

**Notice of Passing of Zoning By-law 174-2023****0, 5200 Countryside Drive****Date of Decision: October 18, 2023****Date of Notice: October 31, 2023****Last Date of Appeal: November 20, 2023**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 174-2023, 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 Bousfields Inc. c/o Dream Industrial LP – Ward 10 (File: OZS-2022-0029).

**The Purpose and Effect of the Zoning By-law:** To amend the Zoning By-law to permit the development of two (2) industrial buildings, which includes warehouse uses with site-specific provisions.

**Location of Lands Affected:** north of Countryside Drive and east of Clarkway Drive, legally described as Toronto Gore CON 11 ND PT LOT 16, municipally known as 0 Countryside Drive and 5200 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 Samantha Dela Pena, Planner, Planning, Building and Growth Management Services Department at 905-874-5965 or [Samantha.DeLaPena@brampton.ca](mailto:Samantha.DeLaPena@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 November 20, 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 174 - 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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Industrial Four (Holding) – Section 3727 (M4(H)-3727); and  Floodplain (F)

(2) By adding thereto the following sections:

“3727      The lands designated M4(H) – Section 3727 of Schedule A to this by-law:

3727.1      Shall only be used for the purposes:

(1) Industrial:

- a. A warehouse;
- b. Outside storage of oversized motor vehicles not actively engaged in loading and unloading of goods and materials;

3727.2      Shall be subject to the following requirements and restrictions:

- i. Maximum number of truck and trailer parking spaces: 100 spaces.
- ii. Outside storage of motor vehicles shall only be permitted as an accessory use, and shall not be located in the required front yard.
- iii. Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments.

3727.3 Holding (H):

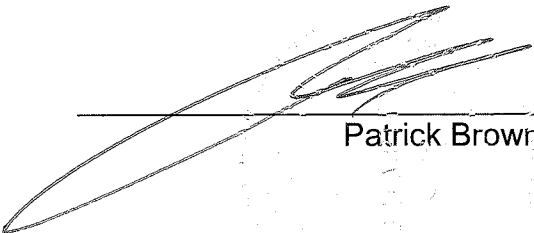
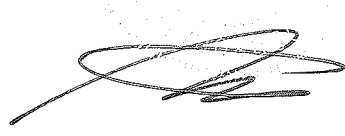
1. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
2. The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
  - i. Confirmation that a satisfactory Functional Servicing Report be provided and approved to the satisfaction of the Toronto and Region Conservation Authority, the Region of Peel, and the City of Brampton.
  - ii. That appropriate arrangements are made to address site servicing to the satisfaction of the City of Brampton and Region of Peel.
  - iii. That appropriate arrangements are made between the applicant, the City of Brampton, and its consultant, to the satisfaction of the Commissioner of Planning, Building and Growth Management, for the Countryside Drive design project to provide a single storm sewer system to service both development lands and Countryside Drive on an ultimate basis, including but not limited to design, front-end financing, construction, maintenance and securities. If the timing does not work to install the combined storm sewer system, the applicant shall install an interim storm sewer system and associated infrastructures to service the development lands until the ultimate storm sewer servicing system for Countryside Drive has been implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate storm sewer system.”

