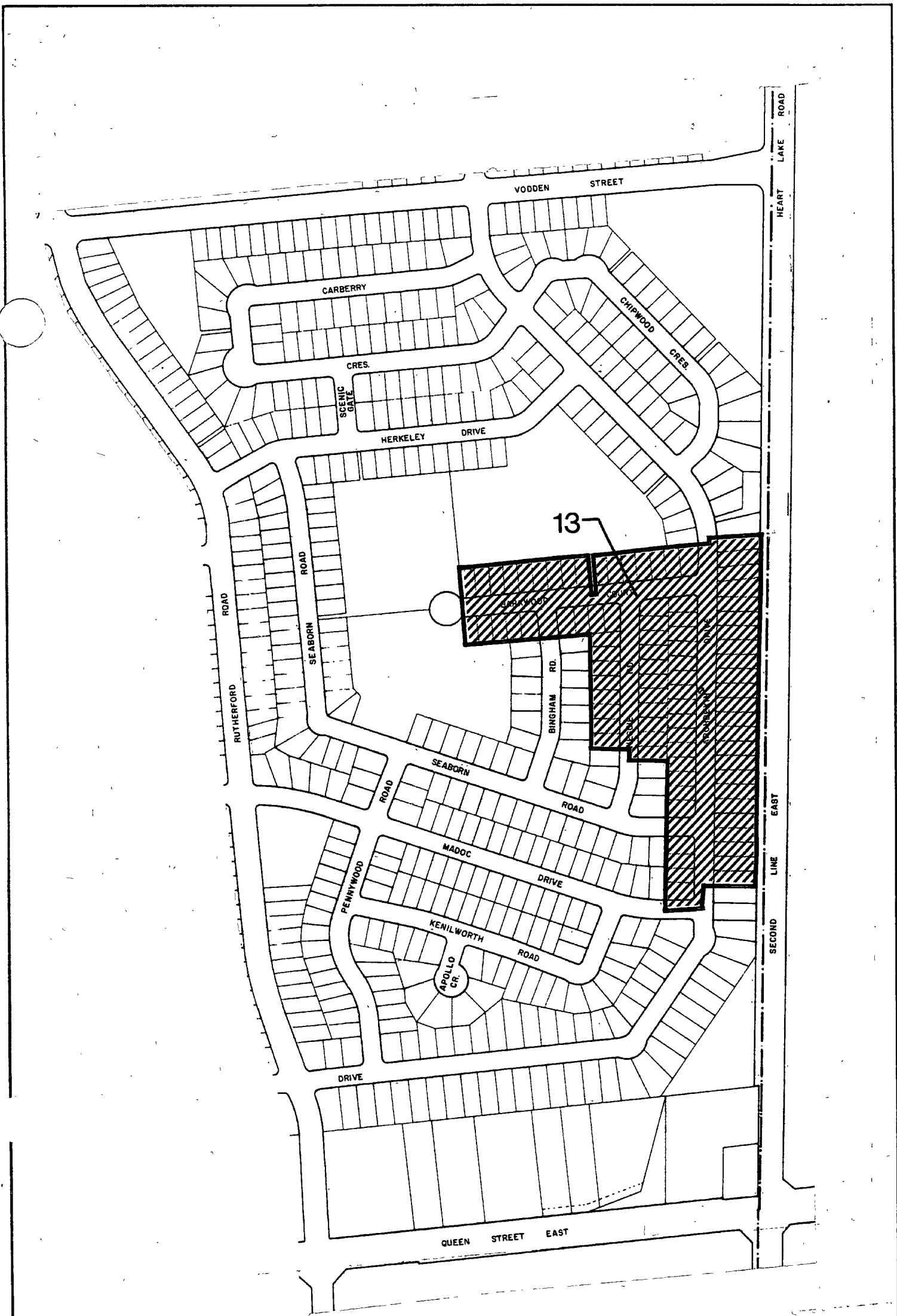


Schedule G  
**BY-LAW** 268-81

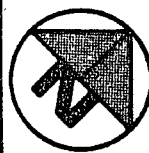


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**CITY OF BRAMPTON**

