



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 252-2002

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing on Sheet 30 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to HIGHWAY COMMERCIAL ONE – SECTION 1085 (HC1 – SECTION 1085),
  - (2) by adding thereto, the following section:

“1085           The lands designated HC1 – Section 1085 on Sheet 30 of Schedule A to this by-law:

1085.1           shall only be used for the following purposes:

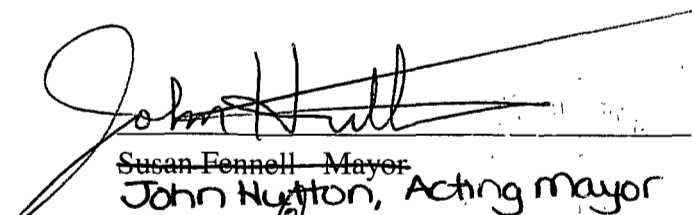
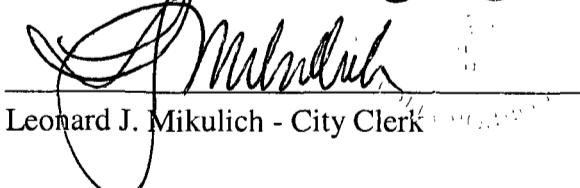
    - (1) a service station;
    - (2) a gas bar;
    - (3) a motor vehicle washing establishment;
    - (4) a dining room restaurant, a convenience restaurant, a take-out restaurant;
    - (5) a banquet hall;
    - (6) a community club;
    - (7) a tool and equipment rental establishment within an enclosed building;
    - (8) a retail establishment having no outside storage;
    - (9) a convenience store;
    - (10) a personal service shop;
    - (11) a dry cleaning and laundry distribution station;
    - (12) a bank, trust company or finance company;
    - (13) an office;
    - (14) an animal hospital; and,
    - (15) purposes accessory to the other permitted purposes.

1085.2           shall be subject to the following requirements and restrictions:

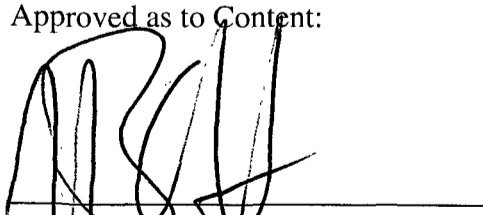
- (1) No building shall be located closer than 10 metres to a Floodplain zone;
- (2) No drive through facility shall be located within 30 metres of Sandalwood Parkway East or within 35 metres of Airport Road;
- (3) Minimum Lot Area: 0.4 hectares
- (4) Minimum Lot Width: 40.0 metres
- (5) Minimum Lot Depth: 60.0 metres
- (6) Maximum Building Height: 2 storeys
- (7) Minimum Landscaped Open Space:  
a 6.0 metre wide landscaped open space strip shall be provided along Airport Road and Sandalwood Parkway East except at approved access locations
- (8) No open storage or display of goods in the open shall be permitted.

1085.3 shall also be subject to the requirements and restrictions relating to the HC1 Zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1085.2”

