

Notice of Passing of Zoning By-law 11-2024**7896 Mavis Road****Date of Decision: February 7, 2024****Date of Notice: February 16, 2024****Last Date of Appeal: March 7, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 11-2024, 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 Glen Schnarr and Associates Inc., on behalf of Paradise Homes Mahogany - Ward 4 (File: OZS-2023-0033).

The Purpose and Effect of the Zoning By-law: To amend the Zoning By-law to permit a development of 34 semi-detached dwellings, 1 buffer block, and corresponding roadway and widening blocks.

Location of Lands Affected: west side of Mavis Road, north of Nathaniel Crescent and south of Maddybeth Crescent, legally described as Pt Lot 15, Con 3, W.H.S, Lots 161-162 and 194-196, Blocks 219-224, Plan 43M-1590, and municipally known as 7896 Mavis Road.

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 Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or arjun.singh@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 except for an application for a Draft Plan of Subdivision T03W15.007 and 21T-01013B.

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 March 7, 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 11 - 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:

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

From:	To:
"AGRICULTURAL (A)" "RESIDENTIAL EXTENDED ZONE R2B – SPECIAL SECTION 2774 (R2B-2774)"	RESIDENTIAL EXTENDED ZONE R2B – SPECIAL SECTION 3755 (R2B – 3755) OPEN SPACE (OS)

(2) By adding the following Sections:

"3755 The lands designated R2B - 3755 on Schedule A to this by- law:

3755.1 Shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) Supportive Housing Residence Type 1; and,
- (c) purposes accessory to other permitted uses

3755.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 204.0 square metres; b) Corner Lot – 240.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 13.6 metres per lot, and 6.8 metres per dwelling unit; b) Corner Lot – 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;

(3) Minimum Front Yard	<div><div>a) 3.0 metres to the front wall of the dwellings;</div><div>b) 5.75 metres to a garage door;</div><div>c) the main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding.</div><div>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard.</div><div>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;</div><div>f) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and</div><div>g) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;</div></div>
(4) Minimum Exterior Side Yard	<div><div>a) 3.0 metres;</div><div>b) 5.75 metres to a garage door facing the exterior side yard for corner lots;</div><div>c) the main wall of a building may have a minimum of 1.0 metre setback to a daylight rounding.</div><div>d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard.</div><div>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;</div><div>f) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle</div></div>
(5) Minimum Rear Yard Depth	<div><div>a) 6.5 metres;</div><div>b) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;</div></div>

	<p>c) open roofed porches and or uncovered terraces may encroach into the rear yard to within 3.0 metres of the rear lot line</p> <p>d) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) 1.2 metres;</p> <p>b) 0.0 metres where the interior side yard is between a common wall lot line</p>
(7) Maximum Building Height	<p>a) 12 metres;</p>
(8) The following provisions shall apply to garages:	<p>a) The maximum garage door width per dwelling unit shall be:</p> <ol style="list-style-type: none"> I. 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and, II. 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; III. 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater; <p>b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;</p> <p>c) the garage door width restriction does not apply to the garage door facing a flankage lot line;</p> <p>d) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;</p> <p>e) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;</p> <p>f) minimum interior garage dimension of a single vehicle garage shall measure 5.8 metre interior length x 2.8 metre minimum interior width.</p> <p>g) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length</p>

(9) Driveways	a) Notwithstanding Section 10.9.1(1), a Residential a Driveway shall have a minimum width of 2.8 metres.
(10) Minimum Distance between a Driveway and a Street Intersection	a) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and a daylight rounding shall be 0.0 metres.
(11) The Following shall apply to a bay, bow or box window:	<div>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</div> <div>b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;</div> <div>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</div> <div>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;</div>
(12) Maximum Lot Coverage	a) No requirement

ENACTED and PASSED this 7th day of February, 2024.

Approved as to
form.

