

**Notice of Passing of Zoning By-law 52-2026****10590 Highway 50****Date of Decision: April 8, 2026****Date of Notice: April 20, 2026****Last Date of Appeal: May 11, 2026 (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 52-2026, 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 Fotenn Planning + Design, c/o 2832948 Ontario Inc., Ward 10 (File: OZS-2025-0001).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

**The Purpose and Effect of the Zoning By-law:** To request for an amendment to the Zoning By-law to facilitate the development of an industrial warehouse building with accessory truck and trailer storage.

**Location of Lands Affected:** south west side of Highway 50, between Old Castlemore Road and Countryside Drive, legally described as Part Lot 13, Con 12 ND, and municipally known as 10590 Highway 50, Ward 10.

**Obtaining Additional Information:** A copy of the by-law is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to Megan Fernandes, Planner, Planning, Building and Growth Management Services at [Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, 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
- Should the e-file portal be unavailable, those entitled to appeal can submit their 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 May 11, 2026**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://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](http://www.olt.gov.on.ca).

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 52 - 2026

To amend Comprehensive Zoning 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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To:
Agricultural (A)	Industrial Two (Holding) – Section 3867 (M2(H)-3867)

2) By adding thereto the following sections:

"3867 The lands designed M2(H) – Section 3867 on Schedule A to this by-law:

3867.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

a) Industrial Uses

1. A dry industrial use:

a) dry industrial uses may involve the storage of goods and materials in the open including a bulk storage yard, truck terminal and contractors' yards and the storage of building supplies, heavy equipment and heavy machinery storage; and

b) any area used for outside storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials.

2. A warehouse;

3. The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop.

b) Non – Industrial Uses

1. a radio or television broadcasting and transmission establishment;
2. a building supplies sales establishment;
3. a recreational facility or structure;
4. a community club;
5. an animal hospital;

c) Accessory Uses

1. An associated educational use;
2. An auto body repair shop within an enclosed building;
3. An associated office use;
4. a retail outlet operated in connection with a particular purpose permitted by (a)(2) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use;
5. a parking lot;
6. a freight classification yard;
7. purposes accessory to the other permitted purposes;

3867.2 shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width: 30 metres
- b) Minimum Front Yard Depth: 9 meters
- c) Minimum Interior Yard: 6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 12 metres;
- d) Minimum Rear Yard Depth: 7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres;
- e) Maximum Building Height: 2 storeys;
- f) Minimum Landscaped Open Space requirements:
  1. 3.0 metres along the front lot line abutting Highway 50, except at approved access points;
  2. 3.0 metres along the rear lot line;
- g) Maximum number of truck and trailer parking spaces: 70 spaces;
- h) Outside storage of motor vehicles shall be permitted as an accessory use, and shall not be located within the front yard. No outdoor storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.

3867.3 For the purposes of Section 3867:

Dry Industrial Use shall mean any establishment involving repairing, servicing, processing, manufacturing, storing or shipping which does not require any water for cooling, manufacturing, processing or equipment

washing, and water is merely to serve the domestic needs of the employees.

3867.4 Holding (H) Symbol:

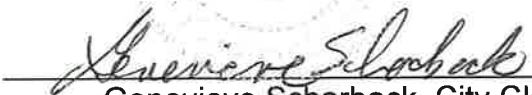
- a) Removal of the Holding (H) symbol shall not occur until such time as the following have been provided:
  - i. That written confirmation be provided by the Region of Peel Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management that a satisfactory Functional Servicing Report, supporting servicing for the development, has been completed;
  - ii. That appropriate arrangements are made between the applicant, the City of Brampton, the Region of Peel, and its consultant, to the satisfaction of the Commissioner of Planning, Building, and Growth Management, for a satisfactory private or municipal water solution;
  - iii. That written confirmation be provided by the Region of Peel Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management that a satisfactory and acceptable SWM Report, adequately addresses the relevant sections outlined in the Region's SWM report criteria.
  - iv. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate site access conditions with respect to Capital Project 11-4080 has been completed in accordance with Region of Peel Terms of Reference and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works and Engineering.
- b) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone, and any temporary uses as approved through a temporary use by-law."

Enacted and passed this 8 day of April, 2026.

