



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 94-2007

To amend Zoning By-law 270-2004, 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 of the By-law, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

from	to
AGRICULTURAL (A)	COMMERCIAL TWO (C2) – SECTION 1441 (C2-SECTION 1441).
 - (2) by adding thereto the following sections:

“1441 The lands designated C2- Section 1441 on Schedule A to this by-law:

1441.1 shall only be used for the following purposes:

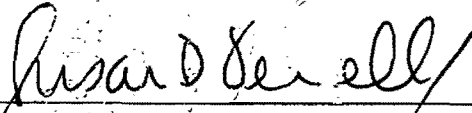
 - (a) a retail establishment having no outside storage
 - (b) a supermarket
 - (c) a service shop
 - (d) a personal service shop
 - (e) a bank, trust company, or finance company
 - (f) an office
 - (g) a dry cleaning and laundry distribution station
 - (h) a laundromat
 - (i) a parking lot
 - (j) a dining room restaurant, a convenience restaurant, a take-out restaurant
 - (k) a service station or gas bar
 - (l) a printing or copying establishment
 - (m) a commercial school
 - (n) a garden centre sales establishment
 - (o) a temporary open air market
 - (p) a place of commercial recreation
 - (q) a community club
 - (r) a health or fitness centre
 - (s) a taxi or bus station
 - (t) a custom workshop
 - (u) an animal hospital
 - (v) purposes accessory to the other permitted purposes.

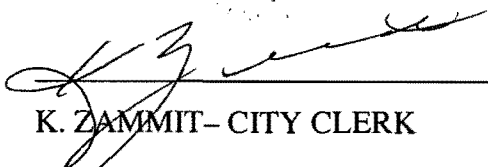
1441.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 21 metres
- (b) Minimum Front Yard Depth: 6 metres.
- (c) Minimum Interior Side Yard Width: 6 metres.
- (d) Minimum Exterior Side yard Width: 6 metres.
- (e) Minimum Rear Yard Depth: 6 metres.
- (f) Maximum Building Height:
2 storeys, and may be increased to 4 storeys, if not closer than 40 metres to a residential lot line.
- (g) Minimum Landscaped Open Space: 8 % of the lot area
- (h) A gas bar building with drive- through facility, meaning a building where only fuels and other minor parts, supplies and accessories for motor vehicles are kept for sale, shall be located between a gas bar canopy and a street line, and shall be setback a minimum 100 metres from Dixie Road.
- (i) Drive-through facility with an outdoor microphone system will not be permitted within 30 metres of a residential lot line.

1441.3 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law, which are not in conflict with those set out in section 1441.2”

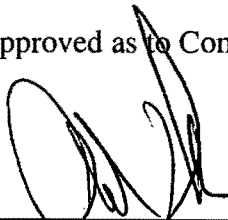
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28 day of March 2007.


SUSAN FENNELL – MAYOR


K. ZAMMIT – CITY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
C.C.C.
DATE 02 20 07

Approved as to Content


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

COUNTRYSIDE DRIVE

C2-SECTION 1382

DIXIE ROAD

LEGEND

 ZONE BOUNDARY



PART LOT 15, CONCESSION 4 E.H.S.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 11 27