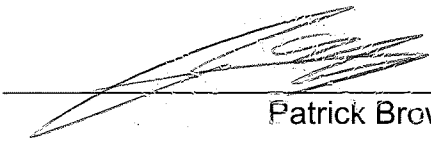
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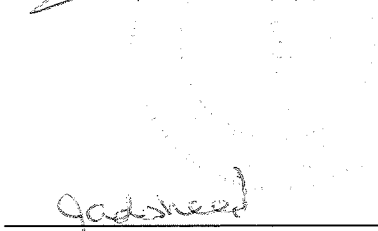
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Approved as to
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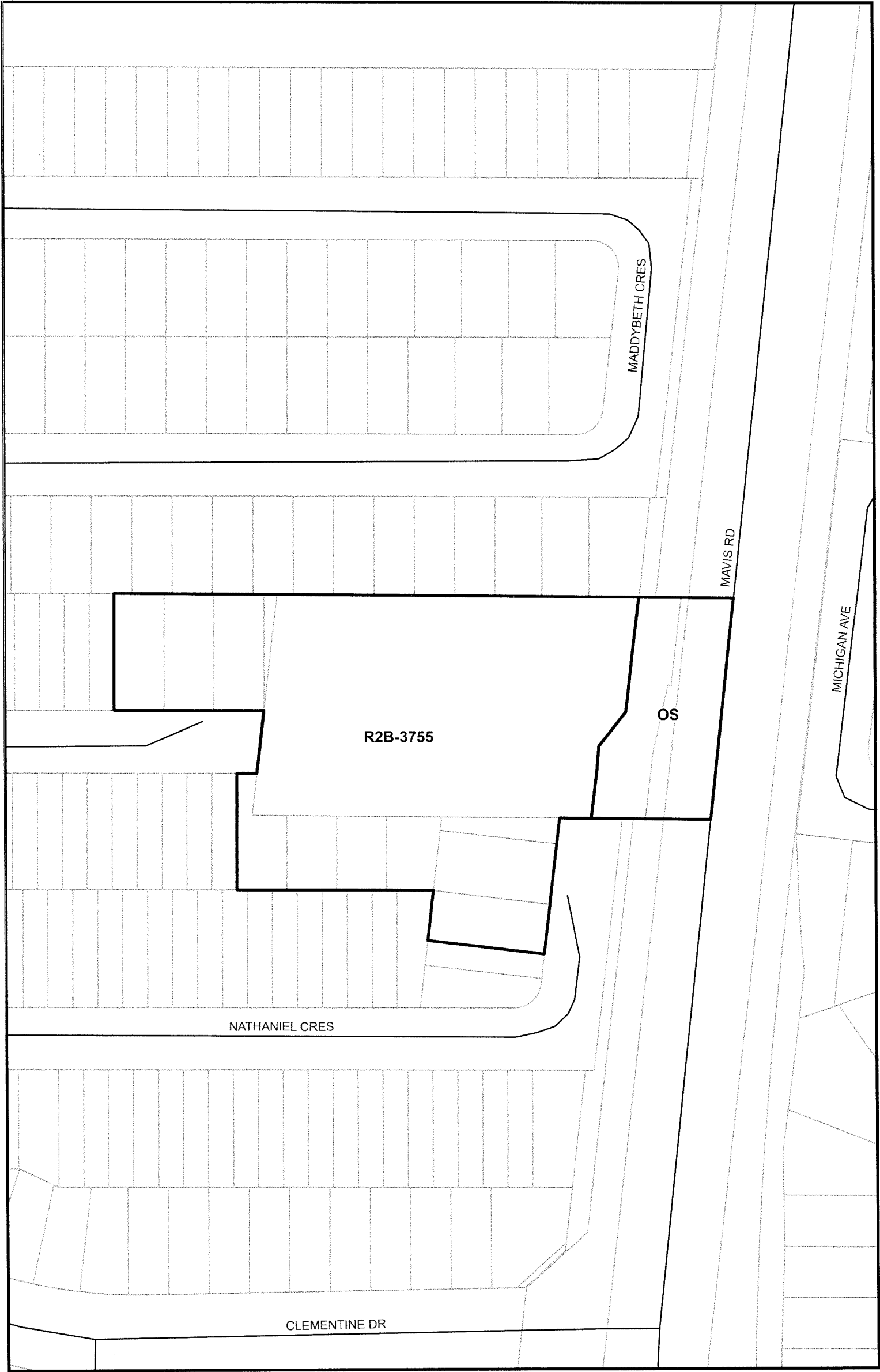
