

**Notice of Passing of By-law 34-2021  
Candevcon Ltd. – 2565361 Ontario Inc.  
Ward 9**

**Date of Decision:** March 3, 2021  
**Date of Notice:** March 18, 2021  
**Last Date of Appeal:** April 7, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 34-2021**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Candevcon Ltd. – 2565361 Ontario Inc. – File OZS-2020-0001.

**The Purpose and Effect:** to amend comprehensive Zoning By-Law 270-2004, as amended, to temporarily permit additional uses on the subject property for a period of three years, pursuant to an application by Candevcon Ltd. – 2565361 Ontario Inc. The effect of the By-law is to permit a medical office and pharmacy use on the main floor with an apartment unit on the second floor for a temporary period of three years.

**Location of Lands Affected:** east side of Bramalea Road and north of Peter Robertson Boulevard. The property is legally described as Part Lot 12, Concession 5 EHS – Ward 9.

**Obtaining Additional Information:** The complete background information is available at the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries should be directed to Kelly Henderson, Development Planner, Planning, Building and Economic Development, at (905) 874-2619 or [kelly.henderson@brampton.ca](mailto:kelly.henderson@brampton.ca).

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no other applications under the *Planning Act* pertaining to the subject lands.

**When and How to File an Appeal:** An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than April 7, 2021**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of

Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116

**Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.**

Appointments to attend City Hall may be booked online at:  
<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

**Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 34 - 2021

Temporary Use Zoning By-law to amend the Comprehensive Zoning By-law 270-2004, as amended

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**WHEREAS** Candevcon Limited on behalf of 2565361 Ontario Inc. has submitted an application to amend the Zoning By-law to permit a temporary medical office and pharmacy to operate within the existing single detached dwelling located at 10209 Bramalea Road for a period of not more than three years;

**WHEREAS** upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary continued use of the subject property and will not negatively impact the underlying use permissions of the Agricultural and R1D – Section 807 zones; and,

**WHEREAS** pursuant to Section 39 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, the Council of a local municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

**NOW THEREFORE** the Council of The Corporation of the City of Brampton ENACTS as follows:

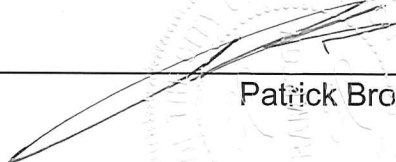
1. Notwithstanding the requirements and restrictions of the Agricultural (A) Zone (Section 46.1) and R1D-Section 807 of Zoning By-law 270-2004, as amended, the lands shown on Schedule 'A' hereto, may be used for the following purposes:
  - a. A medical office, only in conjunction with a single detached dwelling;
  - b. A pharmacy, only in conjunction with a medical office and a single detached dwelling;
2. The requirements and restrictions of the Agricultural (A) and R1D-Section 807 zone shall apply except as follows:
  - a. Minimum Landscaped Open Space: 3 metres abutting all lot lines, except at approved driveway locations;
  - b. Minimum Parking Requirement:
    - i. 2 spaces for a single detached dwelling;

- ii. 1 space for each 16 square metres of gross commercial for area for a medical office;
  - iii. 1 space for each 19 square meters of gross commercial floor area for a pharmacy;
- c. Paving of the rear yard for the purpose of parking shall only be permitted for the duration of the Temporary Use Zoning By-law;
3. This Temporary Use Zoning By-Law expires on March 3<sup>rd</sup>, 2024, unless extended by further resolution of Council.

ENACTED and PASSED this 3<sup>rd</sup> day of March, 2021.


