

Notice of Passing of Zoning By-law 68-2024**0 Goreway Drive****Date of Decision: May 1, 2024****Date of Notice: May 14, 2024****Last Date of Appeal: June 3, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 68-2024, 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 MHBC Planning Limited, Canus Logistics, Ward 8 (File: OZS-2023-0011).

The Purpose and Effect of the Zoning By-law: To permit a truck wash and repair shop, with accessory office and warehouse use, and truck and trailer parking.

Location of Lands Affected: east side of Goreway Drive, north of Intermodal Drive, legally described as Part Lot 2, Concession 8, and municipally known as 0 Goreway Drive.

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 Jan Salaya, Planner, Planning, Building and Growth Management Services Department at 905-874-2069 or jan.salaya@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 June 3, 2024**. 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 68 - 2024

To amend By-law 270-2004, as amended

WHEREAS 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 bylaw:

From:	To:
"AGRICULTURAL – SECTION 1798 (A – 1798)"	"HIGHWAY COMMERCIAL TWO (H) – SECTION 1797 (HC2(H) – 1797)"

(2) by deleting Section 1797 in its entirety and replacing it with the following:

"1797 The lands zoned HC2(H) – Section 1797 on Schedule A of this by-law:

1797.1 shall only be used for the following purposes:

- a) a gas bar;
- b) a service station;
- c) a motor vehicle washing establishment;
- d) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- e) only in conjunction with a gas bar or service station, a convenience store;
- f) a warehouse;
- g) a repair shop;
- h) an office as an accessory use to the other permitted uses;
- i) outside storage of oversized vehicles and transport trailers shall be permitted in conjunction with other permitted uses;

j) purposes accessory to the other permitted purposes.

1797.2 shall be subject to the following requirements and restrictions:

- a) For the purpose of this section, all lands zoned HC2 – Section 1797 shall be deemed to be one lot.
- b) For the purpose of this section, the lot line abutting Goreway Drive shall be considered the front lot line and the lot line abutting Intermodal drive shall be considered the flankage lot line;
- c) Minimum Lot Width: 35.0 metres;
- d) Minimum Lot Depth: 192.4 metres;
- e) Minimum Front Yard: 10 metres;
- f) Minimum Interior Side Yard Width: 3 m;
- g) Minimum Exterior Side Yard Width: 8 m;
- h) Minimum Rear Yard Width: 14.2 m;
- i) Notwithstanding 1797.2(f), a hydro transformer may be located within 2 metres of the interior side lot line;
- j) Except at approved access locations, landscape open space areas shall be provided as follows:
 - a. A minimum 3.0 metres wide strip abutting Goreway Drive; and,
 - b. A minimum 3.0 metres wide strip abutting intermodal Drive and Deerhurst Drive;
- k) A maximum of two (2) restaurants shall be permitted; and combined gross leasable floor area devoted to the restaurants shall be limited to 729.0 square metres in total, with no individual restaurant exceeding a gross leasable floor area of 365.0 square metres;
- l) Loading Doors: no overhead doors shall be permitted on a building wall that faces:
 - a. Goreway Drive;
 - b. Intermodal Drive; or
 - c. Deerhurst Drive, unless screened from view from a public street(s);
- m) Waste Disposal:
 - a. no opening for waste disposal facilities shall be permitted on a building wall that faces:
 - i. Goreway Drive;
 - ii. Intermodal Drive; or,
 - iii. Deerhurst Drive, unless screened from view from a public street(s);
 - b. Refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate-controlled area within a building; and,
 - c. All garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building.
- n) No outdoor display and/or sales shall be permitted;
- o) Notwithstanding 1793.2(o), outside storage of oversized motor vehicles shall be permitted and is limited to a maximum 50 spaces;

- p) Outside storage shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood, or masonry which is effective in screening the storage area from the street; and;
- q) Section 20.3.1 shall not apply with respect to car stacking space requirements for a motor vehicle washing establishment.

1797.3 For the purposes of this section:

- a) a building wall, or portion thereof, shall be deemed to face a public road if, within a distance of 200.00 metres, a line drawn perpendicular to the alignment of the road in question intersects with the face of the particular building wall without being obstructed by an intervening building; and,
- b) a building wall, or portion thereof, shall be deemed to be screened from a public road if an intervening building, structure, berm, wall, fence, or landscaped buffer functions as an opaque barrier which obstructs direct view of the building wall, or portion thereof, from the public road.