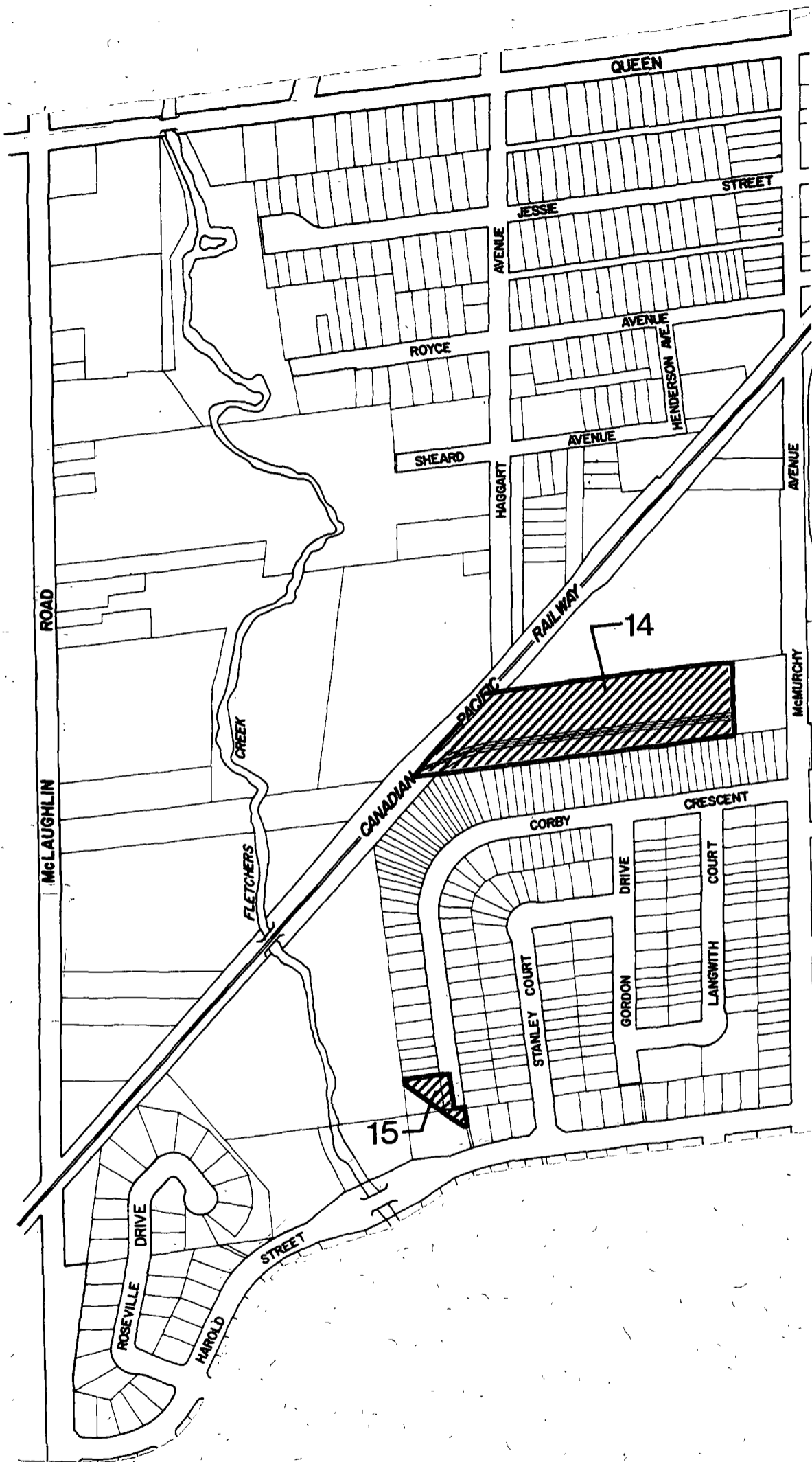


Schedule H  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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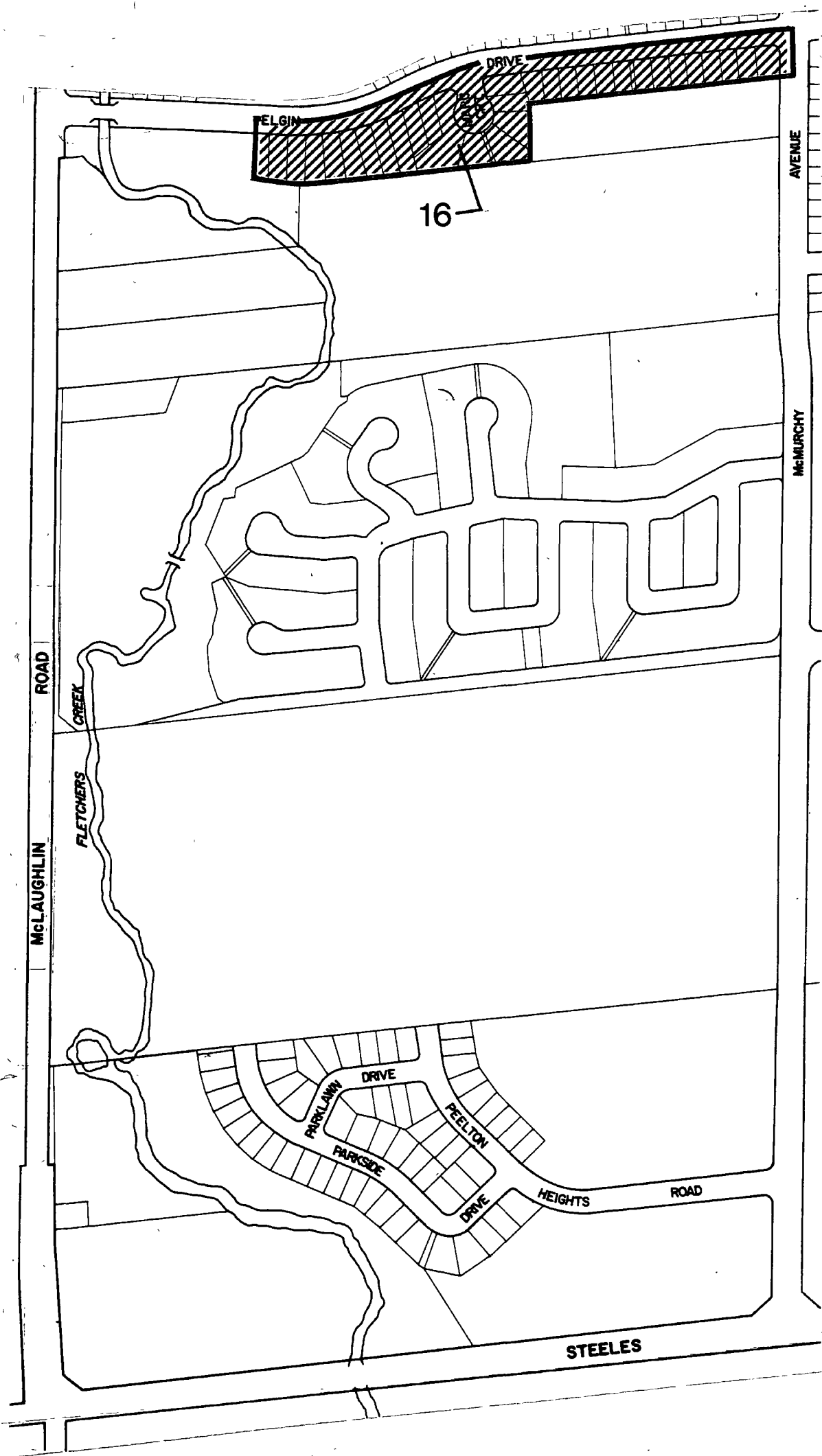


