

Notice of Passing of Zoning By-law 154-2025**0, 210 and 220 Sun Pac Boulevard****Date of Decision: September 24, 2025****Date of Notice: October 8, 2025****Last Date of Appeal: October 28, 2025 (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 154-2025, 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 Glen Schnarr and Associates Inc., on behalf of 2437859 Ontario Inc. and 2758383 Ontario Inc., Ward 8 (File: OZS-2025-0025).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit the parking and storage of Oversized Motor Vehicles and Transport Trailers for a temporary period of three (3) years. The proposed amendment includes permitting a mobile office trailer; screening along Queen Street East and Sun Pac Boulevard; maximum number of 193 parking spaces for the proposed use; a maximum height of 4.15 metres for trucks and trailers; and a Holding (H) provision requiring the sufficient advancement of a site plan application.

Location of Lands Affected: north-west quadrant of Queen Street East and Sun Pac Boulevard, legally described as Part 1 on Plan 43R-35777; Part 2 on Plan 43R-35777; Part 3 on Plan 43R-35777, Part 4 on Plan 43R-35777; Part 5 on Plan 43R-35777; and Part 6 on Plan 43R-35777, and municipally known as 0, 210 and 220 Sun Pac Boulevard. The subject lands are currently being used for parking and storage of Oversized Motor Vehicles and Transport Trailers.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. 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 Charles Ng, Planner, Planning, Building and Growth Management Services Department at charles.ng@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 other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made 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
- If the e-file portal is down, you can submit your 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 October 28, 2025**. 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.

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.

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 154 - 2025

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

WHEREAS Glen Schnarr and Associates Inc. on behalf of 2437859 Ontario Inc. and 2758383 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 on lands described as Parts 1 on Plan 43R-35777; Part 2 Plan 43R-35777; Part 3 on Plan 43R-35777, Part 4 on Plan 43R-35777; Part 5 on Plan 43R-35777; and Part 6 on Plan 43R-35777 (municipally known as 0, 210 and 220 Sun Pac Boulevard) for a temporary 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,

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, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby ENACTS as follows:

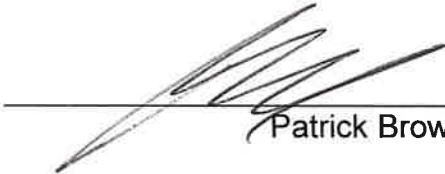
1. Notwithstanding the requirements and restrictions of the Service Commercial (SC) zone and Special Sections 1643 and 1823 of Zoning By-Law 270-2004, as amended, the lands shown on Schedule 'A' hereto:
 - 1) May be used for the following purposes:
 - a. Outside storage of Oversized Motor Vehicles and Transport Trailers;
 - b. An accessory office including a mobile office trailer;
 - 2) Shall be subject to the following requirements and restrictions:
 - a. For the purpose of this temporary use, all lands outlined on Schedule 'A' to this Temporary Use By-law amendment shall be treated as one lot for the purpose of applying the provisions set out herein;
 - b. For the purpose of this temporary use, the lot line abutting Queen Street East shall be deemed to be the front lot line for the purpose of applying the provisions set out herein;

- c. Minimum Front Yard Depth: 24.0 metres including to the truck and trailer parking/storage areas;
 - d. Minimum Exterior Side Yard Width: 18.0 metres including to the truck and trailer parking/storage areas;
 - e. Minimum Interior Side Yard Width: 6.0 metres including to the truck and trailer parking/storage areas;
 - f. Minimum Rear Yard Depth: 0.0 metres including to the truck and trailer parking/storage areas;
 - g. Minimum Landscape Open Space:
 - i) Front Yard: 24.0 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;
 - ii) Exterior Side Yard:
 - a. 18.0 metre wide strip abutting the Flankage Lot Line extending a minimum of 155.0 metres from the Front Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view from Sun Pac Boulevard; and
 - b. 10.0 metre wide strip abutting the Flankage Lot Line extending a minimum of 70.0 metres from the Rear Lot Line, except at approved driveway locations, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view from Sun Pac Boulevard;
 - iii) Interior Side Yard: 3.0 metre wide strip abutting the Interior Side Lot Line, which shall include vegetation, fencing, and/or berming sufficient to screen the storage area from view from Sun Pac Boulevard;
 - iv) Rear Yard: 10.0 metre wide strip abutting the Rear Lot Line, extending a minimum of 70 metres from the Flankage Lot Line, which shall include vegetation, fencing and/or berming sufficient to screen the storage area from view from Sun Pac Boulevard;
 - h. Maximum number of Oversized Motor Vehicle and Transport Trailer parking spaces combined: 193;
 - i. Maximum height of Oversized Motor Vehicles and Transport Trailers: 4.15 metres;
 - j. 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-1643 Zone and 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.

