



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 1-2004

To amend By-law 56-83, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing, on Sheet 14 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL - SECTION 520 (A-SECTION 520) to RESIDENTIAL SINGLE DETACHED C - SECTION 801 (R1C - SECTION 801), RESIDENTIAL SINGLE DETACHED C - SECTION 819 (R1C - SECTION 819), RESIDENTIAL SINGLE DETACHED A - SECTION 806 (R1A - SECTION 806), and COMMERCIAL ONE - SECTION 822 (C1 - SECTION 822).
 - (2) By adding thereto, the following section:

“822 The lands designated C1 - Section 822 on Schedule A to this by-law:

822.1 shall only be used for the following purposes:

 - (a) Commercial
 - (1) a retail establishment having no outside storage
 - (2) a grocery store
 - (3) a service shop
 - (4) a personal service shop
 - (5) a bank, a trust company, or finance company
 - (6) an office
 - (7) a dry cleaning/laundry distribution station
 - (8) a laundromat
 - (9) a dining room restaurant, a convenience restaurant, a take-out restaurant
 - (10) a printing or copying establishment
 - (11) a health centre

- (b) Other
 - (1) a library
 - (2) purposes accessory to the other permitted purposes

822.2 shall be subject to the following requirements and restrictions:


- 1) Minimum Width of Landscaped Open Space:
 - (a) 3.0 metres adjacent to a residential zone
 - (b) 3.0 metres adjacent to Castlemore Road
 - (c) 4.5 metres adjacent to McVean Drive
 - (d) 5.0 metres adjacent to Castlegate Boulevard and Deerchase Road
- 2) Minimum Building Setback:
 - (a) 3.0 metres to Castlemore Road
 - (b) 4.5 metres to McVean Drive
 - (c) 5.0 metres to all other property lines
- 3) A drive-through lane shall be no closer than 15 metres to a residential zone.
- 4) All garbage and refuse storage, other than that for a restaurant, including any containers for the storage of recyclable materials, shall be fully-enclosed within a building.
- 5) All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- 6) Notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

822.3 shall also be subject to the requirements and restrictions of the Commercial One (C1) zone and all the general provisions of this by-law, which are not in conflict with those set out in section 822.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 12th day of January ~~2003~~ 2004.

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 1/31/04


SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CITY CLERK

Approved to Content:


John B. Corbett, M.C.L., R.P.P.
Director, Planning and Land Development Services

R1C-SECTION 819

C1-SECTION 822

CASTLEMORE ROAD

R1A-SECTION 806



R1C-SECTION 801

MCVEAN DRIVE

LOT 9, CONCESSION 8 N.D.

LOT 9, CONCESSION 8 N.D.

LEGEND

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



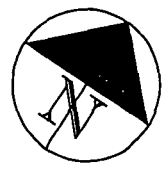
PART LOT 9, CONCESSION 8 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 1 - 2004

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2003 10 07

Drawn by: CJK

File no. C8E10.6

Map no. 50-23H

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 1-2004
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended
(Hamount Investments Limited/Laurelpark Inc.) File C8E10.6


DECLARATION

I, LEONARD JOSEPH MIKULICH, of the Town of Shelburne, in the County of Dufferin, DO
SOLEMNLY DECLARE THAT:

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 1-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 12th day of January, 2004.
3. Written notice of By-law 1-2004 as required by section 34(18) of the *Planning Act* was given on the 21st day of January, 2004, 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 notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
11th day of February, 2004)





A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March-23, 2005.