



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 124-2006

To amend Zoning By-law 2004, as amended.

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

1. Zoning By-law 2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" attached to this by-law

from

to

AGRICULTURAL (A) and  
FLOODPLAIN (F)

SERVICE COMMERCIAL -  
SECTION 1914 (SC-SECTION  
1914), SERVICE COMMERCIAL -  
SECTION 1915 (SC-SECTION  
1915), SERVICE COMMERCIAL  
(H) - SECTION 1916 (SC(H)-  
SECTION-1916, SERVICE  
COMMERCIAL - SECTION 1916  
(SC-SECTION 1916), SERVICE  
COMMERCIAL - SECTION 1917  
(SC-SECTION 1917), SERVICE  
COMMERCIAL - SECTION 1918  
(SC-SECTION 1918), SERVICE  
COMMERCIAL (H) - SECTION  
1919 (SC(H)-SECTION 1919),  
SERVICE COMMERCIAL -  
SECTION 1919 (SC-SECTION  
1919) and FLOODPLAIN (F).

(2) by adding thereto the following sections:

"1914 The lands designated SC-SECTION 1914 on Schedule A to this by-law:

1914.1 shall only be used for the following purposes:

(A) Commercial uses:

1. gas bar;

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2. retail establishment;
3. service shop;
4. personal service shop;
5. bank, trust company, and finance company;
6. office;
7. dry cleaning and laundry distribution station;
8. convenience restaurant, dining room restaurant, and take out restaurant;
9. printing or copying establishment;
10. commercial school;
11. garden centre sales establishment;
12. place of commercial recreation, but not including a billiard hall;
13. community club;
14. health and fitness centre;
15. custom workshop;
16. motor vehicle sales establishment;
17. motor vehicle repair shop;
18. motor vehicle washing establishment;
19. swimming pool sales and service establishment;
20. retail warehouse;
21. large retail warehouse;
22. home furnishing and home improvement retail warehouse;
23. hotel;
24. motel;
25. convenience store;
26. banquet hall; and
27. purposes accessory to other permitted uses.

## (B) Industrial uses:

1. the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
2. warehouse;
3. purposes accessory to the other permitted uses.

1914.2 shall be subject to the following requirements and restrictions:

## (A) Maximum gross leasable floor area:

1. For commercial uses, excluding offices: 14,700 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1915, SC-1916 and SC(H)-1916.
2. For office uses: 6,100 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1915, SC-1916 and SC(H)-1916.

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

## (C) Minimum Landscaped Open Space:

1. 5 metres abutting a "Floodplain (F)" zone.

2. 6 metres abutting The Gore Road right-of-way, except at approved access locations.
3. 3 metres abutting all other lands not zoned SC-1915, except at approved access locations.

(D) Minimum Building Setback:

1. 6 metres abutting The Gore Road right-of-way.
2. 10 metres abutting a "Floodplain (F)" zone.
3. 3 metres abutting all other lands not zoned SC-1915.

(E) Outdoor Storage:

1. Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
2. Outdoor storage shall not be located in areas required for landscaping and parking.
3. All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

1914.3 for the purpose of this Section:

- (A) Land zoned SC-1914, SC-1915, SC-1916, and SC(H)-1916 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.

1914.4 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 1914.2.”

“1915 The lands designated SC-SECTION 1915 on Schedule A to this by-law:

1915.1 shall only be used for the following purposes:

(A) Commercial Uses:

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

1915.2 shall be subject to the following requirements and restrictions:

(A) The following uses shall not be permitted within 100 metres of Regional Road No. 107:

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.

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## (B) Maximum gross leasable floor area of commercial uses:

1. For commercial uses, excluding offices: 14,700 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1914, SC-1916 and SC(H)-1916.
2. For office uses: 6,100 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1914, SC-1916 and SC(H)-1916.

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

## (D) Minimum Landscaped Open Space:

1. 5 metres abutting a "Floodplain (F)" zone.
2. 6 metres abutting the Regional Road 107 and The Gore Road rights-of-way, except at approved access locations.
3. 3 metres abutting all other lands not zoned SC-1914, SC-1916 and SC(H)-1916, except at approved access locations.