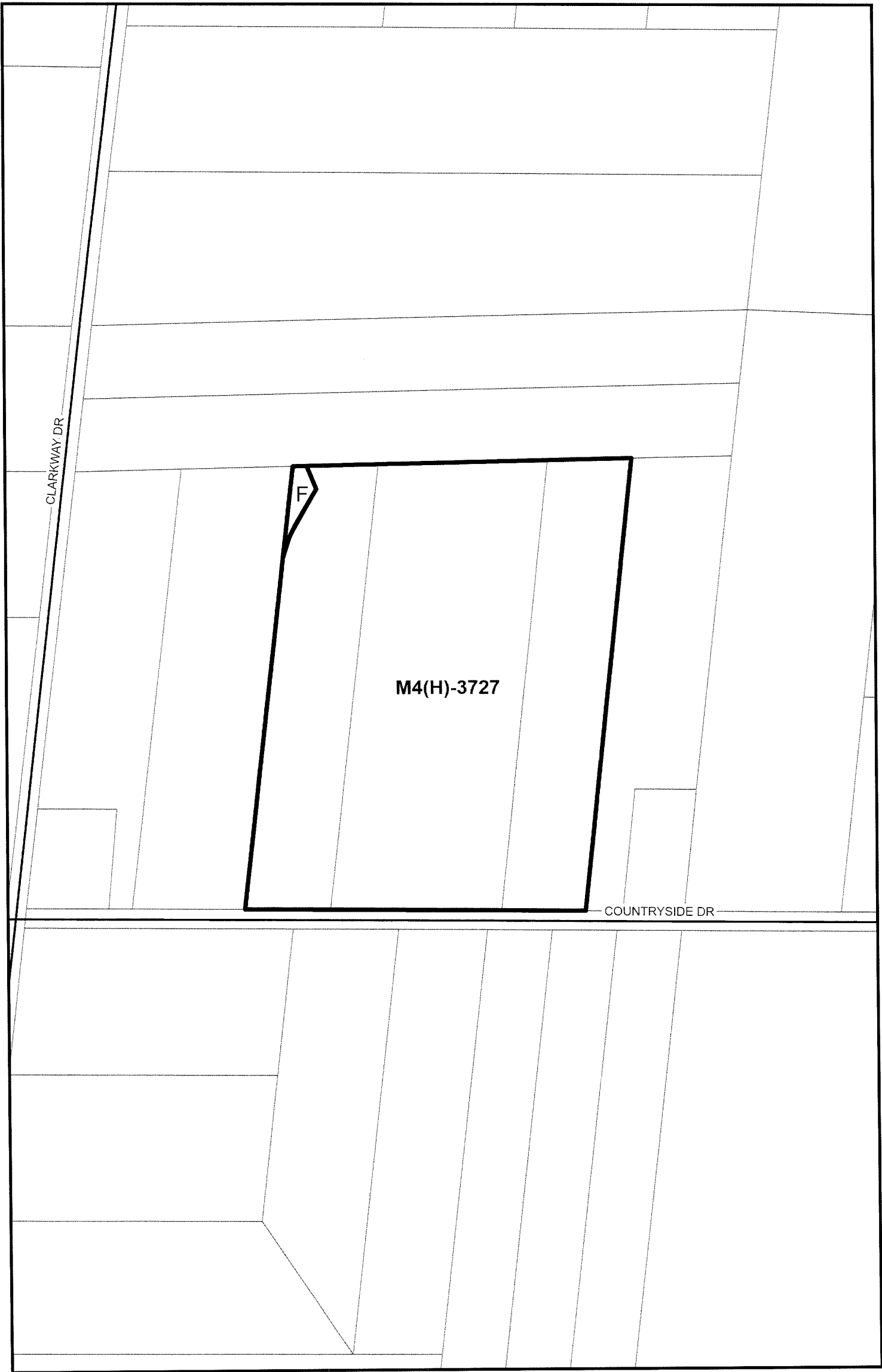
ENACTED and PASSED this 18<sup>th</sup> day of October, 2023.