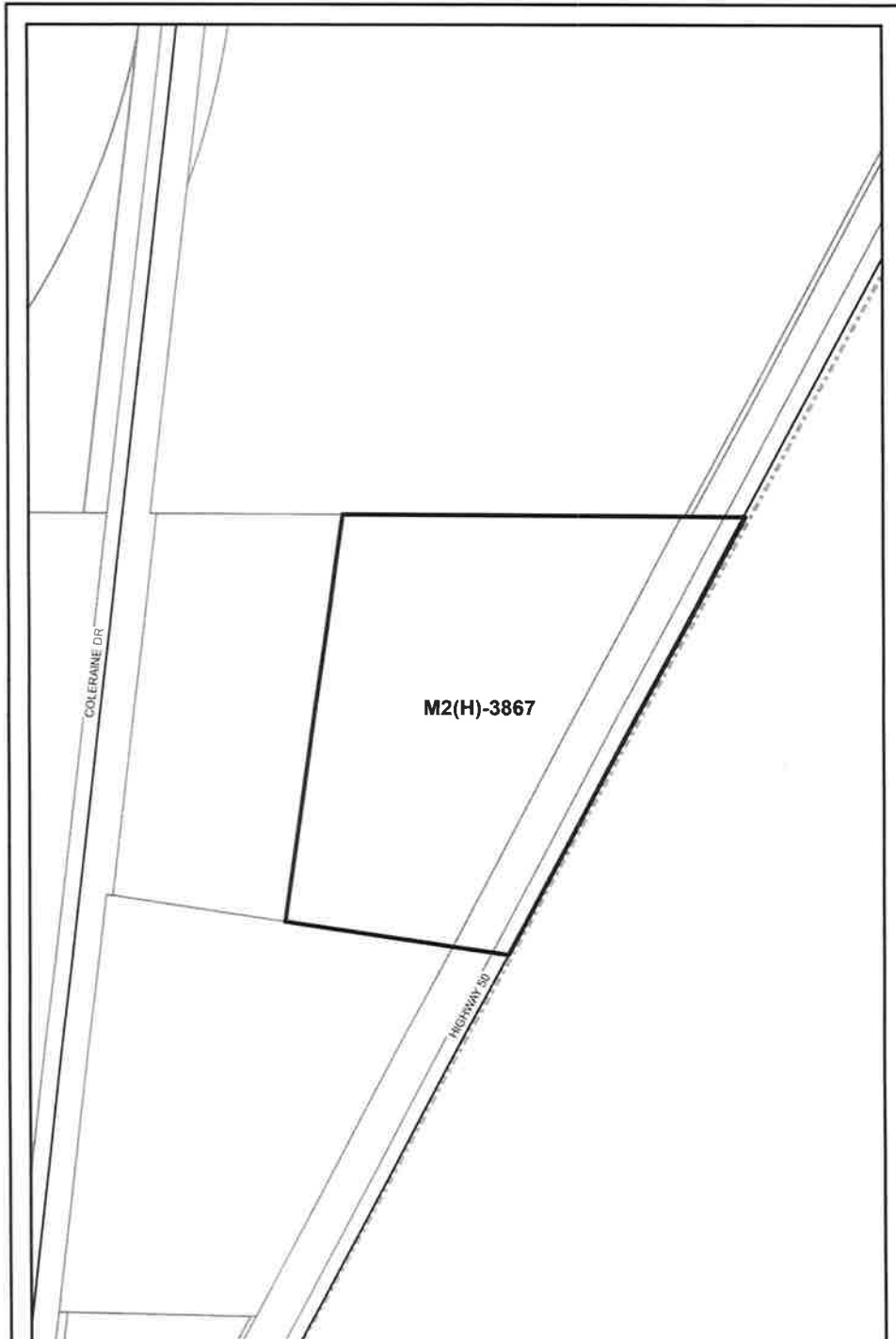
Approved as to form.  
2026/03/31  
AJC

Approved as to content.  
2026/03/31  
AAP

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk

(OZS-2025-0001)



