



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 241-2008

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
Agricultural (A)	Commercial One – Section 1414 (C1-1414)

- (2) by adding thereto the following section:

"1414 The lands designated C1 - 1414 on Schedule A to this by-law:

1414.1 shall only be used for the following purposes:

- (1) retail establishment,
- (2) service shop,
- (3) personal service shop,
- (4) bank, trust company, or finance company,
- (5) office,
- (6) drycleaning and laundry distribution station,
- (7) laundromat,
- (8) dining room restaurant, convenience restaurant, takeout restaurant, and
- (9) animal hospital.

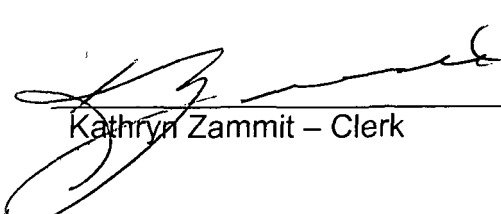
1414.2 shall be subject to the following requirements and restrictions:

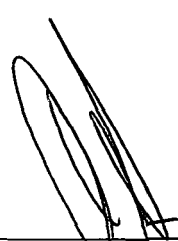
- (1) no use other than a bank, trust company or financial institution shall be located within 40 metres of the lot line abutting Lakespring Gate.

- (2) A drive-through facility used with a restaurant is not permitted.
- (3) Minimum Landscaped Open Space:
  - a) 6 metres abutting Lakespring Gate, Sandalwood Parkway, and Torbram Road, except at approved access locations.
  - b) 3 metres abutting the interior side property line.
- (4) Minimum building setbacks:
  - a) 6 metres from Lakespring Gate, Sandalwood Parkway, and Torbram Road.
  - b) 11 metres from the interior side property line.
- (5) Maximum building height: 1 storey
- (6) Minimum lot area: 1 hectare
- (7) No outdoor storage is permitted"

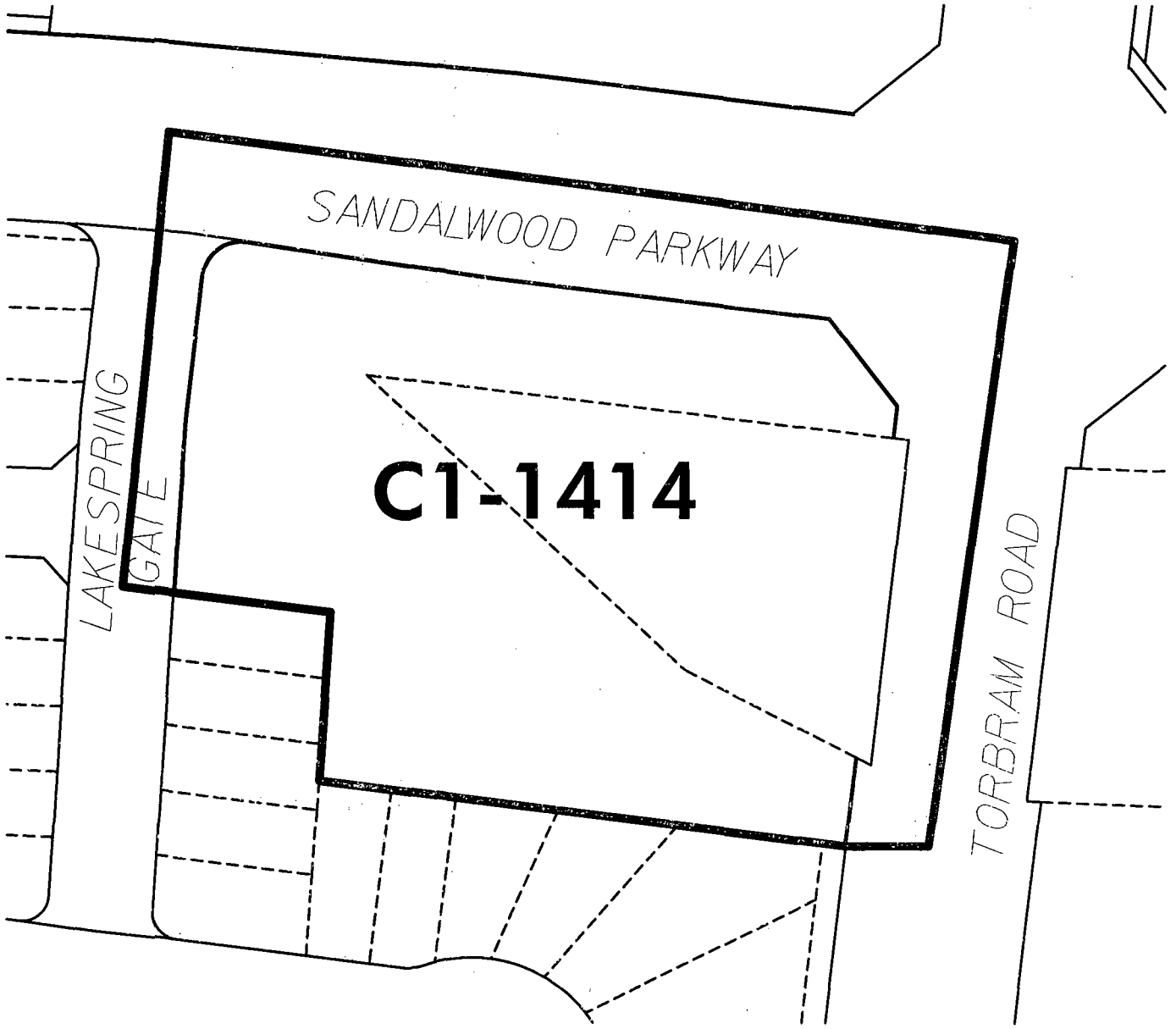
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **24** day of **September** 2008.

