

**Notice of Passing of Zoning By-law 144-2022**

**7, 11, and 15 Sun Pac Boulevard**

**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 144-2022, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to a City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8 (File OZS-2022-0007)

**The Purpose and Effect:** to reduce the parking requirement for the existing industrial buildings, prohibit certain uses that require a higher parking standard, and recognize the various commercial uses approved by the Committee of Adjustment.

**Location of Lands Affected:** on the southeast corner of Sun Pac Boulevard and Williams Parkway and is known municipally as 7, 11, and 15 Sun Pac Boulevard and is Part of Block 2 on Registered Plan 43M-561.

**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](http://www.brampton.ca). Further enquiries should be directed to Neil Chadda, Policy Planner, Planning, Building and Economic Development, at 905-874-2486 or [Neil.chadda@brampton.ca](mailto:Neil.chadda@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 144 - 2022

To amend By-law 270-2004 (known as “Zoning By-law 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 designation of the lands as shown outlined on Schedule A to this by-law:

From	To:
Industrial Four – Section 1548 (M4-1548)	Industrial Four – Section 3663 (M4-3663)

(2) by adding thereto, the following sections:

“3663 The lands designated Industrial-Four 3663 (M4-3663) on Schedule A to this bylaw:

3663.1 Shall only be used for the following purposes:

- a) Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building;
- b) A warehouse;
- c) A radio or television broadcasting and transmission establishment; printing establishment;
- d) An office, excluding medical office, dental office and drugless practitioner office;
- e) A commercial, technical or recreational school;
- f) A personal service shop, excluding a body rub parlour or a message parlour;
- g) A take-out restaurant;
- h) An associated educational use; and
- i) Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the permitted use.

The following uses shall be prohibited:

- a) A dining room restaurant;

- b) A convenience restaurant;
- c) A banquet hall;
- d) A motor vehicle repair shop and motor vehicle body shop;
- e) A recreational facility or structure;
- f) A community club.

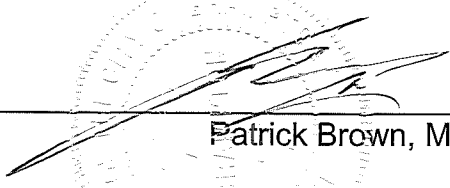
3663.2 The following requirements and restrictions shall apply:


- a) A Minimum of 81 Parking Spaces shall be provided.
- b) Minimum Landscaped Open Space:
  - i. 6 metres abutting Humberwest Parkway;
  - ii. 5.9 metres abutting Williams Parkway;
  - iii. 5.5 metres abutting Sun Pac Boulevard;
  - iv. 0.15 metres along the Interior side lot line.
- c) Minimum building setbacks:
  - i. 5.3 metres to the lot line abutting Sun Pac Boulevard;
  - ii. 12 metres to the lot line abutting Humberwest Parkway;
  - iii. 7 metres to the interior side lot line;
  - iv. 5.6 metres to the lot line abutting Williams Parkway.
- d) Minimum Hydro Transformer setback:
  - i. 5.3 metres from the lot line abutting Sun Pac Boulevard.
- e) No truck loading facilities are permitted in a yard abutting a street.
- f) All operations are to be carried out within a building and outside storage of goods, materials and equipment, in including oversized motor vehicles, shall not be permitted."

ENACTED and PASSED this <sup>10<sup>TH</sup></sup>~~15<sup>th</sup>~~ day of <sup>August</sup>~~June~~, 2022.

