



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 300-2005

To amend Zoning By-law 270-2004, as amended to place a holding symbol ("H") on certain lands in the City of Brampton.

WHEREAS the Planning Act provides that a municipality may pass a by-law placing a holding symbol ("H") on lands, in conjunction with a use designation, to specify the use to which lands, buildings or structures may be put in the future when the holding symbol is removed by amendment to the by-law;

AND WHEREAS the City of Brampton Official Plan provides that Council may pass by-laws enacted incorporating holding provisions;

AND WHEREAS the Council of the Corporation of the City of Brampton seeks to place a holding symbol ("H") on certain lands in the City of Brampton:

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended (the By-Law), is hereby further amended:
  - (1) by changing on Schedule A of the By-Law, the zoning designation of the lands shown outlined on Schedule A attached to this by-law from the zoning designation listed in the "from" column to the zoning designation listed in the "to" column of the following table:

from	to
INDUSTRIAL FOUR – SECTION (M4 – SECTION 158),	INDUSTRIAL FOUR – HOLDING – SECTION 158 (M4(H) – SECTION 158),
AGRICULTURAL – SECTION 246 (A – SECTION 246),	AGRICULTURAL HOLDING – SECTION 246 (A(H) – SECTION 246)
COMMERCIAL AGRICULTURAL – SECTION 301 (CA SECTION 301),	COMMERCIAL AGRICULTURAL HOLDING – SECTION 301 (CA(H) SECTION 301),
AGRICULTURAL – SECTION 325 (A- SECTION 325),	AGRICULTURAL HOLDING – SECTION 325 (A(H)- SECTION 325),
AGRICULTURAL – SECTION 389 (A- SECTION 389),	AGRICULTURAL HOLDING – SECTION 389 (A(H)- SECTION 389),

HIGHWAY COMMERCIAL TWO – SECTION 466 (HC2- - SECTION 466)	HIGHWAY COMMERCIAL TWO HOLDING – SECTION 466 (HC2(H) - SECTION 466)
HIGHWAY COMMERCIAL TWO – SECTION 1136 (HC2- - SECTION 1136)	HIGHWAY COMMERCIAL TWO HOLDING – SECTION 1136 (HC2(H) - SECTION 1136)
SERVICE COMMERCIAL - SECTION 596 (SC – SECTION 596)	AGRICULTURAL HOLDING – SECTION 1869 (A(H) – SECTION 1869)
SERVICE COMMERCIAL - SECTION 597 (SC – SECTION 597)	AGRICULTURAL HOLDING – SECTION 1869 (A(H) – SECTION 1869)
HIGHWAY COMMERCIAL ONE – SECTION 876 (HC1- SECTION 876)	AGRICULTURAL HOLDING – SECTION 1869 (A(H) – SECTION 1869)
AGRICULTURAL	AGRICULTURAL HOLDING – SECTION 1869 (A(H) – SECTION 1869)
INSTITUTIONAL ONE	INSTITUTIONAL ONE HOLDING – SECTION 1870 (I1(H) – SECTION 1870)
COMMERCIAL AGRICULTURAL, and,	COMMERCIAL AGRICULTURAL HOLDING – SECTION 1871 (CA(H) - SECTION 1871),
RESIDENTIAL ESTATE TWO	RESIDENTIAL ESTATE TWO HOLDING – SECTION 1872 (RE2(H) - SECTION 1872).

- (2) by adding thereto the following clauses to Section 158:
  - “158.3 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 158.4 while the holding symbol (H) is in place, lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);
  - 158.5 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
  - 158.6 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.
  
- (3) by adding thereto the following clauses to Section 246:
  - 246.5 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 246.6 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);

- 246.7 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
  - 246.8 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.
- (4) by adding thereto the following clauses to Section 301:
- 301.3 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 301.4 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");
  - 301.5 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
  - 301.6 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.
- (5) by adding thereto the following clauses to Section 325:
- 325.3 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 325.4 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");
  - 325.5 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;
  - 325.6 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.
- (6) by adding thereto the following clauses to Section 389:
- 389.3 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 389.4 notwithstanding Section 1872.1 thereof, a public utility comprised of a water reservoir and pumping station operated by the Region of Peel shall be permitted while the holding symbol (H) remains in effect.
  - 389.5 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.
- (7) by adding thereto the following clauses to Section 466:
- 466.3 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;
  - 466.4 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");

466.5 notwithstanding Section 1872.2 thereof, a public utility comprised of a water reservoir and pumping station operated by the Region of Peel shall be permitted while the holding symbol (H) remains in effect;

466.6 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

466.7 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

(8) by adding thereto the following clauses to Section 1136:

1136.4 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1136.5 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");

1136.6 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1136.7 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

(9) by adding thereto the following sections:

1869 the lands designated A (H) – Section 1869 on Schedule A to this by-law:

1869.1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1869.2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");

1869.3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1869.4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

1870 The lands designated I1 (H) – Section 1870 on Schedule A to this by-law:

1870.1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1870.2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the "interim uses");

1870.3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1870.4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

1871 The lands designated CA (H) – Section 1871 on Schedule A to this by-law:

1871.1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1871.2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);

1871.3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1871.4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

1872 The lands designated A (H) – Section 1872 on Schedule A to this by-law:

1872.1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1872.2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);

1872.3 notwithstanding Section 1872.2 thereof, a public utility comprised of a water reservoir and pumping station operated by the Region of Peel shall be permitted while the holding symbol (H) remains in effect;

1872.4 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1872.5 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when conditions (a) or (b) of Section 1873.4 are satisfied.

