



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:


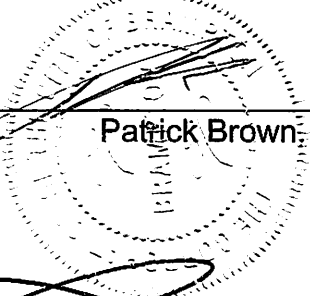

1. Notwithstanding the requirements and restrictions of the Agricultural (A) Zone (Section 46.1) and R1D-Section 807 of Zoning By-law 270-2004, as amended, the lands shown on Schedule 'A' hereto, may be used for the following purposes:
  - a. A medical office, only in conjunction with a single detached 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 floor 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.

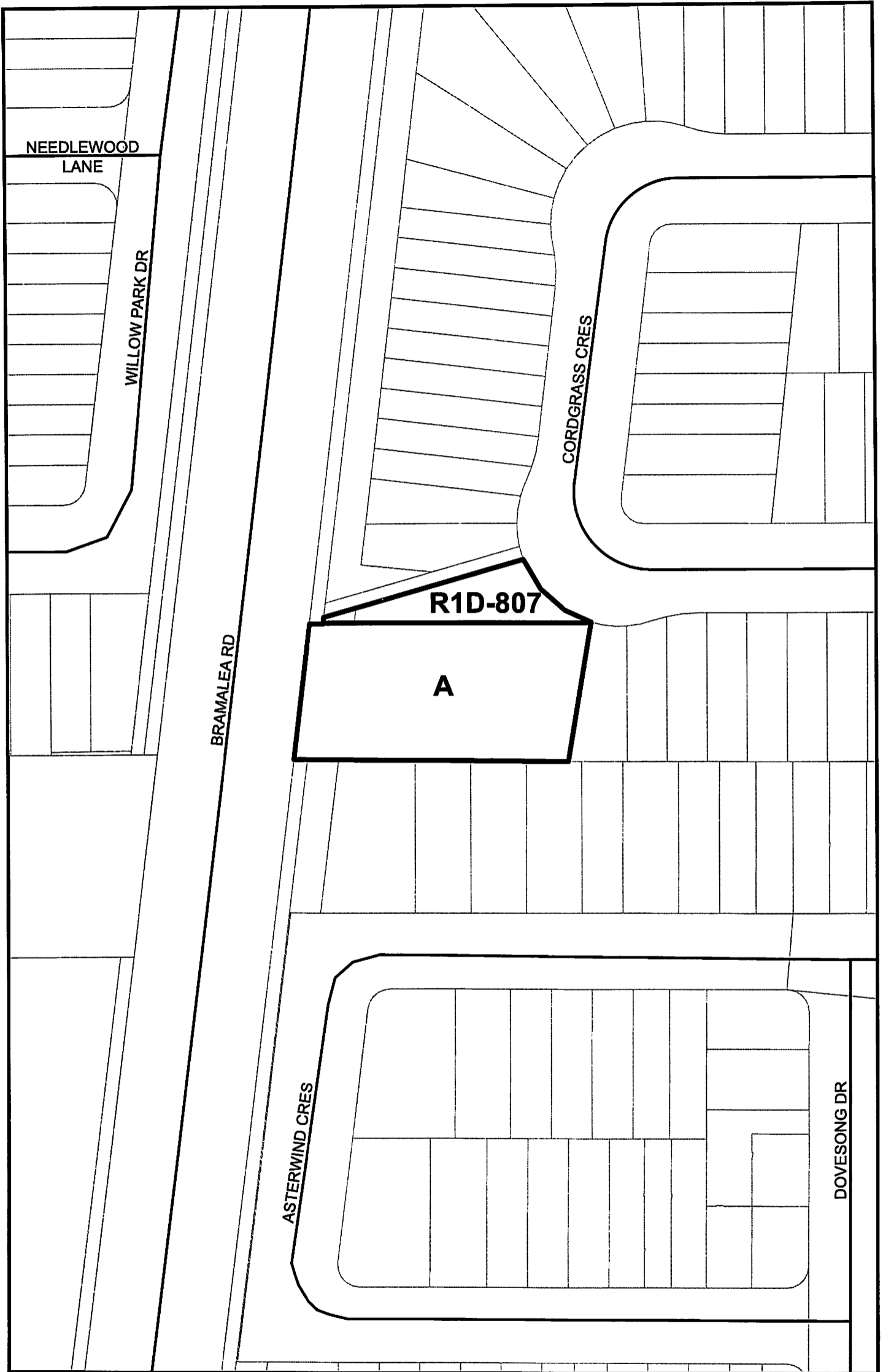
ENACTED and PASSED this 3<sup>rd</sup> day of March, 2021.