Schedule I  
**BY-LAW** 268-81



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**CITY OF BRAMPTON**

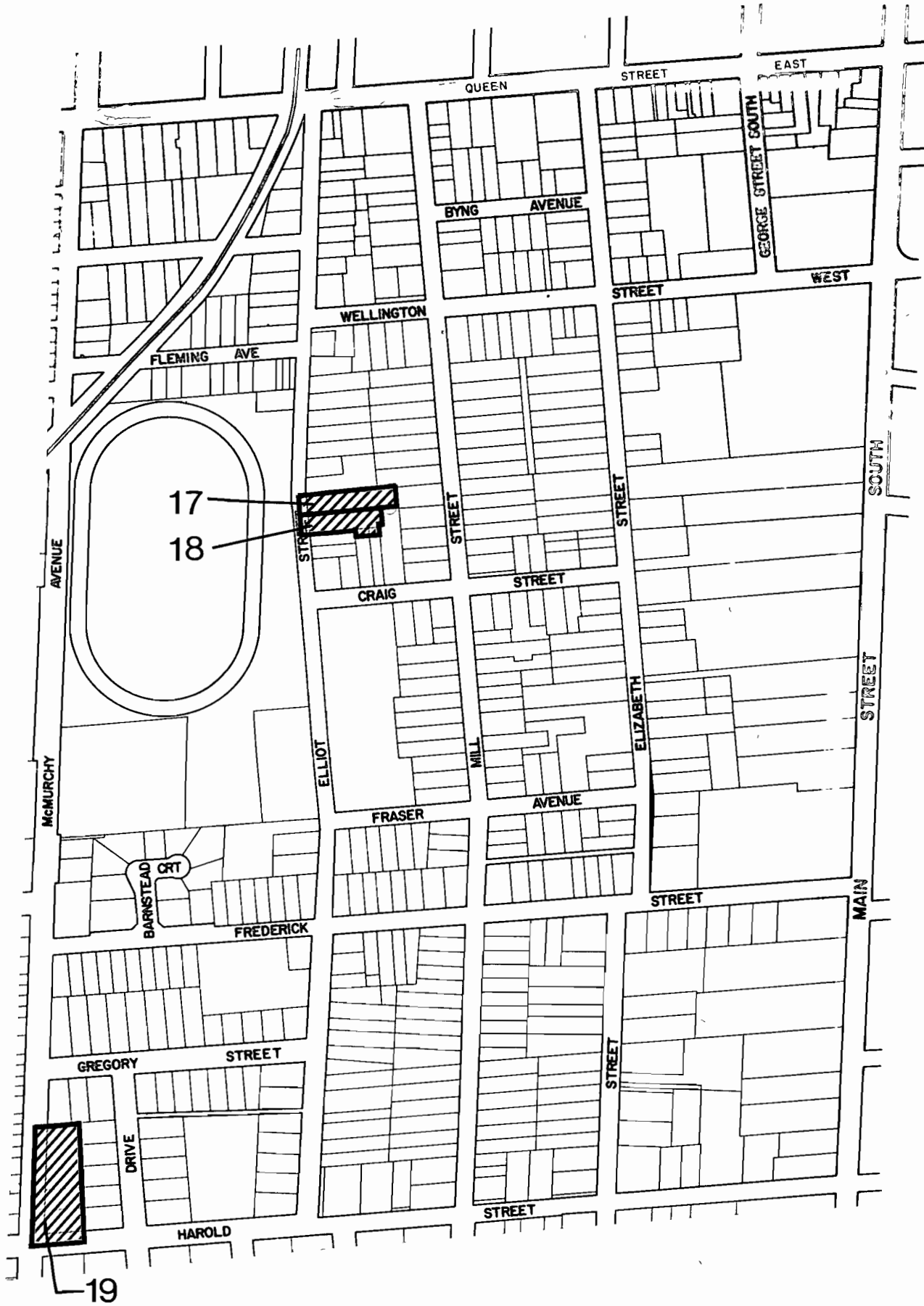


Schedule J  
**BY-LAW** 268-81



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**CITY OF BRAMPTON**