Approved as to  
form.  
2022/04/29  
SDSR

Approved as to  
content.  
2022/03/28  
[RJB]

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk



**BRAMPTON**  
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2022-0007\_ZBLA

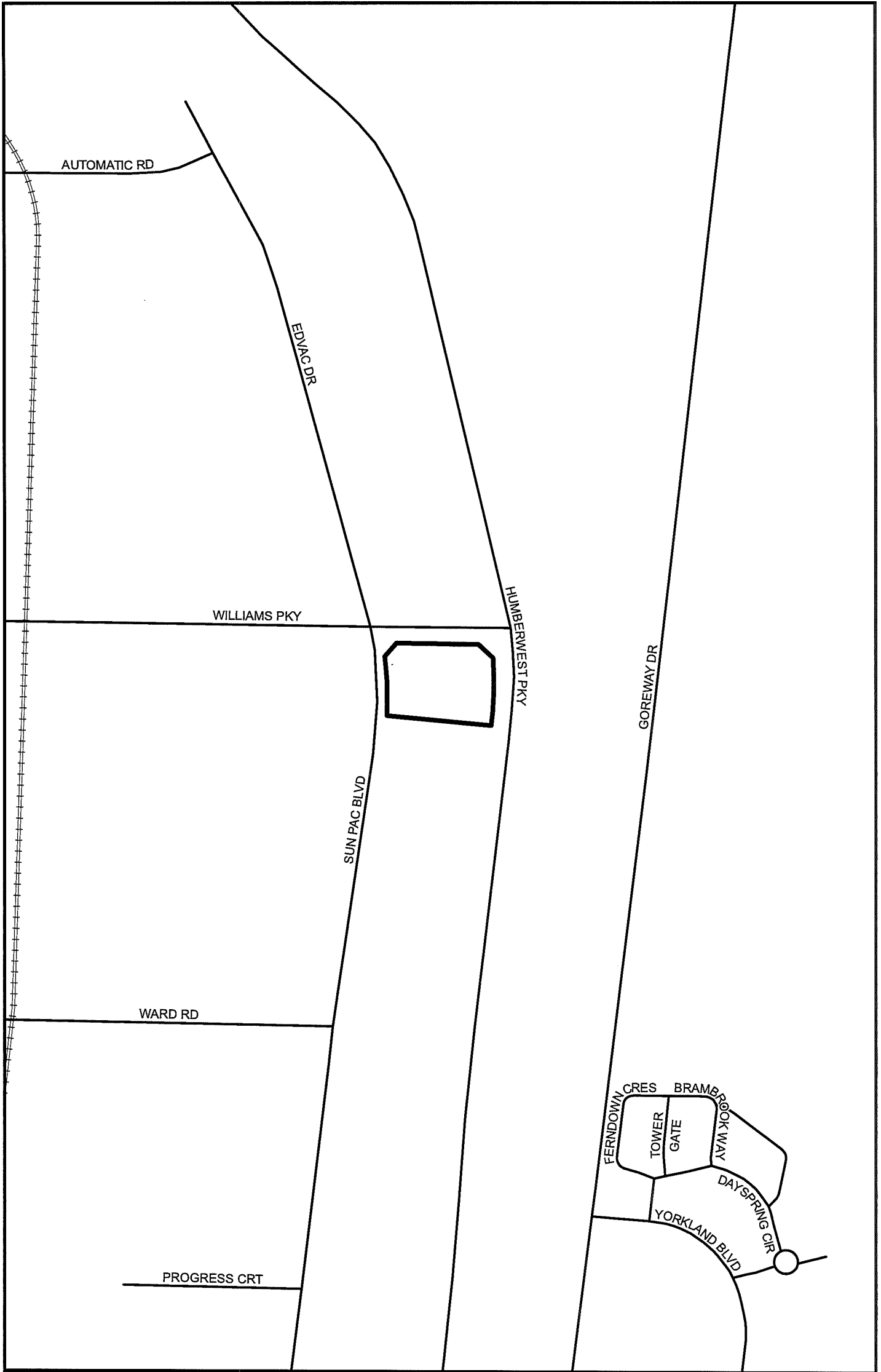
Date: 2022/08/17

Drawn by: ckovac

**PART LOT 8, CONCESSION 7 N.D.**

BY-LAW 144-2022

**SCHEDULE A**



 SUBJECT LANDS  RAILWAYS



**KEY MAP**

File: OZS-2022-0007\_ZKM  
Date: 2022/03/07 Drawn by: ckovac

BY-LAW 144-2022