## (E) Minimum building setback:

1. 6 metres abutting The Gore Road and Regional Road 107 rights-of-way.
2. 10 metres abutting a "Floodplain (F)" zone.
3. 3 metres abutting all other lands not zoned SC-1914, SC-1916 and SC(H)-1916.

## (F) Outdoor Storage:

1. Outdoor storage of goods and materials is only permitted in conjunction with a retail warehouse.
2. Outdoor storage shall not be located in areas required for landscaping and parking.
3. all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

## 1915.3 for the purpose of this By-law:

(A) Land zoned SC-1914, SC-1915, SC-1916, and SC(H)-1916 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.

1915.4 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 1915.2.”

“1916 The lands designated SC-SECTION 1916 on Schedule A to this by-law:

1916.1 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.

1916.2 shall be subject to the following requirements and restrictions:

- (A) The following uses shall not be permitted:

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1. Retail establishments, personal service shops and service shops that occupy a building having less gross floor area than 930 square metres.
  2. Drive through facilities.
- (B) Maximum gross leasable floor area:
1. For commercial uses, excluding offices: 14,700 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1914 and SC-1915.
  2. For office uses: 6,100 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1914 and SC-1915.
- (C) Minimum Building Height: Two (2) 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 The Gore Road rights-of-way, except at approved access locations.
  2. 3 metres abutting all other lands not zoned SC-1915, except at approved access locations.
- (F) Minimum building setback:
1. 6 metres abutting The Gore Road and Regional Road 107 rights-of-way.
  2. 3 metres abutting all other lands not zoned SC-1915.
- (G) Outdoor Storage of goods and materials shall not be permitted.

1916.3 for the purpose of this By-law:

- (A) Land zoned SC-1914, SC-1915, SC-1916, and SC(H)-1916 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.

1916.4 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 1916.2.

1916.5 When a holding symbol (H) is appended to the Zone on Schedule A of the Zoning By-law, the lands designated SC(H)-Section 1916 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 1916.5(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: 14,700 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1914 and SC-1915.



- 11) For office uses: 6,100 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1914 and SC-1915.
  - 4. Minimum Building Height: Two (2) 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 The Gore Road rights-of-way, except at approved access locations.
    - ii) 3 metres abutting all other lands not zoned SC-1915, except at approved access locations.
  - 7. Minimum building setback:
    - i) 6 metres abutting The Gore Road and Regional Road 107 rights-of-way.
    - ii) 3 metres abutting all other lands not zoned SC-1915.
  - 8. The 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 1916.5.
- (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-1918, SC-1919 and SC(H)-1919.”

“1917 The lands designated SC-SECTION 1917 on Schedule A to this by-law:

1917.1 shall only be used for the following purposes:

(A) Commercial uses:

- 1. gas bar;
- 2. retail establishment;
- 3. service shop;
- 4. personal service shop;
- 5. bank, trust company, and finance company;
- 6. office;
- 7. dry cleaning and laundry distribution station;
- 8. convenience restaurant, dining room restaurant, and take out restaurant;

9. printing or copying establishment;
10. commercial school;
11. garden centre sales establishment;
12. place of commercial recreation, but not including a billiard hall;
13. community club;
14. health and fitness centre;
15. custom workshop;
16. motor vehicle sales establishment;
17. motor vehicle repair shop;
18. motor vehicle washing establishment;
19. swimming pool sales and service establishment;
20. retail warehouse;
21. large retail warehouse;
22. home furnishing and home improvement retail warehouse;
23. hotel;
24. convenience store;
25. banquet hall; and
26. purposes accessory to other permitted uses.

(B) Industrial uses:

1. the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
2. warehouse; and
3. purposes accessory to the other permitted uses.

1917.2 shall be subject to the following requirements and restrictions:

(A) Maximum gross leasable floor area:

1. 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-1918, SC-1919 and SC(H)-1919.
2. For office uses: 5,600 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1918, SC-1919 and SC(H)-1919.

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

(C) Minimum Landscaped Open Space:

1. 5 metres abutting a "Floodplain (F)" zone.
2. 6 metres abutting the Regional Road 50 right-of-way, except at approved access locations.

3. 3 metres abutting all other lands not zoned SC-1918, except at approved access locations.

