

Notice of Passing of By-law 170-2021
Waheguru Investments Inc. – Gagnon Walker Domes Ltd.
Ward 3

Date of Decision: August 11, 2021
Date of Notice: August 25, 2021
Last Date of Appeal: September 14, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 170-2021**, 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 Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – File C03E01.006.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Gagnon Walker Domes Ltd, on behalf of Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – to permit a hotel development on the property.

Location of Lands Affected: '0' Steeles Avenue East, referred to as Part of East Half Lot 1, Concession 3 E.H.S, Geographic Township of Chinguacousy, in the City of Brampton – Ward 3.

Obtaining Additional Information: The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further inquiries should be directed to Kelly Henderson, Development Planner, Planning and Development Services Department, at 905-874-2619 or at Kelly.Henderson@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 other 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 September 14, 2021**. 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

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 170 - 2021

To amend the Comprehensive Zoning 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:
SERVICE COMMERCIAL – SECTION 666 (SC – 666)	INDUSTRIAL ONE – SECTION 3559 (M1 – 3559)

(2) By adding the following Section:

“3559 The lands designated M1 – 3559 on Schedule A to this by-law:

3559.1 Shall only be used for the following purposes:

(1) Industrial:

- (a) 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
- (b) A printing establishment
- (c) A warehouse
- (d) A research and development facility

(2) Non-Industrial:

- (a) A radio or television broadcasting and transmission establishment
- (b) An office
- (c) A hotel or motel

- (d) The following uses only in conjunction with and within the same building as an office or hotel/motel permitted by 3559.1(2)(b) and (c), provided that the total combined gross floor area of the following uses is not more than 15 percent of the total gross floor area of the office building or hotel/motel:
 - i. A bank, trust company or financial institution
 - ii. A retail establishment having no outside storage
 - iii. A personal service shop, excluding a massage or body rub parlour
 - iv. A dry cleaning and laundry establishment
 - v. A dining room restaurant
 - vi. A convenience store
 - vii. A recreational facility or structure
 - viii. A health and fitness centre
- (e) A banquet hall only in conjunction with a hotel

(3) Accessory:

- (a) An associated educational purpose
- (b) A retail outlet operated in connection with a particular purpose permitted by Section 3559.1(1), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use
- (c) Purposes accessory to other permitted purposes.

3559.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this zone, Steeles Avenue East shall be deemed to be the front lot line
- 2) Minimum Lot Width: 30 metres
- 3) Minimum Front Yard Depth: 6.0 metres
- 4) Minimum Interior Side Yard Width: 3.0 metres
- 5) Minimum Exterior Side Yard Width: 6.0 metres
- 6) Minimum Rear Yard Depth: 6.0 metres
- 7) Maximum Building Height: 17.0 metres, save and except for an office building or hotel/motel, which shall be permitted to have a maximum building height of 6 storeys
- 8) Minimum Landscaped Open Space: Except at approved driveway locations, a minimum 3.0 metre wide strip along Steeles Avenue East
- 9) Minimum Setback to a Hydro Transformer in any yard: 1.5 metres
- 10) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.2 metres
- 11) Minimum Parking Space Requirements:
 - (a) For a hotel or motel: 1 parking space for each 2.3 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area, or portion thereof, devoted to public use including meeting rooms, conference rooms, recreational facilities, dining lounge and tavern areas, but excluding bedrooms, washrooms, lobbies, hallways, elevators, and

stairways

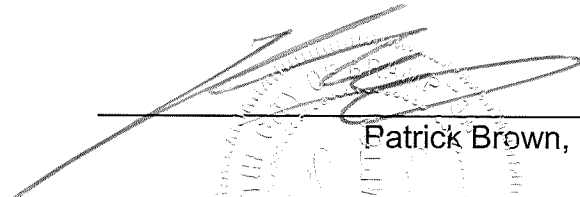
(b) For all other uses: Sections 20.3 and 30.5 shall apply

- 12) For uses permitted in Section 3559.1(2) a minimum of 1 loading space shall be provided
- 13) For a hotel or motel, the minimum width of an aisle leading to an at grade parking space with an angle of 70 degrees up to and including 90 degrees shall be 6.4 metres
- 14) The openings for waste disposal and loading facilities of any buildings shall either not face or shall be screened from view from a public street
- 15) Garbage and refuse storage for restaurant purposes shall be contained in a climate controlled area within a building
- 16) All garbage and refuse storage other than for a restaurant, including any containers for storage of recyclable materials, shall be located within a main building
- 17) Notwithstanding 3559.2(16), in-ground storage containers may be used for garbage and refuse storage associated with a hotel or motel
- 18) No outdoor display and/or sales or storage shall be permitted."


