



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 155 - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended.

WHEREAS Blackthorn Development Corp. on behalf of 2458171 Ontario Inc. has submitted an application to amend Zoning By-law 270-2004, as amended, to permit the parking and storage of Oversized Motor Vehicles and Transport Trailers and outdoor storage on lands described as Part of Lot 6, Concession 7, Northern Division, City of Brampton, Regional Municipality of Peel (municipally known as 3420 Queen Street East) for a temporary period of three (3) 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,

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 bylaw.

NOW THEREFORE 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, as amended, hereby ENACTS as follows:

1. Notwithstanding the requirements and restrictions of the Service Commercial (SC) zone and Special Section 1823 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 Transport Trailers;
 - 2) Shall be subject to the following requirements and restrictions:
 - a. Minimum Rear Yard Depth: 6.0 metres, including to the truck parking/storage area;
 - b. Minimum Front Yard Depth: 9.0 metres, including to the truck parking/storage area;
 - c. Minimum Interior Side Yard Width: 3.0 metres, including to the truck parking/storage area;
 - d. Minimum Exterior Side Yard Width; 5.0 metres, including to the truck parking/storage area;

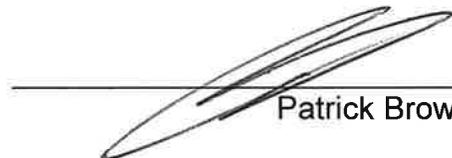
- e. Minimum Landscape Open Space:
 - i) Rear Yard: 3.0 metre wide strip abutting the Rear Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view;
 - ii) Front Yard: 4.5 metre wide strip abutting the Front Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view from Queen Street East;
 - iii) Interior Side Yard: 3.0 metre wide strip abutting the Interior Side Yard Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view;
 - iv) Exterior Side Yard: 3.0 metre wide strip abutting the Exterior Side Yard Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from Sun Pac Boulevard;
- f. Maximum number of Oversized Motor Vehicles and Transport Trailer Parking Spaces combined: 304
- g. Maximum height of Oversized Motor Vehicles and Transport Trailers: 4.15 metres.
- h. All outside storage shall be screened from view of the street by any combination of landscaping and/or fencing.

2. Holding (H):

- 1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the SC-1823 Zone.
- 2) That the Holding (H) symbol shall not be lifted until such time as the following conditions have been fulfilled:
 - a. a site plan application for the temporary truck and trailer storage has been sufficiently advanced for approval and/or approved in principle to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 3. This Temporary Use Zoning By-law shall remain in effect until September 24, 2028, unless extended by further resolution of Council.

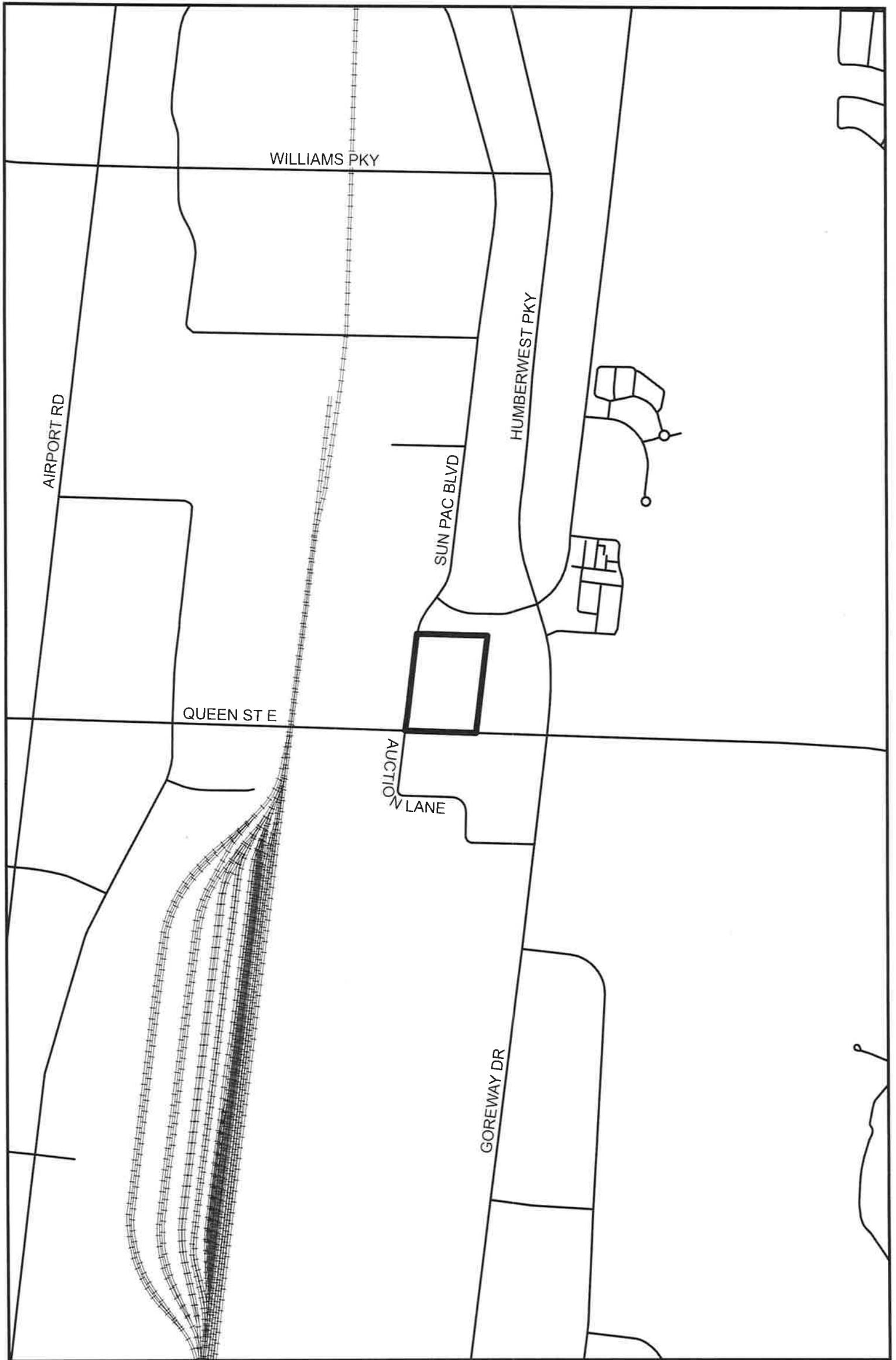
ENACTED and PASSED this 24 day of September, 2025.

Approved as to
form.
2025/Aug/28
MR


Patrick Brown, Mayor

Approved as to
content.
2025/Aug/28
AAP


Genevieve Scharback, City Clerk



- Subject Lands
- City Limit
- Street
- RAILWAYS



KEY MAP



Zoning Boundary
 Parcel Fabric
 Street