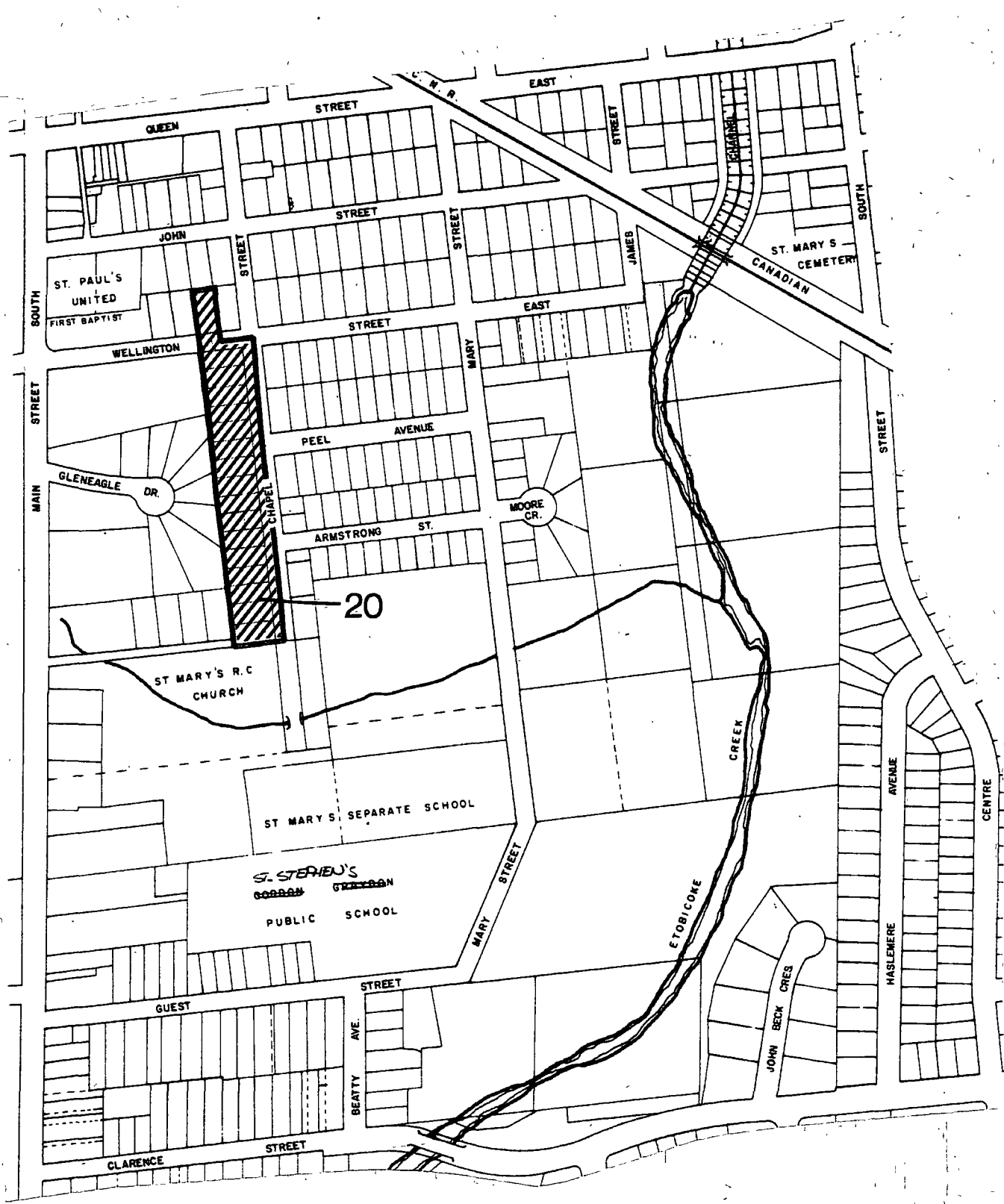
Schedule K  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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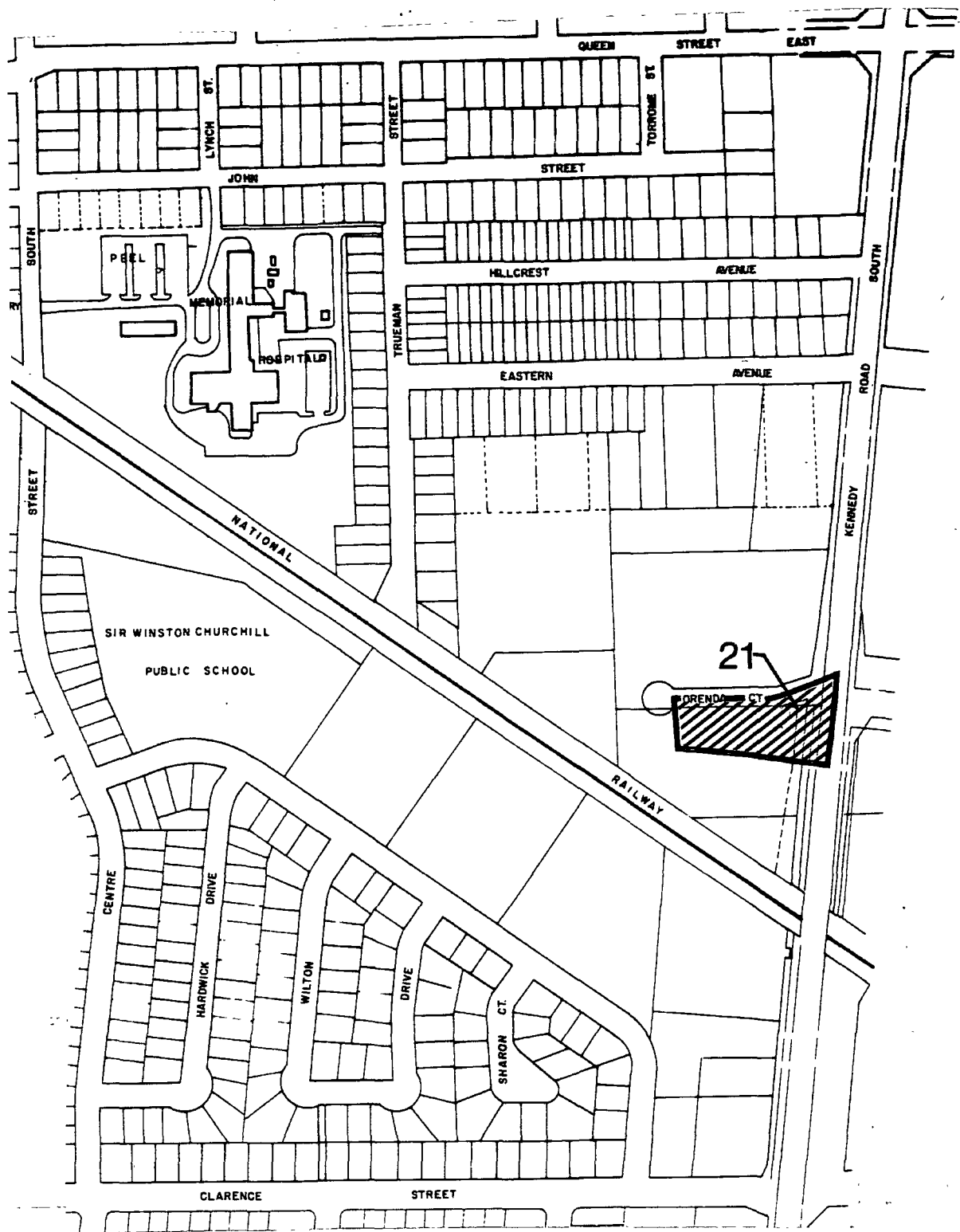