ENACTED and PASSED this 11th day of August, 2021.

Approved as to
form.
2021/07/22
C.deSereville

Approved as to
content.
2021/07/19
[D. VanderBerg]



Patrick Brown, Mayor



Peter Fay, City Clerk

(C03E01.006)

FINLEY RD

WEST DR

M1-3559

STEELES AVE E

TOMKEN RD

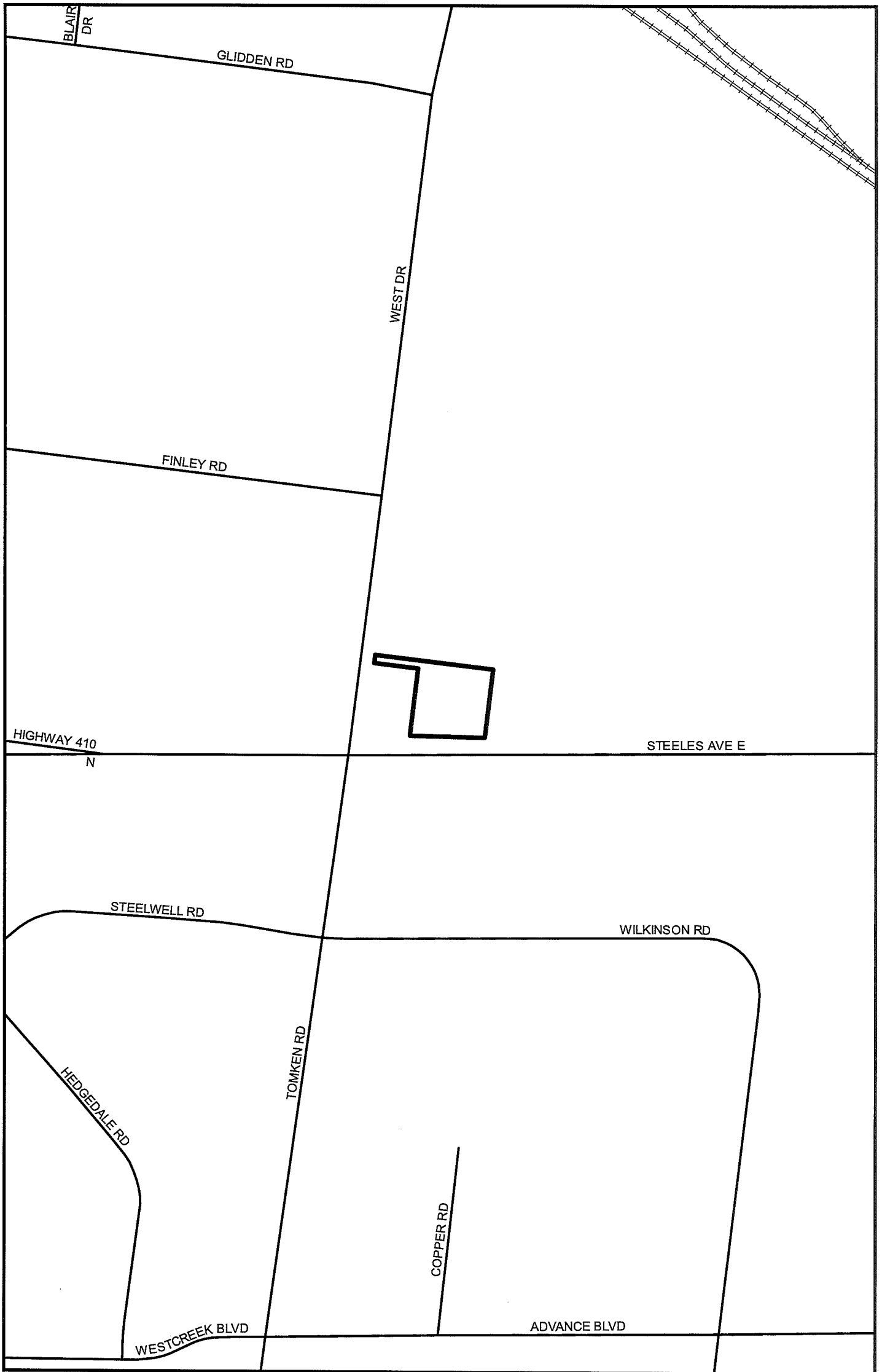


PART LOT 1, CONCESSION 3 E.H.S.

File: C03E01.006_ZBLA
Date: 2021/08/04 Drawn by: ckovac

BY-LAW 170-2021

SCHEDULE A



 SUBJECT LANDS  RAILWAYS

