

Notice of Passing of Zoning By-law 164-2022

Date of Decision: August 10, 2022
Date of Notice: August 18, 2022
Last Date of Appeal: September 7, 2022

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 164-2022, 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 Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 (File: C11E15.002).

The Purpose and Effect: to permit the phased construction of an industrial distribution centre and an associated stormwater management pond.

Location of Lands Affected: south side of Countryside Drive between Highway 50 and Coleraine Drive, Part of Lot 15, Concession 11, E.H.S.

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 Kelly Henderson, Development Planner, Planning, Building and Economic Development, at 905-874-2619 or 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 City Clerk, Peter Fay, of the City of Brampton **no later than September 7, 2022**. 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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 164 - 2022

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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 the existing Zoning of:	To:
AGRICULTURAL (A) and AGRICULTURAL – SECTION 1735 (A-1735).	INDUSTRIAL FOUR – SECTION 3598 (M4–3598) , AGRICULTURAL (A) and AGRICULTURAL – SECTION 1735 (A-1735)

(2) By adding thereto the following sections:

“3598 the lands designated M4 – Section 3598 on Schedule A to this By-law;

3598.1 shall only be used for the following purposes:

(1) Industrial:

- (a) a warehouse;
- (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,

(2) Non-Industrial

- (a) an office;
- (b) a hotel;
- (c) a conference centre;

(d) only in conjunction with the uses permitted in sections 3598.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:

- i. a bank, trust company or financial institution;
- ii. a retail establishment;
- iii. a convenience store;
- iv. a banquet hall;
- v. a dry cleaning and laundry establishment;
- vi. a dining room restaurant, a take-out restaurant, a convenience restaurant;
- vii. a service shop;
- viii. a personal service shop, but excluding a massage or body rub parlour;
- ix. a printing or copying establishment;
- x. a commercial school;
- xi. a community club;
- xii. a health centre; and,
- xiii. a day nursery;

(e) a park, playground, recreational facility or structure;

(f) the purposes permitted by the Floodplain (F) zone;

(g) the purposes permitted by the Open Space (OS) zone;

(h) a radio or television broadcasting and transmission establishment; and,

(3) Purposes accessory to other permitted purposes, including:

(a) an associated educational use;

(b) an associated office; and,

(c) a retail outlet operated in connection with a particular purpose permitted by sections 3598.1.(a) and (b), 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.

3598.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.8 hectares;
- (2) Minimum Lot Width: 60.0 metres;
- (3) Minimum Lot Depth: 45 metres;
- (4) Minimum Front Yard Depth: 6.0 metres;
- (5) Minimum Interior Side Yard Width: 3.0 metres;
- (6) Minimum Exterior Side Yard Width: 6.0 metres;
- (7) Minimum Rear Yard Depth: 6.0 metres;
- (8) Maximum Building Height: No requirement

- (9) Minimum Building Height: 8.0 metres;
- (10) Minimum Landscaped Open Space, except at approved driveway locations:
 - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive; and,
 - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural zone, or an industrial zone;
- (11) Minimum Parking Requirements:
 - (a) If the associated office, retail and education floor areas are 15% or less of the total gross floor area of the buildings, 700 spaces or 1 space for each 162 square metres of gross floor area, whichever is less, shall be required for the first 113,613 square metres of gross floor area; and,
 - (b) The requirements of Sections 6, 20 and 30 shall apply to any gross floor area in excess of 113,613 square metres.
- (12) The openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened; from public view
- (13) Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
 - (a) outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;
 - (b) outside storage of goods and materials shall not exceed the lesser of 10% of the lot or 20% of the building area; and,
 - (c) outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments;
- (14) All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.
- (15) Notwithstanding Section 30.6, fencing is permitted within the front yard to a maximum height of 1.8 metres;
- (16) For the purposes Section 3598:
FRONT LOT LINE shall mean the lot line abutting Highway 50;
- (17) For the purpose of this section, all lands zoned 3598 shall be treated as one lot for zoning purposes.

3598.3 for the purpose of this section:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main

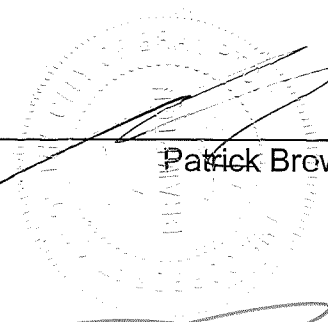
assembly function, but shall not include a public or private school or a religious institution.

