

- g) a dry cleaning and laundry distribution station;
- h) a laundromat;
- i) a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- j) a printing or copying establishment;
- k) a commercial school;
- l) a temporary open air market;
- m) a place of commercial recreation but not including a billiard hall;
- n) a community club;
- o) a health or fitness centre;
- p) a custom workshop;
- q) an animal hospital;
- r) a day nursery.

(2) Other

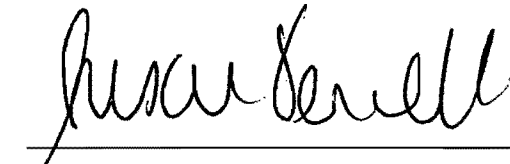
- a) purposes accessory to the other permitted purposes.

1870.2 shall be subject to the following requirements and restrictions:


- (1) The maximum gross leasable commercial floor area on lands zoned SC-Section 1870 shall not exceed 10,220 square metres, of which the maximum gross leasable commercial floor area of a supermarket shall be 5,202 square metres.
- (2) Minimum Depth / Width of all yards:
 - 6.0 metres; except adjacent to a site daylight triangle at a street intersection and / or adjacent to a full turns access driveway location, in which case the minimum Yard Depth or width may be reduced to 4.0 metres when the area between the building and property limit are landscaped and not used for parking and driveway purposes; and,
- (3) Minimum Setback from a Residential Zone:
 - (a) 9.0 metres for all buildings and structures; and,
 - (b) 6.0 metres for a drive through lane, including stacking spaces.

- (4) Maximum setback of a supermarket from Regional Road 50:
 - 80.0 metres.
- (5) Maximum Building Height:
 - (a) 3 storeys; or,
 - (b) 2 storeys within 20.0 metres of a residential zoned property.
- (6) All garbage and refuse storage areas, including any containers for the storage of recyclable materials and truck loading facilities shall be screened from public streets and residential uses.
- (7) An outside display area for a supermarket shall not be located on areas required for landscaping and parking.
- (8) Minimum Landscaped Open Space:
 - (a) 6.0 metres abutting Regional Road 50 and Clarkway Drive and 4.0 metres at a site daylight triangle at a street intersection, except at approved access locations;
 - (b) 4.5 metres abutting Cottrelle Boulevard and 4.0 metres at a sight daylight triangle at a street intersection and at a full turns access driveway location when the area between the building and the property limit are landscaped and not used for parking, except at approved access locations; and,
 - (c) 3.0 metres abutting all other property limits.
- (9) All rooftop units shall be screened.
- (10) The lands zoned SC-Section 1870 shall be a single lot for zoning purposes.

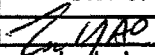
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 15th day of August 2005.



SUSAN FENNELL - MAYOR



LEONARD J. MIKULICH - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE Aug 5/05

