



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 330-86

To amend By-law 861 (part of Lot 10, Concession 1, W.H.S., geographic Township of Chinguacousy)

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

1. Schedule A of By-law 861, as amended, is hereby amended by changing the zoning classifications of the lands shown outlined on Schedule A to this by-law from SELECT INDUSTRIAL (M1) and GENERAL INDUSTRIAL (M2) to RESIDENTIAL R5 - SECTION 382 (R5-SECTION 382), RESIDENTIAL R5 - SECTION 383 (R5-SECTION 383), HIGHWAY COMMERCIAL ONE - SECTION 384 (HC1 - SECTION 384), HIGHWAY COMMERCIAL ONE - SECTION 385 (HC1 - SECTION 385), and CONSERVATION GREENBELT (G).
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. By-law 861, as amended, is hereby further amended by adding thereto the following sections:

"382.1 The lands designated R5 - SECTION 382 on Schedule A to this by-law:

382.1.1 shall only be used for:

- (1) one family detached dwellings, and
- (2) purposes accessory to the other permitted purposes.

382.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area

| | |
|--------------|---------------------|
| Interior Lot | - 380 square metres |
| Corner Lot | - 470 square metres |

- (2) Minimum lot frontage
 - Interior Lot - 12.5 metres
 - Corner-Lot - 15.5 metres

- (3) Minimum lot depth - 30.5 metres

- (4) Minimum front yard depth
 - (a) to main wall of building - 4.5 metres
 - (b) to front of garage or carport - 6 metres

- (5) Minimum side yard width - 1.2 metres

- (6) Minimum width for a side yard flanking a road allowance - 3 metres excluding any reserves less than 1.0 metres in width

- (7) Minimum rear yard depth - 7.5 metres, except where the rear yard abuts a Highway Commercial or Industrial zone or a rail line, in which case the minimum requirement is 15 metres

- (8) Maximum building height - 10.5 metres

- (9) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected

- (10) Minimum number of parking spaces per dwelling unit - two, one of which must be located in a garage

- (11) Minimum front yard landscaped open space - 50% of the front yard of an interior lot, 60% of the front yard of a corner lot and 40% of the front yard of a lot where the side lot line converge towards the front lot line

- (12) Accessory buildings
 - (a) shall not be used for human habitation,
 - (b) shall not be less than 0.6 metres from any lot line,
 - (c) shall not exceed 4.5 metres in height in the case of a peaked roof,
 - (d) shall not exceed 3.5 metres in height in the case

of a flat roof,

(e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and

(f) shall not exceed a gross floor area of 15 square metres.

(13) Swimming pools

(a) shall not be located in the front yard,

(b) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool, and

(c) shall have a minimum distance of 1.2 metres from any lot line or easement.

382.1.3 shall also be subject to the requirements and restrictions relating to the R5 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 382.1.2.

382.2 For the purposes of section 382,

CORNER LOT shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle or intersection of such streets is not more than 135 degrees.

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

383.1 The lands designated R5 - SECTION 383 on Schedule A to this by-law:

383.1.1 shall only be used for:

- (1) one family detached dwellings, and
- (2) purposes accessory to the other permitted purposes.

383.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area
 - Interior lot - 274.5 square metres
 - Corner lot - 366 square metres

- (2) Minimum lot frontage
 - Interior lot - 9 metres
 - Corner lot - 12 metres
- (3) Minimum lot depth - 30.5 metres
- (4) Minimum front yard depth
 - (a) to main wall of building - 4.5 metres
 - (b) to front of garage or carport - 6 metres
- (5) 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 door or no window below grade will be permitted in any such wall.
- (6) Minimum width for a side yard flanking a road allowance - 3 metres excluding any reserves less than 1.0 metres in width
- (7) Minimum rear yard depth - 7.5 metres, except where the rear yard abuts a Highway Commercial or Industrial zone or a rail line, in which case the minimum requirement is 15 metres.
- (8) Permitted yard encroachments
 - (a) Every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50% of the width of any required yard, and
 - (b) Chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50% of the width of any required yard.
- (9) Maximum building height - 10.5 metres
- (10) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected.