Schedule L  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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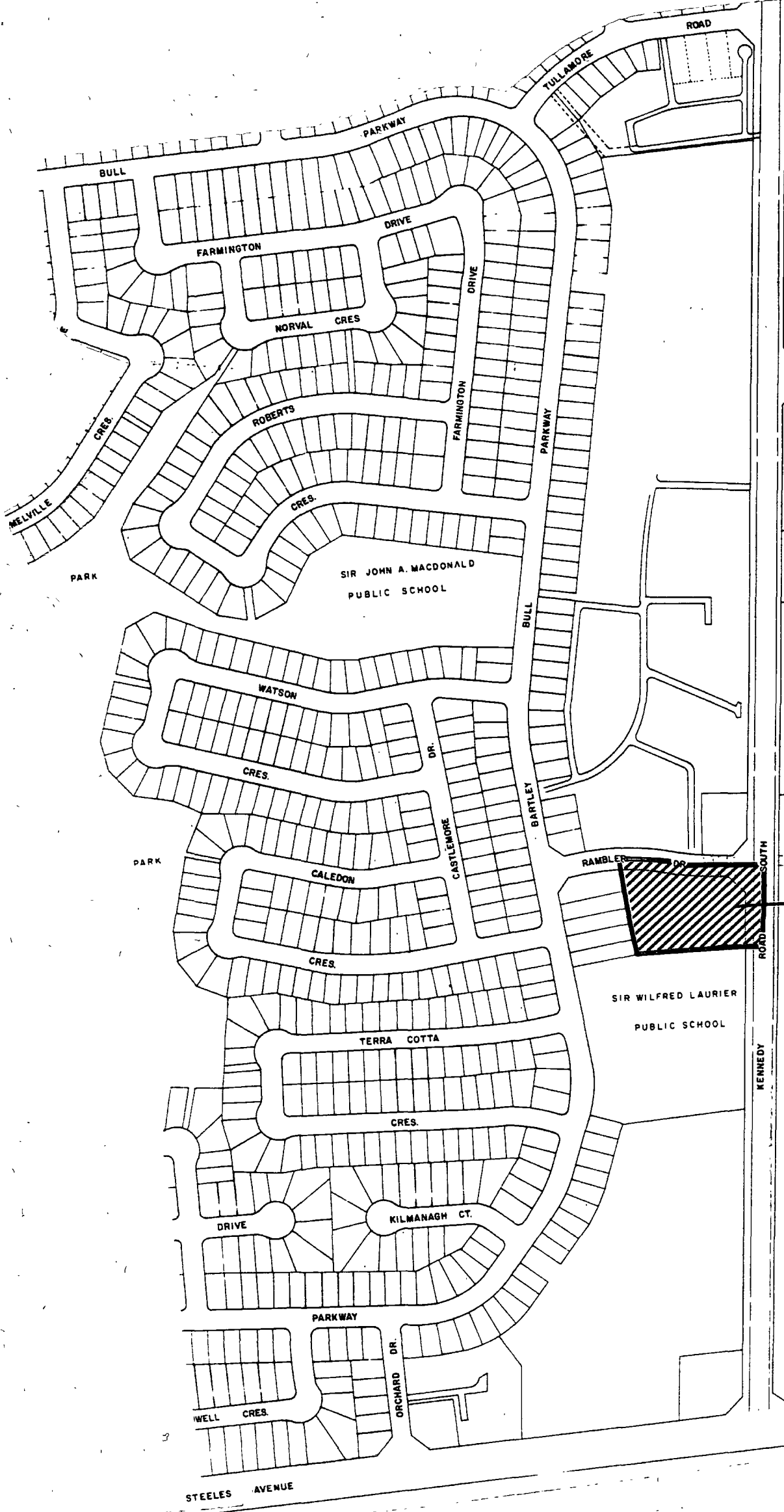


Schedule M  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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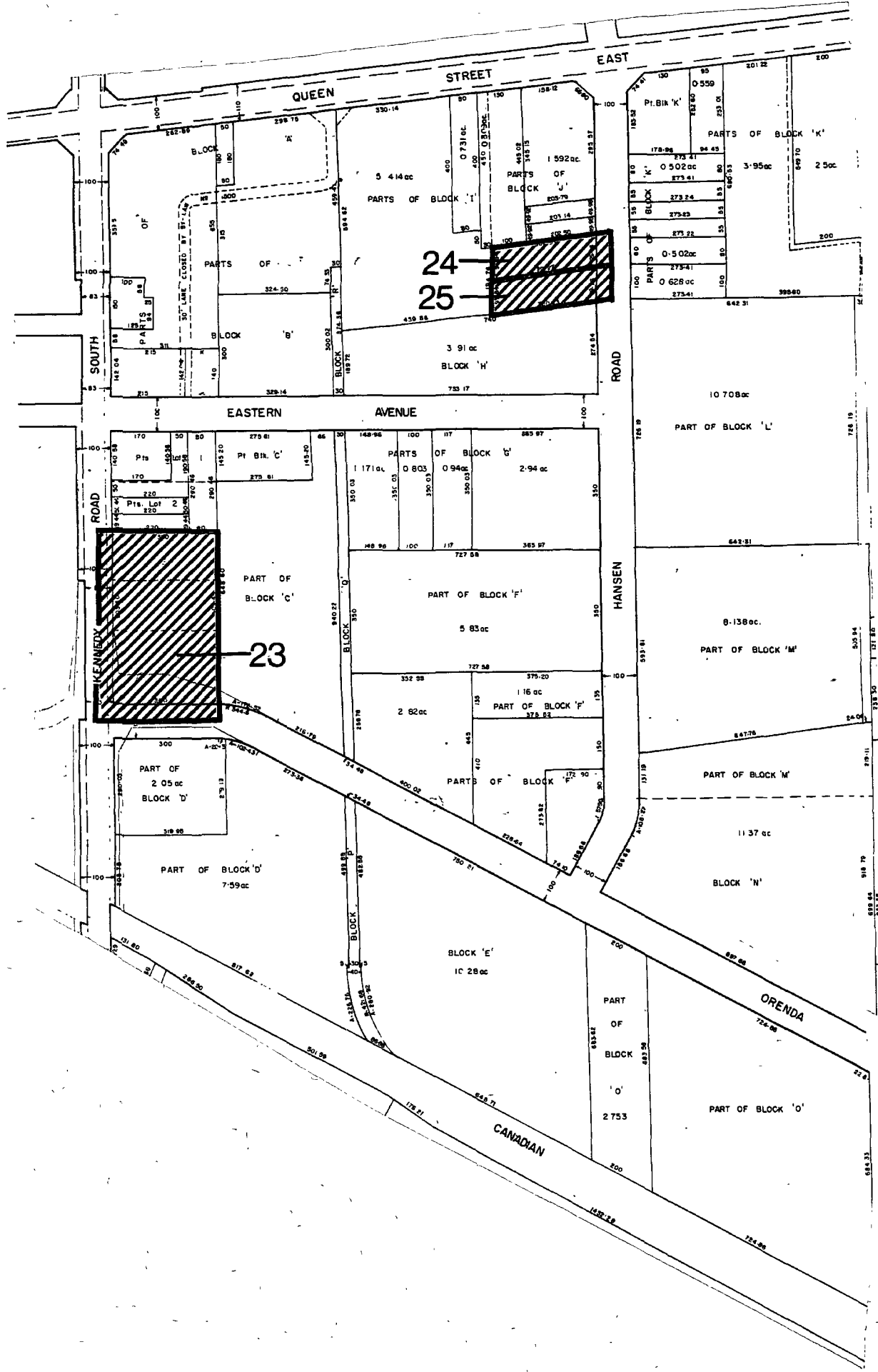
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Schedule N  
**BY-LAW** 268-81

