

**Notice of Passing of By-law 171-2021
Glenshore Investments Inc. – MHBC Planning Limited
Ward 10**

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 171-2021**, 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 Glenshore Investments Inc. – MHBC Planning Limited – File OZS-2020-0010.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004 pursuant to an application by Glenshore Investments Inc. – MHBC Planning Limited

Location of Lands Affected: northwest corner of Castlemore Road and Highway 50, municipally known as 5203 Old Castlemore Road, being part of Lot 10, Concession 11, Northern Division, in the City of Brampton – Ward 10

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 Mark Michniak, Development Planner, Planning, Building and Economic Development, at 905-874-3882 or at Mark.Michniak@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 171 - 2021

To amend 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Industrial Business – Section 3558 (MBU-3558) Floodplain (F) Open Space (OS)

(2) By adding the following Section:

“3558 The lands designated MBU-3558 on Schedule A to this by-law:

3558.1 Shall only be used for the following purposes:

- (1) an office
- (2) a bank, trust company or financial institution
- (3) a dry cleaning and laundry establishment
- (4) a dining room restaurant, a convenience restaurant, a take-out restaurant
- (5) a recreation facility or structure
- (6) a banquet hall
- (7) furniture and appliance store
- (8) motor vehicle leasing establishment
- (9) motor vehicle sales establishment

- (10) motor vehicle washing establishment
- (11) a printing or copying establishment
- (12) a parking lot
- (13) a warehouse
- (14) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- (15) The following uses shall only be permitted only in conjunction with a use permitted by 3558.1 (1) to (14) provided that the total gross floor area does not exceed 15% of the total gross floor area of the principal use to maximum combined total of 1,000 square metres:
 - a. a retail establishment having no outside storage
 - b. a personal service shop
 - c. a grocery store or convenience store
- (16) purposes accessory to other permitted purposes

3558.2 Uses permitted under Section MBU-3558.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 30.0 metres;
- (2) Minimum Front Yard Depth: 6.0 metres;
- (3) Minimum Interior Side Yard Width: 3.0 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15.0 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9.0 metres;
- (4) Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 6.0 metres;
- (5) Maximum Building Height: 13.7 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum requirement is 20.0 metres;
- (6) Maximum Lot Coverage: 50%;
- (7) Maximum Floor Space Index: 0.5

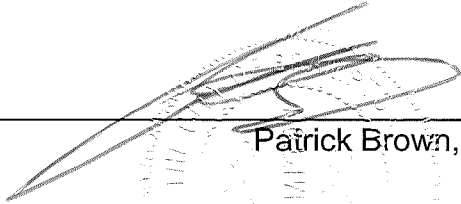
3558.3 Shall also be subject to the requirements and restrictions relating to the MBU zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3558.2.”

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


Approved as to
form.
2021/07/12
C.deSereville

Approved as to
content.
2021/07/05
AAP

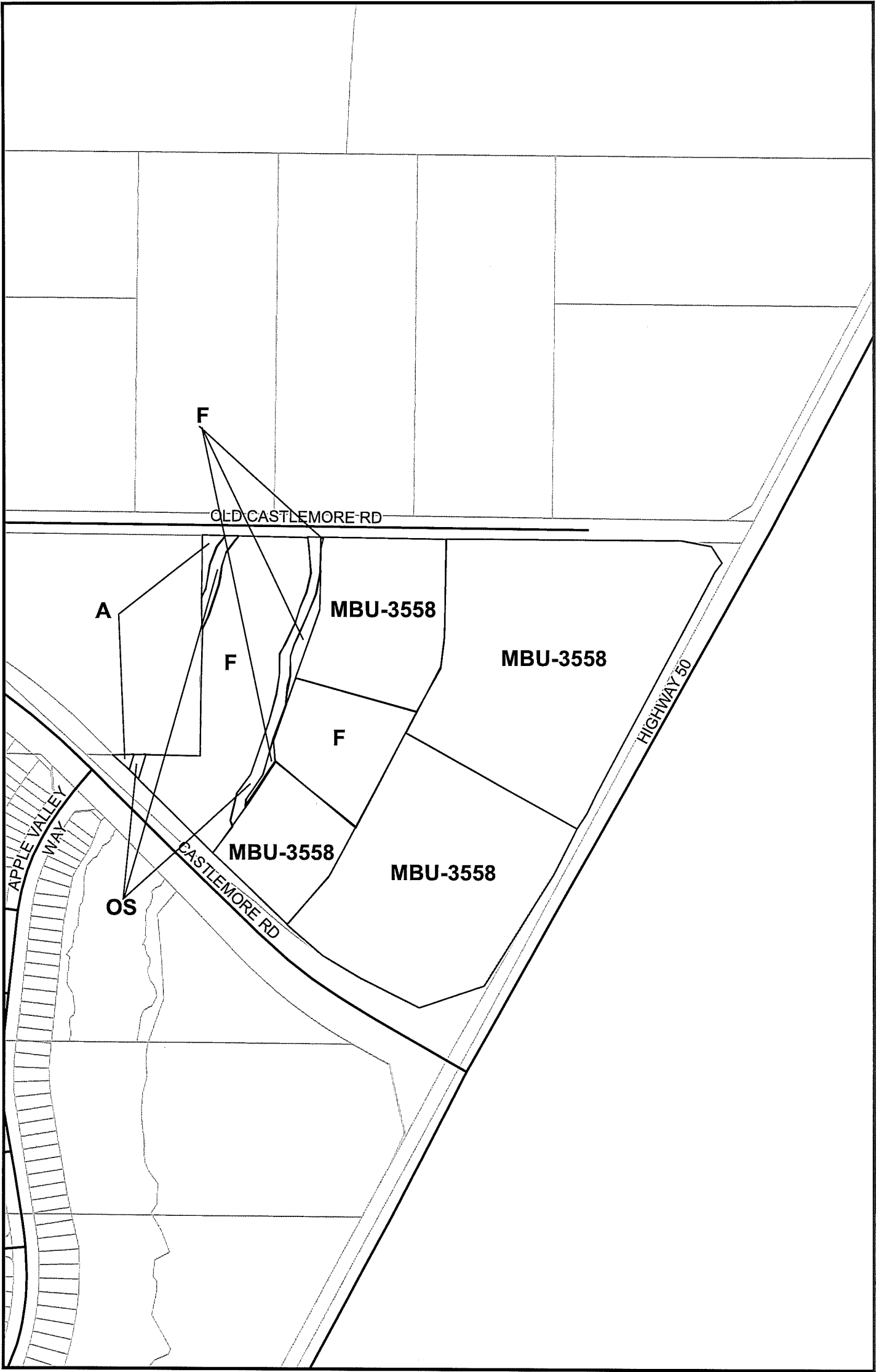
(OZS-2020-0010)