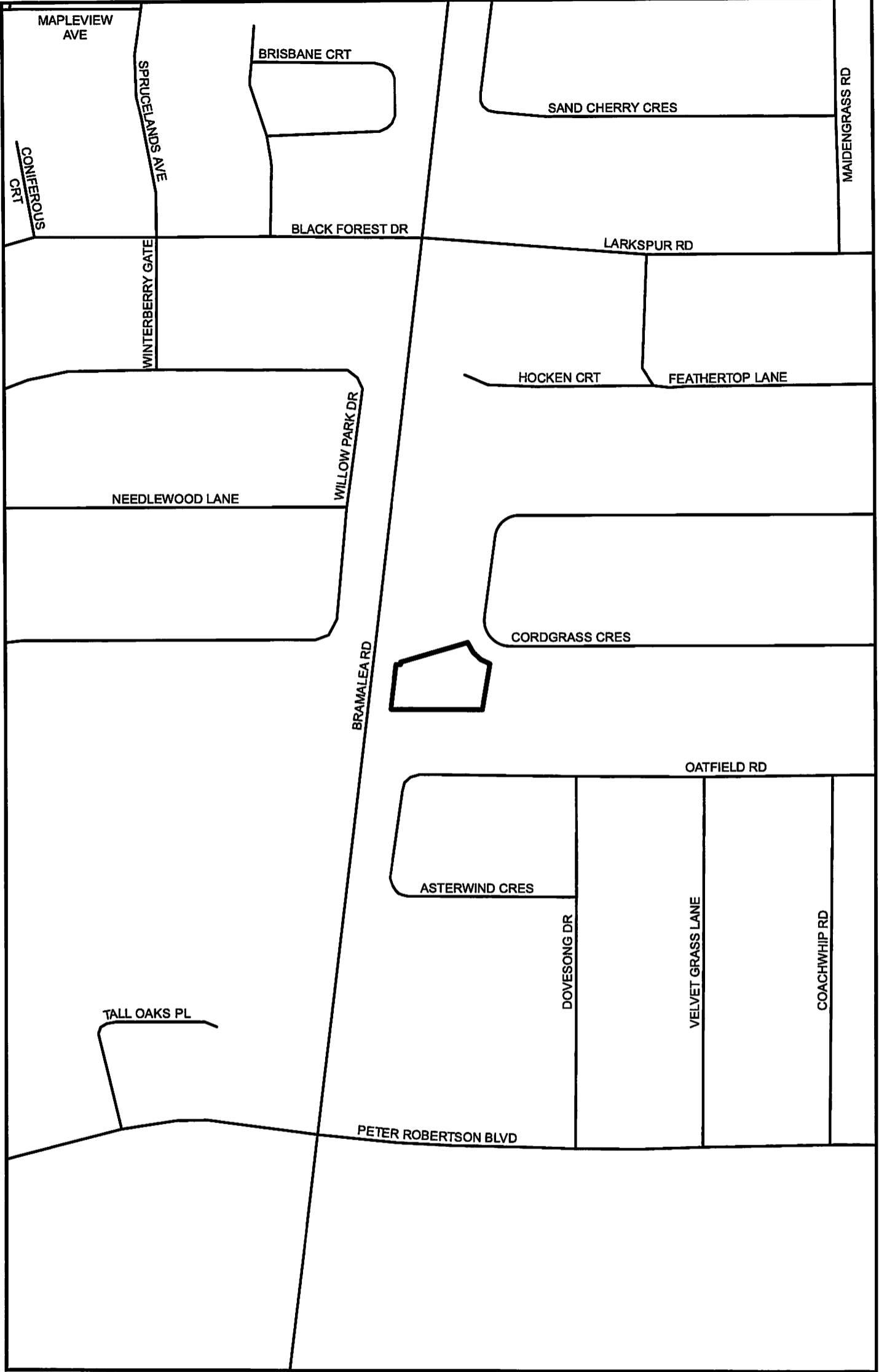
Approved as to  
form.  
2021/02/03  
CJP

Approved as to  
content.  
2021/02/03  
AAP

  
  
Patrick Brown, Mayor  
  
Peter Fay, City Clerk

(OZS-2020-0001)





 SUBJECT LANDS

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 34-2021 being  
a by-law to amend Zoning By-law 270-2004, as amended,  
Candevcon Ltd. – 2565361 Ontario Inc. – Ward 6  
File OZS-2020-0001

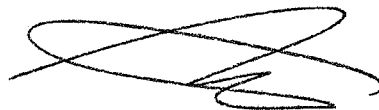
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, 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 34-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 3<sup>rd</sup> day of March, 2021.
3. Written notice of By-law 34-2021 as required by section 34 of the *Planning Act* was given on the 18<sup>th</sup> day of March, 2021, 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 of the *Planning Act* on or before the final date for filing objections.
5. By-law 34-2021 is deemed to have come into effect on the 3<sup>rd</sup> day of March, 2021, in accordance with Section 34 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 )  
8<sup>th</sup> day of April, 2021 )



\_\_\_\_\_  
Peter Fay

  
\_\_\_\_\_  
A Commissioner, etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