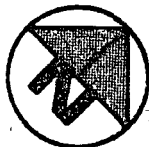


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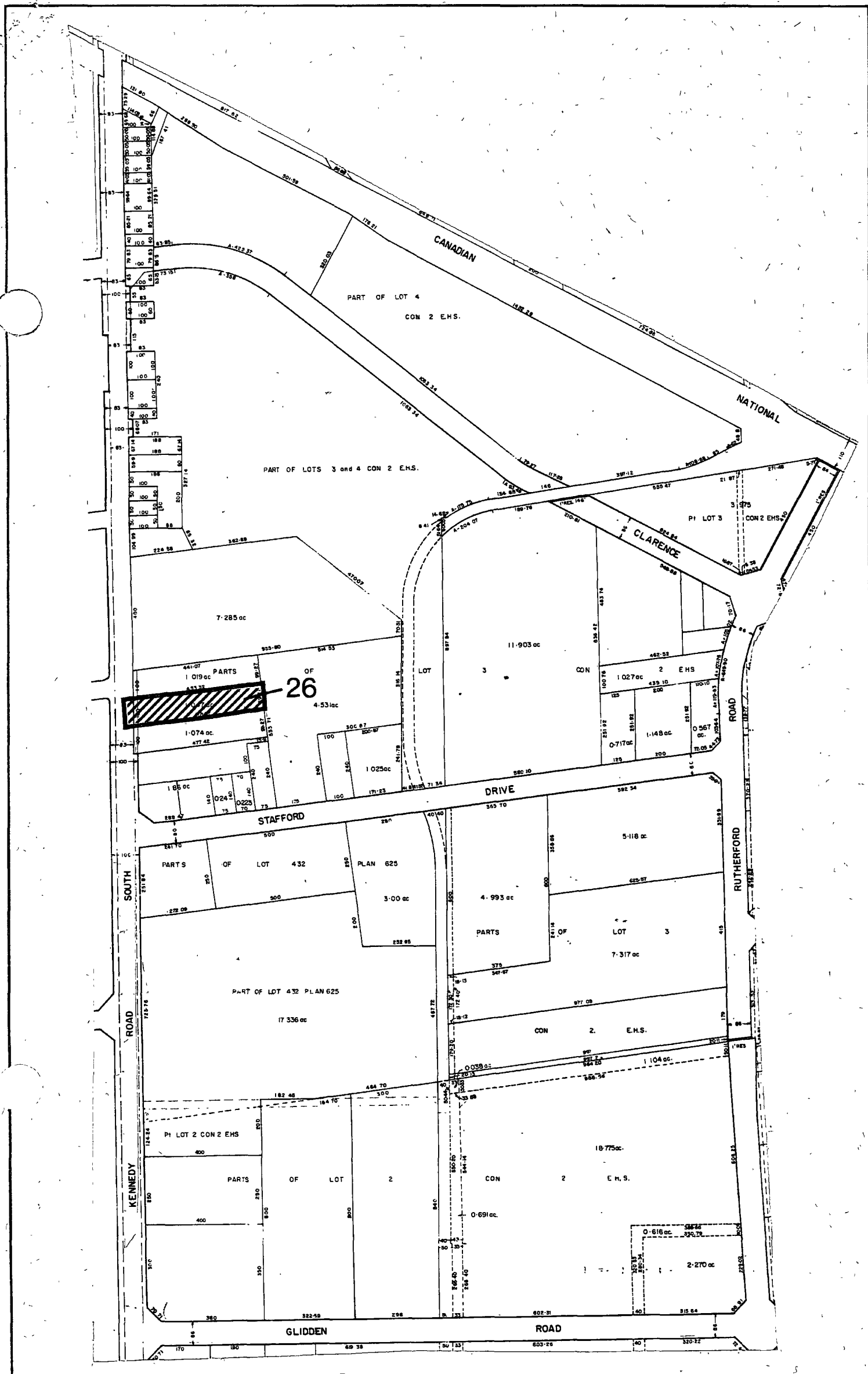