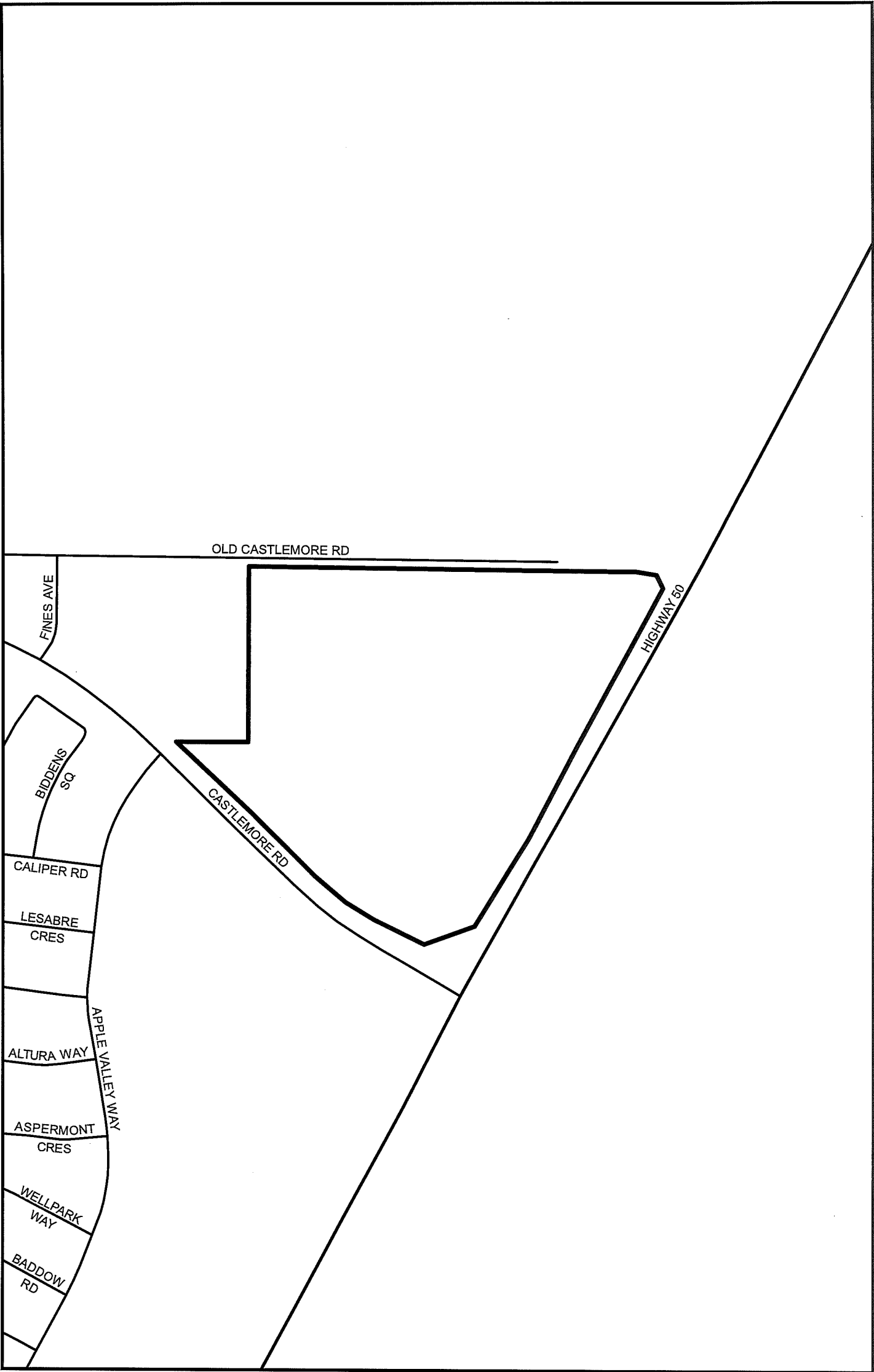


Patrick Brown, Mayor



Peter Fay, City Clerk





 SUBJECT LANDS

