

Notice of Passing of Zoning By-law 153-2023**5254 Old Castlemore Road**

Date of Passing: September 29, 2023
Effective Date of Decision: October 2, 2023
Date of Notice: October 10, 2023
Last Date of Appeal: October 30, 2023

On September 29, 2023, the Council of the Corporation of the City of Brampton passed By-law 153-2023. In accordance with subsection 284.11 (4) of the *Municipal Act, 2001*, this by-law is deemed to be passed by Council as of October 2, 2023.

By-law 153-2023 was passed to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Sutharsan & Family Holdings – Blackthorn Development Corp, Ward 10 (File: OZS-2023-0006).

The Purpose and Effect of the Zoning By-law: To amend the “Agricultural - A” zone to facilitate the development of a truck and trailer parking facility.

Location of Lands Affected: north of Old Castlemore Road, and east of Clarkway Drive, municipally known as 5254 Old Castlemore Road.

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk’s Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Angelo Ambrico, Manager, Planning, Building and Growth Management Services Department at 905-874-2953 or Angelo.Ambrico@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal of the by-law amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than October 30, 2023**. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 153 - 2023

To amend By-law 270-2004, as amended

WHEREAS Blackthorn Development Corp. on behalf of Sutharsan & Family Holdings Ltd., has submitted an application to amend the Zoning By-law to permit temporary truck and trailer parking and outdoor storage to operate on lands described as Part 1, Part of Lot 11, Concession 11 Northern Division (Geographic Township of Toronto Gore) 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 use of the subject property and will not negatively impact the underlying use permissions of the Service Commercial Zone; 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 Zone (A) of Zoning Bylaw 270-2004, as amended, the lands shown on Schedule 'A' hereto:

1) May be used for the following purposes:

- a. Outside storage of oversized motor vehicles and trailers;
- b. Automotive repair and maintenance.

2) Shall be subject to the following requirements and restrictions for uses set out in 1):

- a. Automotive repair and maintenance must operate within a maximum gross floor area of 750 square metres.
- b. Minimum Rear Yard Depth: 27 metres to the truck parking/storage area;
- c. Minimum Front Yard Depth: 15 metres to the truck parking/storage area;
- d. Minimum Side Yard Depth (East):
 - a. 2.93 metres to a structure;

- b. 6.0 metres to the truck parking/storage area;
- e. Maximum Height of Oversized Motor Vehicles and Trailers: 4.15 metres;
- f. Maximum height of accessory automotive repair and maintenance building: 5.49 metres;
- g. Minimum Landscaped Buffer Area;
 - a. 3 metres abutting the front lot line
 - b. 3 metres abutting the rear lot line
 - c. 3 metres abutting the interior lot line to the west
 - d. 2.5 metres abutting the lot line to the east
- h. Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 144;
- i. Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments.

2. Holding (H):

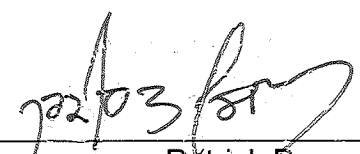
- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - I. Confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the City of Brampton and the Region of Peel;
 - II. Confirmation that a satisfactory Noise Impact Study has been provided to the satisfaction of the City of Brampton;
 - III. Confirmation that a satisfactory Traffic Impact Study has been provided to the satisfaction of the City of Brampton and the Region of Peel;
 - IV. Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City's Industrial Road Standard (Class 'A' Standard) to the satisfaction of the City's Commissioner of Planning, Building, and Growth Management and Region of Peel Commissioner of Public Works.


3. This Temporary Use Zoning By-Law expires on is September 29, 2026, unless extended by further resolution of Council.

ENACTED and PASSED this 29th day of September, 2023.

