

Notice of Passing of Zoning By-law 93-2026**8550 Goreway Drive****Date of Decision: June 10, 2026****Date of Notice: June 19, 2026****Last Date of Appeal: July 9, 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 93-2026, 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 8550 Goreway Portfolio Inc. and Canadian Tire Corporation, c/o Zelinka Priamo Ltd., Ward 8 (File: OZS-2026-0005).

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 an amendment to Zoning By-law 270-2004 to permit outdoor storage consisting of shipping containers, oversized motor vehicles, and transport trailers in conjunction with the existing industrial use.

Location of Lands Affected: west of Goreway Drive and north of Intermodal Drive, legally described as Toronto Gore Con 7 ND, Part Lots 2 to 4 RP 43R16652, Parts 6,7,10, 17, PT Parts 8 and 9, RP 43R30192, Part 18, RP 43R30305 Parts 25, 26, and 29, and municipally known as 8550 Goreway Drive.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Marcia Razao, Planner, Planning, Building and Growth Management Services at Marcia.Razao@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 July 9, 2026**. 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.

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 93 - 2026

To amend Comprehensive Zoning By-law 270-2004, 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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
INDUSTRIAL FOUR – SECTION 1574 INDUSTRIAL FOUR – SECTION 1641 INDUSTRIAL FOUR – SECTION 1606	INDUSTRIAL FOUR – SECTION 3871 (M4 – 3871)

(2) By adding thereto Schedule C – 3871 in the form as shown on Schedule B to this by-law;

(3) By adding thereto, the following section:

“3871 The lands designated M4-3871 on Schedule A to this by-law:

3871.1 Shall be used for the following purposes:

1. Industrial:

- the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal use;
- a printing establishment;
- a warehouse;
- a parking lot;

ENACTED and PASSED this 10th day of June, 2026.

Approved as to form. 2026/06/01 AJC
Approved as to content. 2026/05/31 [AS]



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2026-0005)

e. a truck terminal use.