Approved as to  
form.  
2021/02/03  
CJP

Approved as to  
content.  
2021/02/03  
AAP



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Patrick Brown, Mayor

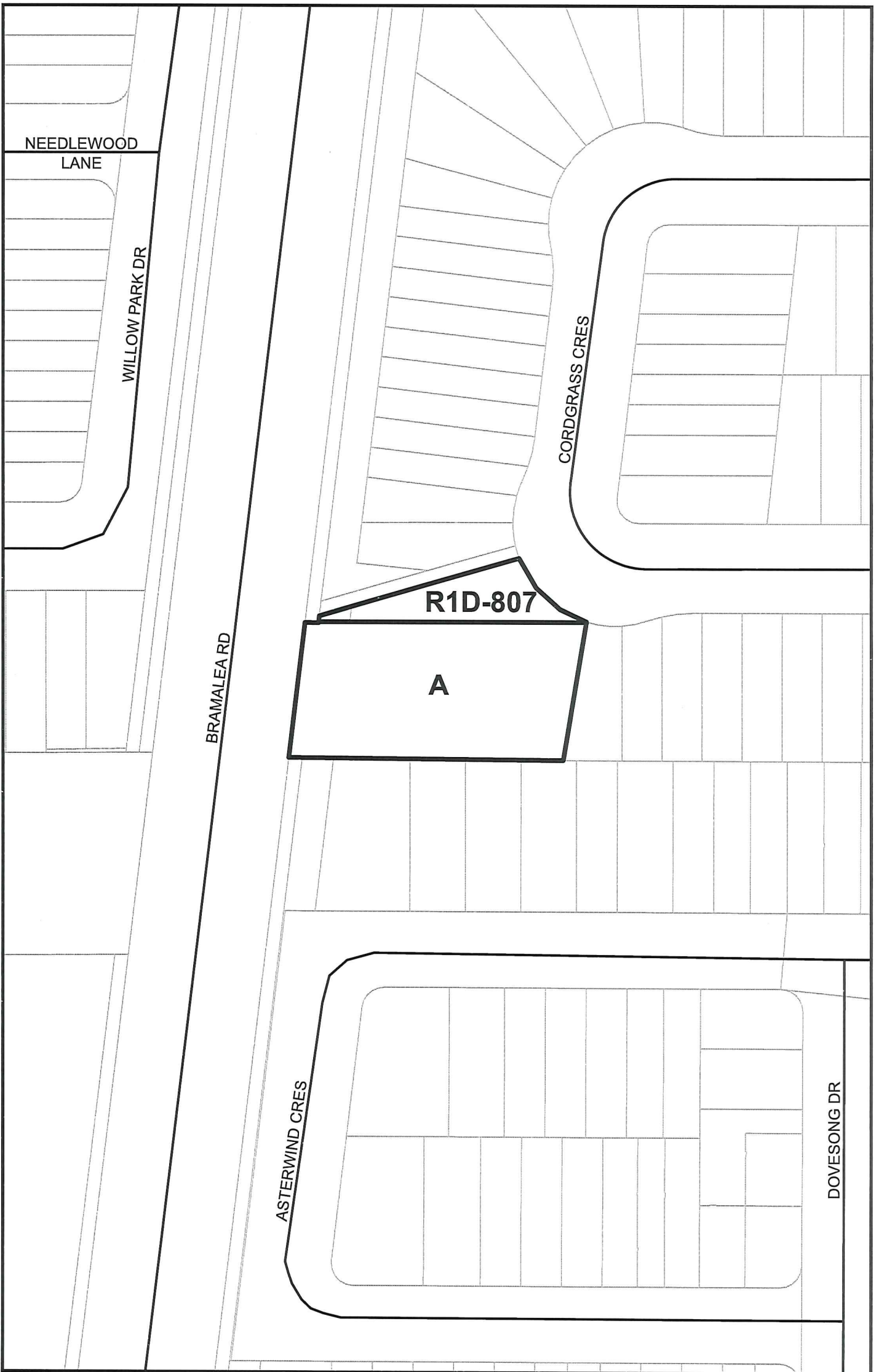


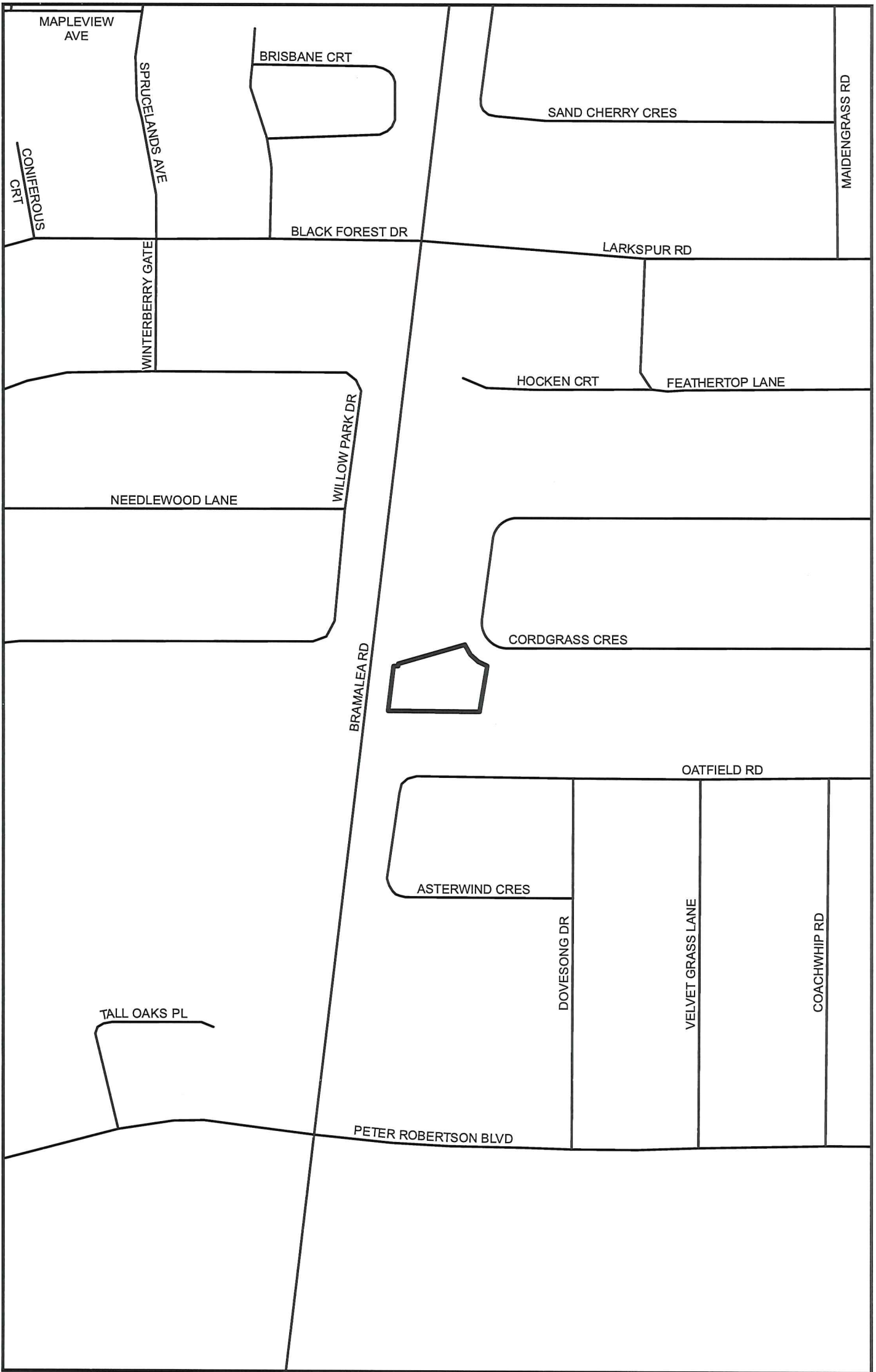
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Peter Fay, City Clerk

(OZS-2020-0001)







 SUBJECT LANDS

