



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 218-2006

To amend By-law 270-2004 as amended.

Council of the Corporation of the City of Brampton hereby 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
RECREATIONAL COMMERCIAL (RC)	HIGHWAY COMMERCIAL TWO – SECTION 2831 (HC2 – SECTION 2831)

(2) by adding thereto the following:

“2831 The lands designated HC2-SECTION 2831 on Schedule A to this by-law:

2831.1 shall only be used for the for the following purposes:

- a) a gas bar;
- b) a motor vehicle washing establishment;
- c) only in conjunction with a gas bar, a convenience store which may include the preparation of food to be offered for sale to the public and a drive-through facility;
- d) purposes accessory to the other permitted purposes.

2831.2 shall be subject to the following requirements and restrictions:

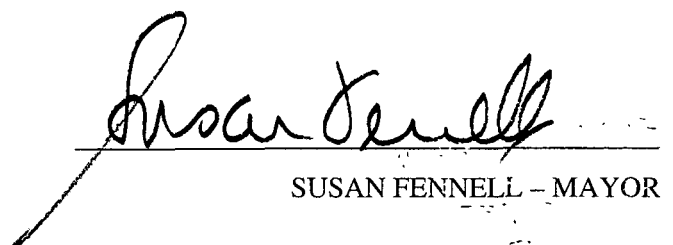
- a) Minimum Front Yard Depth (Mississauga Road):
15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;
- b) Minimum Exterior Side Yard Width (Hallstone Road):

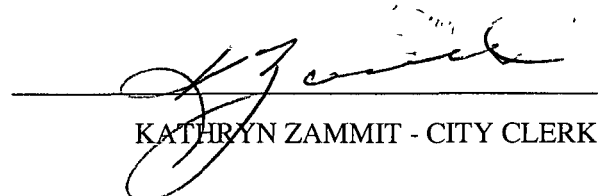
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15.0 metres, except for a community entry feature which may be located at zero metres along the visibility triangle;

- c) Minimum Rear Yard Depth: 1.5 metres;
- d) The maximum gross floor area for a convenience store shall be 270.0 square metres of which a food service area shall not exceed a floor area of 70 square metres;
- e) Fuel pump islands and associated canopies shall be located a minimum of 11.5 metres from street lot lines;
- f) No underground or aboveground fuel tanks, intake valves or fume exhaust outlets shall be located in the required minimum front yard depth or the required minimum exterior side yard width;
- g) Minimum Landscaped Open Space:
 - i) 4.5 metres abutting any lot line abutting a street, except at approved accesses;
 - ii) 6.0 metres abutting the visibility triangle;
 - iii) 1.5 metres abutting the rear property line;
 - iv) 3.0 metres abutting the interior side yard property line.
- h) Outside Storage: No outside storage shall be permitted.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this **5** day of **JULY** 2006.