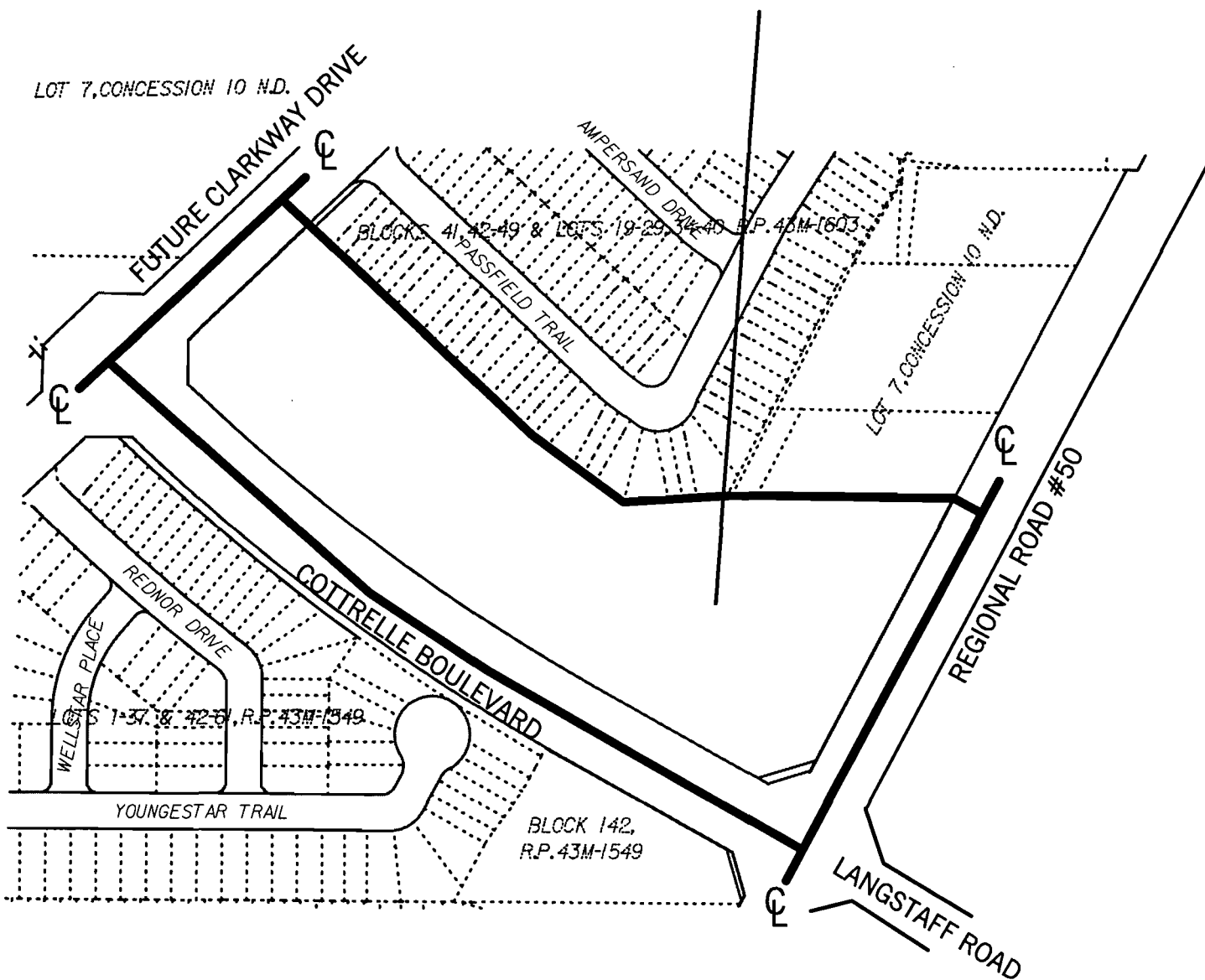
AGREED AS TO CONTENT:






Adrian Smith, M.C.I.P., R.P.P.

Director, Planning and Land Development Services

SC-SECTION 1870



LEGEND

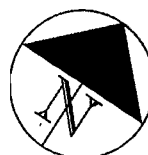
-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOT

By-Law 254-2005

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

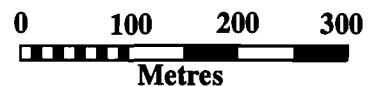
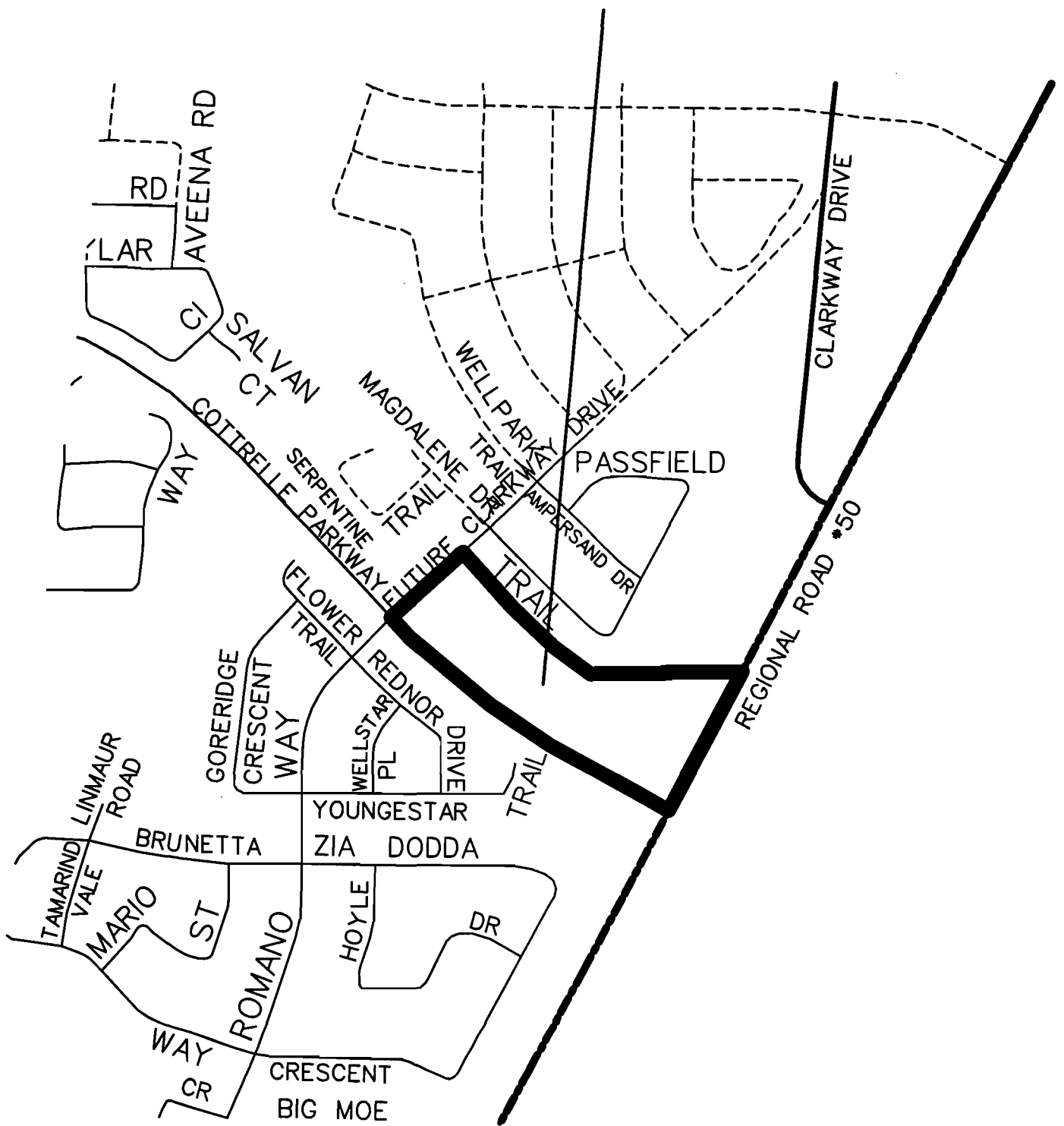
Date: 2005 07 12

Drawn by: CJK

File no. C10E7.6

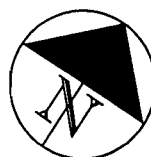
Map no. 52-16R

SUBJECT LANDS



Key Map By-Law

254-2005



CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 07 12

Drawn by: CJK

File no. C10E7.6

Map no. 52-16S

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

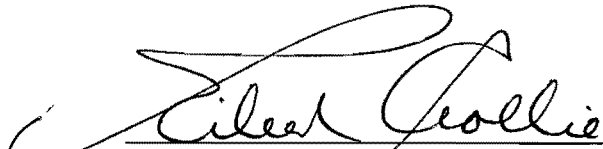
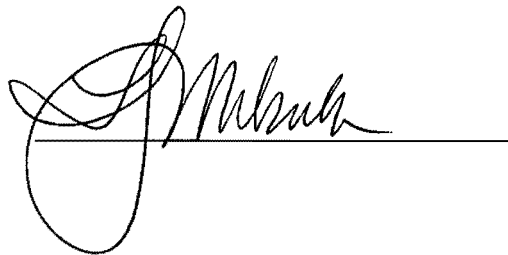
AND IN THE MATTER OF the City of Brampton
By-law 254-2005 being a by-law to amend Comprehensive Zoning
By-law 270-2004 as amended, Yongestar Custom Homes Inc. (File C10E7.6).

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 254-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15th day of August, 2005.
3. Written notice of By-law 254-2005 as required by section 34(18) of the *Planning Act* was given on the 25th day of August, 2005, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
26th day of September, 2005)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.