1873 The lands designated RE2 (H) – Section 1873 on Schedule A to this by-law:

1873.1 changes in use, expansion of uses, redevelopment and development are prohibited until such time as the holding symbol (H) has been removed;

1873.2 while the holding symbol (H) is in place lands shall only be used for uses that legally existed prior to the placing of the holding symbol (H) on the lands (being the “interim uses”);

1873.3 interim uses (including buildings and structures associated with said use) shall not be expanded in any way while the holding symbol (H) remains in effect;

1873.4 shall be subject to the removal of the holding symbol (H) by means of an amendment to this by-law when the following conditions are satisfied:

- (a) the selection of a corridor for the planning and development of the Bram West Parkway/North-South Transportation

Corridor that has been approved under the Environmental Assessment Act; or,

- (b) sufficient technical information is available to define lands no longer required for Corridor Protection for the Bram West Parkway/North-South Transportation Facility.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 26th day of September 2005.

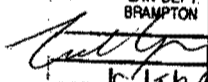
  
 SUSAN FENNELL - MAYOR

  
 LEONARD J. MIKULICH - CITY CLERK

Approved as to Content

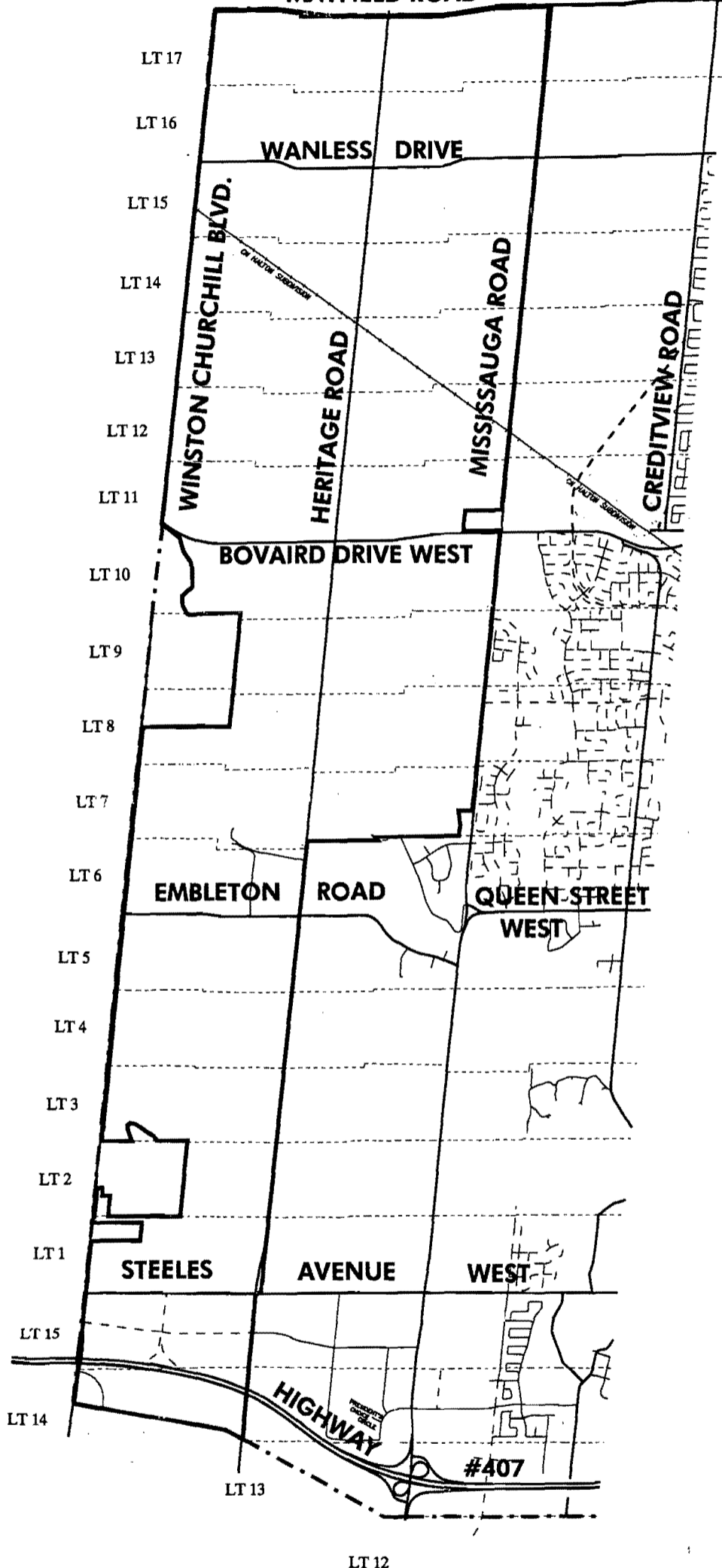


Adrian Smith, MCIP, RPP  
 Director, Planning & Land Development Services

APPROVED AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
  
 DATE Sept 24/05

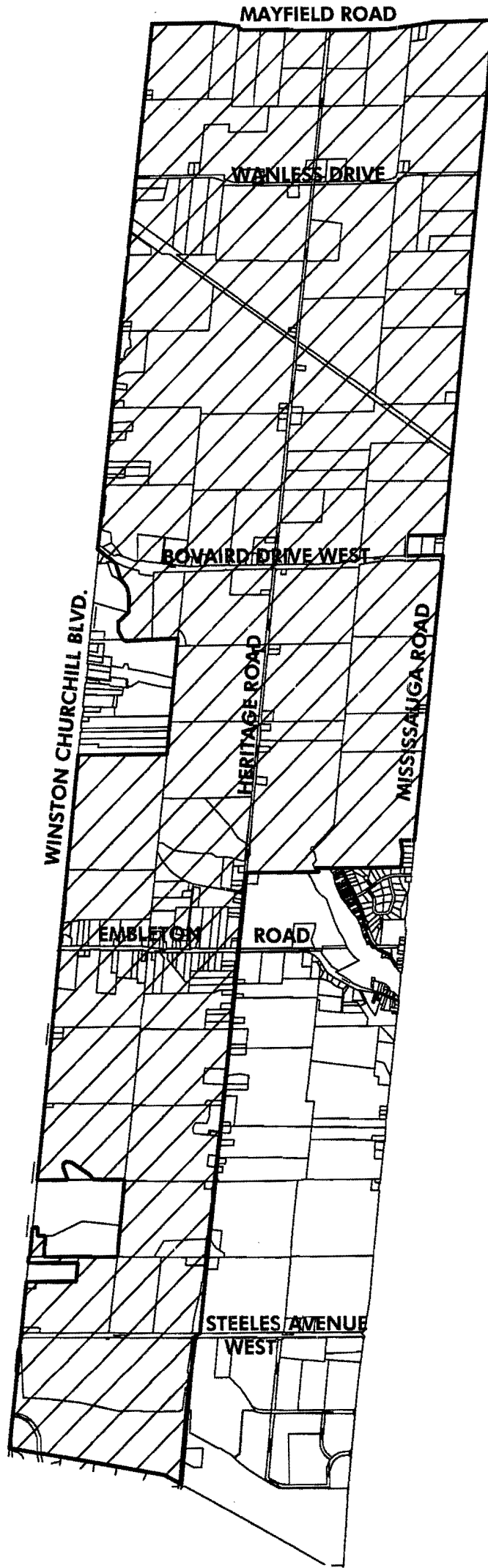
CN 6 W.H.S. CN 5 W.H.S. CN 4 W.H.S.

**MAYFIELD ROAD**



 **SUBJECT LANDS**

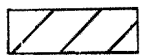




**LEGEND**



ZONE BOUNDARY



LANDS SUBJECT TO THIS BY-LAW



**PART LOTS 7-17, CONCESSION 5 W.H.S. &  
 LOTS 1-17, CONCESSION 6 W.H.S. &  
 LOTS 14-15, CONCESSION 6 W.H.S. (TOR.)**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 08

