

Notice of Passing of Zoning By-law 159-2023

8386, 8412 Highway 50

Date of Passing: September 29, 2023
Effective Date of Decision: October 2, 2023
Date of Notice: October 10, 2023
Last Date of Appeal: October 30, 2023

On September 29, 2023, the Council of the Corporation of the City of Brampton passed By-law 159-2023. In accordance with subsection 284.11 (4) of the *Municipal Act, 2001*, this by-law is deemed to be passed by Council as of October 2, 2023.

By-law 159-2023 was passed 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 Highway 50 & 7 South Equities Inc. – Pangreen Ltd. Partnership – 9404635 Canada Inc. – Greycan 9 Properties Ltd. Partnership – Greycan 9 Properties Inc. – Weston Consulting – Ward 8 (File: OZS-2022-0036).

The Purpose and Effect of the Zoning By-law: To amend the “Commercial Agricultural - CA” and “Industrial Four – Section 1580 (M4-1580)” zone to facilitate the development of a 36,159 sq. metre industrial development.

Location of Lands Affected: southwest corner of the intersection of Highway 50 and the Gore Road, municipally known as 8386 & 8412 Highway 50.

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. Further enquiries should be directed to Emma De Melo, Planner, Planning, Building and Growth Management Services Department at 905-874-3837 or Emma.Demelo@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 October 30, 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 159 - 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:
Commercial Agricultural (CA)	Industrial Four (H) – Section 3709 (M4(H)-3709)
Industrial Four – Section 1580 (M4-1580)	

(2) By adding thereto the following sections:

“3709 The lands designated M4(H) – Section 3709 of Schedule A to this by-law:

3709.1 Shall only be used for the purposes permitted in the M4 zone;

3709.2 Shall be subject to the following requirements and restrictions:

1. Trailer parking shall be permitted as outside storage in the rear of the building (abutting The Gore Road), and shall be permitted on a portion of the lot required for parking;
2. That vegetation, fencing, and/or berming sufficient to screen the storage area from view from The Gore Road be provided;
3. The stacking of intermodal shipping containers shall not be permitted;
4. For the purposes of this zone, the lot line abutting Highway 50 shall be deemed the front lot line.
5. The minimum landscape buffer requirement along the Highway 50 frontage shall be 2.0 metres.

3709.3 Holding (H):

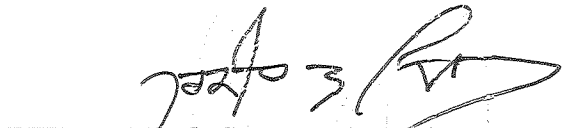
1. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Commercial Agricultural (CA) zone.
2. The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - i. the Ministry of Municipal Affairs and Housing has confirmed that appropriate arrangements have been made and permissions granted with respect to the Parkway Belt West Plan;
 - ii. the Region of Peel has approved the Functional Servicing Report and Stormwater Management Report.”

ENACTED and PASSED this 29th day of September, 2023.