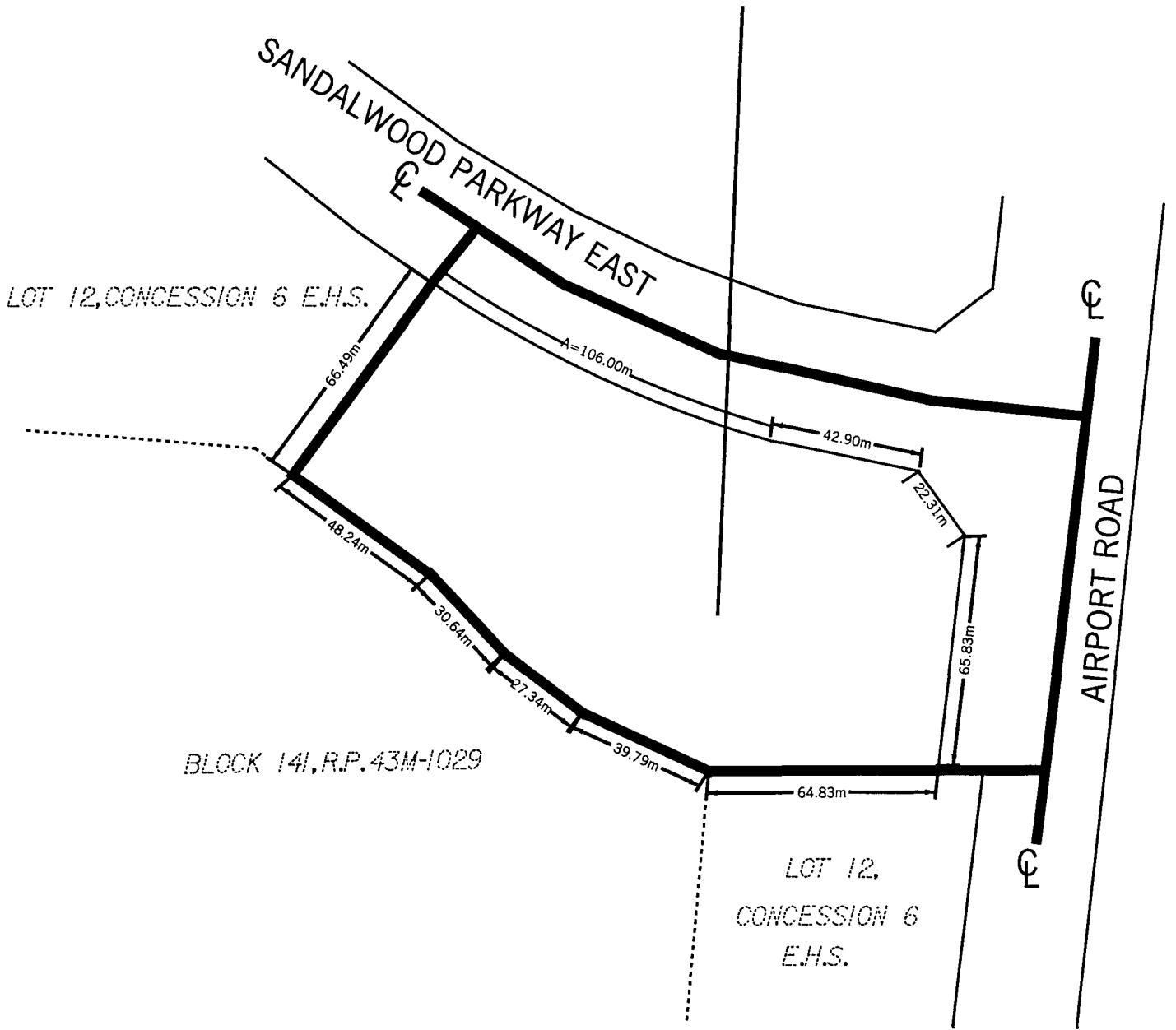
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 16<sup>th</sup> day of September 2002.

  
~~Susan Fennell - Mayor~~  
 John Hutton, Acting Mayor  
  
 Leonard J. Mikulich - City Clerk



APPROVED AS TO FORM LAW DEPT. BRAMPTON  
  
 DATE: 16/09/02

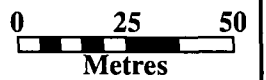
Approved as to Content:  
  
 John B. Corbett, MCIP, RPP  
 Director of Planning and Land Development Services

# HC1-SECTION 1085



**LEGEND**

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



**PART LOT 12, CONCESSION 6 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 252-2002**

**Schedule A**



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

Date: 2002 08 20

Drawn by: CJK

File no. C6E12.2

Map no. 30-25Y

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;

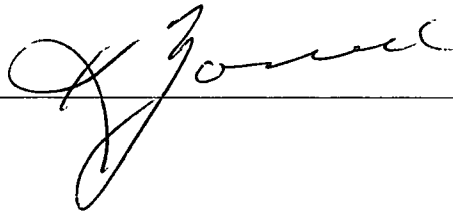
AND IN THE MATTER OF the City of Brampton By-law 252-2002 being a by-law to amend Comprehensive Zoning By-law 151-88, as amended (SANDRINGHAM PLACE INC. (File: C6E12.2B).

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 252-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16<sup>th</sup> day of September, 2002.
3. Written notice of By-law 252-2002 as required by section 34(18) of the *Planning Act* was given on the 27<sup>th</sup> day of September, 2002, 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 )  
25<sup>th</sup> day of October, 2002 )



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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.**