

**Notice of Passing of Zoning By-law 156-2023****5556, 5600 and 5620 Countryside Drive**

**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 156-2023. 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 156-2023 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 a City-initiated amendment application – Ward 10 (File: CI23.001).

**The Purpose and Effect of the Zoning By-law:** To amend the Zoning By-law to permit a permanent office use and associated outdoor storage for trucks and trailer parking.

**Location of Lands Affected:** north of Countryside Drive and east of Coleraine Drive, municipally known as 5556, 5600 and 5620 Countryside Drive.

**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](http://www.brampton.ca). Further enquiries should be directed to Simran Sandhu, Advisor, Planning, Building and Growth Management Services Department at 905-874-2420 or [Simran.Sandhu@brampton.ca](mailto:Simran.Sandhu@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 156 - 2023

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

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

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

From:	To:
AGRICULTURAL (A)  RESIDENTIAL RURAL ESTATE TWO (RE2)	INDUSTRIAL ONE (H) – 3719 (M1 (H) – SECTION 3719)

(2) By adding thereto, the following section:

“3719        The lands designated Industrial One (H) – Section 3719  
(M1(H) – 3719) on Schedule A to this by-law:

3719.1       Shall only be used for the following purposes:

- (a) Industrial, which for the purpose of this section, shall only include the following uses:
  - (1) An Office;
- (b) Associated uses, which for the purpose of this section, shall only include the following uses in conjunction with the Office Use:
  - (1) Outdoor Storage of trucks and trailers, construction equipment and materials;
  - (2) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

- (3) A warehouse;
- (4) School, Commercial, Technical or Recreational; and,
- (5) An accessory building for the purpose of storing salt shall comply with:
  - i. A maximum height of 10 metres
  - ii. A maximum gross floor area of 168 square metres
  - iii. Be at least 3 metres from any lot line

3719.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 7.5 metres
- 2) Minimum Interior and Exterior Side Yard Width: 14 metres
- 3) Minimum Rear Yard Depth: 14 metres
- 4) Minimum Landscaped Open Space: Except at approved driveway locations:
  - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive;
  - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;
- 5) Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments and shall conform to the following:
  - a. Minimum Front Yard Setback of 7.5 metres
  - b. Minimum Interior and Exterior Setbacks of 14 metres
  - c. Minimum Rear Yard Setback of 14 metres

3719.3 For the purposes of M1 (H) – 3719:

Construction Equipment shall mean equipment, machinery, tools, temporary structures or other items as may be required for Contractor to complete the Work but which will not become a permanent part of the Facility.

Construction Material shall mean an article, material, or supply brought to the construction site by the Contractor or a subcontractor.

School, Commercial, Technical or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

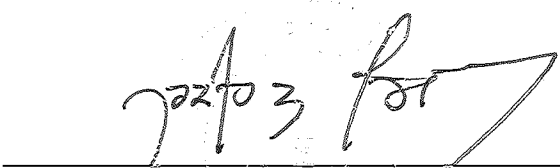
3719.4 The Holding (H):

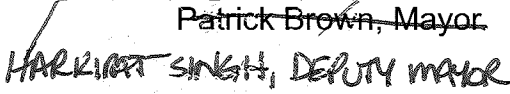
- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Residential Rural Estate Two (RE2) zones.
  
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation that the three parcels (5556, 5600 and 5620 Countryside Drive) are assembled under one ownership to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  
  - b) Confirmation that financial securities are in place for the establishment of an office use to the satisfaction of the Commissioner of Planning, Building and Growth Management.

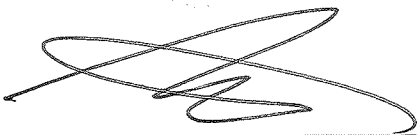
ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/27  
  
SDSR

Approved as to  
content.  
  