Schedule O  
**BY-LAW** 268-81

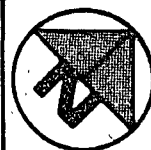


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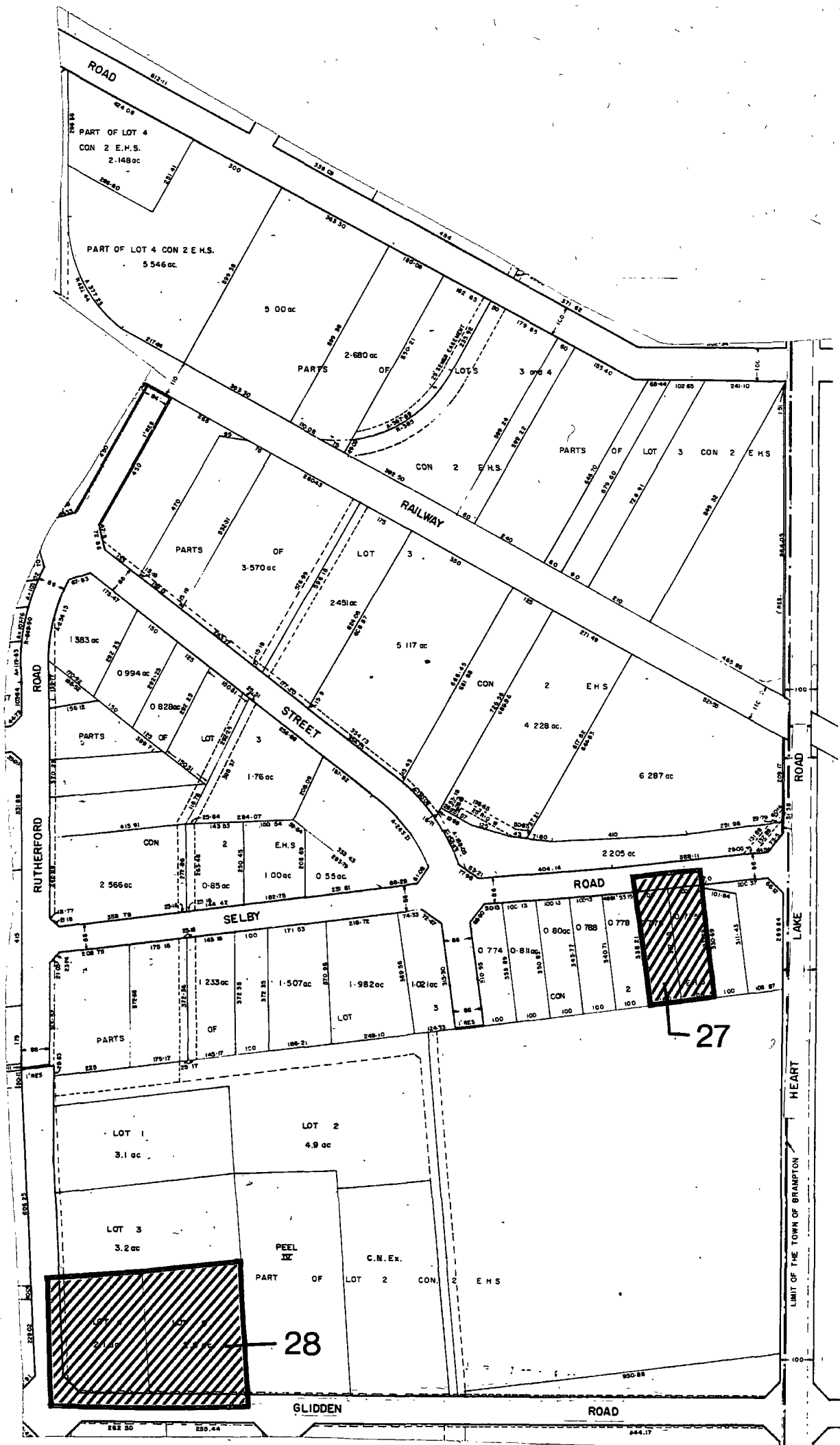


Schedule P  
 BY-LAW 268-81



CITY OF BRAMPTON

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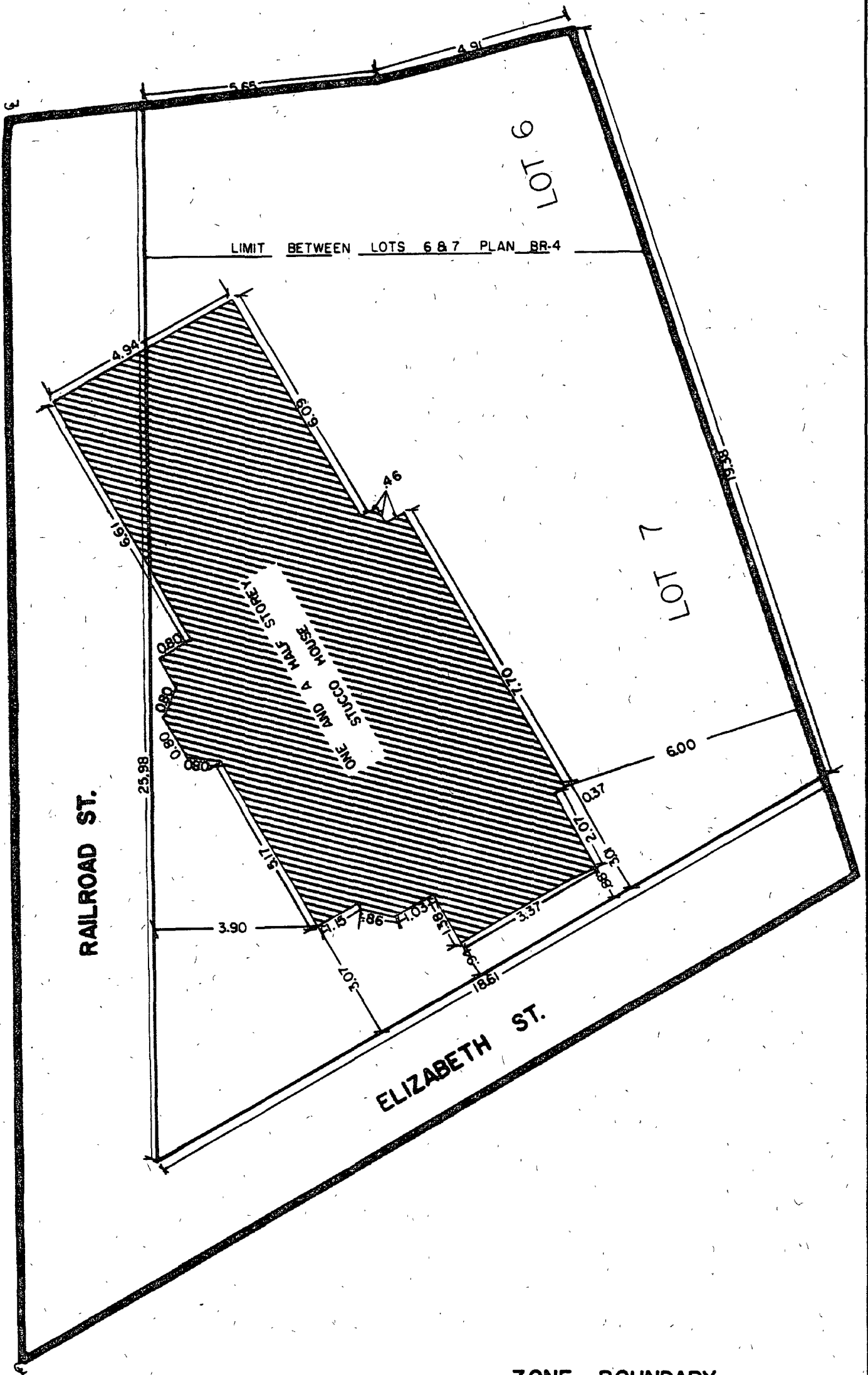