  
 \_\_\_\_\_  
 Susan Fennell - Mayor

  
 \_\_\_\_\_  
 Kathryn Zammit - Clerk

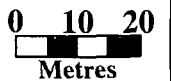
  
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 Approved as to Content  
 Adrian Smith, M.C.I.P., R.P.P.  
 Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
C.C.P.			
DATE	09	08	08



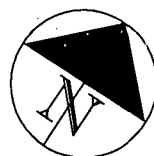
LEGEND

 ZONE BOUNDARY

  
0 10 20  
Metres

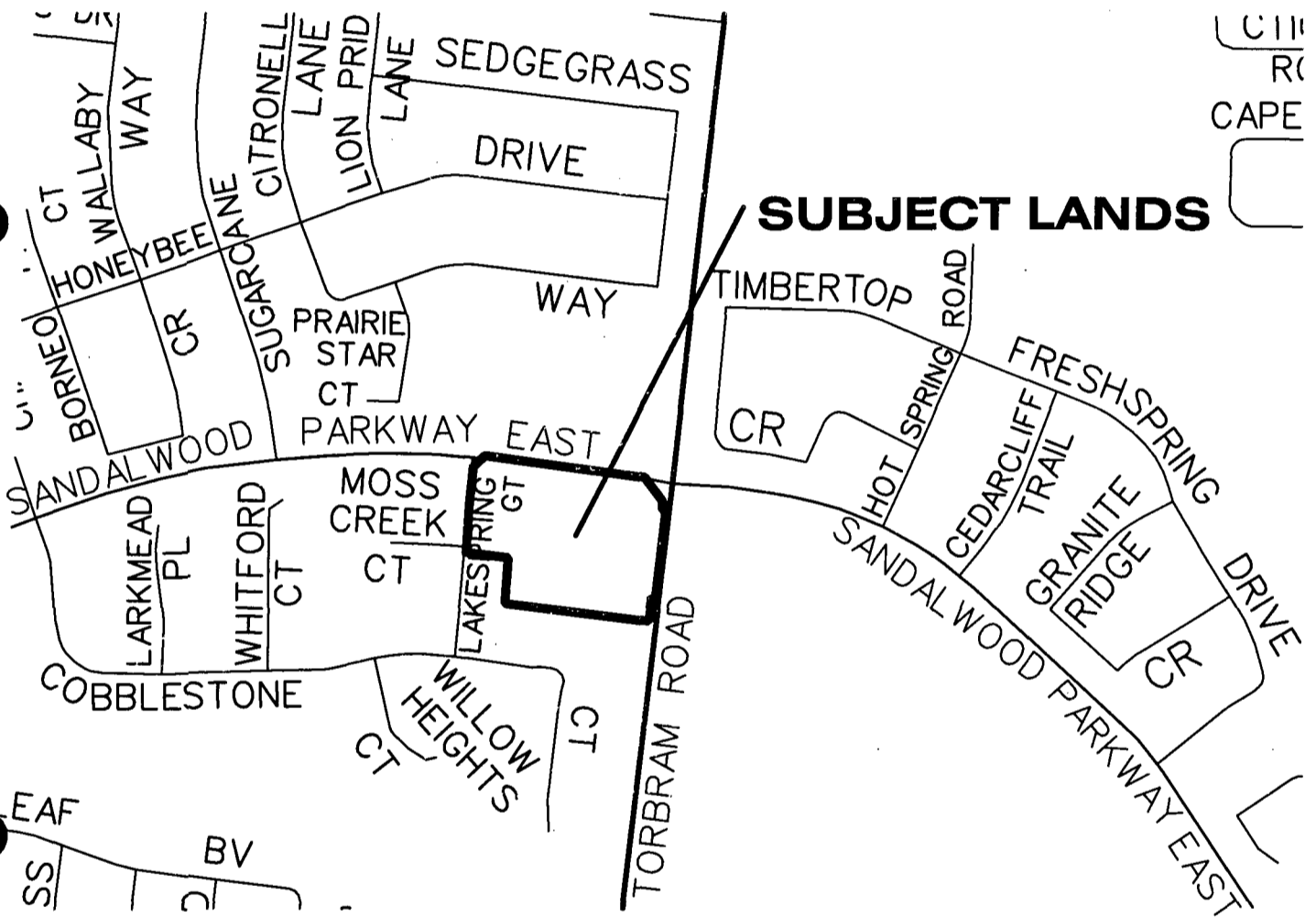
**PART LOT 13, CONCESSION 5 E.H.S.**

**By-Law 241-2008 Schedule A**

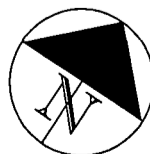
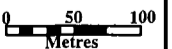


**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2008 09 05      Drawn by: CJK  
File no. C05E13.005ZBLA      Map no. 29-45



**SUBJECT LANDS**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2004 10 15

Drawn by: CJK

File no. C05E13.005ZKM

Map no. 29-45

Key Map By-Law **241-2008**

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 240-2008 being a by-law to adopt Official Plan Amendment OP2006-013 and By-law 241-2008 to amend Zoning By-law 270-2004, as amended – Candevcon Ltd. - 903287 Ontario Limited - File C05E13.005

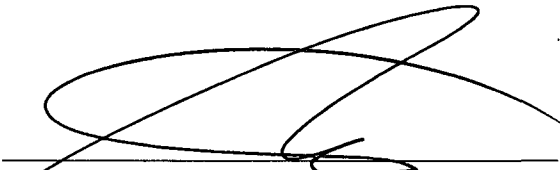
Declaration

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows

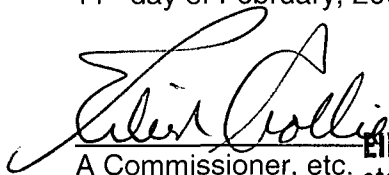
1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 240-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of September, 2008, to adopt Amendment Number OP2006-013 to the 2006 Official Plan;
3. By-law 241-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of September, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 240-2008 as required by section 17(23) and By-law 241-2008 as required by section 34(18) of the *Planning Act* was given on the 3<sup>rd</sup> day of October, 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.
5. One notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections and subsequently withdrawn by letter from the Ontario Municipal Board dated January 29, 2009.
6. 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.
7. OP2006-013 is deemed to have come into effect on the 23<sup>rd</sup> day of January, 2009, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 241-2008 is deemed to have come into effect on the 24<sup>th</sup> day of September, 2008, 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 )  
11<sup>th</sup> day of February, 2009 )



Peter Fay



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

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