Drawn by: CJK

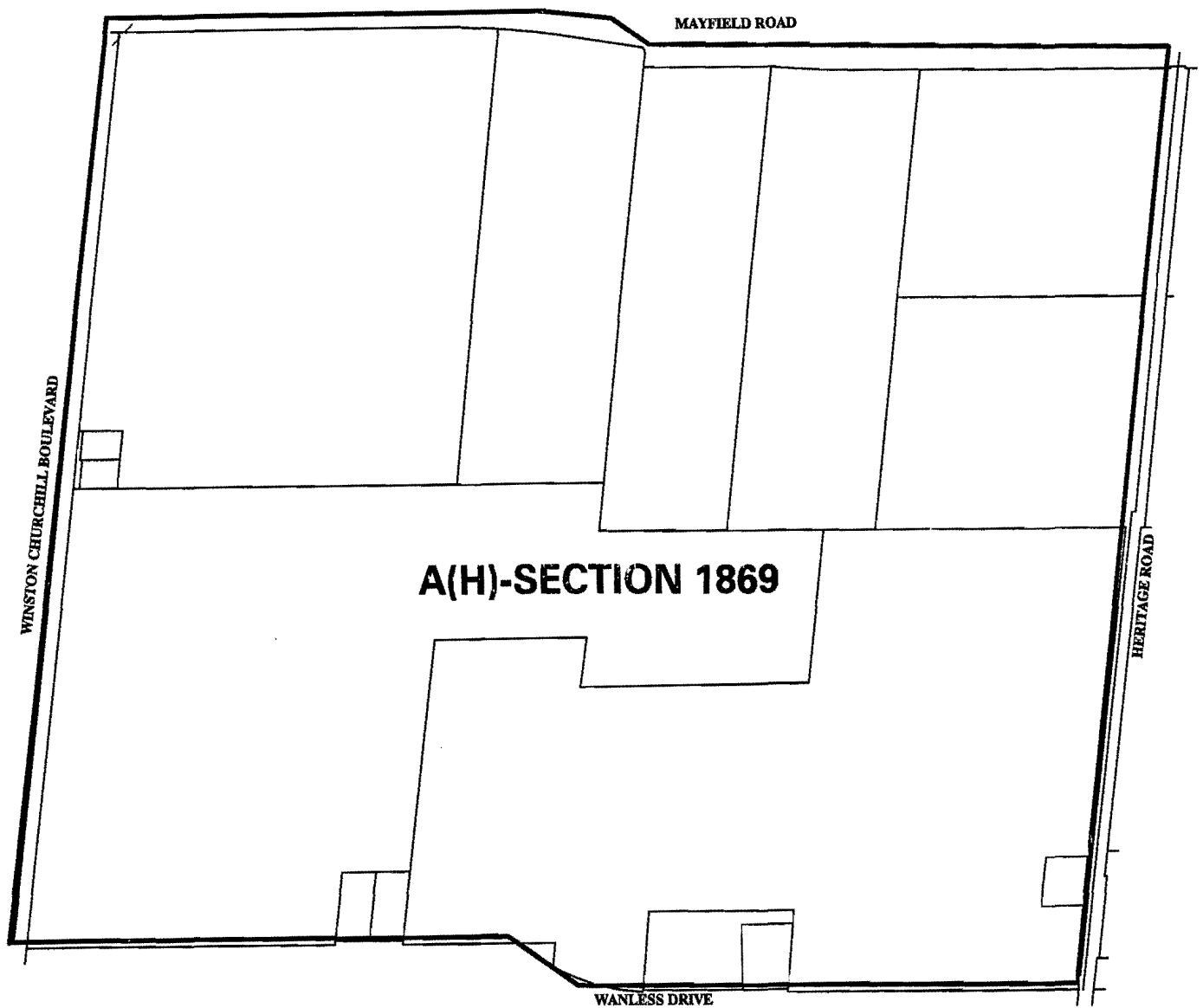
By-Law **300-2005**

**Schedule A**

File no. P03TC\_A

Map no. -



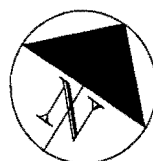


LEGEND

— ZONE BOUNDARY



**PART LOTS 16 & 17, CONCESSION 6 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 13

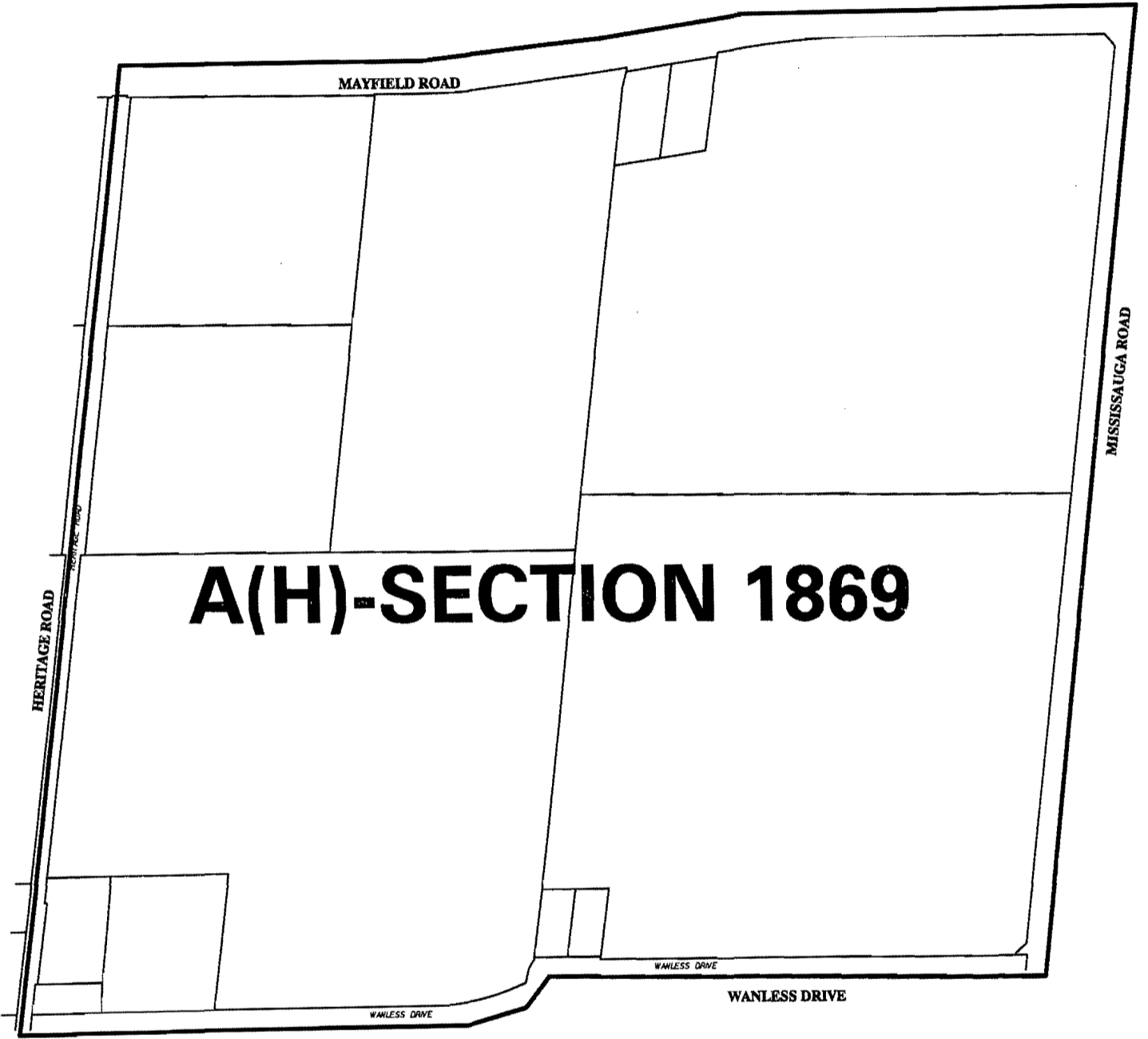
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By-Law 300-2005