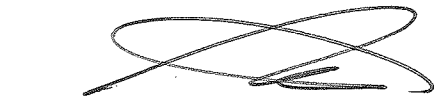
Approved as to
form.
2023/09/18
SDSR

Approved as to
content.
2023/07/26
AAP

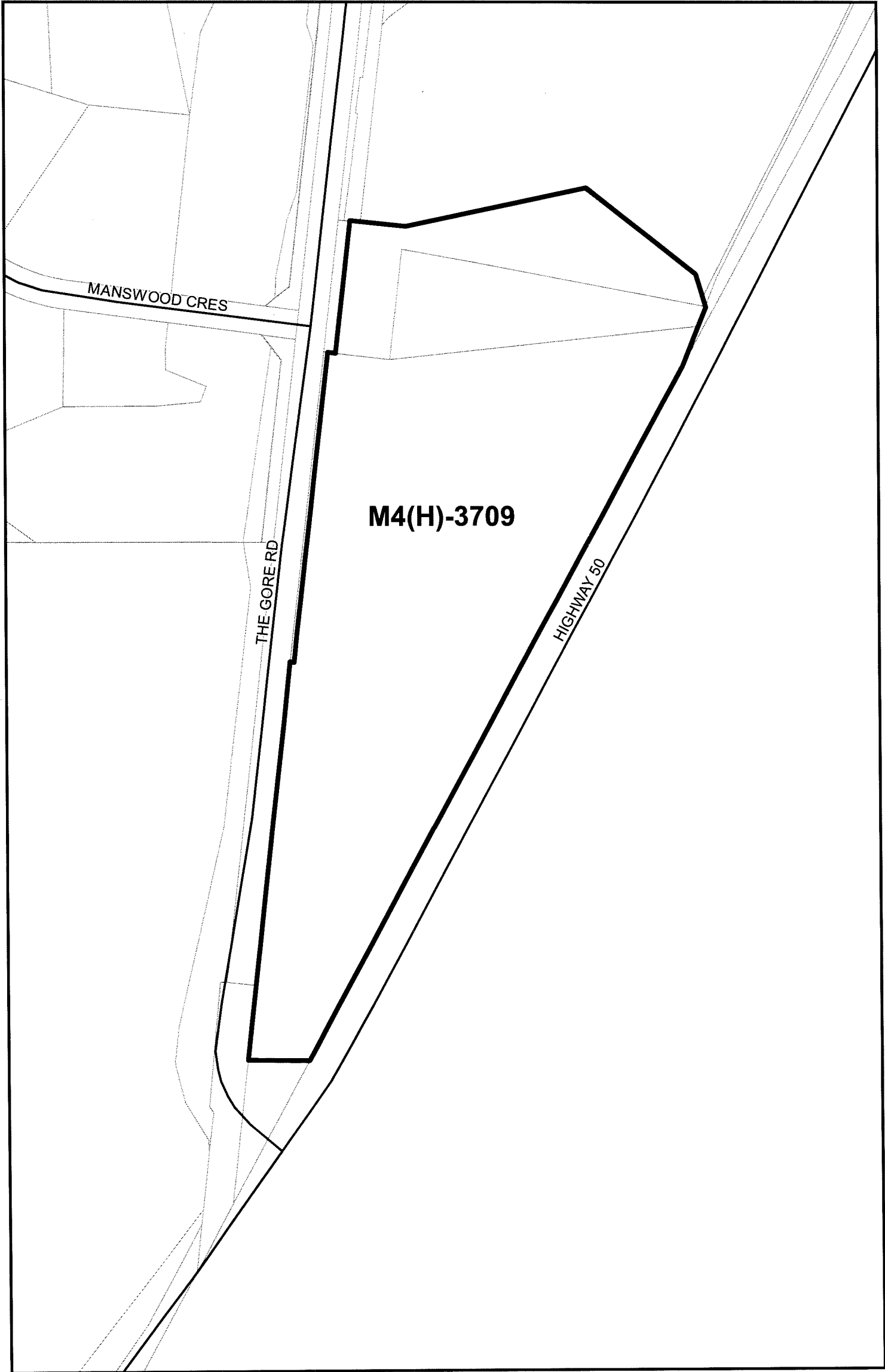
OZS-2022-0036



Patrick Brown, Mayor
HARKIRAT SINGH, DEPUTY MAYOR



Peter Fay, City Clerk



M4(H)-3709

MANSWOOD CRES

THE GORE RD

HIGHWAY 50



BRAMPTON
Flower City



PLANNING, BUILDING AND GROWTH MANAGEMENT
File: OZS-2022-0036_ZBLA
Date: 2023/07/04

Drawn by: lcarter

LOTS 2 & 3, CONCESSION 10 N.D.

BY-LAW 159-2023

SCHEDULE A



SUBJECT LANDS

 CITY LIMIT



KEY MAP