(D) Minimum building setback:

1. 6 metres abutting the Regional Road 50 right-of-way.
2. 10 metres abutting a "Floodplain (F)" zone.
3. 3 metres abutting all other lands not zoned SC-1918.

(E) Outdoor Storage:

1. Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
2. Outdoor storage shall not be located in areas required for landscaping and parking.
3. all garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.

1917.3 for the purpose of this By-law:

- (A) Land zoned SC-1917, SC-1918, 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.
- (A) 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.
- (B) 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.

1917.4 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 1917.2.”

“1918 The lands designated SC-SECTION 1918 on Schedule A to this by-law:

1918.1 shall only be used for the following purposes:

(A) Commercial Uses:

1. retail establishment; excluding retail warehouse, large retail warehouse and home furnishing and home improvement retail warehouse;
2. service shop;
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;
14. convenience store; and
15. purposes accessory to other permitted uses.

1918.2 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: 19,800 square metres which includes the gross leaseable floor area of commercial uses, excluding office uses, on lands zoned SC-1917, SC-1919 and SC(H)-1919.
2. For office uses: 5,600 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1917, SC-1919 and SC(H)-1919.

- (C) Minimum lot area: 4,050 square metres (1.0 acre).
- (D) Minimum Landscaped Open Space:
  1. 5 metres abutting a "Floodplain (F)" zone.
  2. 6 metres abutting the Regional Road 107 and Regional Road 50, except at approved access locations.
  3. 3 metres abutting all other lands not zoned SC-1917, SC-1919 and SC(H)-1919, except at approved access locations.
- (E) Minimum building setback:
  1. 6 metres abutting the Regional Road 50 and Regional Road 107 rights-of-way.
  2. 10 metres abutting a "Floodplain (F)" zone.
  3. 3 metres abutting all other lands not zoned SC-1917, SC-1919 and SC(H)-1919.
- (F) Outdoor Storage of goods and materials shall not be permitted.

1918.3 for the purpose of this By-law:

- (A) Land zoned SC-1917, SC-1918, 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.

1918.4 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 1918.2.”

“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: 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.
2. For office uses: 5,600 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1917 and SC-1918.

(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-1918, 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-1918.

## (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-1918, 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: 5,600 square metres which includes the gross leaseable floor area of office uses on lands zoned SC-1917 and SC-1918.
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-1918 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-1918.
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.

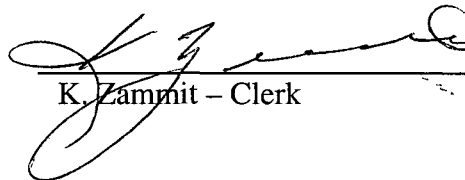
(D) the holding symbol (H) shall not be removed until there is a combined minimum gross floor leasable area of office uses of 9,290 square metres on lands zoned SC-1914, SC-1915, SC-1916, SC(H)-1916, SC-1917, SC-1918, SC-1919 and SC(H)-1919.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of April 2006.



~~SUSAN FENNELL - MAYOR~~

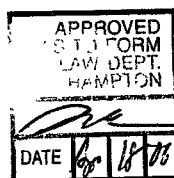
PAUL PALLECHI - ACTING MAYOR.

