



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 195-95

To amend By-law 56-83 as amended,

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 13 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from COMMERCIAL AGRICULTURAL (CA) to SERVICE COMMERCIAL - SECTION 643 (SC - SECTION 643).

(2) by adding thereto, the following section:

"643.1 The lands designated SC - Section 643 on Sheet 13 of Schedule A to this by-law:

643.1.1 shall only be used for the following purposes:

- (1) a building supplies outlet within an enclosed building;
- (2) a garden centre sales establishment within an enclosed building;
- (3) a retail warehouse not engaged in the selling of food;
- (4) a home furnishing and home improvement retail warehouse;
- (5) a service station;
- (6) a motor vehicle repair shop;
- (7) a dining room restaurant, a standard restaurant, and a take-out restaurant;
- (8) a personal service shop;
- (9) an office;

- (10) a bank, trust company and finance company;
- (11) a retail establishment, subject to the requirement set out in section 643.1.2(6);
- (12) a hotel/motel; and,
- (13) purposes accessory to the other permitted purposes.

643.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 4047 square metres;
- (2) maximum coverage - 28 per cent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (4) maximum building height - no restriction;
- (5) minimum landscaped area:
 - (a) not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;
 - (b) not less than 3.0 metres in width, shall be provided and maintained where the lands abut any other road;
- (6) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (7) the maximum floor space index for office purposes shall be 0.5;
- (8) parking shall be provided in accordance with Section 20 of this by-law;

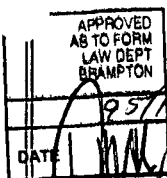
- (9) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- (10) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (11) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7; and,
- (12) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

643.1.3 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 643.1.2.

643.2 For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th day of October, 1995.

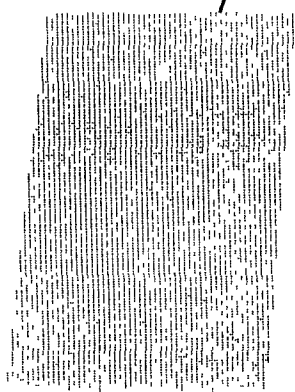


PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

C.N.R. RAILWAY EASEMENT

SUBJECT PROPERTY



GOREWAY DRIVE

HIGHWAY No. 7



CITY OF BRAMPTON
Planning and Building

Date 1995 02 02

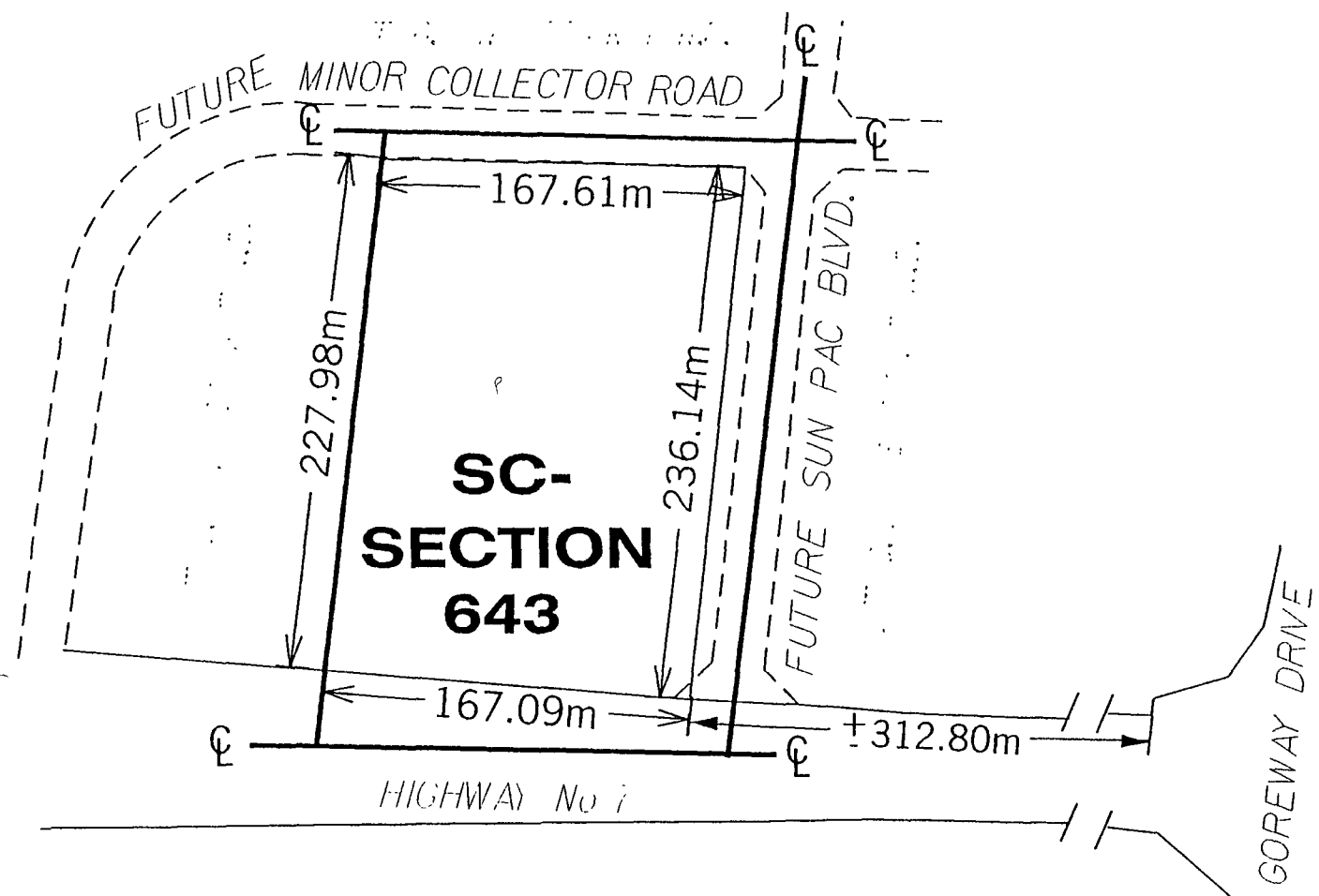
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Map no. 49-34D

Key Map By-Law

195-95



LEGEND

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



PART LOT 6, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 195-95

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 1995 07 05

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Map no 49-34E