



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend 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;

WHEREAS, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc. has submitted an application to amend the Zoning By-Law to temporarily permit truck and trailer parking and outdoor storage to operate on lands described as Part of Lot 16, Concession 11, Northern Division (Formerly Geographic Township of Toronto Gore)

WHEREAS upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary use of the subject property and will not negatively impact the underlying use permissions of the Agricultural (A) Zone; and,

WHEREAS pursuant to Section 39 of the Planning Act, R.S.O 1990, c.P.13, as amended, the council of a local municipality may, in a By-Law passed under Section 34 of the Planning Act, authorize the temporary use of the land, buildings, or structures for any purposes set out therein that is otherwise prohibited by the By-Law.

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Notwithstanding the requirements and restrictions of the Agricultural Zone (A) of Zoning By-Law 270-2004, as amended, the lands shown on Schedule 'A' hereto:
 - 1) May be used for the following purposes:
 - a. Outside storage of oversized motor vehicles and trailers;
 - 2) Shall subject to the following requirements and restrictions for uses set out in 1)a:
 - a. Minimum Lot Width: 190 metres
 - b. Minimum Front Yard Depth: 200 metres, including to the truck parking/storage area;
 - c. Minimum Interior Side Yard Depth: 7.5 metres, including to the truck parking/storage area;
 - d. Minimum Rear Yard Depth: 15 metres, including to the truck parking/storage area;

- e. Minimum Landscaped Open Space: 3 metre wide strip abutting side and rear lot lines.
- f. Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: XXXX; and
- g. Maximum height of Oversized Motor Vehicles and Trailers: 4.15 metres
- h. The storage of oversized motor vehicles and trailer parking spaces shall be developed in accordance with Schedule C-XXXX to this By-law.

2. Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - I. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the abutting property as shown on Schedule A to this by-law 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.
 - II. Confirmation that shared access arrangements have been established between 11462 Coleraine Drive and 11470 Coleraine Drive to the satisfaction of the Region of Peel and City of Brampton.
 - III. Confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the City of Brampton and the Region of Peel;
- 2. That the by-law shall remain in effect until September 1, 2025, subject to written direction from the Ministry of Transportation that the temporary use authorized by this by-law may continue after September 1, 2025.
- 3. Should the Ministry of Transportation provide written direction as contemplated in subsection (2), an amending by-law shall be passed to reflect the post September 1, 2025, expiry date, which expiry date shall not exceed three years from the date the original by-law was adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Approved as to
form.

20__ / month / day

[insert name]

Patrick Brown, Mayor

Approved as to
content.

20__ / month / day

[insert name]

Peter Fay, City Clerk

DRAFT