- (11) Minimum number of parking spaces per dwelling unit - two, one of which must be located in a garage
- (12) Minimum front yard landscaped open space - 40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard of a lot where the side lot line converge towards the front lot line
- (13) Accessory buildings
 - (a) shall not be used for human habitation,
 - (b) shall not be less than 0.6 metres from any lot line,
 - (c) shall not exceed 4.5 metres in height in the case of a peaked roof,
 - (d) shall not exceed 3.5 metres in height in the case of a flat roof,
 - (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
 - (f) shall not exceed a gross floor area of 15 square metres.
- (14) Swimming pools
 - (a) shall not be located in the front yard,
 - (b) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool, and
 - (c) shall have a minimum distance of 1.2 metres from any lot line or easement.

383.1.3 shall also be subject to the requirements and restrictions relating to the R5 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 383.1.2.

383.2 For the purposes of section 383,

CORNER LOT shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle

or intersection of such streets is not more than 135 degrees.

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

384.1 The lands designated HC1 - SECTION 384 on Schedule A to this by-law:

384.1.1 shall only be used for:

(1) Commercial

- (a) an office,
- (b) a health centre,
- (c) a community club,
- (d) a printing or copying establishment,
- (e) a parking station,
- (f) a bank, trust company, finance company, and
- (g) a custom workshop.

(2) Industrial

- (a) the manufacturing, cleaning, processing, packaging, repairing, warehousing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair or body shop or a transport terminal as a principal or as an accessory use.

(3) Accessory

- (a) purposes accessory to the other permitted purposes, and
- (b) a retail outlet operated in connection with a particular purpose permitted by section 384.1.1(2), provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use.

384.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum rear yard depth - 6 metres, except that where the rear yard abuts an R5-section 382 or an R5-section 383 zone, the minimum rear yard depth shall be 30 metres.

- (2) Maximum building height - 9 metres, except that where the rear yard abuts an R5-section 382 or an R5-section 383 zone, the maximum building height shall be 6 metres.
- (3) Outdoor storage - no storage shall be permitted outside a building.
- (4) Landscaped buffer area - a landscaped buffer area not less than 10 metres in width in the locations shown on Schedule A shall be provided and maintained on each lot.
- (5) Parking Spaces
Parking shall be provided in accordance with the following:
 - (a) Each parking space shall be an angled parking space or a parallel parking space, and
 - (i) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and
 - (ii) 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.
 - (b) Where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (i) 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,
 - (ii) 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,
 - (iii) each parking space shall have unobstructed access to an aisle leading to a driveway or street, and
 - (iv) aisles leading to parking spaces and providing unobstructed access from each parking

space to a driveway shall be established in accordance with the following:

| <u>Angle of parking</u> | <u>Minimum aisle width</u> |
|--|----------------------------|
| (A) up to 50 degrees | 4 metres |
| (B) 50 degrees up to 70 degrees | 5.75 metres |
| (C) 70 degrees up to and including 90 degrees | 6 metres |

(c) Parking spaces shall be provided and maintained in accordance with the following provisions:

| <u>Use</u> | <u>Minimum parking spaces required</u> |
|--|---|
| Bank, trust company or finance company | 1 parking space for each 15 square metres of gross commercial floor area or portion thereof |
| Offices: | |
| (i) Physician, dentist or drugless prac- titioner'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 31 square metres of gross commercial floor area or portion thereof |
| Place of assembly | 1 parking space for each 9 square metres of gross commercial floor area or portion thereof |

Recreational uses:

- (i) Tennis, squash, handball court 4 parking spaces for each court
- (ii) Swimming pool 10 parking spaces for every pool

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, or retail uses

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 or retail use

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

(6) Loading spaces - loading spaces shall be provided on the basis of the following:

(a) Each loading space shall:

- (i) have a minimum vertical clearance of 4.25 metres,
- (ii) not be upon or partly upon any street or lane, and
- (iii) 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.

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

(c) Loading spaces shall be provided and maintained in accordance with the following provisions:

(i) Gross leasable commercial floor area of retail

| <u>commercial uses in square metres</u> | <u>Number of loading spaces</u> |
|---|---|
| 2350 or less | 1 loading space |
| over 2350 up to 7450 | 2 loading spaces |
| over 7450 up to 14000 | 3 loading spaces |
| over 14000 | 3 loading spaces, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 14000 square metres |

(ii) Gross commercial floor area of office uses in

| <u>square metres</u> | <u>Number of loading spaces</u> |
|-----------------------|--|
| 2350 or less | no loading spaces required |
| over 2350 up to 11600 | 1 loading space |
| over 11600 | 1 loading space, plus 1 additional loading space for each 9300 square metres or portion thereof in excess of 11600 square metres |

(iii) Gross industrial floor area of building in

| <u>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

- (d) no loading space shall be provided within the front yard or within the exterior side yard of a lot, and
- (e) 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.
- (7) Environmental concerns - obnoxious industrial uses shall not be permitted.
- (8) Accessory building - accessory buildings or structures are permitted subject to the requirements and restrictions of this section and the following:
 - (a) be used only for the purposes of parking motor vehicles, or the storage of garbage, and
 - (b) not be permitted in an exterior side yard or front yard.
- (9) Adult entertainment - an adult entertainment parlour shall not be permitted.