Drawn by: CJK

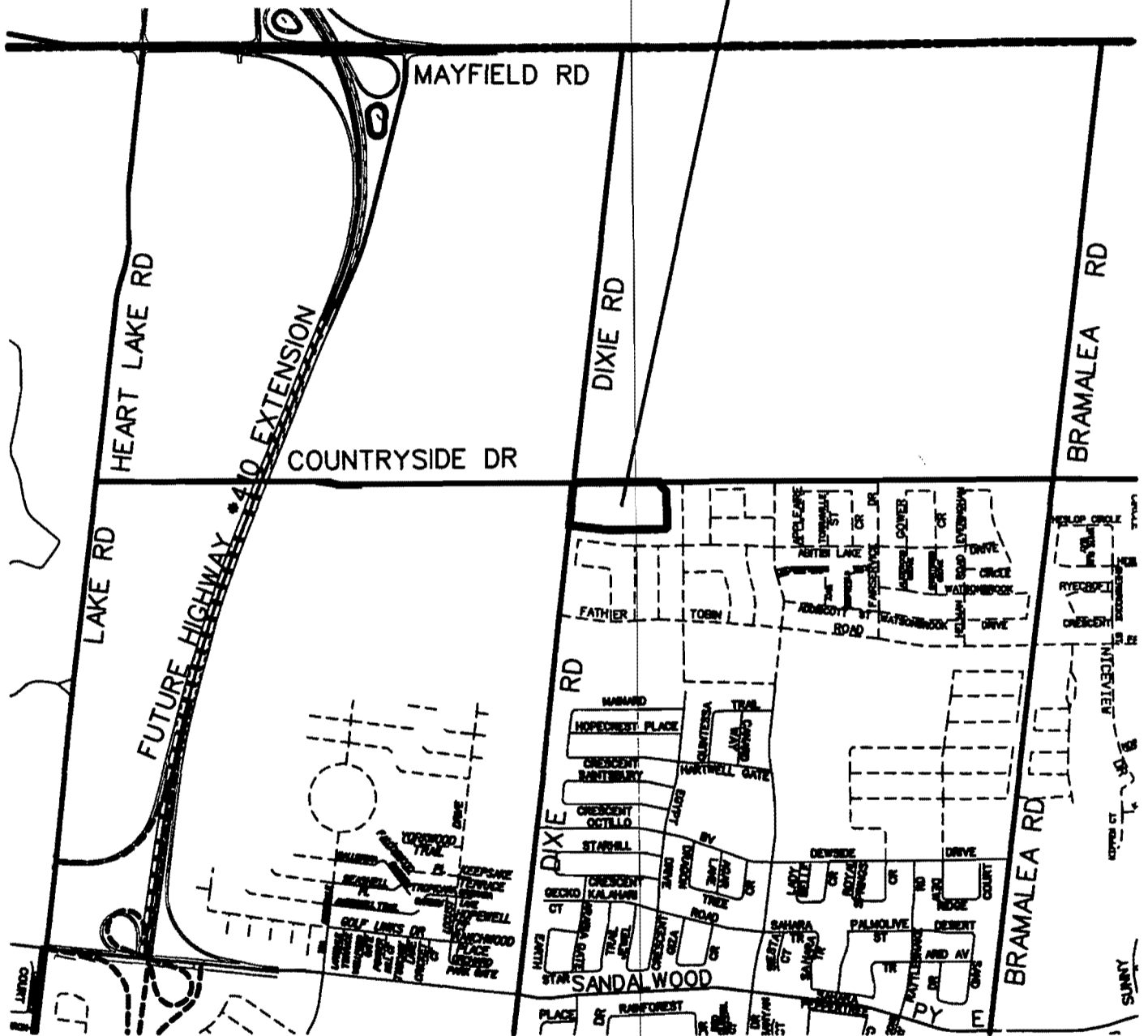
By-Law 94-2007

Schedule A

File no. C4E15.6ZBLAPT2

Map no. 28-34

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 93-2007 being a by-law to adopt Official Plan Amendment OP93-278 and By-law 94-2007 to amend Zoning By-law 270-2004 as amended – Sandringham Place Inc. (Metrus Neighbourhood 802) File C4E15.6

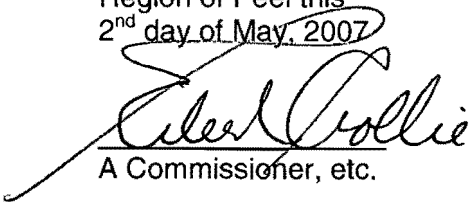
DECLARATION

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 93-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28th day of March, 2007, to adopt Amendment Number OP93-278 to the 1993 Official Plan;
3. By-law 94-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28th day of March, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 93-2007 as required by section 17(23) and By-law 94-2007 as required by section 34(18) of the *Planning Act* was given on the 10th day of April, 2007, 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. OP93-278 is deemed to have come into effect on the 1st day of May, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 94-2007 is deemed to have come into effect on the 28th day of March, 2007, 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)
2nd day of May, 2007)


A Commissioner, etc.


Peter Fay

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