



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 7 - 2008

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

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

From:	To:
AGRICULTURAL (A)	HIGHWAY COMMERCIAL TWO – 1399 (HC2 –1399).

(2) by adding thereto the following section:

"1399 The lands designated HC2 –1399 on Schedule A to this by-law:

1399.1 shall only be used for the following purposes:

(a) Commercial

- (1) a service station or gas bar;
- (2) a motor vehicle washing establishment;
- (3) only in conjunction with a service station or gas bar, a retail establishment having no outside storage, a convenience store, take-out restaurant, a personal service shop, a dry cleaning and laundry distribution station, a bank, trust company or finance company;

(b) Other

- (1) purposes accessory to the other permitted uses.

1399.2 shall also be subject to the following requirements and restrictions:

(a) Minimum Setback from Airport Road:

6.0 metres; which may be reduced to 4.5 metres when the area between a building and lot line is not used for a driveway or parking purposes; 3.0 metres adjacent to a site daylight triangle when the area between a building and lot line is not used for a driveway or parking purposes;

- (b) Minimum Interior Side Yard Width: 9.0 metres;
- (c) Minimum Setback from Yellow Avens Boulevard:  
6.0 metres; which may be reduced to 3.0 metres when the area between a building and lot line is not used for a driveway or parking purposes; 3.0 metres adjacent to a site daylight triangle when the area between a building and lot line is not used for a driveway or parking purposes;
- (d) Maximum Building Setback to the Front Lot Line and Exterior Lot Line for a Gas Bar shall be 20.0 metres;
- (e) Minimum Width of Landscaped Open Space Abutting Lot Lines:
  - (1) Front Lot Line from Airport Road: 4.5 metres; 3.0 metres at a site daylight triangle;
  - (2) Exterior Side Lot Line from Yellow Avens Boulevard: 3.0 metres; 3.0 metres at a site daylight triangle;
  - (3) All Other Lot Lines: 3.0 metres;

1399.3 For the purposes of this zoning by-law, the front lot line shall be Airport Road.

1399.4 Shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law, which do not conflict with those set out in section 1399.2 and 1399.3."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 16 day of January, 2008.

*Susan Fennell*  
SUSAN FENNELL - MAYOR

*Kathryn Zammit*  
KATHRYN ZAMMIT - CITY CLERK  
Peter Fay, Deputy City Clerk

APPROVED AS TO FORM LAW DEPT. BRAMPTON
C.C.C.
DATE 12/2/08

Approved as to Content:

*Adrian Smith*

Adrian Smith, M.C.I.P., R.P.P  
Director, Planning and Development Services

**HC2-1399**

YELLOW AVENS BLVD

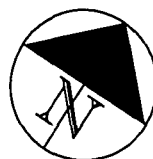
AIRPORT ROAD

LEGEND

 ZONE BOUNDARY



**PART LOT 14, CONCESSION 6 E.H.S.**



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

By-Law **7-2008**

**Schedule A**

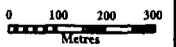
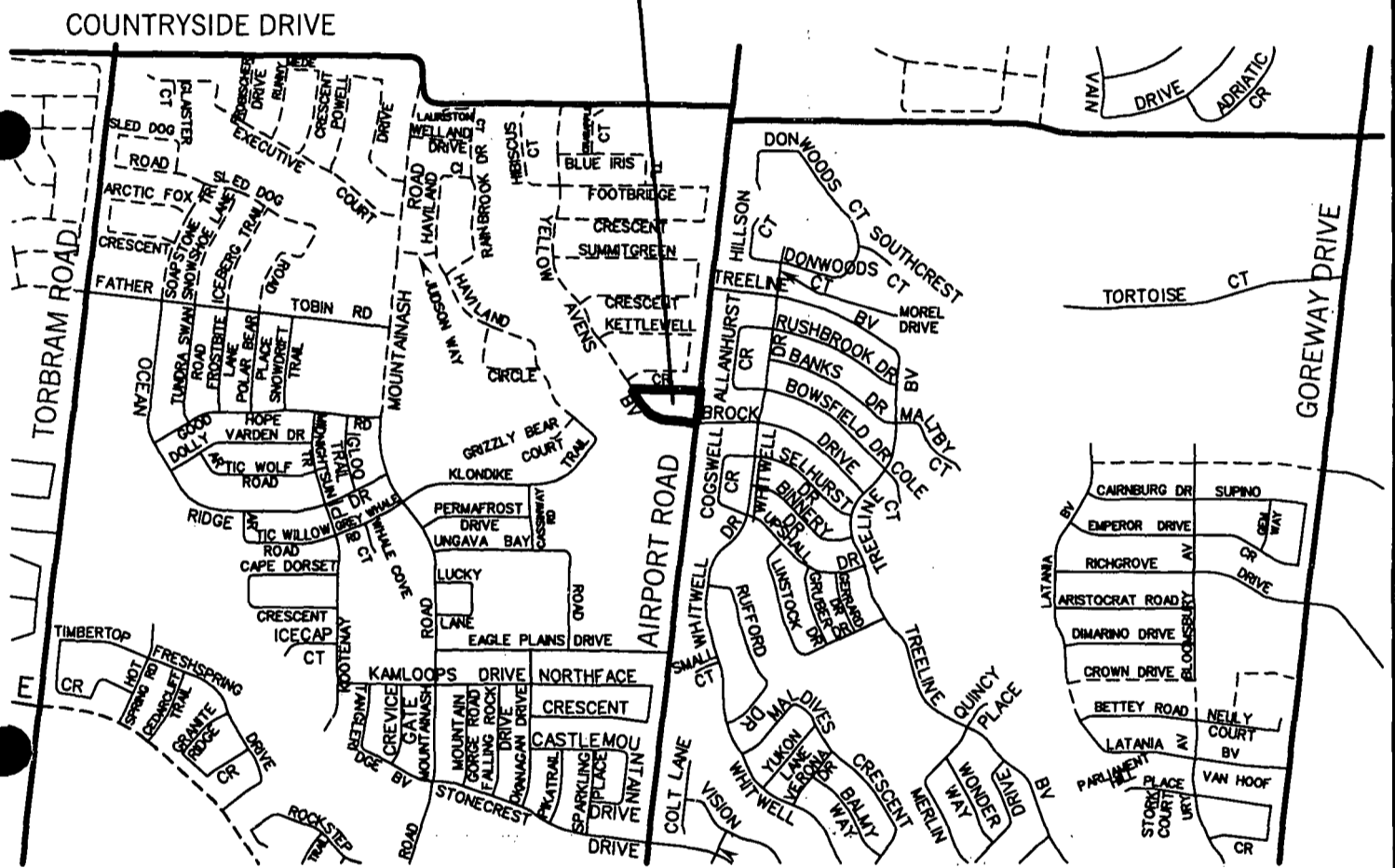
Date: 2007 11 16

Drawn by: CJK

File no. C06E14.09ZBLA

Map no. 30-45

# SUBJECT LANDS



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 6-2008 to adopt  
Official Plan Amendment OP93-290 and By-law 7-2008 to amend Comprehensive  
Zoning-By-law 270-2004 as amended, Metrus Development Inc./Sandringham Place Inc./  
Casa North Investments Inc. - File C06E14.009

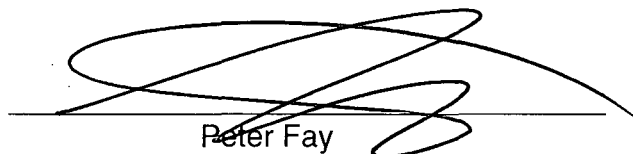
DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, 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 6-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on January 16, 2008, to adopt Official Plan Amendment OP93-290 to the 1993 Official Plan;
3. By-law 7-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on January 16, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 6-2008 as required by section 17(23) and By-law 7-2008 as required by section 34(18) of the *Planning Act* was given on January 28, 2008, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-290 is deemed to have come into effect on February 19, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 7-2008 is deemed to have come into effect on January 16, 2008, 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                 )  
20<sup>th</sup> day of February, 2008.        )

  
Peter Fay

  
A Commissioner, etc.

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.