

**Notice of Passing of Zoning By-law 218-2023****10308 Clarkway Drive****Date of Decision: December 6, 2023****Date of Notice: December 20, 2023****Last Date of Appeal: January 10, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 218-2023, 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 Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc. – Ward 10 (File: OZS-2021-0019).

**The Purpose and Effect of the Zoning By-law:** To amend the Zoning By-law to permit low to medium density residential uses as well as open space and floodplain uses on the property.

**Location of Lands Affected:** 10308 Clarkway Drive, legally described as CON 10 ND, PT LOT 12.

**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](http://www.brampton.ca). Further enquiries should be directed to Andrew Ramsammy, Planner, Planning, Building and Growth Management Services Department at 905-874-3485 or [andrew.ramsammy@brampton.ca](mailto:andrew.ramsammy@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 lands except 21T-21005B.

**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 January 10, 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 218 - 2023

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)" & "FLOODPLAIN (F)"	RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737)  RESIDENTIAL SINGLE DETACHED F – 9.15 – SECTION 3738 (R1F – 9.15 – 3738)  RESIDENTIAL TOWNHOUSE E – 6.0 – SECTION 3739 (R3E – 6.0 – 3739)  RESIDENTIAL TOWNHOUSE E – 6.1 – SECTION 3740 (R3E – 6.1 – 3740)  OPEN SPACE ZONE (OS)  FLOODPLAIN (F)

- (2) By adding the following Sections:
- 3737 The lands designated R1F – 11.0 – 3737 on Schedule A to this bylaw:
- 3737.1 Shall only be used for the purposes permitted in an R1F – 11.0 zone.
- 3737.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot – 11.0 metres Corner Lot – 13.0 metres
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<p>(2) Minimum Front Yard</p>	<ul style="list-style-type: none"><li>a) 3.0 metres;</li><li>b) 6.0 metres to the front of the garage;</li><li>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;</li><li>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metres encroachment for steps;</li><li>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;</li><li>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</li><li>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;</li></ul>
<p>(3) Minimum Exterior Side Yard</p>	<ul style="list-style-type: none"><li>a) 3.0 metres</li><li>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</li><li>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;</li><li>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 with an additional 0.25 metres encroachment for steps;</li><li>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;</li><li>f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior</li></ul>

	side yard and within 0.0 metres of a daylight rounding or triangle
(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 7.0 metres for an interior lot;</li> <li>b) 6.0 metres when a rear yard abuts an interior side yard;</li> <li>c) 6.0 metres when a rear yard abuts an Open Space, Floodplain or Institutional zone;</li> <li>d) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;</li> <li>e) A deck may encroach 3.5 metres into the required rear yard;</li> <li>f) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</li> <li>g) Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line</li> <li>h) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;</li> </ul>
(5) Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</li> <li>b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots, and/or at 1.2 metres and 1.2 metres per paired lots;</li> <li>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</li> <li>d) 0.6 metres for a corner lot abutting another interior lot</li> </ul>
(6) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(7) Maximum Building Height	12 metres
(8) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</li> <li>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6</li> </ul>

	<p>metres but less than 12.5 metres shall be 5.0 metres;</p> <p>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width</p> <p>f) 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) The Following shall apply to a bay, bow or box window:	<p>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>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;</p>
(10) Encroachments	<p>a) exterior stairs below grade may encroach into rear yard up to 2.5 metres</p>

(3) By adding thereto, the following sections:

- 3738

The lands designated R1F – 9.15 – 3738 on Schedule A to this bylaw:
- 3738.1

Shall only be used for the purposes permitted in an R1F – 9.15 zone
- 3738.2

Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	<p>Interior Lot – 9.15 metres</p> <p>Corner Lot – 10.9 metres</p>
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<p>(2) Minimum Front Yard</p>	<ul style="list-style-type: none"><li>a) 3.0 metres;</li><li>b) 6.0 metres to the front of the garage;</li><li>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;</li><li>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;</li><li>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;</li><li>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</li><li>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;</li></ul>
<p>(3) Minimum Exterior Side Yard</p>	<ul style="list-style-type: none"><li>a) 3.0 metres</li><li>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</li><li>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;</li><li>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;</li><li>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;</li><li>f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</li></ul>