Schedule A-1

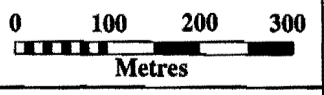
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Map no. 1 of 8

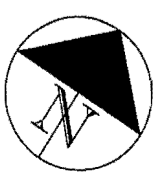


**LEGEND**

—— ZONE BOUNDARY



**PART LOTS 16-17, CONCESSION 5 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 13

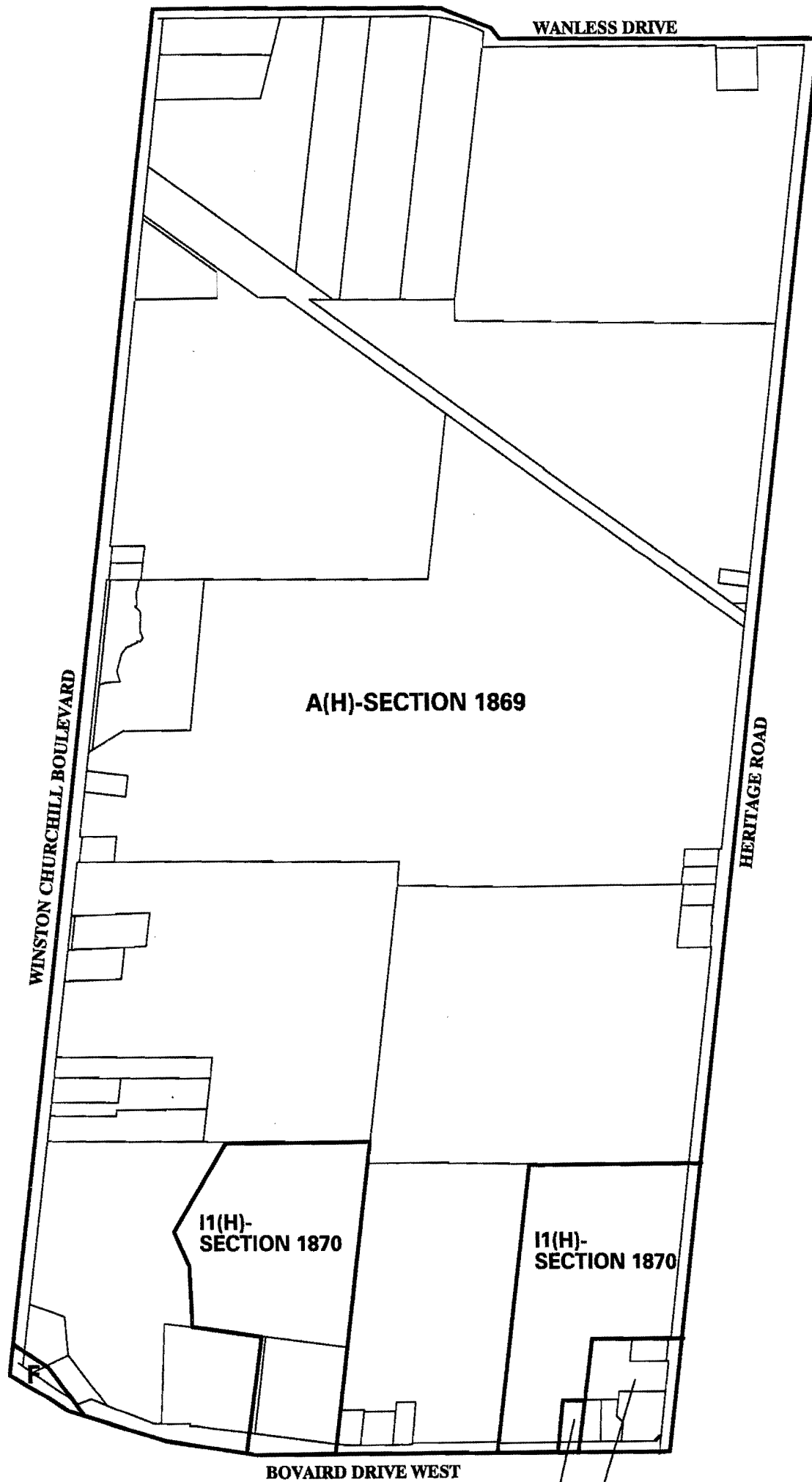
Drawn by: CJK

By-Law **300-2005**

**Schedule A-2**

File no. P03TC\_A2