Approved as to
form.
2023/09/25
SDSR

Approved as to
content.
2023/09/25
AAP


Patrick Brown, Mayor
HARJIT SINGH, DEPUTY MAYOR

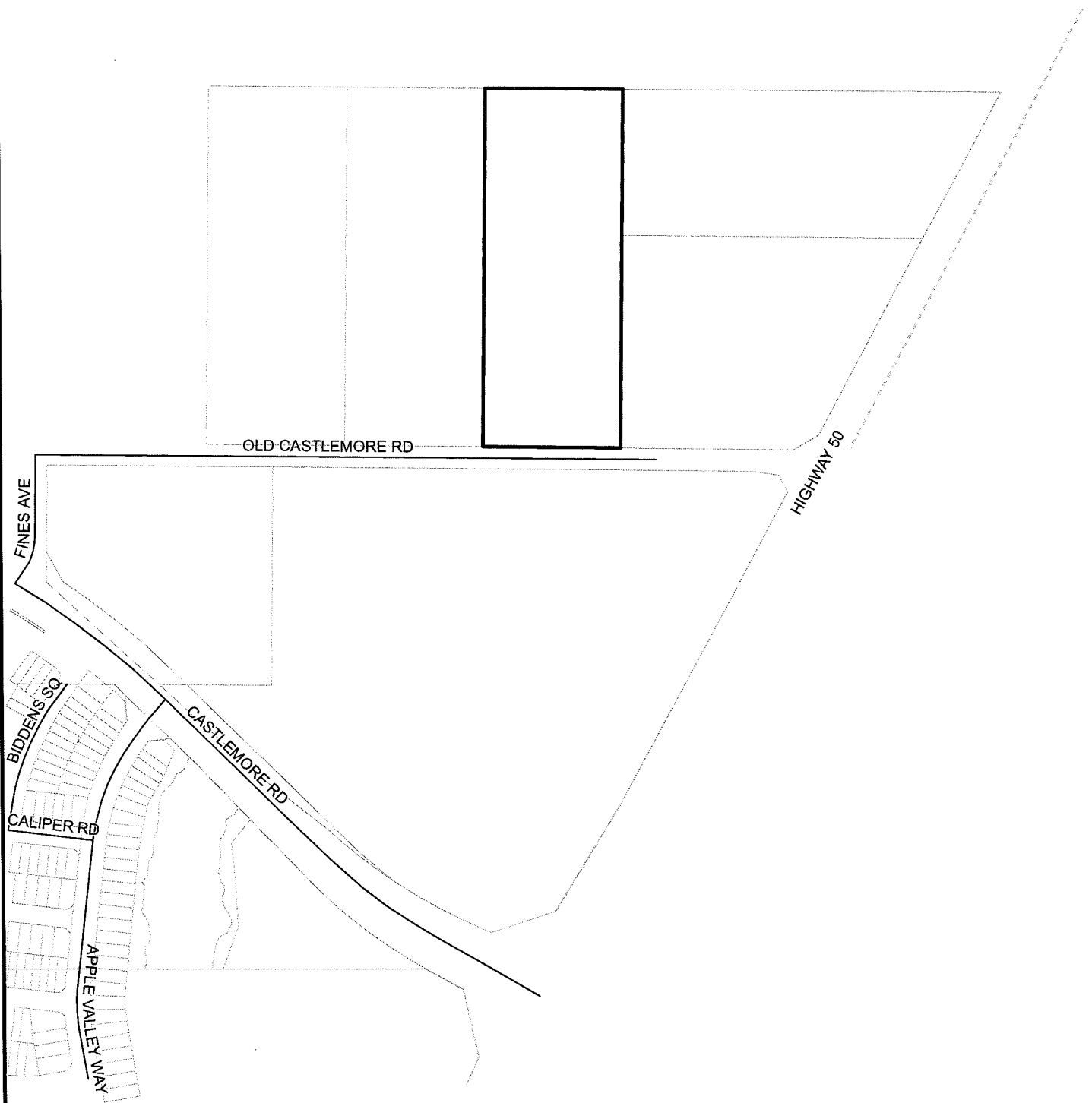

Peter Fay, City Clerk

(OZS-2023-0006)



 SUBJECT LANDS





 SUBJECT LANDS