384.1.3 shall also be subject to the requirements and restrictions relating to the HCl Zone contained in section 16J(2) and all general provisions of this by-law which are not in conflict with the ones set out in section 384.1.2.

384.2 For the purposes of section 384,

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.

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

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

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

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 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.

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

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land 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.

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

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

- (1) 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
- (2) 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
- (3) 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.

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.

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.

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.

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.

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.

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

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, 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.

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.

385.1 The land designated HC1-SECTION 385 on Schedule A to this by-law:

385.1.1 shall only be used for:

(1) Commercial

- (a) an office,
- (b) a health centre,
- (c) a community club,
- (d) a printing or copying establishment,
- (e) a parking station,
- (f) a bank, trust company, finance company,
- (g) a custom workshop,
- (h) a hotel or motel,
- (i) 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,
- (j) only in conjunction with a motor vehicles sales, rental, leasing or service establishment, a motor vehicle body shop,
- (k) a dining room restaurant, a take-out restaurant, a drive-in restaurant, standard restaurant, or fast food restaurant,
- (l) a tavern,
- (m) banquet facilities,
- (n) a tool and equipment rental establishment,
- (o) garden centre sales establishment,
- (p) a gas bar,
- (q) an automobile service station,
- (r) a motor vehicle washing establishment, and
- (s) only in conjunction with an automobile service station, and within the same building as an automobile service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station.

(2) Industrial

- (a) the manufacturing, cleaning, packaging, processing, repairing, warehousing, or assembly of goods or materials within an enclosed building, but excluding a motor vehicle repair or body shop or a transport terminal as a principal or as an accessory use.

(3) Accessory

- (a) purposes accessory to the other permitted purposes, and
- (b) a retail outlet operated in connection with a particular purpose permitted by section 385.1.1(2) provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use.

385.1.2 (1) shall be subject to the following requirements and restrictions:

(a) Outdoor Storage

- (i) no storage shall be permitted outside a building except where such storage is accessory to a motor vehicle or boat sales, rental, leasing or service establishment, a tool and equipment rental establishment, a gas bar, an automobile service station or a garden centre sales establishment, and
- (ii) no storage shall be permitted on any portion of a lot required for parking, loading, driveways or landscaping.

(b) Landscaped Buffer Area

a landscaped buffer area not less than 10 metres in width in the locations as shown on Schedule A shall be provided and maintained on each lot.

(c) Parking Spaces

parking shall be provided in accordance with the following:

- (i) Each parking space shall be an angled parking space or a parallel parking space, and
 - (A) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and
 - (B) a parallel parking space shall be a rectangular area measuring not less

than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

(ii) Where parking spaces are provided or required, 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 in accordance with the following:

| <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 |

(iii) Parking spaces shall be provided and maintained in accordance with the following provisions:

| <u>Use</u> | <u>Minimum parking spaces required</u> |
|--|---|
| Bank, trust company or finance company | 1 parking space for each 15 square metres of gross commercial floor area or portion thereof |

Offices:

- | | |
|--|---|
| (1) Physician, dentist or drugless prac- titioner's office | 1 parking space for each 12 square metres of gross commercial floor area or portion thereof |
| (2) Real estate offices | 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
or banquet hall

1 parking space for
each 9 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 dev-
oted 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

Recreational uses:

- | | |
|---------------------------------------|-------------------------------------|
| (1) Tennis, squash, handball court | 4 parking spaces for each court |
| (2) Swimming pool | 10 parking spaces for every pool |

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% of the required spaces may be tandem parking spaces

Motor vehicle parts retail outlet 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

Dining room restaurant 1 parking space per 9.6 square metres of gross commercial floor area or portion thereof

Drive-in restaurant 1 parking space per 3.7 square metres of gross commercial floor area or portion thereof

Standard restaurant 1 parking space per 6.0 square metres of gross commercial floor area or portion thereof

Fast food restaurant 1 parking space per 4.6 square metres of gross commercial floor area or portion thereof

Fast food restaurant with drive-through facility 1 parking space per 6 square metres of gross commercial floor area or portion thereof

Take out restaurant 1 parking space per 6.6 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.