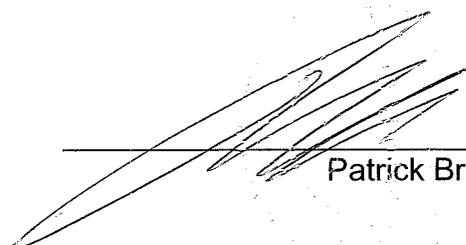
1797.4 The Holding (H):

- 1. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A – 1798) zone.
- 2. The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a. Confirmation from the Ministry of Municipal Affairs and Housing that the appropriate arrangements with respect to the Parkway Belt West Plan designations and permissions are amended or have been revoked by the Ministry of Municipal Affairs and Housing.”

ENACTED and PASSED this 1st day of May, 2024.

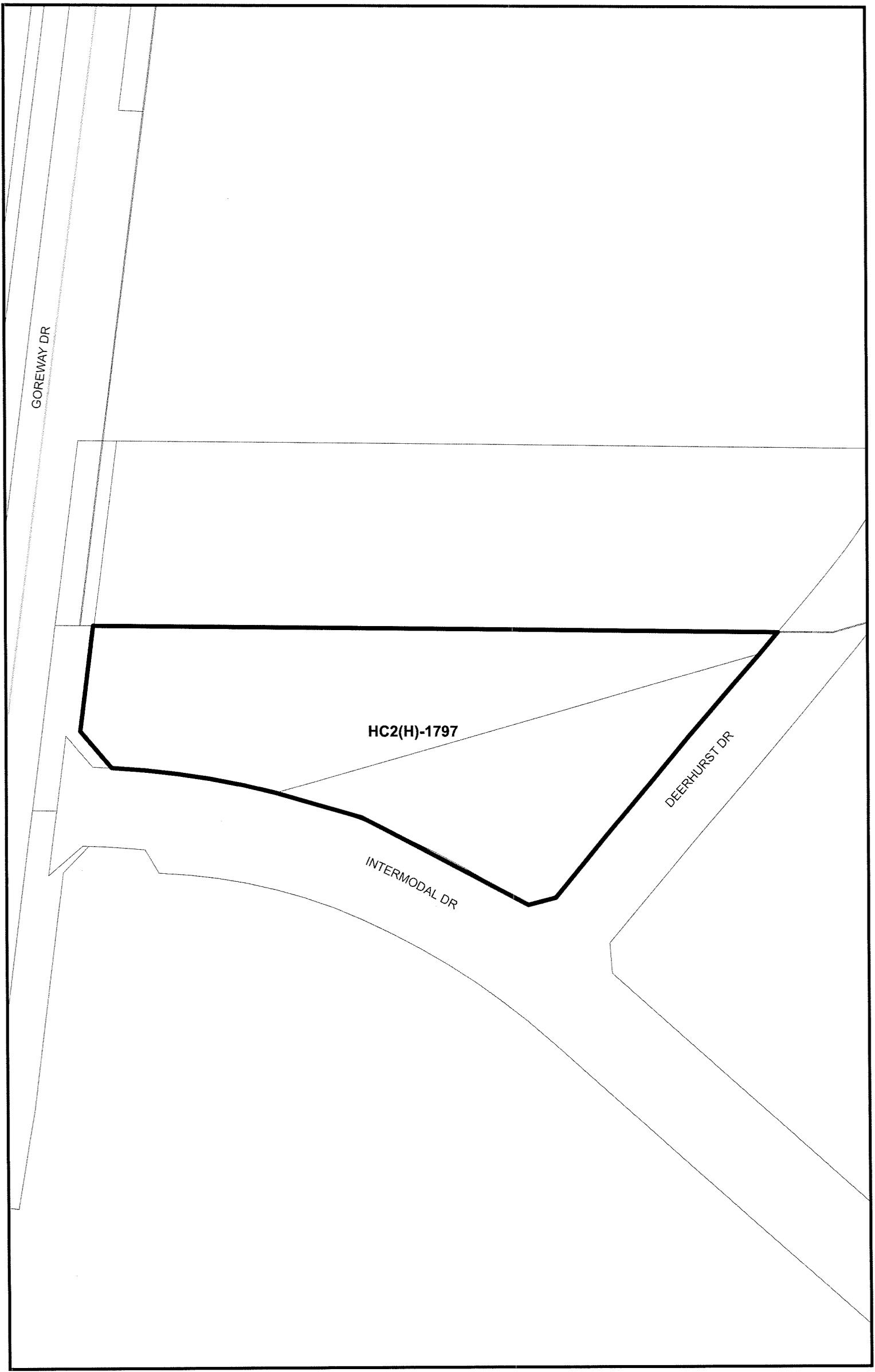
Approved as to
form.
2024/04/30
MR

Approved as to
content.
2024/04/26
AAP


Patrick Brown, Mayor


Shawnica Hans, Acting City Clerk

(OZS-2023-0011)





 Subject Land



BRAMPTON
Flower City

brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: QZS-2023-0011
Date: 2024/02/20



KEY MAP

Drawn by: CAntoine

BY-LAW 68-2024