



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 25-2008

To amend Zoning By-law 270-2004, as amended

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

1. Zoning By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

from

to

RESIDENTIAL SINGLE DETACHED
A – SECTION 1598 (RIA – SECTION
1598), RESIDENTIAL APARTMENT
A – SECTION 1599 (R4A – SECTION
1599), RECREATION COMMERCIAL
- SECTION 1596 (RC- SECTION
1596), HIGHWAY COMMERCIAL
ONE – SECTION 1595 (HC1 –
SECTION 1595), FLOODPLAIN –
SECTION 1597 (F – SECTION 1597)
and OPEN SPACE

FLOODPLAIN – 1597
(F –1597), RECREATION
COMMERCIAL - 1951
(RC –1951),
RECREATION
COMMERCIAL - 1952
(RC –1952),
RECREATION
COMMERCIAL - 1953
(RC – 1953) AND
OPEN SPACE

(2) by adding after 1597.1 (2) the following uses:

(3) a tennis court

(4) a golf driving range

(3) by adding after 1597.1 (3) the following:

1597.2 shall be subject to the following requirements and restrictions:

(a) a tennis court shall only be permitted within 75 metres of Ebenezer Road.

(b) Parking:

Tennis Court: 4 spaces for each court

Golf Driving Range: 1 parking space for each tee

(4) by adding thereto the following sections:

"1951 The lands designated RC –1951 on Schedule A to this by-law;

1951.1 shall only be used for the following purposes:

- (a) recreation facility or structure

1951.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 15.0 metres
- (b) Minimum Exterior Side Yard Width: 5.0 metres
- (c) Minimum Rear Yard Depth: 3.0 metres
- (d) Maximum Building Height: 1 storey
- (e) Minimum Landscape Open Space:
3.0 metres wide abutting all property boundaries,
except at approved access locations.
- (f) Minimum Building Setback to OS –1886 zone:
7.5 metres
- (g) Maximum Building Coverage: 25 %
- (h) for the purposes of RC – 1951, the front yard is
Don Minaker Drive
- (i) all lands zoned RC– 1951 shall be treated
as one property.
- (j) for the purposes of RC –1951:

RECREATION FACILITY OR STRUCTURE shall mean a building or place, an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreation facility may include, but shall not be limited to, a squash court, swimming pool, fitness centre, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, croquet pitch, shuffleboard court and a parking lot. In addition, a dining room restaurant and banquet hall is permitted within the recreation facility. A recreation facility or structure shall not include a bowling alley, billiard hall or amusement arcade."

"1952 The lands designated RC – 1952 on Schedule A to this by-law;

1952.1 shall only be used for the following purposes:

(1) Recreation Commercial Purposes:

- (a) a golf course
- (b) a golf driving range

(2) Accessory Purposes:

- (a) a pro shop including a snack bar
- (b) a maintenance building

1952.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior Side Yard Width: 10.0 metres
- (b) Maximum Building Height: 1 storey
- (c) Minimum Landscape Open Space:
3.0 metres wide abutting all lot lines, except at approved access locations and except next to a F – 1597 zone.
- (d) Minimum Building Setback to OS –1886 Zone:
7.5 metres
- (e) Parking:
Pro Shop including a snack bar – 1 parking space for each 23 square metres of gross commercial floor area or portion thereof

Golf Course – 50 spaces for each 9 holes

Driving Range - 1 parking space for each tee

Maintenance Building – no parking requirement.”

“1953 The lands designated RC – 1953 on Schedule A to this by-law;

1953.1 shall only be used for the following purposes:

- (a) the uses permitted in F zone
- (b) a golf course and accessory purposes
- (c) a tennis court
- (d) a golf driving range

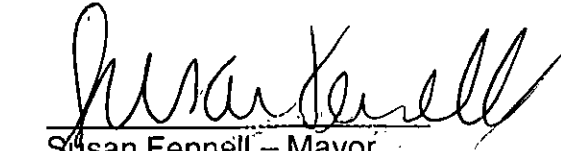
1953.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Setback to OS –1886 zone for an accessory use:
7.5 metres
- (b) Minimum Setback to F – 1597 zone for an accessory use:
10.0 metres
- (c) Parking:
Tennis Court: 4 spaces for each court

Golf Driving Range: 1 parking space for each tee.”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,
this **30** day of **January** 2008.

