



Brampton

Zoning By-Law Office Consolidation

(245-2008)

1413 The lands designated SC - 1413 on Schedule A to this by-law:

1413.1 shall only be used for the purposes of the SC Zone and the following additional uses:

- (1) supermarket,
- (2) retail warehouse,
- (3) large retail warehouse,
- (4) home furnishings and home improvement retail warehouse
- (5) service station or gas bar,
- (6) motor vehicle washing establishment, and
- (7) library.

1413.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Landscaped Open Space:
 - a) 6 metres abutting Bramalea Road and Sandalwood Parkway, except at approved access locations.
 - b) 3 metres abutting Sunny Meadow Boulevard, except at approved access locations.
 - c) 6.5 metres abutting a Floodplain Zone.
- (2) Minimum building setbacks:
 - a) 6 metres from Bramalea Road and Sandalwood Parkway.
 - b) 3 metres from Sunny Meadow Boulevard.

- c) 10 metres from a Floodplain Zone.
- (3) Maximum building height: 2 storeys
- (4) Minimum lot area: 4,050 square metres (1.0 acre)
- (5) Outdoor Storage:
 - a) Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
 - b) Outdoor storage shall not be located in areas required for landscaping and parking.

1413.3 for the purpose of this Section:

- (1) Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- (2) Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- (3) Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home

improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor coverings, landscape and garden supplies and plumbing fixtures.

1413.4 For the purposes of this section, all lands zoned SC-1413 shall be interpreted as one lot for zoning purposes

(OMB Case Number: PL060286)

1413 The lands designated R1F – 22 – 1413 on Schedule A to this by-law:

1413.1 shall only be used for the purposes permitted in a R1F-x zone

1413.2 shall be subject to the following requirements and restrictions:

a) For the purpose of this by-law, the Front Lot Line shall be the line fronting Cookview Drive

b) Minimum Lot Width: 22.0 metres as measured 6.0 metres back from the Front Lot Line

c) Minimum Lot Area: 520 square metres

d) Minimum Exterior Side Yard Width: 3.0 metres

e) Minimum Rear Yard Depth: 7.25 metres

f) Maximum Building Height: 11.0 metres