(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 7.0 metres for an interior lot;</li> <li>b) 6.0 metres when a rear yard abuts an interior side yard;</li> <li>c) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;</li> <li>d) A deck may encroach 3.5m into the required rear yard;</li> <li>e) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</li> <li>f) Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot line</li> <li>g) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;</li> </ul>
(5) Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</li> <li>b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and/or 1.2 metres and 0.6 metres per paired lots and/or at 1.2 metres and 1.2 metres per paired lots;</li> <li>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</li> <li>d) 0.6 metres for a corner lot abutting another interior lot.</li> </ul>
(6) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(7) Maximum Building Height	12 metres
(8) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</li> <li>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;</li> <li>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5</li> </ul>



	<p>metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width</p> <p>f) 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>
<p>(9) The Following shall apply to a bay, bow or box window:</p>	<p>e) 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;</p> <p>f) 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;</p> <p>g) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>h) 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;</p>
<p>(10) Encroachments</p>	<p>a) exterior stairs below grade may encroach into rear yard up to 2.5 metres</p>

(4) By adding thereto, the following sections:

3739 The lands designated R3E– 6.0 – 3739 on Schedule A to this by-law:

3739.1 Shall only be used for the purpose permitted in an R3E– 6.0 zone; and,

a) Dwelling, Rear Lane Townhouse

3739.2 Shall be subject to the following requirements and restrictions:

<p>(1) For the purpose of this by-law, the front lot line for a Rear Lane Townhouse shall be deemed to be Clarkway Drive.</p>	
<p>(2) Minimum Lot Width</p>	<p>Interior Lot: 6.0 metres</p> <p>Corner Lot: 9.0 meters</p>
<p>(3) Minimum Lot Area</p>	<p>Interior Lot: 140 square metres</p>

	Corner Lot: 210 square metres
(2) Minimum Front Yard	<p>a) 3.0 metres;</p> <p>b) The main wall of dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle</p> <p>c) A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;</p> <p>d) A bay window; bow window or window with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;</p> <p>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;</p> <p>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</p> <p>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;</p>
(3) Minimum Exterior Side Yard	<p>a) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding;</p> <p>b) a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</p> <p>c) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;</p> <p>d) a bay window, bow widow or box window with or without foundation may encroach 1.0 metre into the exterior side yard;</p>
(4) Minimum Rear Yard Depth	<p>a) 3.0 metres to the wall of a dwelling.</p> <p>b) 6.0 metre to garage from a public right-of-way.</p>

(5) Minimum Interior Side Yard Width	<p>a) No minimum side yard requirement where units have an attached wall.</p> <p>b) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 0.5 metres into the minimum interior side yard.</p>
(6) Maximum Building Height	14 metres (3 storeys)
(7) The following provisions shall apply to garages:	<p>a) The garage door width shall not exceed the width of any unit or the main wall of the dwelling</p> <p>b) minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.</p>
(8) The Following shall apply to a bay, bow or box window:	<p>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>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;</p>
(9) Minimum Landscape Open Space	The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law
(10) Maximum Lot Coverage	No Requirement
(11) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.	
(12) Maximum fence height permitted within the front yard is 1.2 metres.	

(5) By adding thereto, the following sections:

3740 The lands designated R3E– 6.1 – 3740 on Schedule A to this by-law:

3740.1 Shall only be used for the purpose permitted in an R3E - 6.1 zone; and

a) Dwelling, Street Townhouse

3740.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	Interior Lot: 150 square metres Corner Lot: 220 square metres End Lot: 180 square metres
(3) Minimum Lot Width	Interior Lot: 6.1 metres Corner Lot: 9.1 meters End Lot: 7.3 metres
(4) Minimum Front Yard	a) 3.0 metres; b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle; c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; d) 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; e) 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 f) 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;
(5) Minimum Exterior Side Yard	a) 6.0 metres to a garage door facing the exterior side yard for corner lots; b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle; c) 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; d) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and

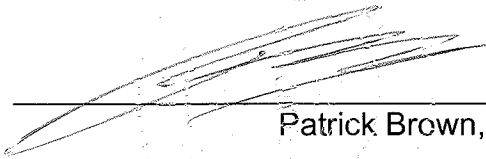
	<p>cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</p>
(6) Minimum Rear Yard Depth	<p>a) 6.0 metres for an interior lot;</p> <p>b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;</p> <p>c) A deck may encroach into the rear yard to within 3.5 metres of the rear lot line;</p> <p>d) a bay window, bow window or box window with or without a foundation and a porch or cold cellar may encroach 1.0 metre into the year yard.</p>
(7) Maximum Building Height	14 metres
(8) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.</p> <p>b) minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width.</p>
(9) The Following shall apply to a bay, bow or box window:	<p>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>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;</p>
(10) Encroachments	<p>a) exterior stairs below grade may encroach into rear yard up to 2.5 metres</p>

(11) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.


