

Notice of Passing of Zoning By-law 61-2024**10810 Coleraine Drive****Date of Decision: April 17, 2024****Date of Notice: April 29, 2024****Last Date of Appeal: May 21, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 61-2024, 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 Weston Consulting, on behalf of PMB Holdings Limited, Ward 10 (File: OZS-2021-0051).

The Purpose and Effect of the Zoning By-law: To permit industrial uses on the property.

Location of Lands Affected: legally described as Part Lot 15, Con. 11 EHS E, and municipally known as 10810 Coleraine 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 Andrew Ramsammy, Planner, Planning, Building and Growth Management Services Department at 905-874-3485 or andrew.ramsammy@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 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 May 21, 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 61 - 2024

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:

a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"RESIDENTIAL RURAL ESTATE TWO (RE2)"	"INDUSTRIAL FOUR – SECTION 3770 (M4 – 3770)"

b. By adding the following Sections:

"3770 The lands designated M4 – 3770 on Schedule A to this by-law:

3770.1 Shall only be used for the following purposes:

(1) Industrial:

- a. A warehouse;
- b. the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.
- c. A printing establishment

(2) Non-Industrial:

- a. An office;
- b. One restaurant (dining room restaurant or convenience restaurant or take-out) having a maximum floor area of 300 square metres ;
- c. Only in conjunction with industrial uses permitted in sections 3770.1(a), (b), (c) to a maximum of 15 percent of the total gross floor area of the building gross, the following uses shall be permitted:
 - i. a bank, trust company or financial institution;
 - ii. a retail establishment;
 - iii. a convenience store;
 - iv. a dry cleaning and laundry establishment;

- v. a service shop;
 - vi. a personal service shop, but excluding a massage or body rub parlour;
 - vii. a commercial school;
 - viii. a community club;
 - ix. a health and fitness centre; and,
 - x. a day nursery;
- d. Purposes accessory to other permitted purposes.

3770.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Landscape Open Space:

- a. Except at approved driveway locations, a minimum 3.0 metre wide strip shall be provided along the lot line abutting a street
- b. a minimum 3.0 metre wide strip is required along a lot line that abuts a Residential or Floodplain zone .
- c. 0 metre wide strip is required along a lot line that abuts an Industrial zone.

(2) Building setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;

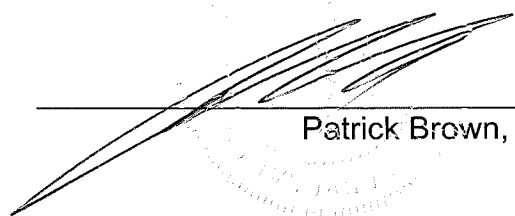
(3) Except for restaurant waste, which shall be contained in a climate controlled area within a building, garbage and refuse storage for other commercial and industrial uses shall be only permitted in the rear yard and shall be located within a fenced enclosure and screened.

(4) No loading spaces shall be required.”


ENACTED and PASSED this 17th day of April, 2024.

