



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 234-2004

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 Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL FOUR (M4) to SERVICE COMMERCIAL - SECTION 1823 (SC - Section 1823).

(2) by adding thereto the following section:

“1823 The lands designated SC-Section 1823 of Schedule A to this by-law:

1823.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a personal service shop, excluding a massage parlour;
- (4) a retail establishment having no outside storage, subject to the requirements set out in Section 1823.2 (4);
- (5) a dry cleaning and laundry establishment and distribution station;
- (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;

- (10) a banquet hall;
- (11) a home furnishings and home improvement retail warehouse;
- (12) a buildings supplies outlet within an enclosed building;
- (13) a retail warehouse not engaged in the selling of food;
- (14) a service station;
- (15) a motor vehicle washing establishment;
- (16) purposes accessory to the other permitted uses.

1823.2 shall be subject to the following requirements and restrictions:

- (1) maximum lot coverage 28 per cent;
- (2) all buildings and structures shall be located a minimum of 9.0 metres from Regional Road 107 (Queen Street East) right-of-way as widened;
- (3) with the exception of approved access locations, landscaped open space shall be provided as follows:
 - (a) a minimum 9.0 metre wide strip abutting Regional Road 107 (Queen Street East);
 - (b) a minimum 3.0 metre wide strip abutting the interior side yard.
- (4) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (5) the maximum floor space index for office purposes shall be 0.5;
- (6) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107 (Queen Street East);
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities and a temporary open air market shall only be permitted in conjunction with a retail establishment and shall be restricted to areas not required for landscaping and parking;
- (8) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

- (9) an adult entertainment parlour or an adult video store shall not be permitted; and,
- (10) all lands zoned SC – Section 1823 shall be treated as one property.

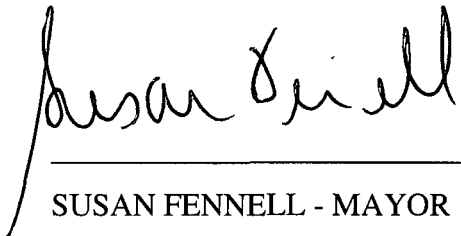
1823.3 shall also be subject to the requirements and restrictions of the SC zone and all the general provisions of this by-law which are not in conflict with those set out in section 1823.2.

1823.4 For the purpose of this section,

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 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.

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 per cent 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.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th day of August 2004.



 SUSAN FENNELL - MAYOR

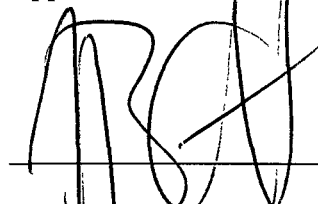
APPROVED AS TO FORM
 LAW DEPT.
 BRAMPTON

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 July 29/04



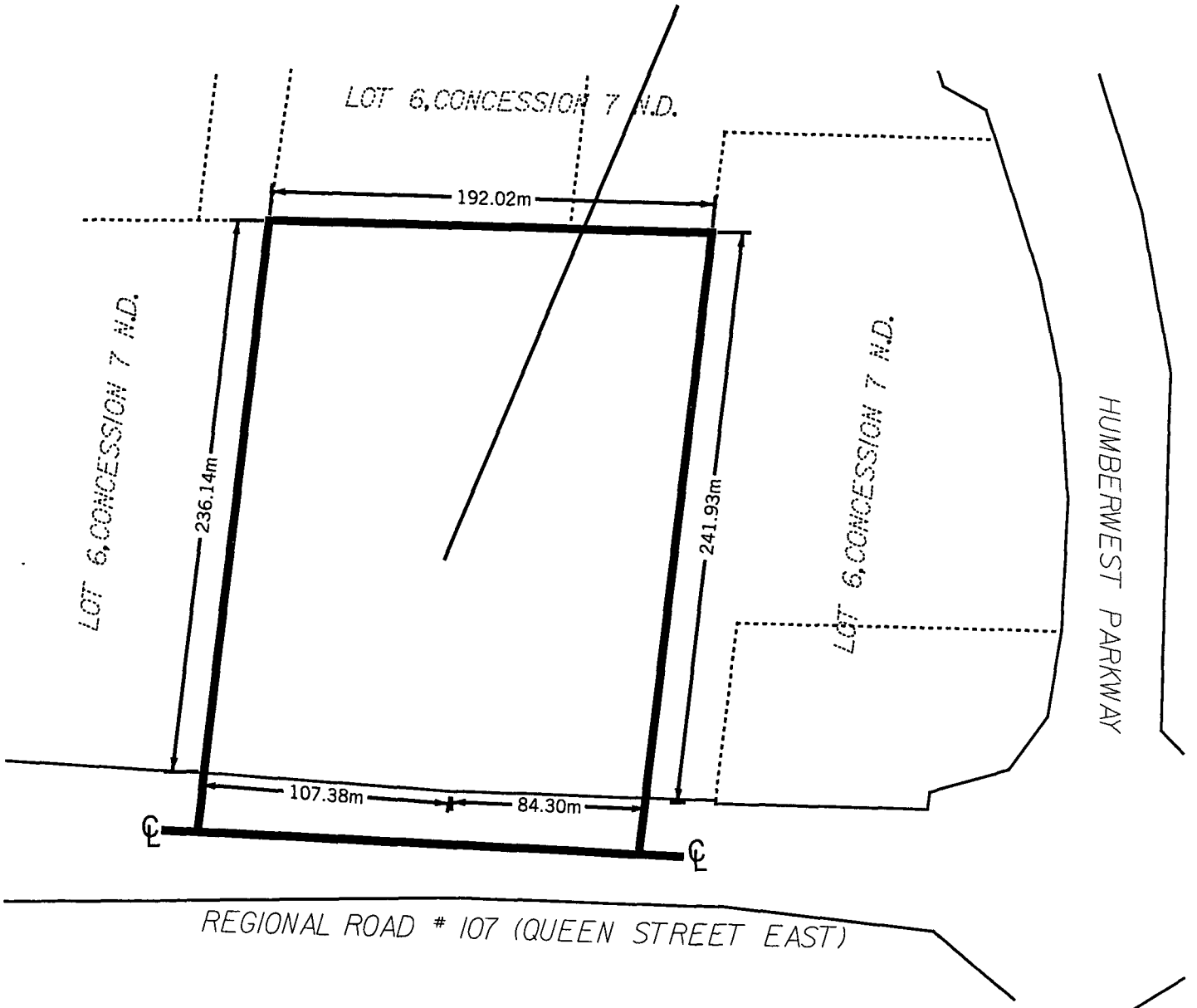
 LEONARD J. MIKULICH - CITY CLERK

Approved as to Content





 John B. Corbett, M.C.I.P., R.P.P.
 Director of Planning and Development Services

SC-SECTION 1823



LEGEND

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



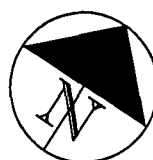
PART LOT 6, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 234-2004

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 12 05

Drawn by CJK

File no C7E6 29

Map no 49-55H