ENACTED and PASSED this 6<sup>th</sup> day of December, 2023.

Approved as to  
form.  
2023/11/30  
SDSR

Approved as to  
content.  
2023/11/30  
AAP

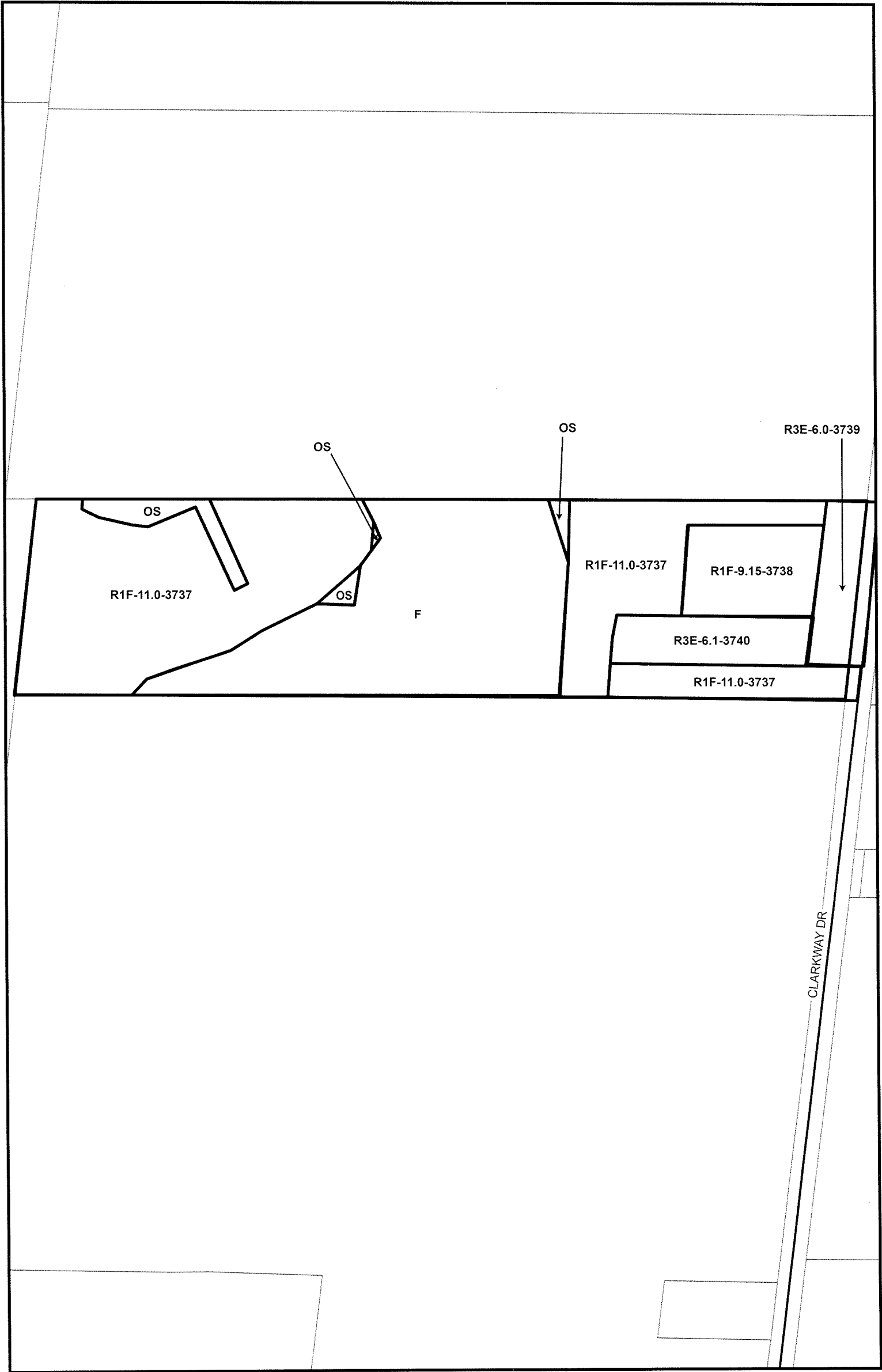


Patrick Brown, Mayor




Peter Fay, City Clerk

(OZS-2021-0019)





 Subject Lands



**KEY MAP**