

Notice of Passing of Zoning By-law 96-2025**5203 Old Castlemore Road****Date of Decision: May 28, 2025****Date of Notice: June 12, 2025****Last Date of Appeal: July 2, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 96-2025, 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, on behalf of Glenshore Investments Inc., Ward 10 (File: OZS-2023-0038).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to facilitate the development of an underground Stormwater Management Tank and three proposed industrial/commercial buildings.

Location of Lands Affected: northwest corner of Castlemore Road and Highway 50, legally described as Part Lot 10, Concession 11, Northern Division, and municipally known as 5203 Old Castlemore Road.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. 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 Megan Fernandes, Planner, Planning, Building and Growth Management Services Department at 905-874-3882 or Megan.Fernandes@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, except for an application for a Draft Plan of Subdivision 21T-2003B.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on July 2, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

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 96 - 2025

To amend Comprehensive Zoning By-Law 270-2004

To 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:
Floodplain (F)	Industrial Business – Section 3558 (MBU-3558)

(2) By deleting Section 3558 in its entirety and replacing it with the following:

“3558 The lands designated MBU – Section 3558 on Schedule A to this by-law:

3558.1 Shall only be used for the following purposes:

- (1) an office
- (2) a bank, trust company or financial institution
- (3) a drycleaning and laundry establishment
- (4) a dining room restaurant, a convenience restaurant, a take-out restaurant
- (5) a recreation facility or structure
- (6) a banquet hall
- (7) furniture and appliance store
- (8) motor vehicle leasing establishment
- (9) motor vehicle sales establishment
- (10) motor vehicle washing establishment
- (11) a printing or copying establishment
- (12) a parking lot
- (13) a warehouse
- (14) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- (15) the following uses shall only be permitted only in conjunction with a use permitted by 3558.1 (1) to (14) provided that the total gross floor area does not exceed 15% of the total gross

floor area of the principal use to maximum combined total of 1,000 square metres:

- a. a retail establishment having no outside storage
 - b. a personal service shop
 - c. a grocery store or convenience store
- (16) Flood and erosion control
- (17) Purposes accessory to other permitted uses

3558.2 Shall be subject to the following requirements and restrictions:

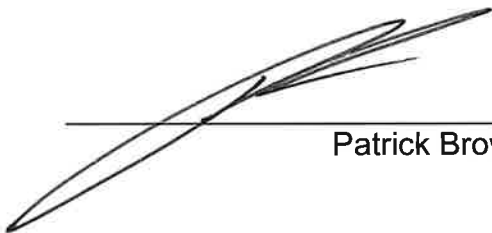
- (1) All lands zoned MBU-3558 shall be treated as one lot for Zoning purposes;
- (2) For the purpose of this section, Castlemore Road shall be deemed to be the front lot line and Old Castlemore Road shall be the rear lot line;
- (3) Minimum Lot Width: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres;
- (5) Minimum Interior Side Yard Width: 3.0 metres;
- (6) Minimum Exterior Side Yard Width: 3.0 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 6.0 metres;
- (7) Maximum Building Height: 15.1 metres, except that where a building is situated within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum building height shall be 20.0 metres;
- (8) Maximum Lot Coverage: 55%;
- (9) Maximum Floor Space Index: 0.55;
- (10) Minimum Landscaped Open Space: 3 metres along any lot line abutting a street."

ENACTED and PASSED this 28th day of May, 2025.

Approved as to
form.

2025/May/16

MR



Patrick Brown, Mayor

Approved as to
content.

2025/May/16

AAP



Genevieve Scharback, City Clerk

(OZS-2023-0038)

