

**Notice of Passing of Zoning By-law 192-2018  
Ward 10**

**Date of Decision: September 12, 2018**  
**Date of Notice: September 24, 2018**  
**Last Date of Appeal: October 15, 2018**

On the date noted above, the Council of the Corporation of the City of Brampton passed **Zoning By-law 192-2018**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13 (File C10E05.018) - Ward 10.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Gagnon Walker Domes Ltd. (c/o PSCC # 767) (File C10E05.018) to permit additional commercial permissions to the existing mixed industrial/commercial permissions.

**Location of Lands:** located on the north-east corner of The Gore Road and Fogal Road within Part of Lot 10, Concession 5, E.H.S.

**Obtaining Additional Information:** A copy of the by-law and a key map is provided. The complete background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to Rob Nykyforchyn, Development Planner, Planning and Development Services, at 905.874-2065 or [rob.nykyforchyn@brampton.ca](mailto:rob.nykyforchyn@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, which submissions addressed concerns related the removal of restrictive rezoning requirements, market competition in the area, the need for servicing easements on adjacent lands, and increased pedestrian and traffic movements, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

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

**When and How to File an Appeal:** Any appeal of the zoning by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton no later than **October 15, 2018** as shown above as the last date of appeal. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://www.elto.gov.on.ca/tribunals/lpat/forms).

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal (LPAT) in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**Mailing Address for Filing a Notice of Appeal:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
(905) 874.2114  
[CityClerksOffice@brampton.ca](mailto:CityClerksOffice@brampton.ca)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 192 - 2018

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:
INDUSTRIAL FOUR -1669 (M4 – SECTION 1669)	INDUSTRIAL FOUR – 2862 (M4 – SECTION 2862)

(2) By adding thereto, the following section:

"2862 The lands designated M4 -Section 2862 on Schedule A to this by-law:

2862.1 Shall only be used for the following purposes:

(a) Industrial, which for the purpose of this section, shall only include the following uses:

- (1) 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;
- (2) A warehouse;
- (3) A utility installation; and,
- (4) A printing establishment.

(b) Non-Industrial, which for the purpose of this section, shall only include the following uses:

- (1) A retail establishment;
- (2) A retail warehouse
- (3) A grocery store;
- (4) A personal service shop;
- (5) A dry cleaning and laundry distribution station;
- (6) A laundromat;
- (7) A bank, trust company, and finance company;
- (8) A health or fitness centre;
- (9) A custom workshop;
- (10) An animal hospital;
- (11) A place of commercial recreation;
- (12) A commercial, technical and recreational school;
- (13) A dining room restaurant, and a take-out restaurant;
- (14) A hotel or motel;
- (15) A service shop;
- (16) A banquet hall;
- (17) A community club;
- (18) An office;
- (19) A day care centre;
- (20) A supermarket;
- (21) A private school;
- (22) A recreation facility or structure; and,
- (23) A place of worship.

(c) Accessory Non-Industrial Uses, which for the purpose of this section, shall only include the following uses:

- (1) A garden centre sales establishment associated with a grocery store or retail warehouse; and,
- (2) Purposes accessory to the other permitted purposes.

2862.2 shall be subject to the following requirements and restrictions:

(a) Building Setbacks:

- (1) Industrial Uses: A minimum of 12 metres and a maximum of 33 metres to The Gore Road; and,
- (2) Non-Industrial Uses: A minimum of 6 metres or half the building height, whichever is the greater to The Gore Road;

- (b) Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road and Fogal Road, (except at approved access locations;
- (c) Outside Storage: No outside storage shall be permitted, except for:
  - (1) seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
  - (2) Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres;
- (d) Maximum Building Height:
  - (1) Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height shall be 3 storeys;
  - (2) Non-Industrial Uses: 2 storeys;
- (e) Vehicle Loading:
  - (1) For all uses, there shall be no overhead doors on a building wall that faces The Gore Road unless screened from view from the street;
  - (2) For Industrial Uses, there shall be no overhead doors within 60 metres of The Gore Road, unless screened from view from the street;
- (f) Parking:
  - (1) A minimum of 446 parking spaces shall be provided;
- (g) The maximum cumulative gross floor area for all buildings on the site shall be 8,550.0 square metres;
- (h) The maximum permitted gross floor area dedicated to the sale of food in an individual supermarket shall be 1,140 square metres; and,

- (i) all restaurant refuse storage shall be enclosed in a climate controlled area within a building.

2862.3 shall be subject to the following definition which shall apply for the purposes of this section 2862:

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

2862.4 shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 2862.1(a), or the SC zone for those uses permitted by Section 2862.1(b), and all the general provisions of this by-law which are not in conflict with those set out in Section 2862.2.”