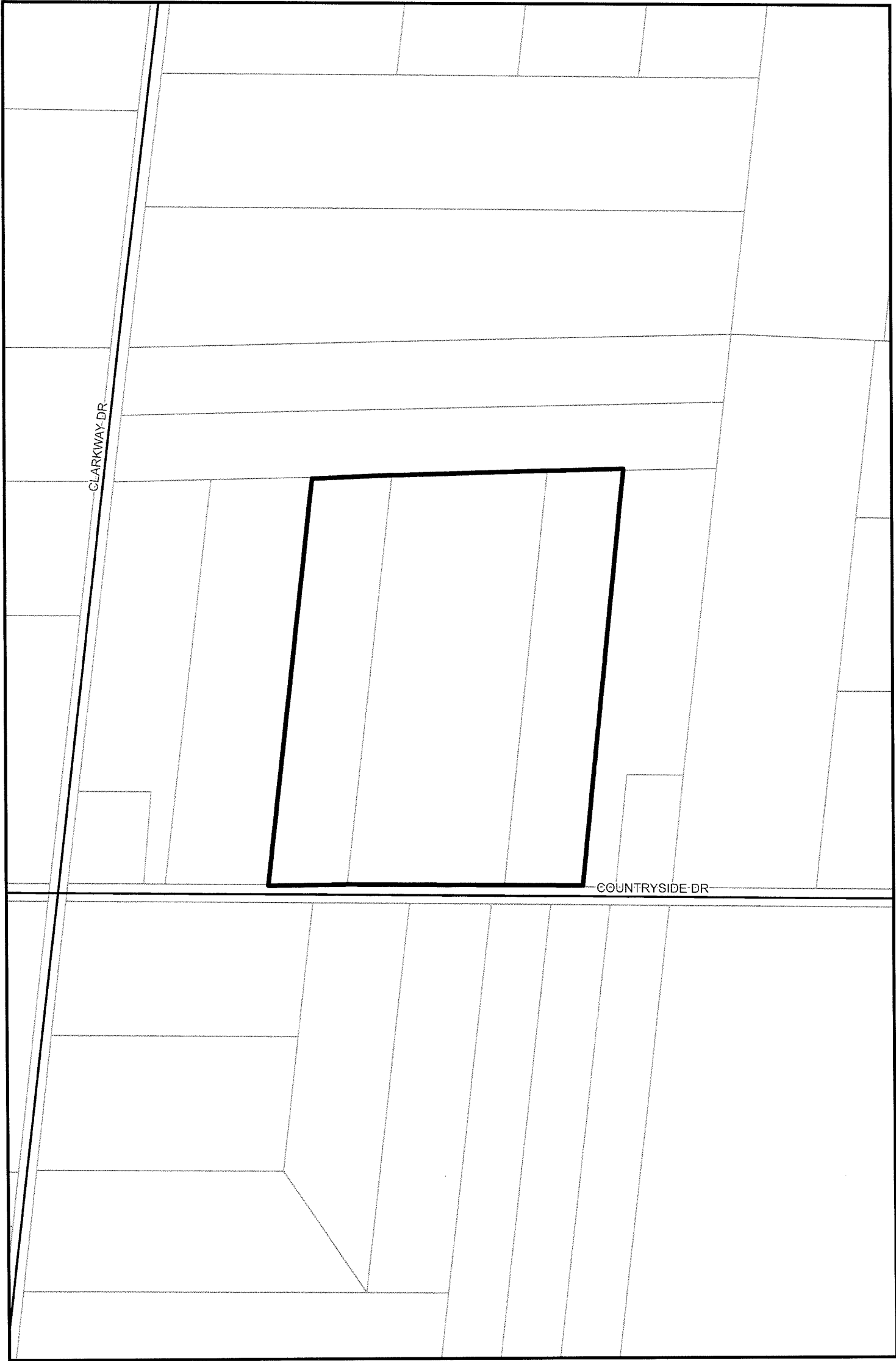
Approved as to  
form.  
2013/09/13  
SDSR

Approved as to  
content.  
2013/09/13  
AAP

(CZS-2022-0029)

  
\_\_\_\_\_  
Patrick Brown, Mayor  
  
\_\_\_\_\_  
Peter Fay, City Clerk





SUBJECT LANDS



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0029\_ZKM

Date: 2023/08/28



**KEY MAP**

Drawn by: ckovac

**BY-LAW** 174-2023