



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 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 for 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

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2021/02/03  
AAP

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Peter Fay, City Clerk

(OZS-2020-0001)