SUSAN FENNEL - MAYOR


KATHRYN ZAMMIT - CITY CLERK



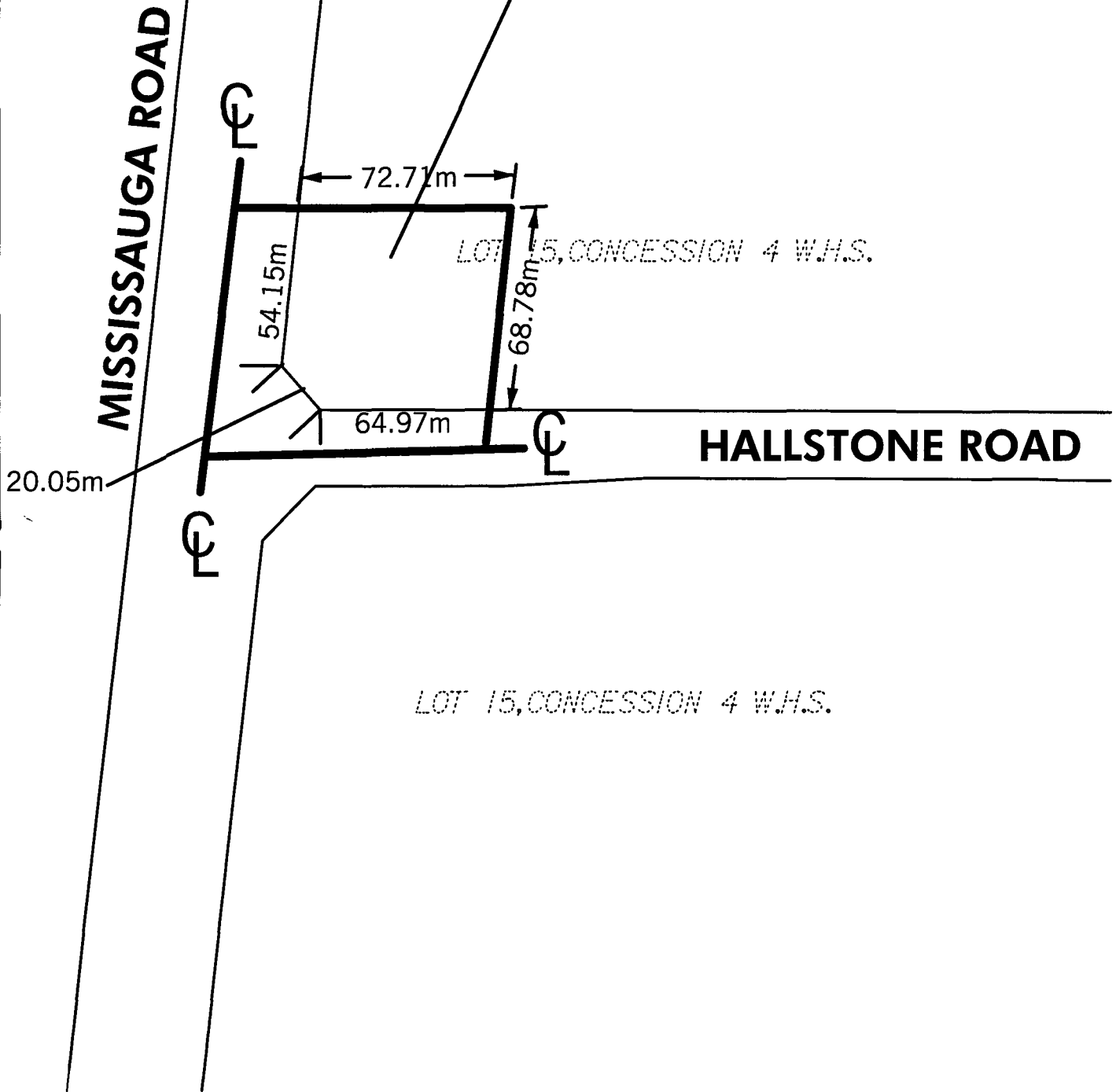
Approved as to Content

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



Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
CG		
DATE	27	06 06

HC2-SECTION 2831

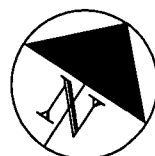


LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



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



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 06 19

Drawn by: CJK

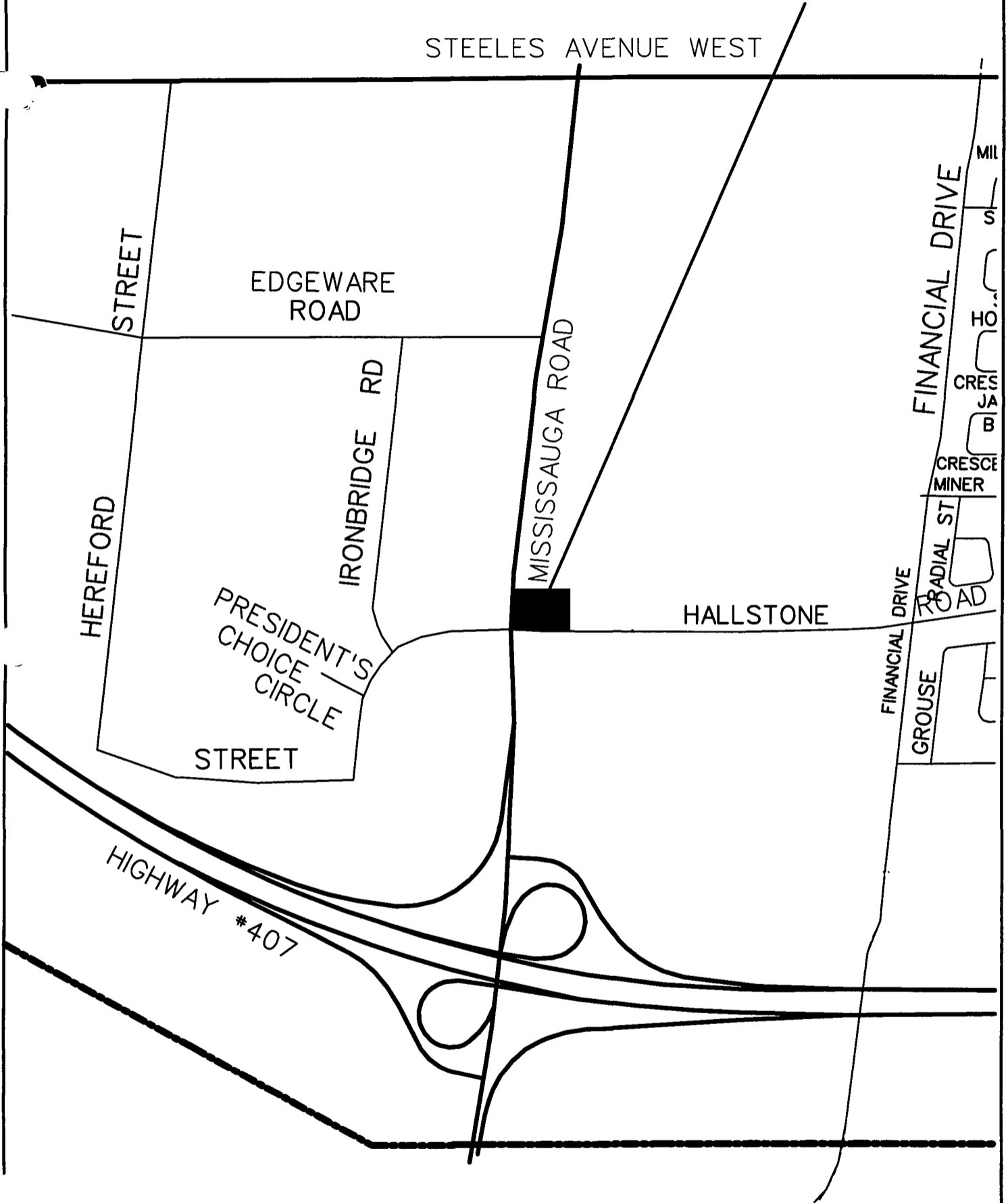
By-Law 218-2006

Schedule A

File no. T4W15.6zblapt2

Map no 72-18

SUBJECT LANDS



Key Map By-Law

218-2006



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 06 19

Drawn by: CJK

File no. T4W15.6zkm

Map no. 72-18

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

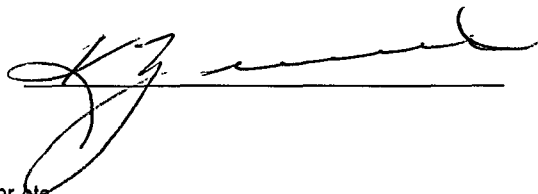
AND IN THE MATTER OF the City of Brampton By-law 218-2006 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended -
871878 Ontario Ltd. (Kaneff Properties) File T4W15.6

DECLARATION

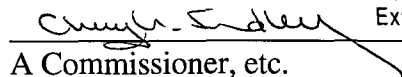
I, Kathryn Zammit of the Town of Caledon, in the Region of Peel, hereby make oath and say
as follows:

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 218-2006 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 5th day of July, 2006.
3. Written notice of By-law 218-2006 as required by section 34(18) of the *Planning Act*
was given on the 14th day of July, 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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or before
the final date for filing objections.
5. Zoning By-law 218-2006 is deemed to have come into effect on the 5th day of July,
2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as
amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
16th day of August, 2006)



Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 13, 2008.


A Commissioner, etc.