2. Non-Industrial:

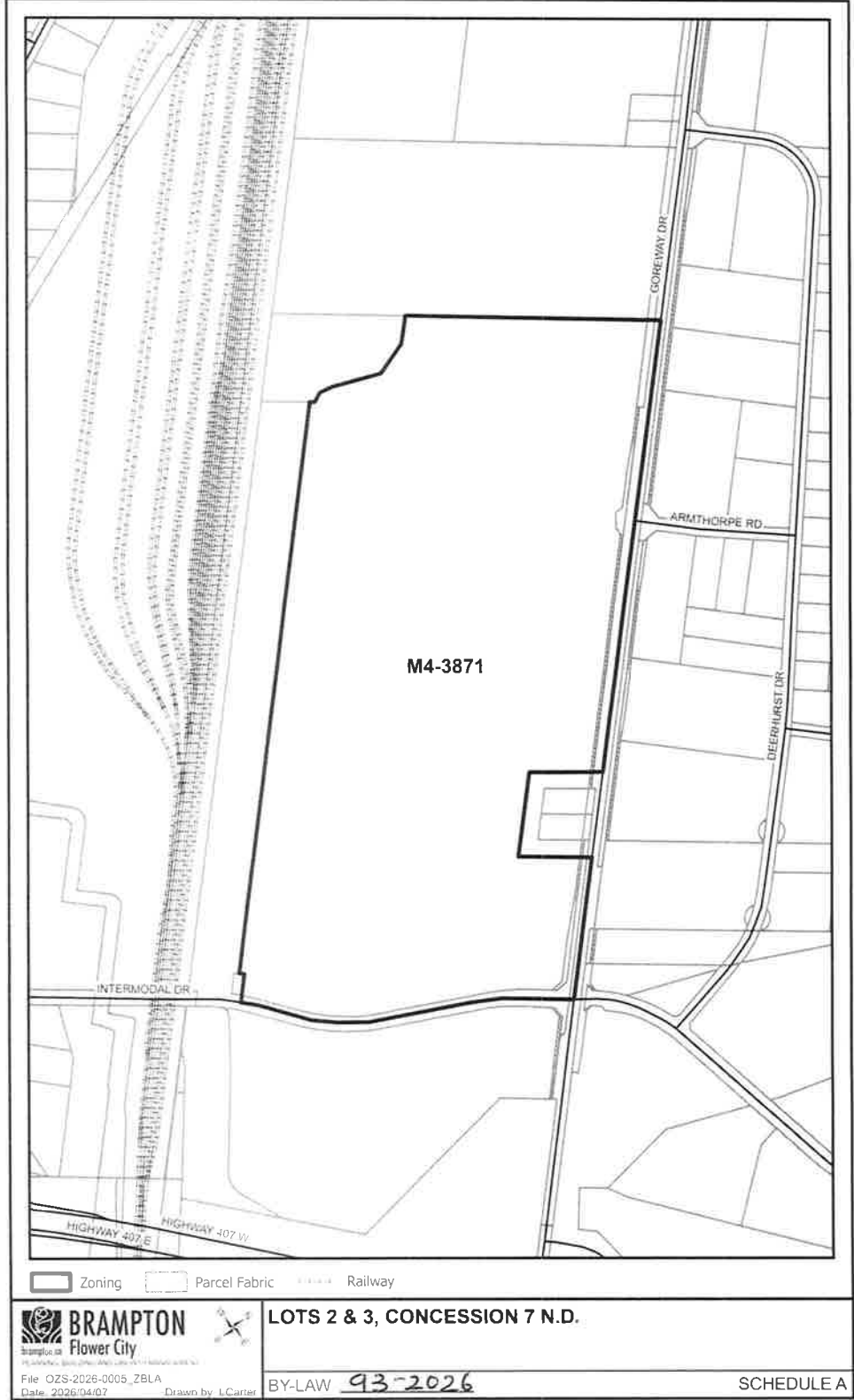
- a. a radio or television broadcasting and transmission establishment;
- b. a recreational facility or structure;
- c. a community club;
- d. an animal hospital.

3. Accessory:

- a. an associated educational use;
- b. an associated office;
- c. a retail outlet operated in connection with a particular purpose permitted by (1)(a) and (1)(b) 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;
- d. outside storage of shipping containers, oversized motor vehicles, and transport trailers in conjunction with an industrial use;
- e. a motor vehicle repair shop operated in conjunction with a warehouse and truck terminal use;
- f. purposes accessory to the other permitted purposes.

3871.2 Shall be subject to the following requirements and restrictions:

- a) All lands zoned M4 - 3871 shall be treated as one lot for zoning purposes;
- b) All buildings, structures and outside storage areas shall be setback a minimum of 10.0 metres from a Floodplain Zone located on the same lot. For clarity, the 10.0 metre setback requirement shall not apply to a Floodplain Zone located on adjacent lot(s);
- c) A Landscaped Open Space strip having a minimum width of 12.0 metres shall be provided and maintained along the lot line abutting Goreway Drive, except that a parking area that legally existed on the date of the passing of this by-law amendment shall be permitted to encroach into the required landscaped strip only to the existing extent;
- d) Outside Storage shall be permitted only in the areas and to the extent indicated on SCHEDULE C – 3871;
- e) Fencing shall be permitted in the front yard to a maximum height of 1.8 metres.”