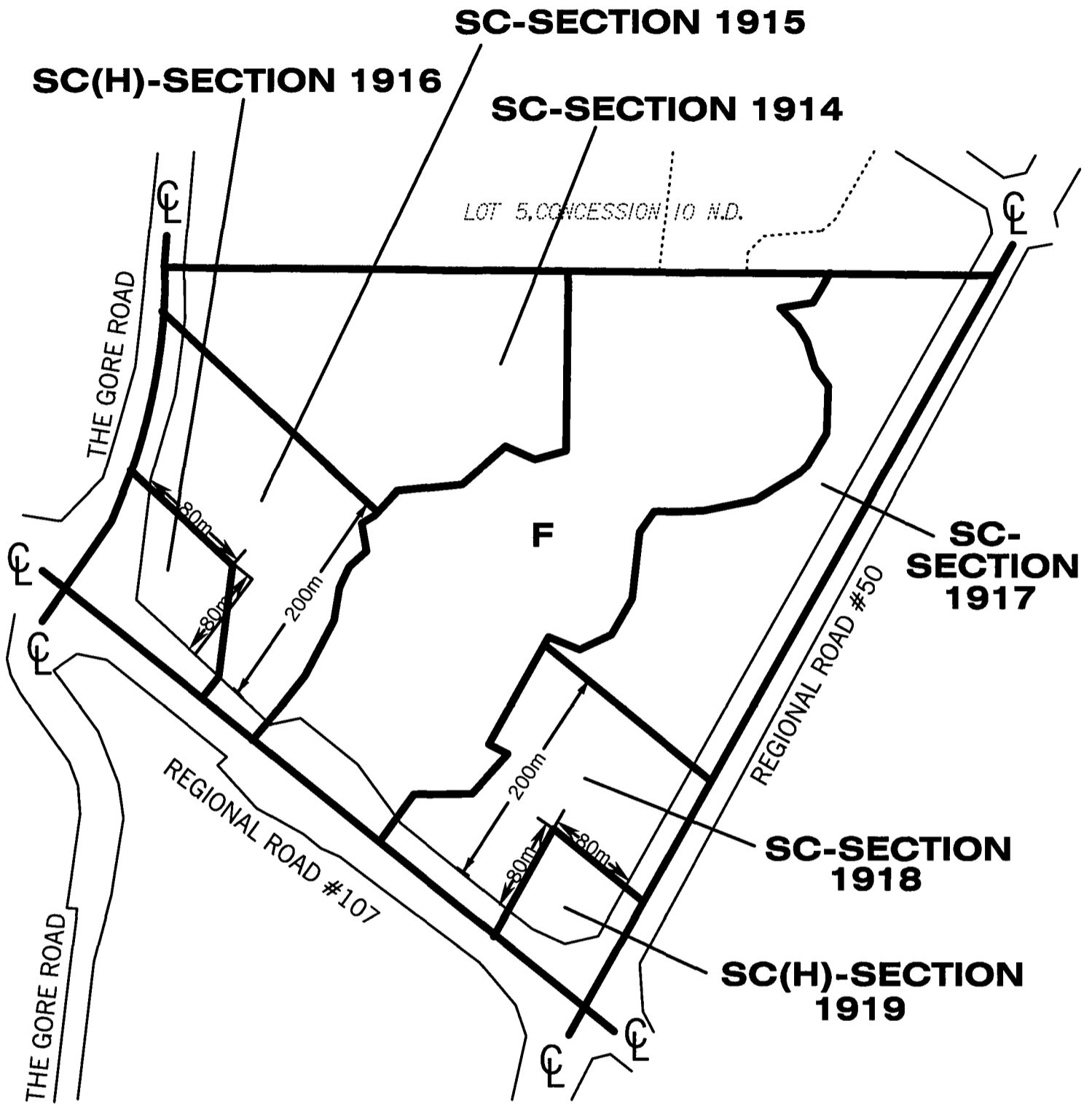


K. Zammit - Clerk



Approved as to Content  
 Adrian Smith, M.C.I.P., R.P.P.  
 Director of Planning and Land Development Services





**LEGEND**



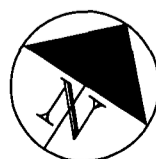
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