Map no. 2 of 8



**EGEND**

- ZONE BOUNDARY
- ⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES

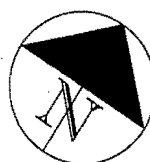
CA(H)-SECTION 1871  
 A(H)-SECTION 1869



**PART LOTS 11-15, CONCESSION 6 W.H.S.**

By-Law **300-2005**

**Schedule A-3**



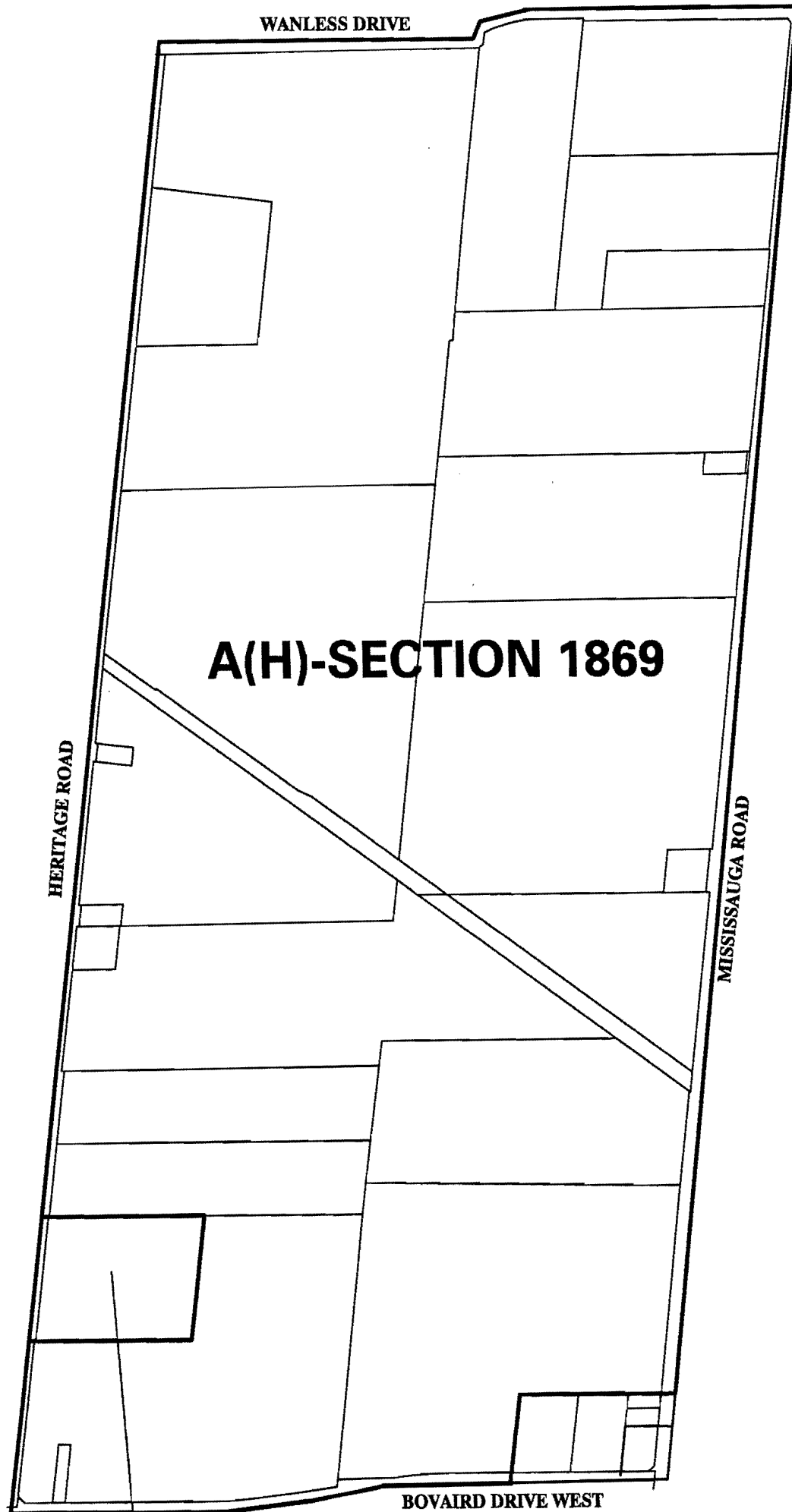
**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 13