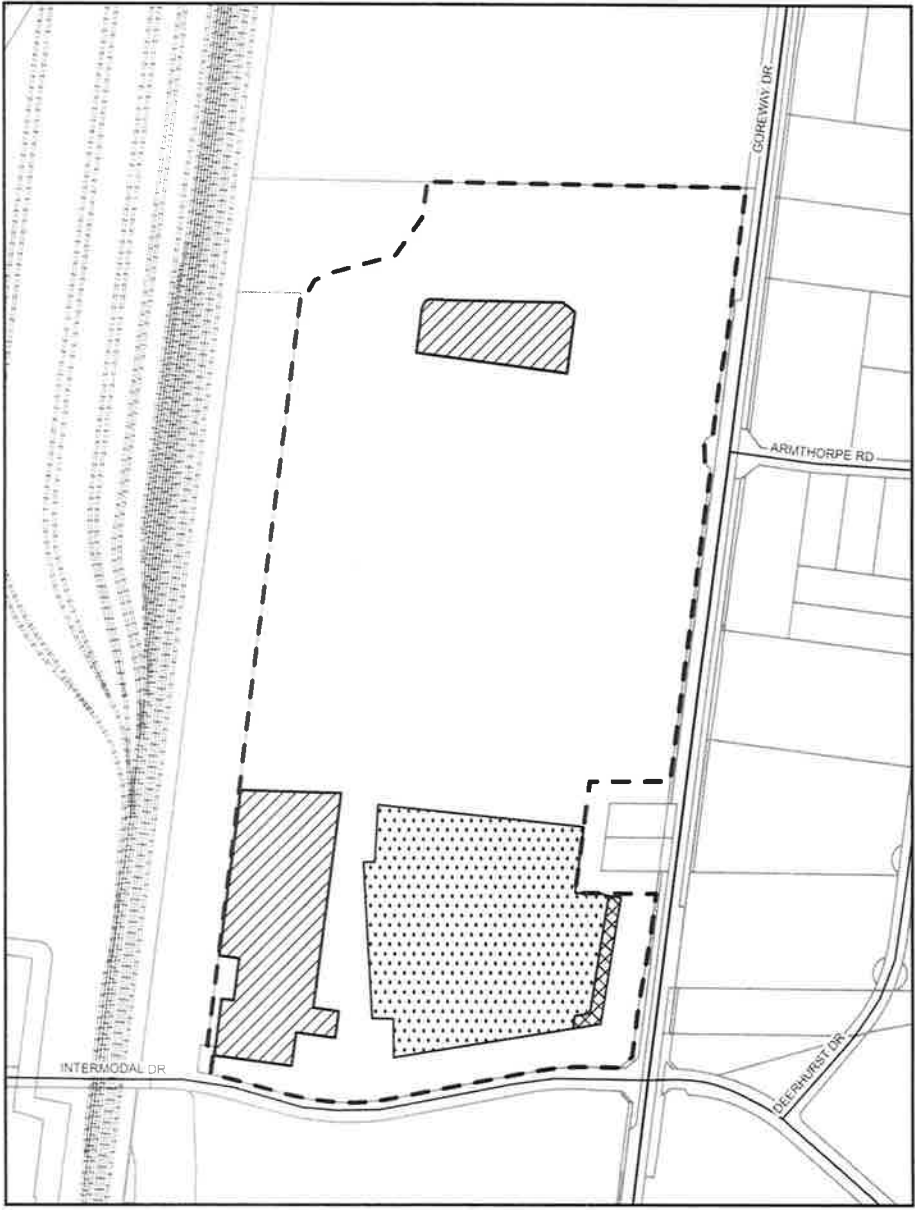
 Subject Lands  City Limit  Railways  Major Street



KEY MAP

File: OZS-2026-0005_ZKM
Date: 2026/03/30 Drawn by: LCarter

BY-LAW 93-2026



- Parcel Fabric Major Street Minor Street Railway
- Schedule C Zoning Designation**
- Area Permitted for the Outside Storage, to a Maximum Height of 4.5 m
 - Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 6 m
 - Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 9 m
 - Area Permitted for the Outside Storage of Stacked Shipping Containers, to a Maximum Height of 12 m



Zoning Amendment to By-law 270-2004, as amended
Schedule C - 3871
LOTS 2, 3 & 4, CONCESSION 7 N.D.
8550 Goreway Drive

BY-LAW 93-2026

SCHEDULE B

File: OZS-2026-0005 ZBLA
Date: 2026/05/22
Drawn by: L. Carter