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.  
2018/08/28  
AWP

  
Linda Jeffrey, Mayor

Approved as to  
content.  
2018/08/27  
AP

  
Peter Fay, City Clerk

C10E05.018





LEGEND

— ZONE BOUNDARY

**PART LOT 5, CONCESSION 10 N.D.**

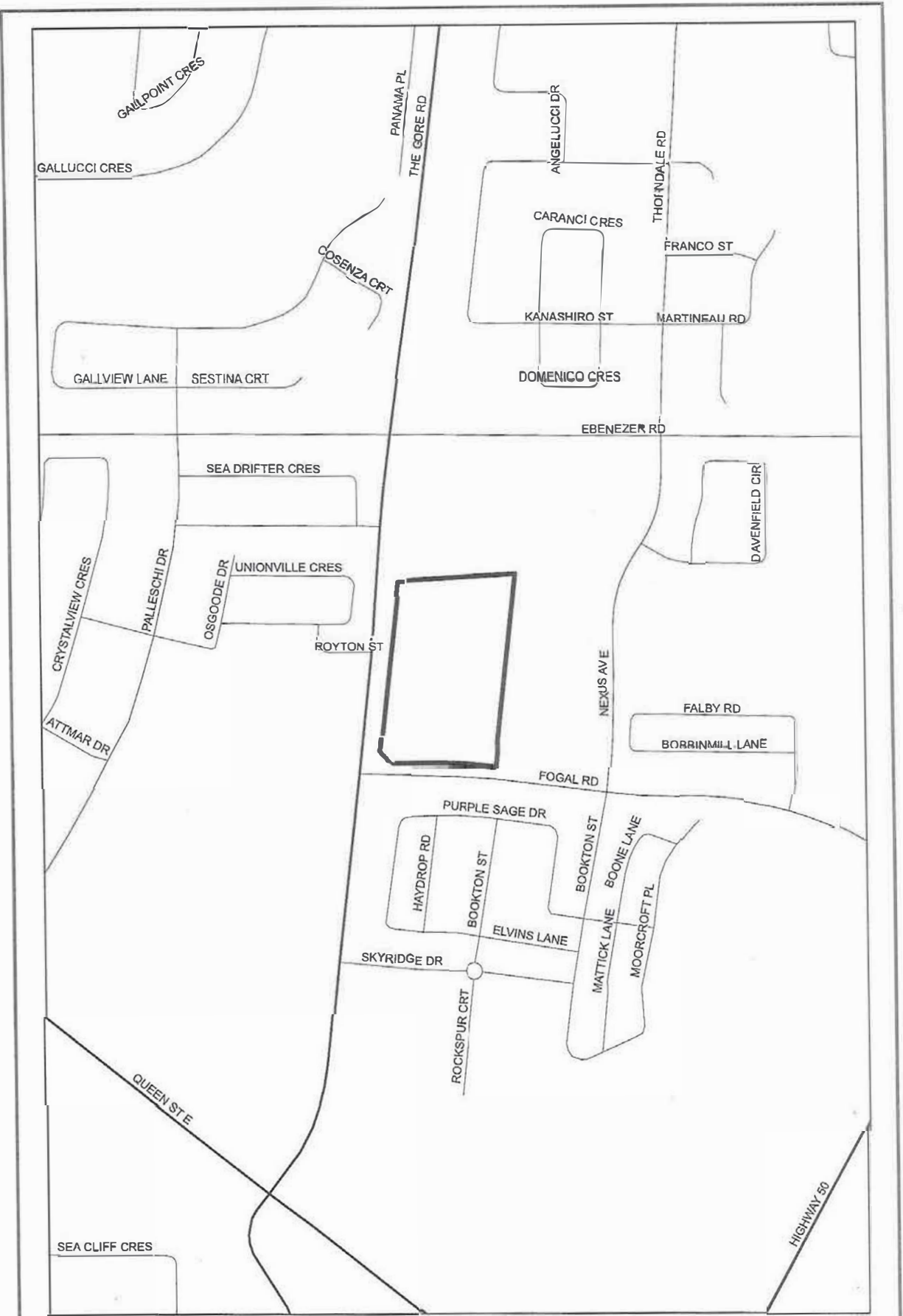


**CITY OF BRAMPTON**  
 Planning and Development Services

Date: 2018 07 20 Drawn by: CJK

**By-Law** 192-2018 Schedule A

File no. C10E05.018\_ZBLA



 SUBJECT LANDS