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

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 or retail uses

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 or retail uses

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

(d) Drive-through facilities of fast food restaurants shall comply with the following:

- (i) the drive-through facility must be effectively separated from the parking area,
- (ii) the stacking lane must be clearly identified,
- (iii) the stacking lane must be located behind the pick-up windows and must accommodate a minimum of 10 cars,
- (iv) the width of the pavement where the stacking lane and driveway meet must be a minimum width of 7.3 metres, and
- (v) the access points must be properly located to minimize the impact of the stacking lane on the internal traffic circulation.

(e) Loading spaces - loading spaces shall be provided on the basis of the following:

(i) 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.

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

(iii) Loading spaces shall 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 |
| 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) Gross industrial floor area of building in square metres Number of loading spaces

| | |
|-----------------------|--|
| 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 |

(iv) no loading space shall be provided within the front yard or within the exterior side yard of a lot, and

(v) 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.

(f) Environmental Concerns - obnoxious industrial uses shall not be permitted.

(g) Accessory Building - accessory buildings or structures are permitted subject to the requirements and restrictions of this section and the following:

- (1) be used only for the purposes of parking motor vehicles, or the storage of garbage, and
- (2) not be permitted in an exterior side yard or front yard.

(h) Adult entertainment - an adult entertainment parlour shall not be permitted.

(2) shall, in respect of the purposes permitted by sections 385.1.1(1)(a) to 385.1.1(1)(o), both inclusive, be subject to the following additional requirements and restrictions:

(a) Maximum building height - 9 metres

(3) shall, in respect of the purposes permitted by sections 385.1.1(1)(p) to 385.1.1(1)(s), both inclusive, be subject to the following additional requirements and restrictions:

(a) Maximum building height - 6 metres

385.1.3 (1) shall, in respect of the purposes permitted by sections 385.1.1(1)(a) to 385.1.1(1)(o), both inclusive, also be subject to the requirements and restrictions relating to the HCl Zone contained in section 16J(2) and all the general provisions of this by-law which are not in conflict with the ones set out in sections 385.1.2(1) and 385.1.2(2).

(2) shall, in respect of the purposes permitted by sections 385.1.1(1)(p) to 385.1.1(1)(s), both inclusive, also be subject to the requirements and restrictions relating to the HCl Zone contained in section 16J(3) and all the general provisions of this by-law which are not in conflict with the ones set out in sections 385.1.2(1) and 385.1.2(3).

385.2

For the purposes of section 385,

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.

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.

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

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.

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 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.

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.

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.

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

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land 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.

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

LOT 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.

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.

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.

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.

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 or counter where the food and drink were ordered and are to be consumed, and where take-out 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, STANDARD shall mean a building or place having more than 10 seats for customers, where food and drink are prepared, offered for sale and served to the public, primarily for consumption within the same building or place, but shall not include a fast food restaurant.

RESTAURANT, FAST FOOD shall mean a building or place having more than 10 seats for customers, which is designed for the preparation and offering for sale of a high volume of food from a limited and standardized menu to the public, primarily for consumption within the same building or place, and where the customers do not eat at the same table or counter at which the food is ordered and obtained.

RESTAURANT, TAKE OUT shall mean a building or place having less than 11 seats for customers, 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.

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.

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.

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.

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

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, 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.

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."