Drawn by: CJK

File no. P03TC\_A3

Map no. 3 of 8



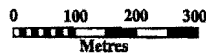
**A(H)-SECTION 1869**

**I1(H)-SECTION 1870**

**LEGEND**



**ZONE BOUNDARY**



**PART LOTS 11-15, CONCESSION 5 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 15

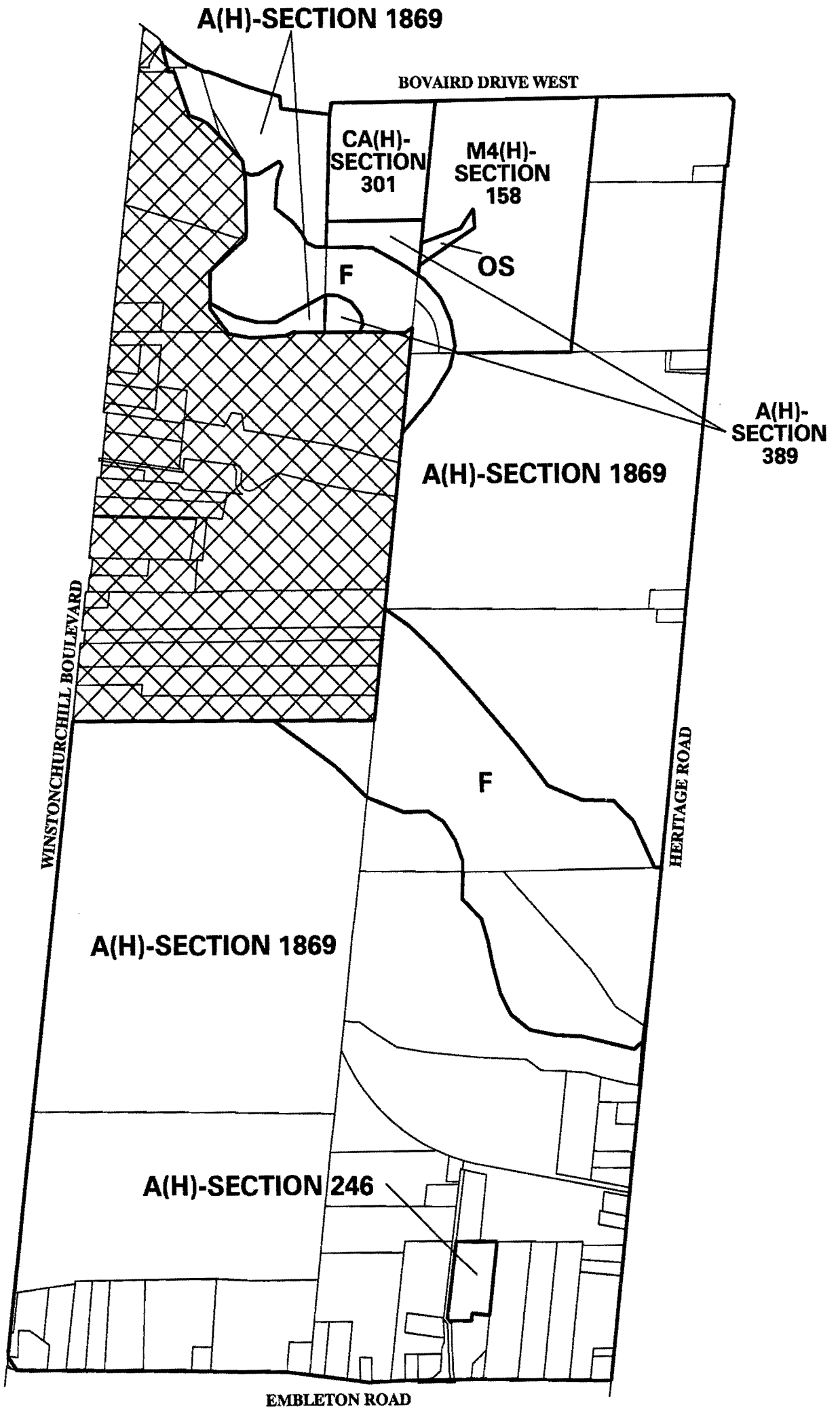
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**By-Law 300-2005**

