



# Brampton

## **Zoning By-Law** Office Consolidation

(94-2012)

2259 The lands designated SC-2259 on Schedule A to the by-law:

2259.1 Shall only be used for the following purposes:

(1) Permitted Uses:

- a) An office;
- b) A retail establishment;
- c) A bank, trust company, and finance company;
- d) A dining room or take-out restaurant;
- e) A place of worship;
- f) A dry cleaning and laundry distribution station;
- g) A service shop;
- h) A personal service shop, excluding a message or body rub parlour;
- i) A printing or copying establishment;
- j) A community club;
- k) A funeral home;
- l) A health and fitness centre;
- m) A commercial, technical or recreational school;

(2) Drive-through facilities shall not be permitted.

2259.2 Shall be subject to the following requirements and restrictions:

- (1) For the purposes of this section, the Front Lot Line shall be the lot line abutting Inspire Boulevard.
- (2) Maximum Setbacks:
  - a) The following maximum setbacks apply to one building on a corner lot:

- i. For lots abutting Dixie Road, 6.0 metres from Dixie Road;
- ii. For lots abutting Ace Drive, which do not abut Dixie Road, 3.0 metres from Ace Drive;
- iii. Front yard: 3.0 metres

b) Minimum Yards:

- i. Front yard Depth: 0.0 metres
- ii. Interior Side Yard Width: 1.2 metres
- iii. Exterior Side Yard Width: 0.0 metres
- iv. Rear Yard Depth: 3.0 metres
- v. Notwithstanding Section 2259.2(2)(b)(iii) the minimum setback from the Dixie Road right of way shall be 3.0 metres.

(3) Minimum width of Landscaped Open Space:

- a) Except at approved driveway and building locations, 3.0 metres along Dixie Road, and a minimum 1.0 metres along all other streets.

(4) Building Height:

- a) Minimum Building Height: 2 Storeys
- b) Maximum Building Height: 5 Storeys
- c) Notwithstanding Section 2259.2(4)(b), the maximum building height for buildings located within 50 metres of a residential zone shall be 2 storeys.

(5) Outside storage is not permitted.