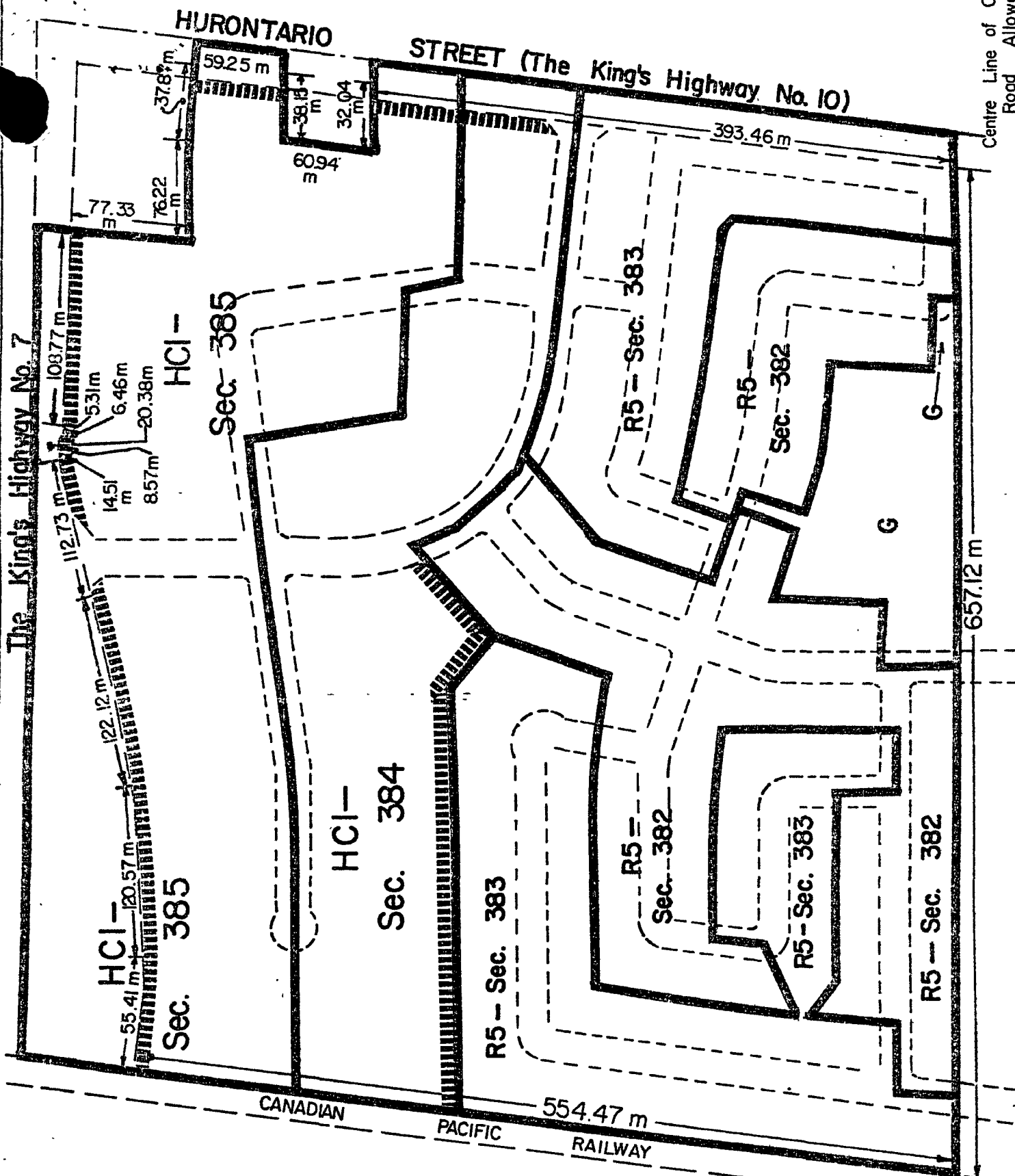
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 15th day of December, 1986.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE

52/86/4


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK



 ZONE BOUNDARY
 LANDSCAPED BUFFER AREA

Part of Lot 10 Con. I W.H.S.(Ching.)
By-law 861 Schedule A

BY- LAW 330-86 SCHEDULE A



1:3500

CITY OF BRAMPTON
Planning and Development

Date: 86 11 21 Drawn by: R.B.
File no. CIW10.1 Map no. 42-64G

IN THE MATTER OF the Planning Act, 1983, section 34;

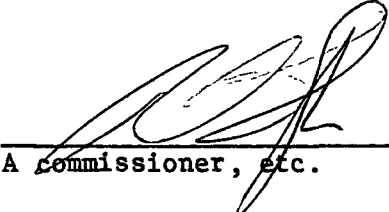
AND IN THE MATTER OF the City of
Brampton By-law 330-86.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the
City of Brampton and as such have knowledge
of the matters herein declared.
2. By-law 330-86 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on December 15th, 1986.
3. Written notice of By-law 330-86 as required
by section 34 (17) of the Planning Act, 1983
was given on December 23rd, 1986, in the
manner and in the form and to the persons
and agencies prescribed by the Planning Act,
1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 21st day of January, 1987.)


A commissioner, etc.

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.