**Schedule A-4**


File no. P03TC\_A4

Map no. 4 of 8



**LEGEND**

— ZONE BOUNDARY

 LANDS NOT SUBJECT TO THIS BY-LAW



**PART LOTS 6-10, CONCESSION 6 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 15

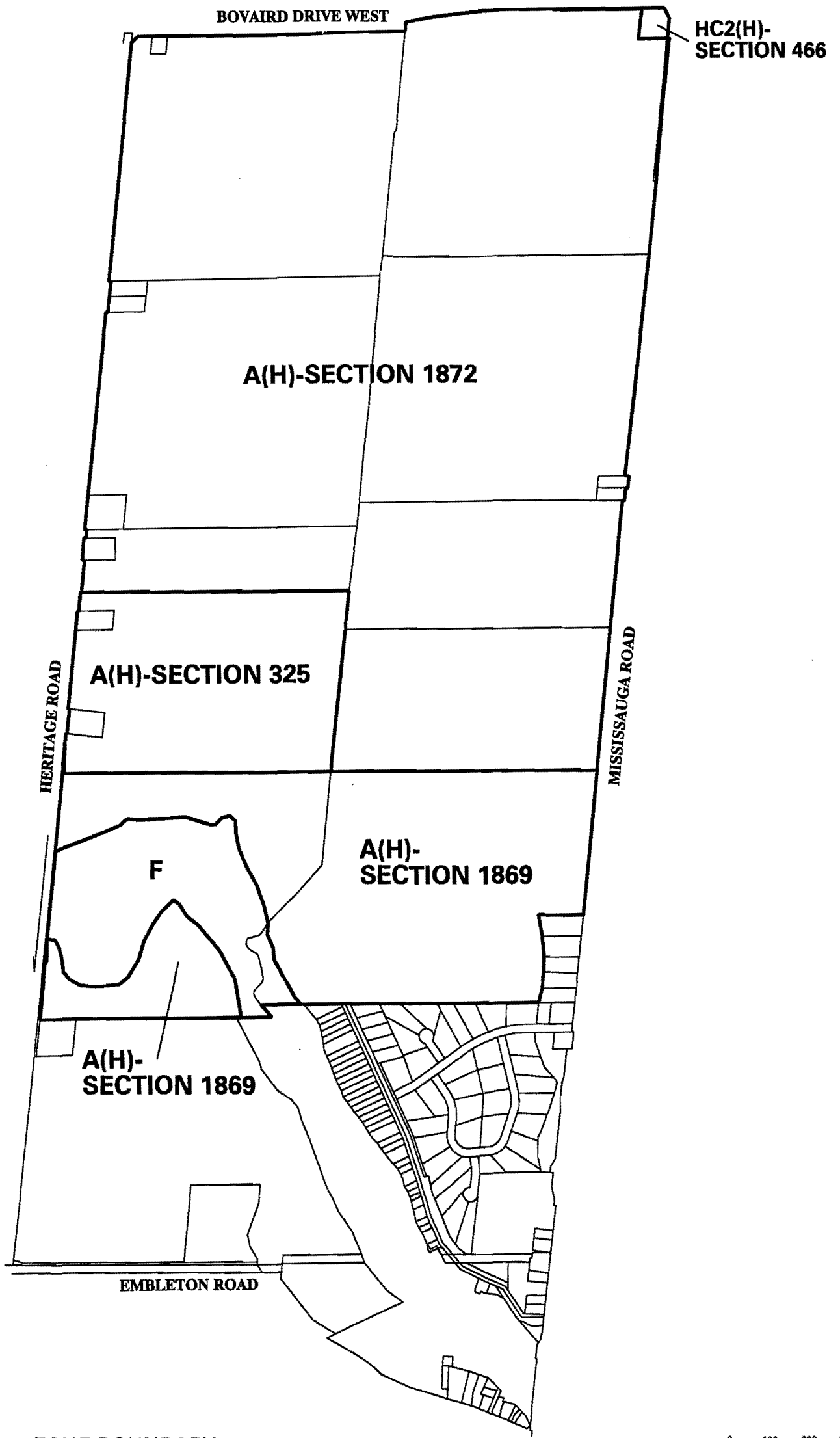
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**By-Law 300-2005**