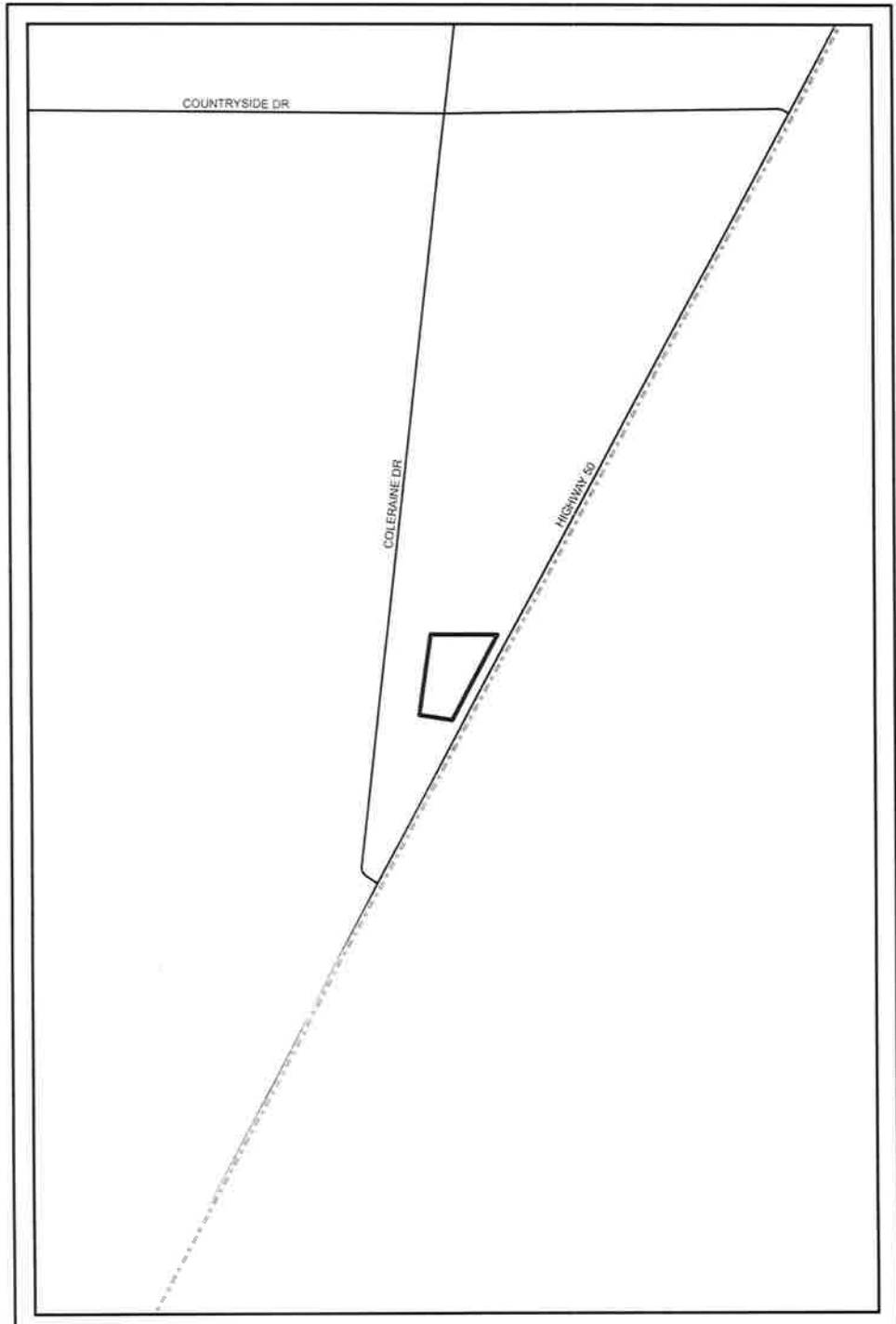
Zoning   
  Parcel Fabric

**BRAMPTON**  
 Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2025-0001\_ZBLA  
 Date: 2026/02/25    Drawn by: LCarter

**LOT 13, CONCESSION 12 N.D.**

BY-LAW 52-2026

SCHEDULE A



Subject Lands
 
 City Limit
 

 Major Street

**BRAMPTON**  
 Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2025-0001\_ZKM  
 Date: 2026/02/25

**KEY MAP**  
 BY-LAW 52-2026

Drawn by: LCarter