**PART LOT 4, CONCESSION 10 N.D.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2006 02 23

Drawn by: CJK

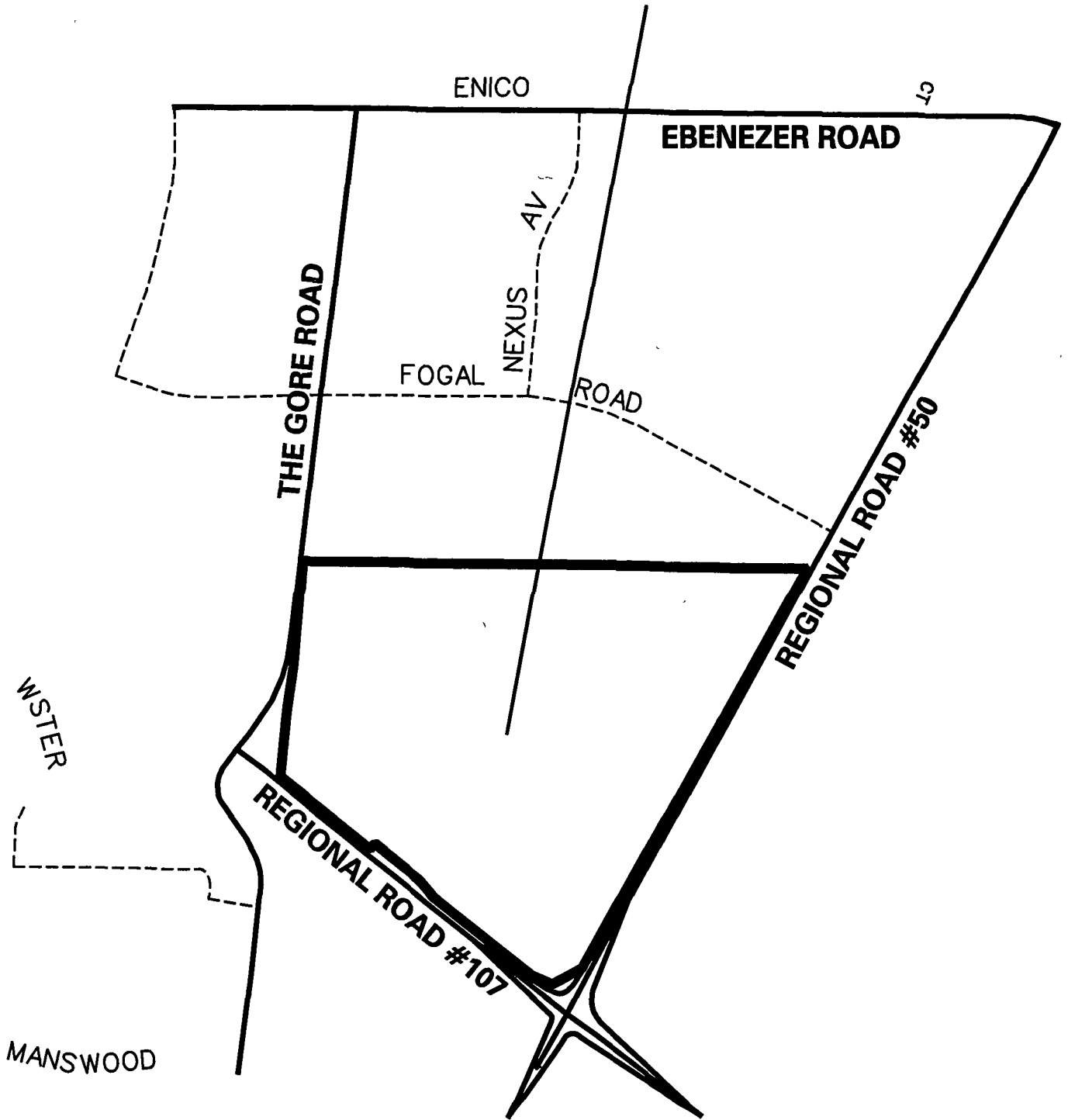
**By-Law** 124-2006

**Schedule A**

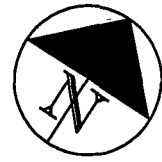
File no. C10E4.2ZBLA

Map no 69-15

# SUBJECT LANDS



Key Map By-Law 124-2006



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2003 12 19      Drawn by: CJK  
File no. C10E4.2      Map no. 69-15D

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 123-2006 being a by-law to adopt Official Plan Amendment OP93-262 and By-law 124-2006 to amend Zoning By-law 270-2004 as amended – WMF Morrissey Ltd. (File C10E4.2)

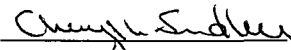
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 123-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of May, 2006, to adopt Amendment Number OP93-262 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 124-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of May, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 123-2006 as required by section 17(23) and By-law 124-2006 as required by section 34(18) of the *Planning Act* was given on the 9<sup>th</sup> day of May, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-262 is deemed to have come into effect on the 30<sup>th</sup> day of May, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 124-2006 is deemed to have come into effect on the 24<sup>th</sup> day of April, 2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
5<sup>th</sup> day of June, 2006 )

  
A Commissioner, et Cheryl Lynn Farley, a Commissioner etc.,  
Regional Municipality of Peel, for  
The Corporation of the City of Brampton  
Expires October 10, 2003.