Approved as to
form.
2024/04/12
MR

Approved as to
content.
2024/April/12
AAP

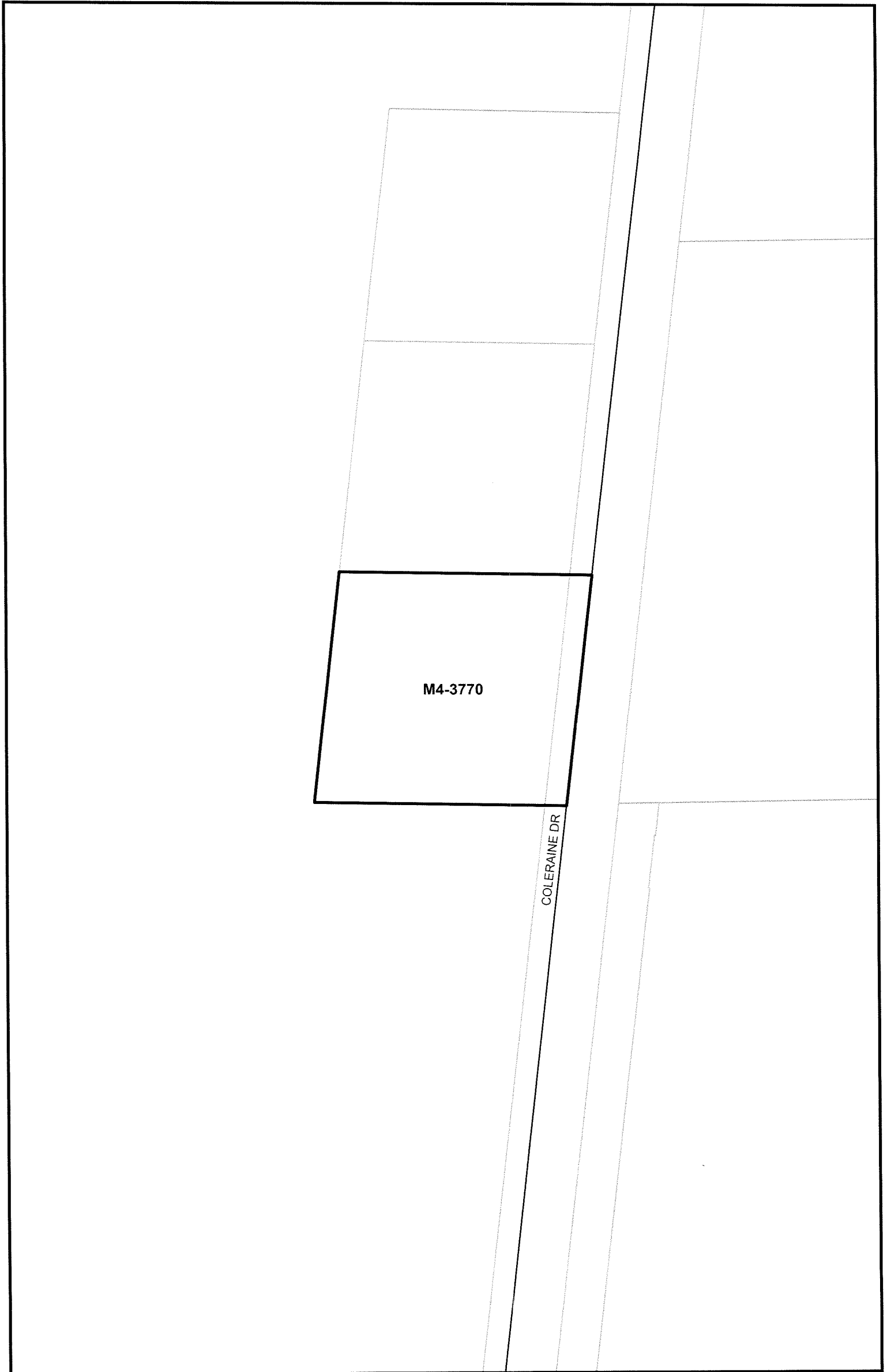


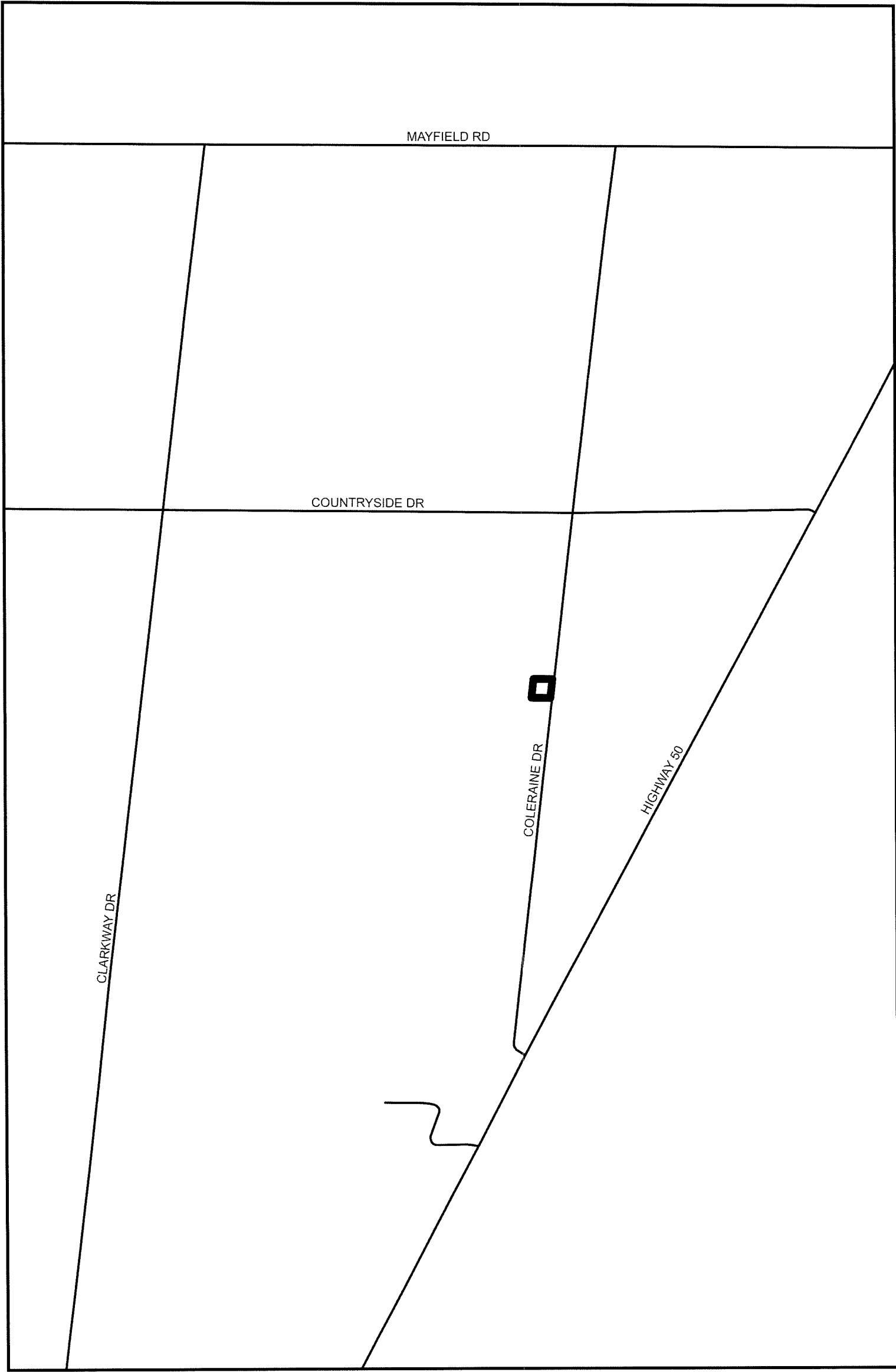
Patrick Brown, Mayor




Charlotte Gravlev, Acting City Clerk

(OZS-2021-0051)





 Subject Lands



KEY MAP