



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 35-96

To amend By-law 151-88 as amended

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

1. By-law 151-88, as amended, is hereby further amended:
 - A. by deleting section 276.1 and 276.2 and substituting thereto the following:

"276.1 shall only be used for the following purposes:

Commercial

 - (1) a retail establishment having no outdoor storage;
 - (2) a service shop;
 - (3) a personal service shop;
 - (4) a bank, trust company, finance company;
 - (5) an office;
 - (6) a dry cleaning and laundry distribution station;
 - (7) a laundromat;

- (8) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a garden centre sales establishment;
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop;
- (14) a convenience store; and

Non-Commercial

- (15) a day nursery; and
- (16) purposes accessory to the other permitted purposes.

276.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 106.6 metres
- (2) Minimum Lot Depth: 53.0 metres
- (3) Minimum Lot Area: 5870.0 square metres
- (4) All buildings shall be located within the areas shown as BUILDING AREAS A and B on SCHEDULE C - SECTION 276;
- (5) The minimum front yard depth, rear yard depth, and side yard width shall be as

shown on SCHEDULE C - SECTION 276;

- (6) The maximum gross commercial floor area of all buildings shall be 1650.0 square metres;
- (7) The maximum building height shall not exceed one storey or 4.6 metres;
- (8) A restaurant shall be located only within the areas shown as BUILDING AREA A and BUILDING AREA B on SCHEDULE C - SECTION 276;
- (9) A solid screen fence composed of brick, architectural block, decorative panel or similar material, and not less 2.4 metres in height above finished grade, shall be provided adjacent to the property boundaries in the location shown as WALL on SCHEDULE C - SECTION 276;
- (10) Chain link fencing, with a height above finished grade of not less than 1.2 metres, shall be provided adjacent to the property boundaries in the location shown as FENCE on SCHEDULE C - SECTION 276 with the exception of any location where the site abuts a commercial zone;
- (11) Landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on SCHEDULE C - SECTION 276 with the exception of any location where a vehicular connection with the property to the west has been approved by the City;

- (12) No outside storage or display of goods shall be permitted;
- (13) All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- (14) All garbage and refuse storage, other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and
- (15) An adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted."

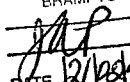
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 26th day of February, 1996.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 2/23/96

AR/23/95

QUEEN STREET EAST

BRAMALEA ROAD

SUBJECT PROPERTY

FALLINGDALE

FAVERSHAM

FINCHGATE

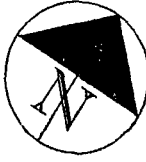
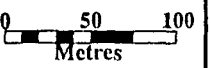
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FONTHE

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CITY OF BRAMPTON
Planning and Building

Date: 1995 08 09

Drawn by: CJK

File no. CSE5.14

Map no. 64-26D

Key Map By-Law

35-96