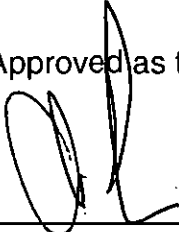
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
C.C.C.
DATE 01/24/08


Susan Fennell – Mayor


~~Kathryn Zammit – City Clerk~~

Peter Fay, Deputy City Clerk

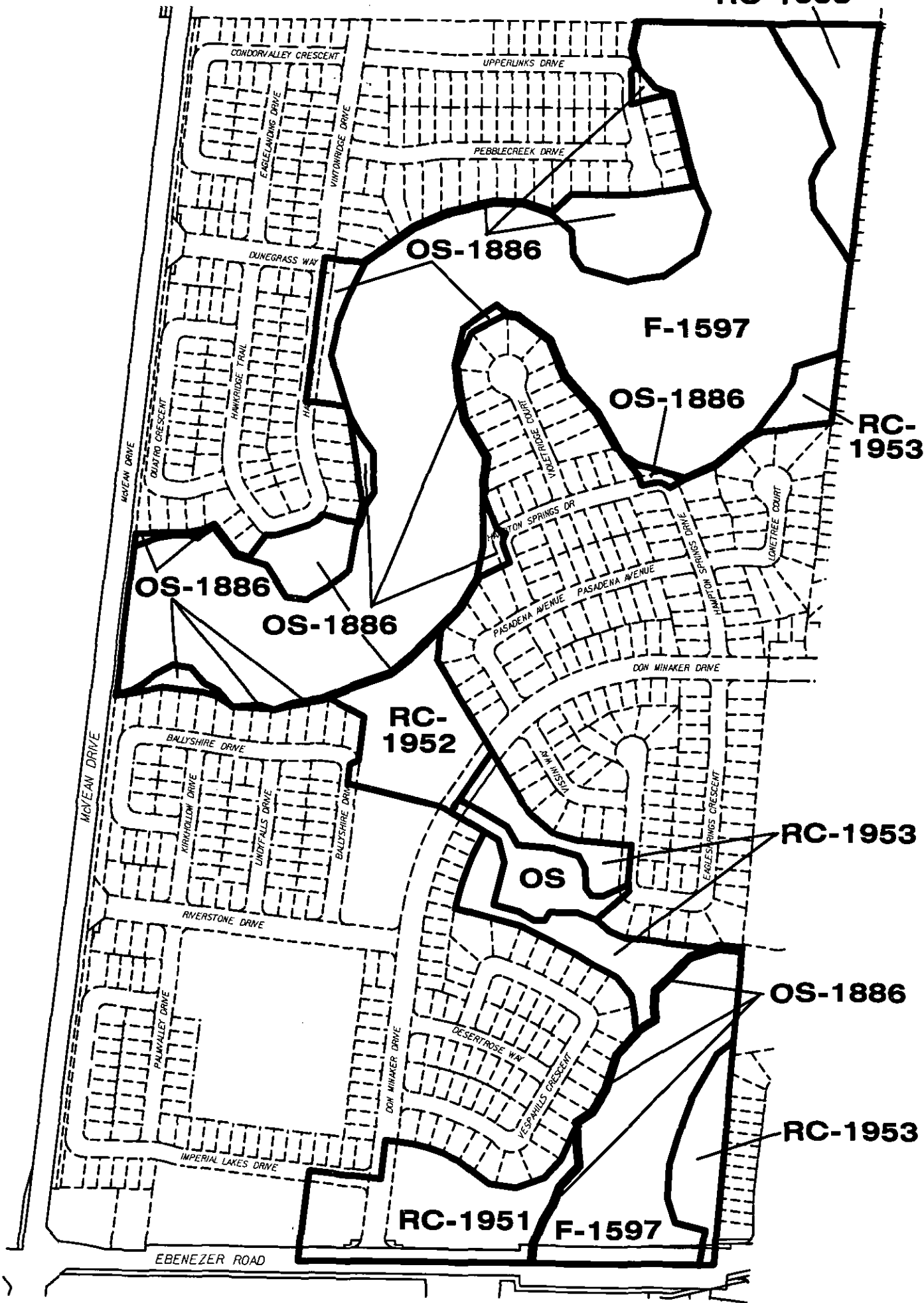
Approved as to Content:



Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services

Zoning by-law C09E09.006

RC-1953



LEGEND

 ZONE BOUNDARY



PART LOT 6, CONCESSION 9 N.D.