ENACTED and PASSED this ^{10TH}~~6th~~ day of ^{August}~~July~~, 2022.

~~10TH~~ ~~6th~~ ~~July~~ ~~2022~~

Approved as to
form.
2022/06/30
SDSR

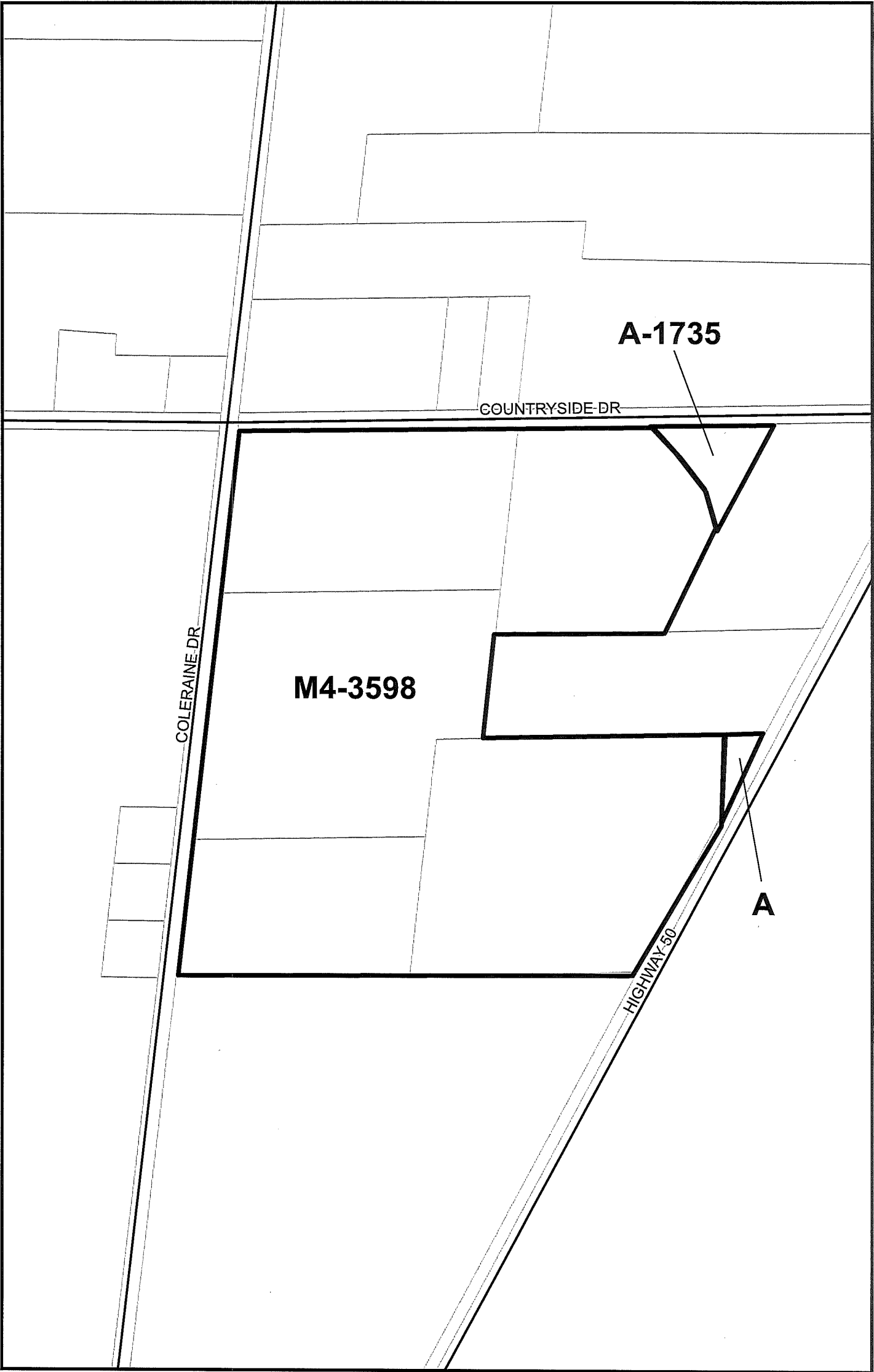
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content.
2022/06/22
AAP



Patrick Brown, Mayor

Peter Fay, City Clerk

(C11E15.002)





 SUBJECT LANDS



KEY MAP