



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 305-2013

To amend 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"OPEN SPACE (OS)" AND "RESIDENTIAL HAMLET ONE (RHM1)"	"COMMERCIAL ONE – SECTION 2445 (C1 – SECTION 2445)" AND "FLOOD PLAIN (F)" AND "OPEN SPACE (OS)"

(2) by adding thereto the following section:

"2445 the lands designated C1 – Section 2445 on Schedule A to this By-law:

2445.1 shall only be used for the purposes permitted by the Commercial One zone and including:

(1) commercial school.

2445.2 shall not be used for the following purposes:

(1) convenience restaurant.

2445.3 shall be subject to the following requirements and restrictions:

(1) for the purposes of this by-law, Castlemore Road will be considered to be the front lot line,

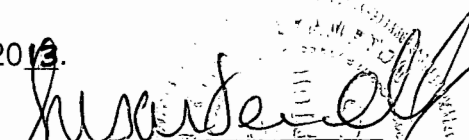

(2) minimum lot width: 17 metres,

(3) minimum front yard depth: 4.0 metres,

- (4) minimum interior side yard width: 0 metres,
- (5) minimum exterior side yard width: 1.5 metres,
- (6) minimum rear yard depth: 25 metres,
- (7) minimum setback from the established daylight triangle: 1.5 metres,
- (8) minimum landscaped area: 1.5 metres along Castlemore Road and The Gore Road frontages, except at approved access locations; and 3 metres along the rear property line,
- (9) minimum and maximum building height: two storeys,
- (10) drive through facility will not be permitted".

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

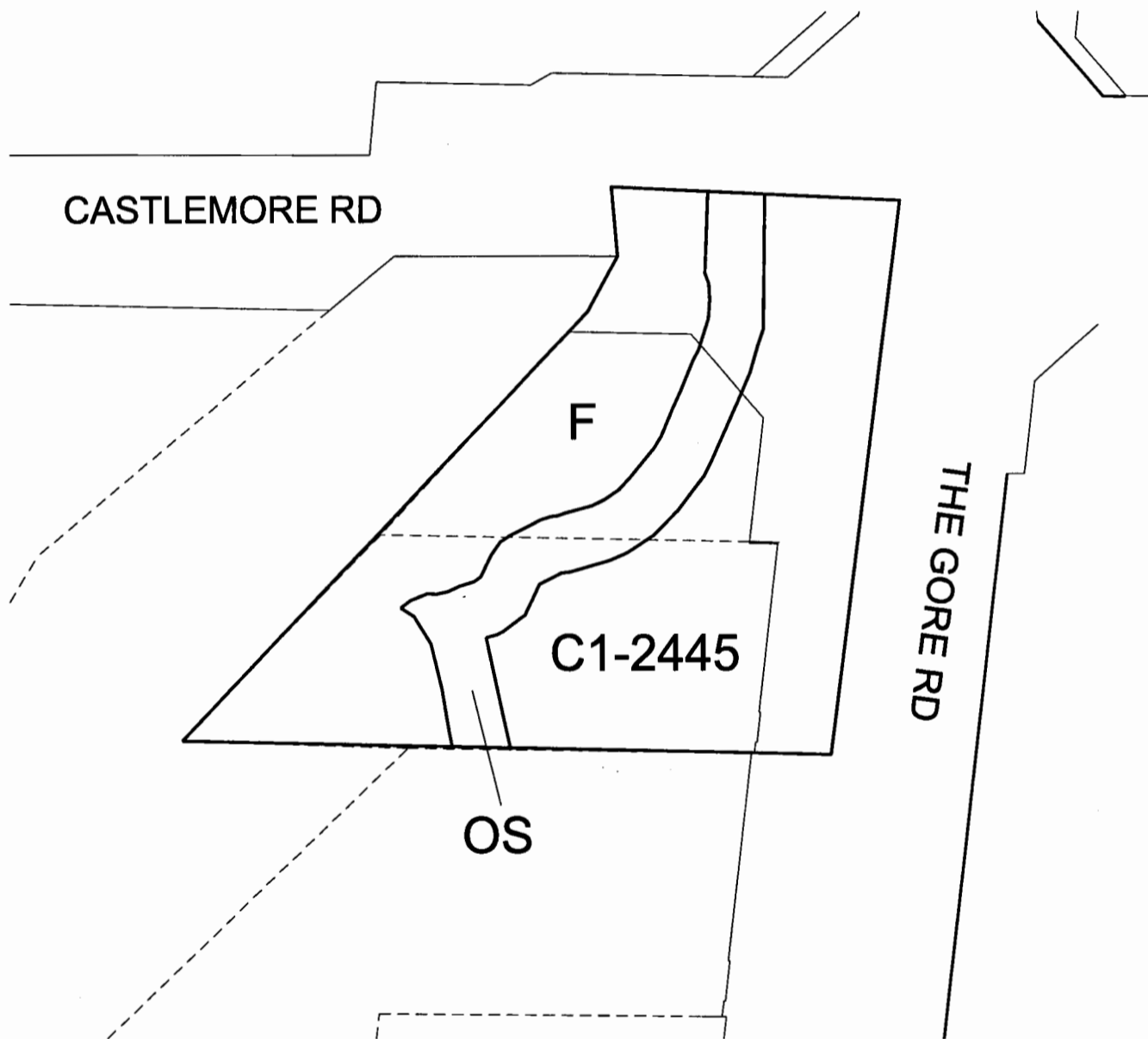
this 20<sup>TH</sup> day of November 2013.

