



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend By-law 270-2004, as amended

WHEREAS Blackthorn Development Corp. on behalf of Sutharsan & Family Holdings Ltd., has submitted an application to amend the Zoning By-law to permit temporary truck and trailer parking and outdoor storage to operate on lands described as Part 1, Part of Lot 11, Concession 11 Northern Division (Geographic Township of Toronto Gore) for a period of not more than three years;

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 Service Commercial 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 land, buildings or structures for any purpose 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 Bylaw 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;
- b. Automotive repair and maintenance.

2) Shall be subject to the following requirements and restrictions for uses set out in 1):

- a. Automotive repair and maintenance must operate within a maximum gross floor area of 750 square metres.
- b. Minimum Rear Yard Depth: 27 metres to the truck parking/storage area;
- c. Minimum Front Yard Depth: 15 metres to the truck parking/storage area;
- d. Minimum Side Yard Depth (East):
 - a. 2.93 metres to a structure;

- b. 6.0 metres to the truck parking/storage area;
- e. Maximum Height of Oversized Motor Vehicles and Trailers: 4.15 metres;
- f. Maximum height of accessory automotive repair and maintenance building: 5.49 metres;
- g. Minimum Landscaped Buffer Area;
 - a. 3 metres abutting the front lot line
 - b. 3 metres abutting the rear lot line
 - c. 3 metres abutting the interior lot line to the west
 - d. 2.5 metres abutting the lot line to the east
- h. Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 144;
- i. Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments.

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. 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;
 - II. Confirmation that a satisfactory Noise Impact Study has been provided to the satisfaction of the City of Brampton;
 - III. Confirmation that a satisfactory Traffic Impact Study has been provided to the satisfaction of the City of Brampton and the Region of Peel;
 - IV. Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City’s Industrial Road Standard (Class ‘A’ Standard) to the satisfaction of the City’s Commissioner of Planning, Building, and Growth Management and Region of Peel Commissioner of Public Works.

3. This Temporary Use Zoning By-Law expires on is September 29, 2026, unless extended by further resolution of Council.

ENACTED and PASSED this 29th day of September, 2023.

Approved as to
form.

2023/09/25

SDSR

Patrick Brown, Mayor

Approved as to
content.

2023/09/25

AAP

Peter Fay, City Clerk