2023/09/27  
  
AAP

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

  
HARKIRAT SINGH, DEPUTY MAYOR

  
\_\_\_\_\_  
Peter Fay, City Clerk

M1(H)-3719

COLERAINE DR

COUNTRYSIDE DR



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: CI23.001\_ZBLA

Date: 2023/08/09

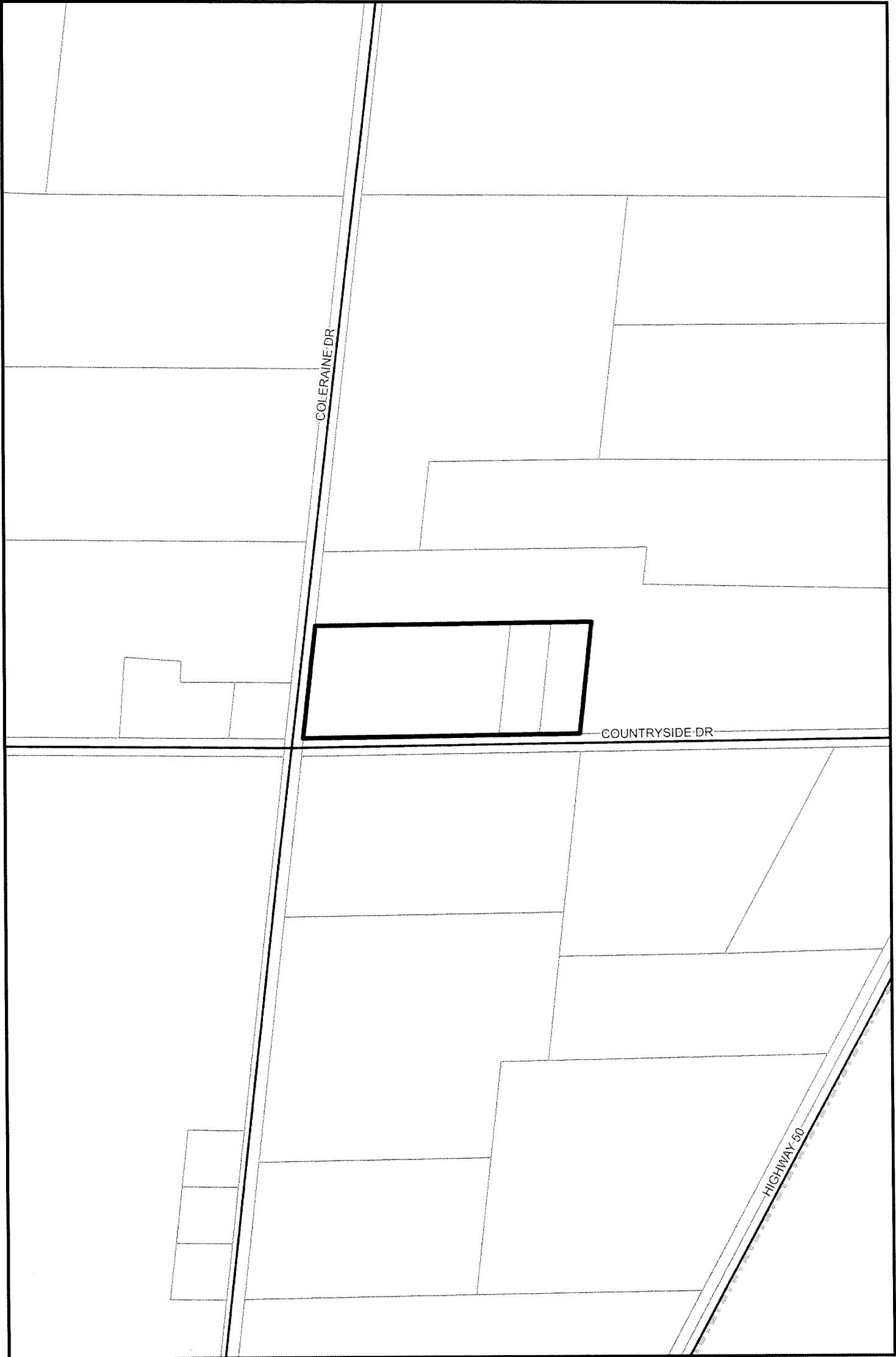


Drawn by: ckovac

**PART LOT 12, CONCESSION 12 N.D.**

**BY-LAW** 156-2023

**SCHEDULE A**



SUBJECT LANDS



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: CI23.001\_ZKM  
Date: 2023/08/09

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**KEY MAP**

BY-LAW 156-2023