Schedule Q  
**BY-LAW** 268-81



**CITY OF BRAMPTON**

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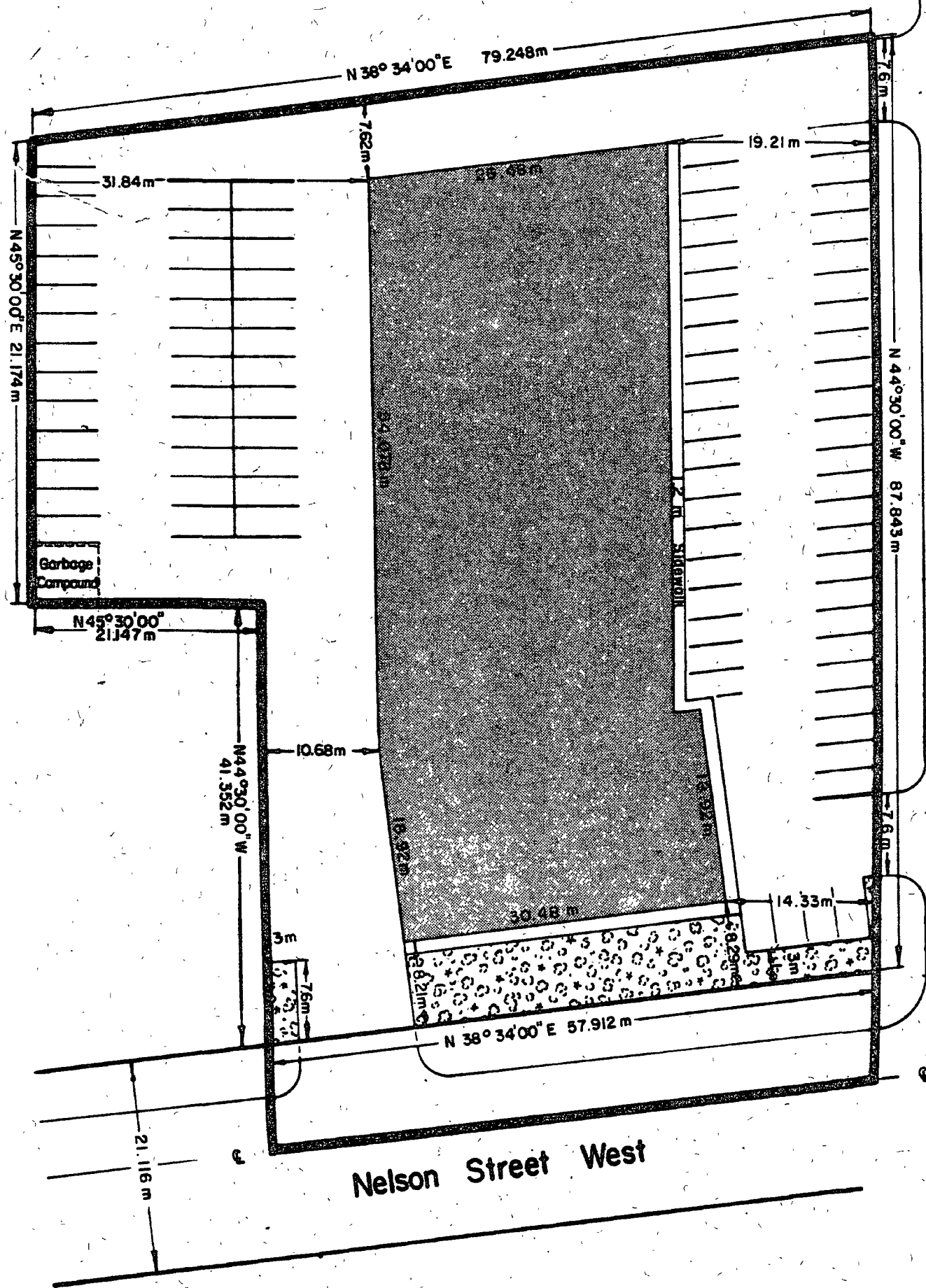
Schedule C-109  
**BY LAW 25-79**

Schedule R By-law 268-81






**CITY OF BRAMPTON**

Scale  
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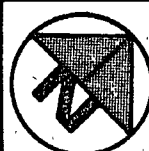
McMurphy Avenue North

Nelson Street West

-  Building Area
-  Landscaped Open Space
-  Zone Boundary

Schedule C-176  
BY-LAW 25-79

Schedule S By-law 268-81



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CITY OF BRAMPTON