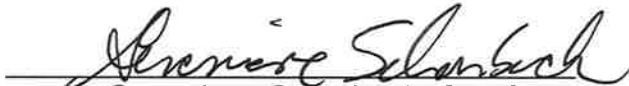
3. This Temporary Use Zoning By-law shall remain in effect until September 24, 2028, unless extended by further resolution of Council.

ENACTED and PASSED this 24 day of September, 2025.

Approved as to
form.
2025/August/28
M.Rea


Patrick Brown, Mayor

Approved as to
content.
2025/Aug/28
AAP

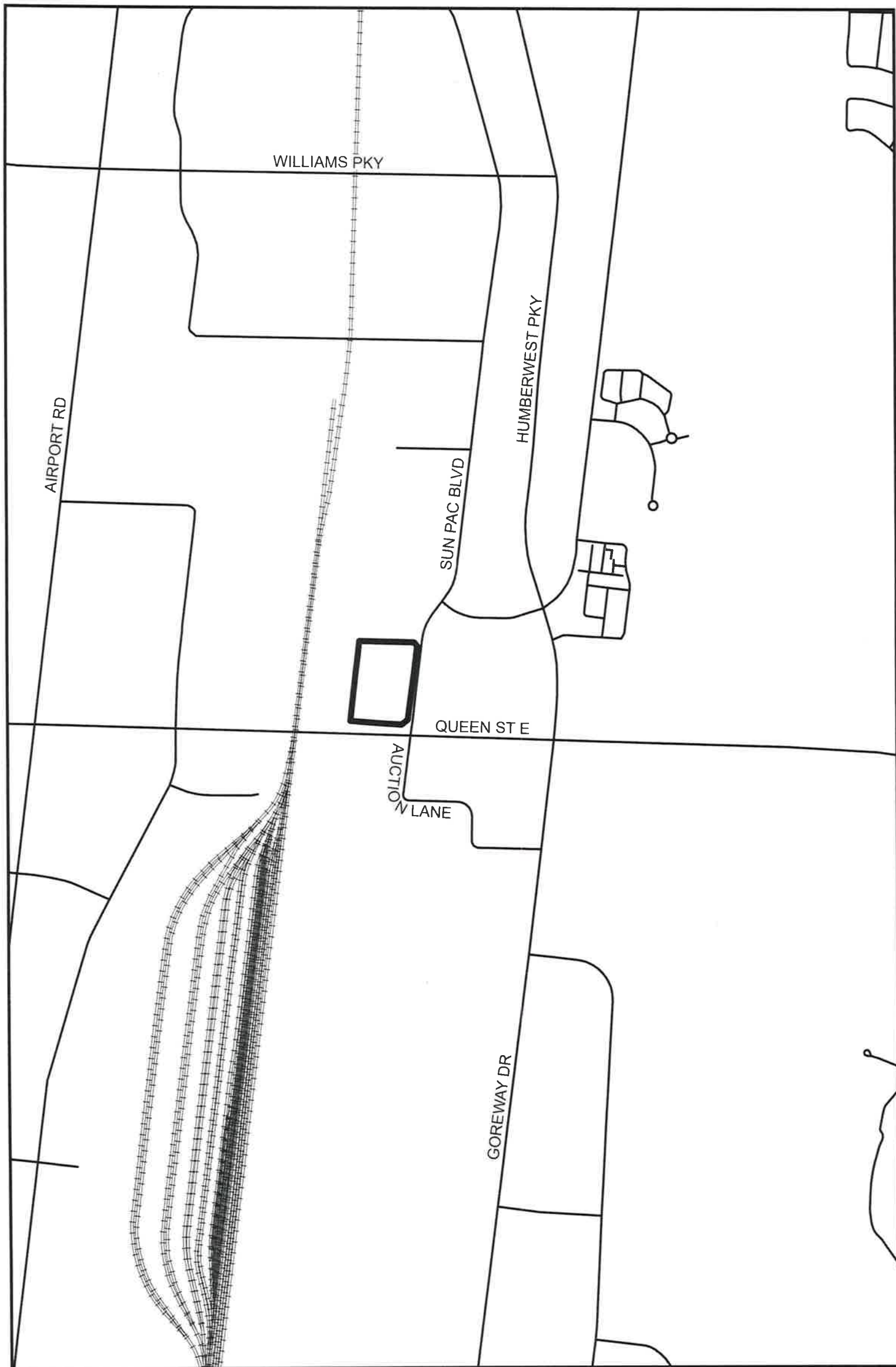

Genevieve Scharback, City Clerk

(OZS-2025-0025, Planning, Bld & Growth Mgt-2025-564)



0 10 20 30 40 50 60 70 80 90 100 Metres  Zoning Boundary  Parcel Fabric  Street

LOT 6, CONCESSION 7 N.D.



0 125 250 500
Metres

 Subject Lands

 City Limit

 Street

 RAILWAYS



KEY MAP