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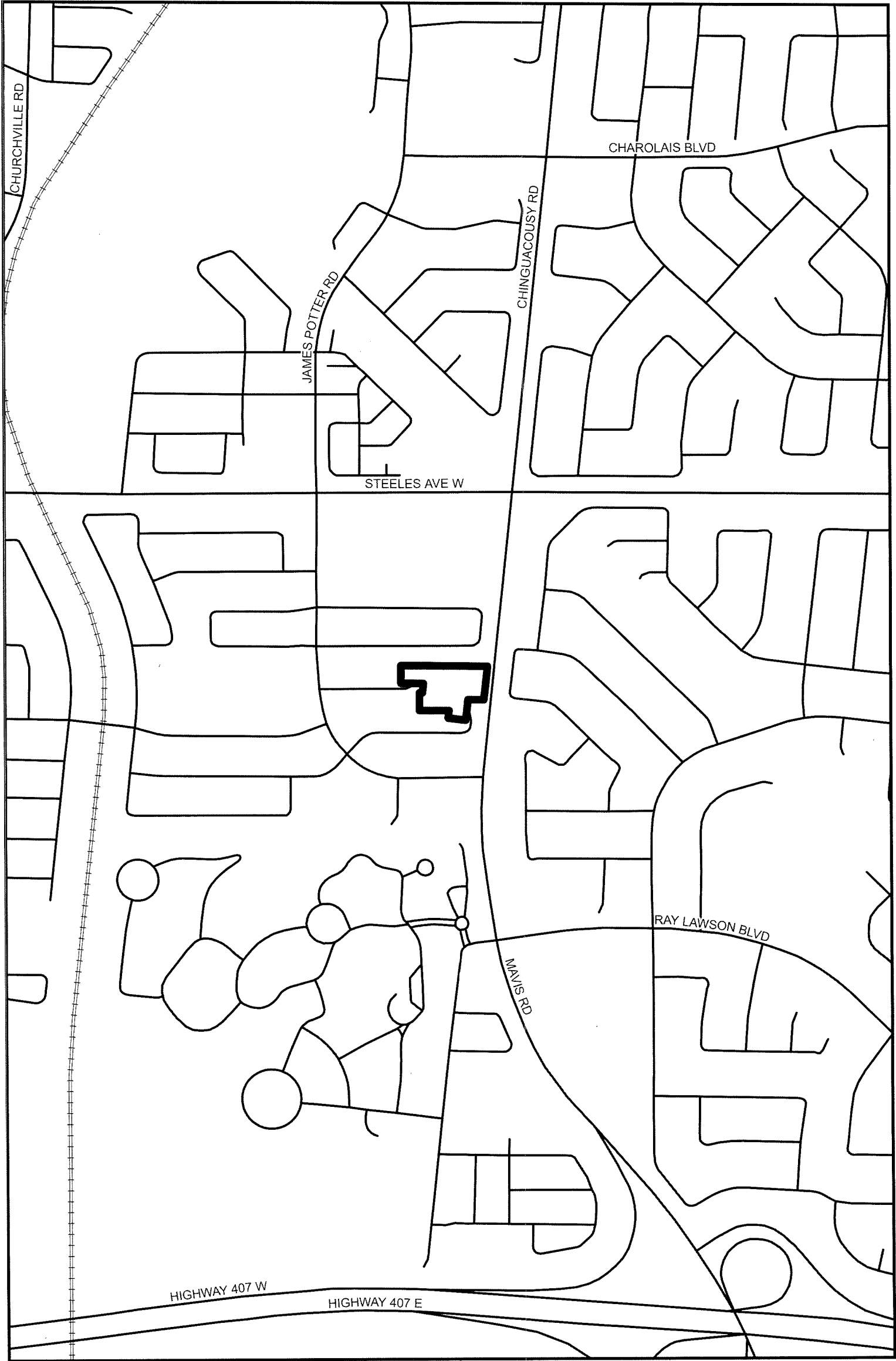
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

Patrick Brown, Mayor


J. Adshead, Acting City Clerk

(File No. OZS-2023-0033)





 Subject Lands  RAILWAYS



KEY MAP