**Schedule A-5**

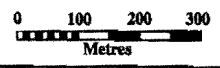
File no. P03TC\_A5

Map no. 5 of 8



LEGEND

— ZONE BOUNDARY



**PART LOTS 7-10, CONCESSION 5 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 07 15

Drawn by: MGV

By-Law **300-2005**

**Schedule A-6**

File no. P03TC\_A6

Map no. 6 of 8

EMBELTON ROAD

# A(H)-SECTION 1869

WINSTONCHURCHILL BOULEVARD

HERITAGE ROAD

# HC2(H)-SECTION 1136

STEELES AVENUE

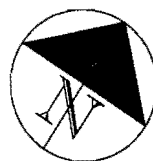
### LEGEND

— ZONE BOUNDARY

▣ LANDS NOT SUBJECT TO THIS BY-LAW

0 100 200 300  
Metres

**PART LOTS 1-5, CONCESSION 6 W.H.S.**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2005 07 15

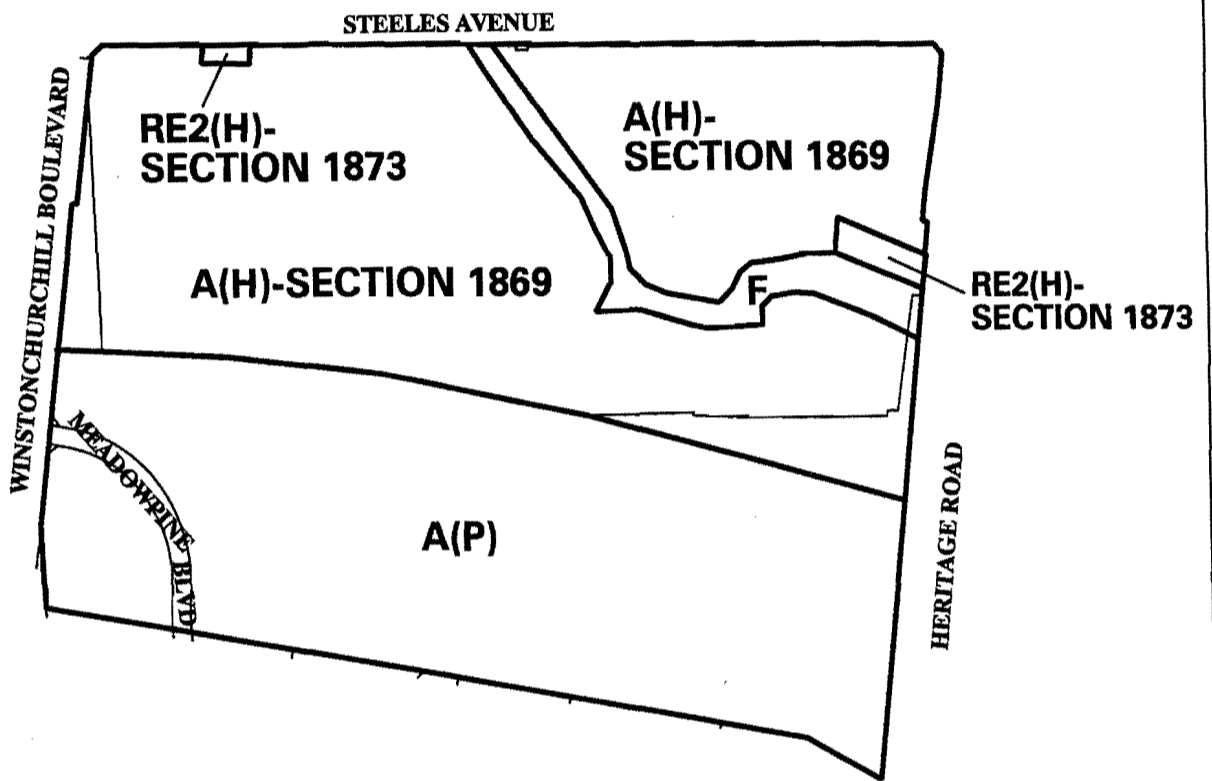
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**By-Law 300-2005**

**Schedule A-7**

File no. P03TC\_A7

Map no. 7 of 8



**LEGEND**

— ZONE BOUNDARY



**PART LOTS 14-15, CONCESSION 6 W.H.S.**



**CITY OF BRAMPTON**  
Planning, Design and Development

**By-Law 300-2005**

**Schedule A-8**

Date: 2005 07 15

Drawn by: MGV

File no. P03TC\_A8

Map no. 8 of 8