



Brampton

Zoning By-Law Office Consolidation

(124-2006)(147-2008)(300-2009)

1919 The lands designated SC-SECTION 1919 on Schedule A to this by-law:

1919.1 shall only be used for the following purposes:

(A) Commercial Uses:

1. convenience store;
2. retail establishment; excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
3. personal service shop;
4. bank, trust company, and finance company;
5. office;
6. dry cleaning and laundry distribution station;
7. dining room restaurant, and take out restaurant;
8. printing or copying establishment;
9. commercial school;
10. place of commercial recreation, but not including a billiard hall;
11. community club;
12. health and fitness centre;
13. hotel; and
14. purposes accessory to other permitted uses.

1919.2 shall be subject to the following requirements and restrictions:

(A) The following uses shall not be permitted:

1. Retail establishments, personal service shops and service shops that occupy a building having a gross floor area less than 930 square metres.
2. Drive through facilities.

(B) Maximum gross leasable floor area:

1. For commercial uses, excluding offices: 22,000 square metres which includes the gross leaseable floor area of

commercial uses, excluding office uses, on lands zoned SC-1917 and SC-1919 and SC(H)-1919.

2. For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1917, SC-1918 and SC-1919, and SC(H)-1919.

(C) Minimum Building Height: Three (3) storeys.

(D) Minimum lot area: 4,050 square metres (1.0 acre).

(E) Minimum Landscaped Open Space:

1. 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.
2. 3 metres abutting all other lands not zoned SC-1917, except at approved access locations.

(F) Minimum building setback:

1. 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
2. 3 metres abutting all other lands not zoned SC-1917.

(G) Outdoor Storage of goods and materials shall not be permitted.

1919.3 for the purpose of this By-law:

(A) Land zoned SC-1917, SC-1919, and SC(H)-1919 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leaseable floor area requirements and restrictions.

(B) 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.

(C) 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.

(D) 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.

1919.4 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1919.2.

1919.5 When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands designated SC(H)-Section 1919 shall be subject to the following provisions.

(A) shall only be used for the following purposes:

1. Office,
2. Only in conjunction with office uses:
 - i) Financial Institutions,
 - ii) Personal service shops,
 - iii) Retail establishments, excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse,
 - iv) A printing or copying establishment,
 - v) A convenience store,
 - vi) A dining room restaurant and take-out restaurant, and
 - vii) A health and fitness centre.

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

1. The uses in Section 1919.5(A)2 shall only be permitted within the first storey or basement of the same building as the primary office use.
2. The following use shall not be permitted:
Drive through facilities.
3. Maximum gross leasable floor area:

- i) For commercial uses, excluding offices: 19,800 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1917 and SC-1918.
 - ii) For office uses: 9,290 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1917 and SC-1918, SC-1919 and SC(H)-1919.
- 4. Minimum Building Height: Three (3) storeys.
- 5. Minimum lot area: 4,050 square metres (1.0 acre).
- 6. Minimum Landscaped Open Space:
 - i) 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.
 - ii) 3 metres abutting all other lands not zoned SC-1917 except at approved access locations.
- 7. Minimum building setback:
 - i) 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
 - ii) 3 metres abutting all other lands not zoned SC-1917.
- 8. Outdoor Storage of goods and materials shall not be permitted.

(C) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in SC(H) - Section 1919.2.

(D) the holding symbol (H) shall not be removed until there is a combined minimum gross floor leasable area of office uses of 9,290 square metres on lands zoned SC-1914, SC-1915, SC-1916, SC(H)-1916, SC-1917, SC-1919 and SC(H)-1919.