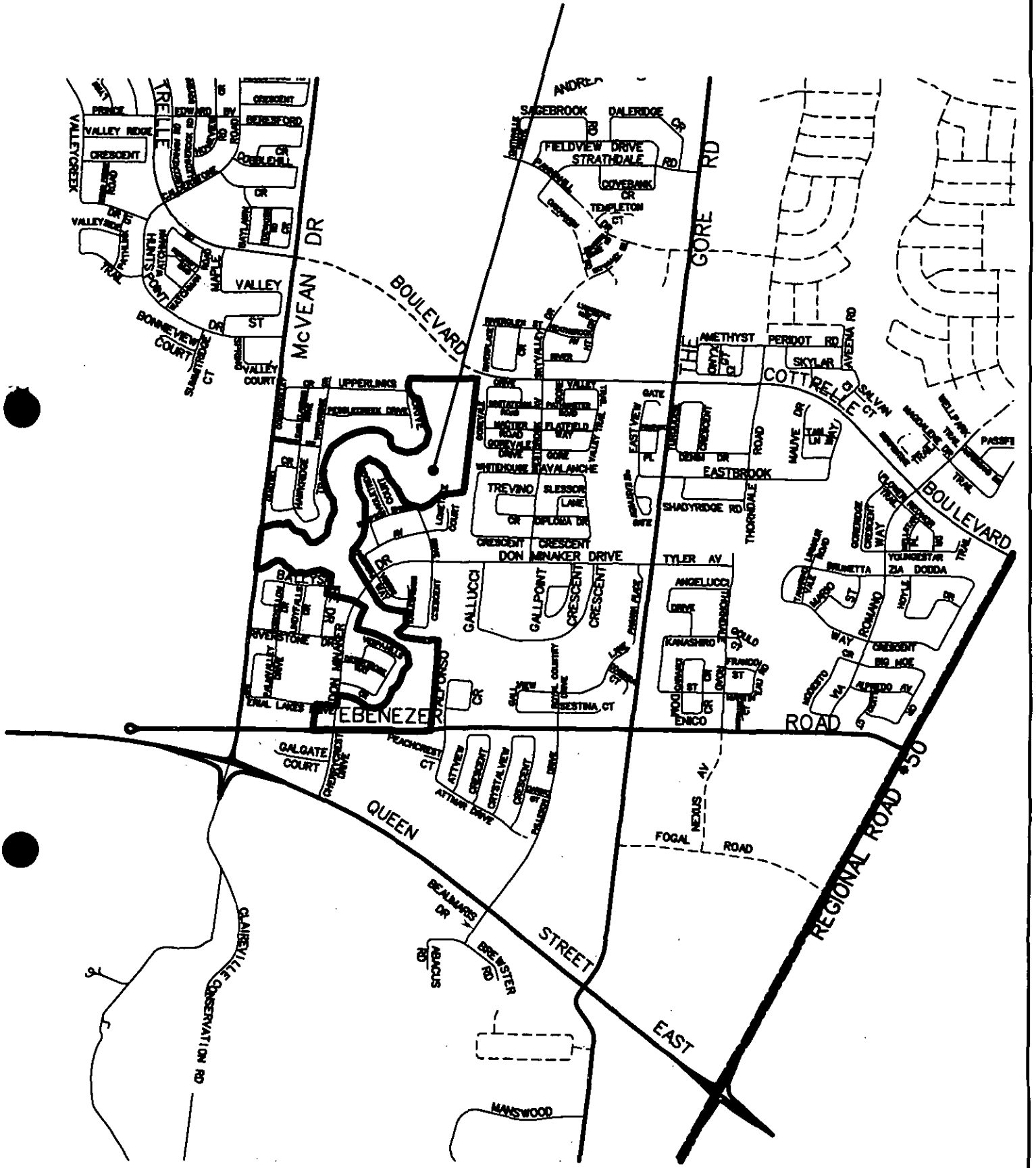
By-Law 25-2008 Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 01 17 Drawn by: CJK
File no. C09E06.006zblapt2 Map no. 51-27

SUBJECT LANDS



0 100 200 300
Metres

Key Map By-Law

25-2008



CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 12 17

Drawn by: CJK

File no. C09E6.006zkmp2

Map no. 51-27

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 25-2008 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended –
Giampaolo Investments Limited / Riverstone Golf and Country Club - File C09E06.006


DECLARATION

I, Peter Fay, of the City of Mississauga, 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 25-2008 was passed by the Council of the Corporation of the City of
Brampton at its meeting on January 30, 2008.
3. Written notice of By-law 25-2008 as required by section 34(18) of the *Planning Act*
was given on February 8, 2008 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 25-2008 is deemed to have come into effect on January 30, in
accordance with Section 34(19) 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)
3rd day of March, 2008.)



Peter Fay



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.