  
SUSAN FENNELL - MAYOR  
  
PETER FAY - CITY CLERK

Approved as to Content:

  
Dan Kraszewski, MCIP, RPP  
Senior Executive Director  
Planning and Building

APPROVED AS TO FORM
BY: <u>J.F.</u>
LEGAL SERVICES
DATE <u>08/11/13</u>



**LEGEND**

—— ZONE BOUNDARY

**PART LOT 10, CONCESSION 9 N.D.**



**CITY OF BRAMPTON**  
 Planning and Infrastructure Services

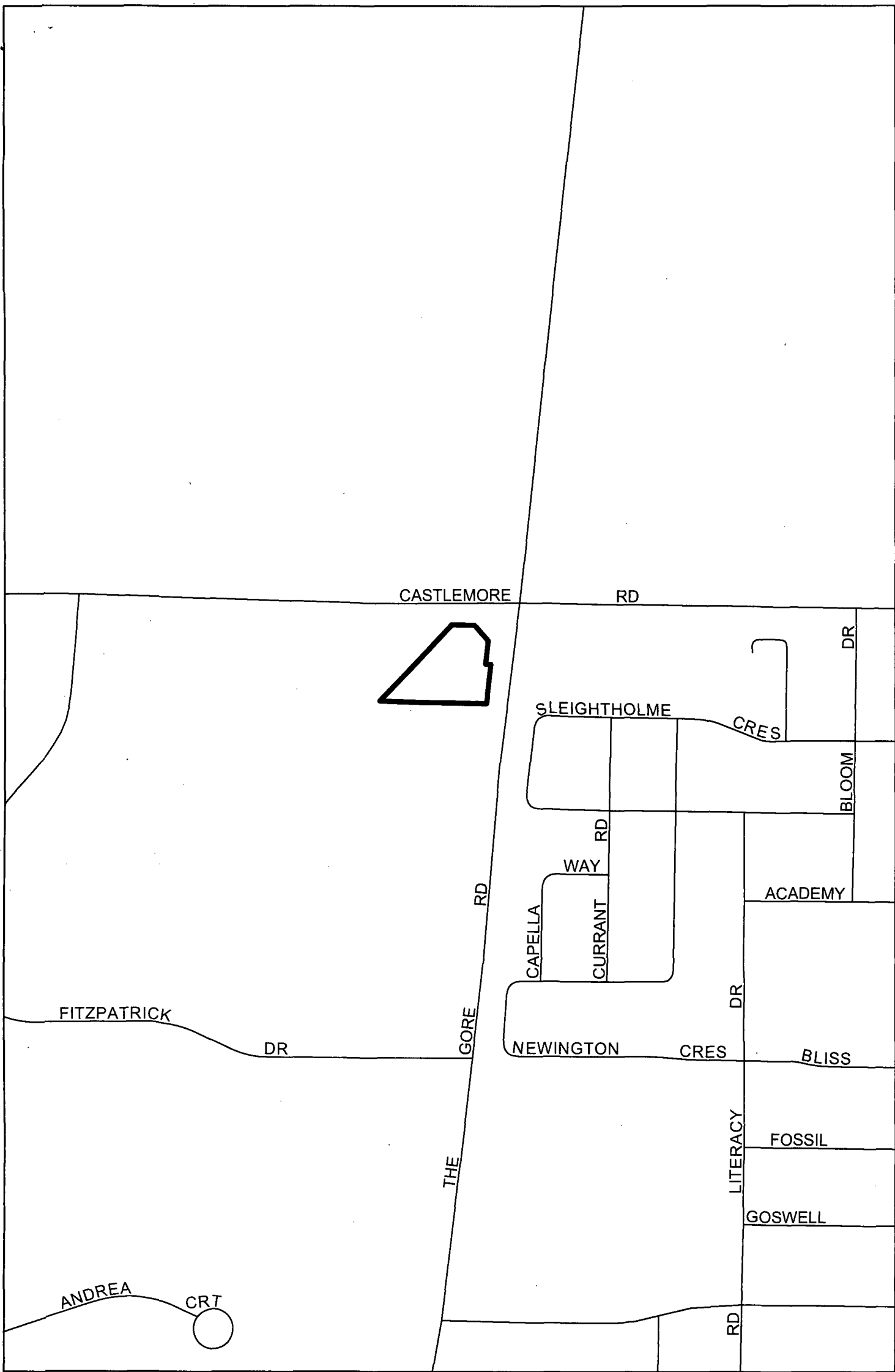
Date: 2013 11 06

Drawn by: CJK

**By-Law** 305-2013

**Schedule A**

File no. C09E10.009\_ZBLA



SUBJECT LANDS
  BUILT STREETS



Date: 2013 10 22 Drawn By: CJK  
 File: C09E10.009zkm

**Key Map By-Law 305-2013**

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 304-2013 being a by-law to adopt Official Plan Amendment OP2006-096 and By-law 305-2013 to amend Zoning By-law 270-2004 as amended, Gagnon and Law Urban Planners Ltd. – 1439468 Ontario Inc. (File C09E10.009)

DECLARATION

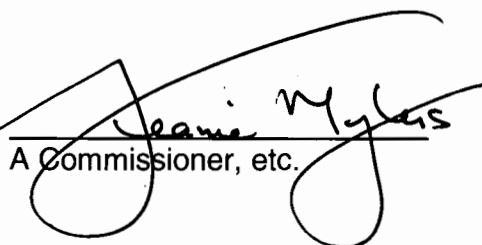
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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 304-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 20<sup>th</sup> day of November, 2013, to adopt Amendment Number OP2006-096 to the 2006 Official Plan.
3. By-law 305-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 20<sup>th</sup> day of November, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 304-2013 as required by section 17(23) of the *Planning Act* was given on the 26<sup>th</sup> day of November, 2013, 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. Written notice of By-law 305-2013 as required by section 34(18) of the *Planning Act* was given on the 26<sup>th</sup> day of November, 2013, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. 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.
8. OP2006-096 is deemed to have come into effect on the 17<sup>th</sup> day of December, 2013, in accordance with Section 17(27) 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 )  
19<sup>th</sup> day of December, 2013 )

  
\_\_\_\_\_  
Earl Evans

  
A Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2015.