

Notice of Passing of Zoning By-law 219-2023**10263 The Gore Road****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 219-2023, 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 Gore Creek Estates Inc. – Glen Schnarr & Associates Inc. – Ward 10 (File: OZS-2021-0041).

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

Location of Lands Affected: 10263 The Gore Road, legally described as Toronto Gore CON 10 EHS, 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. 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.

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-21017B.

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 219 - 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)" & "AGRICULTURAL – 1520 (A-1520)"	RESIDENTIAL SEMI-DETACHED A – R2A – SECTION 3742 (R2A – 3742) RESIDENTIAL TOWNHOUSE E – 6.1 – SECTION 3743 (R3E – 6.1 – 3743) RESIDENTIAL APARTMENT A(3) – SECTION 3744 (R4A(3) – 3744) INSTITUTIONAL ONE ZONE – SECTION 3745 (I1 – 3745) RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737) OPEN SPACE ZONE (OS) FLOODPLAIN (F)

- (2) By adding the following Sections:

"3742 The lands designated R2A – 3742 on Schedule A to this bylaw:
3742.1 Shall only be used for the purposes permitted in an R2A zone.
3742.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	For a single detached dwelling: Interior Lot – 275 square metres Corner Lot – 325 square metres
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	<p>For a semi-detached dwelling:</p> <p>Interior Lot – 360 square metres per lot and 180 square metres per dwelling unit</p> <p>Corner Lot – 400 square metres per lot and 200 square metres for the dwelling unit closet to the flankage lot line</p>
(2) Minimum Lot Width	<p>For a single detached dwelling:</p> <p>Interior Lot – 11.0 metres</p> <p>Corner Lot – 13.0 metres</p> <p>For a semi-detached dwelling:</p> <p>Interior Lot – 15.0 metres per lot and 7.5 metres per dwelling unit</p> <p>Corner Lot – 17.0 metres per lot and 9.5 metres for the dwelling unit closest to the flankage lot line</p>
(3) Minimum Lot Depth	24 metres
(4) Minimum Front Yard	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door;</p> <p>c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;</p> <p>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 metre encroachment for steps;</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>
(5) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>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;</p> <p>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 metre encroachment for steps</p>

	<ul style="list-style-type: none">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;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
(6) Minimum Rear Yard Depth	<ul style="list-style-type: none">a) 7.0 metres for an interior lot;b) 6.0 metres when a rear yard abuts an interior side yard;c) 6.0 metres when a rear yard abuts an Open Space, Floodplain or Institutional zone;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;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;f) A deck may encroach into the rear yard to within 3.0 metres of the rear lot line;g) Open roofed porches and or uncovered terraces may encroach in to the rear yard to within 3.0 metres of the rear lot lineh) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;
(7) Minimum Interior Side Yard	<ul style="list-style-type: none">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;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 1.2 metres and 1.2 metres per paired lots;c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; andd) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;e) 1.2 metres for semi-detached units for the opposite side of the attached wall.

(8) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(9) Maximum Building Height	12 metres
(10) 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) 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;</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>
(11) 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>
(12) Minimum Landscape Open Space	<p>a) Single detached Dwelling - 27.5% of the minimum front yard area of an interior lot, 45% of the minimum front area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line;</p> <p>b) Semi-detached Dwelling – - 27.5% of the minimum front yard area of an interior lot, and 45% of the minimum front area of a corner lot;</p>
(13) Encroachments	a) exterior stairs below grade may encroach into rear yard up to 2.5 metres

(3) By adding thereto, the following sections:

3743 The lands designated R3E– 6.1 – 3743 on Schedule A to this bylaw:

3743.1 Shall only be used for the purposes permitted in an R3E– 6.1 zone and

 a) Dwelling, Street Townhouse

3743.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot: 6.1 metres End Lot: 7.6 metres
(2) Minimum Lot Area	Interior Lot: 150 square metres End Lot: 185 square metres
(3) Minimum Lot Depth	24 metres
(4) Minimum Front Yard	a) 3.0 metres; b) 6.0 metres to a garage door c) 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 metre encroachment for steps; d) a bay window, bow window, box window with or without foundation may encroach 1.0 metre into the minimum front yard;
(5) Minimum Exterior Side Yard	a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots; 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; 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 metre encroachment for steps; e) a bay window, bow window or box window with or without foundation may encroach 1 .0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;
(6) Minimum Rear Yard Depth	a) 6.0 metres for an interior lot; 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; c) A deck may encroach in to the rear yard to within 3.0 metres of the rear lot line; 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 rear yard.
(7) Minimum Interior Side Yard	<ul style="list-style-type: none"> a) 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; b) 0.0 metres when abutting side lot line coincides with a common wall between two garages; c) 0.5 metres into the 1.2 metre interior side yard for a bay window, or box window with or without foundation or cold cellar; and, d) 0.7 metres to a bay, bow, or box window or without foundation or cold cellar.
(8) Maximum Building Height	14 metres
(9) The following provisions shall apply to garages:	<ul style="list-style-type: none"> a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling; b) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width. c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
(10) The Following shall apply to a bay, bow or box window:	<ul style="list-style-type: none"> 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; 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; c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and 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;
(11) Minimum Landscape Open Space	a) Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space
(12) Encroachments	a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
(13) Notwithstanding Section 10.13.2, front to rear pedestrian access through the dwelling unit does not need to be provided.	
(14) Maximum Lot Coverage	No Requirements

(4) By adding thereto, the following sections:

“3744 The lands designated R4A(3) - 3744 on Schedule A to this by-law:

3744.1 Shall only be used for the following purposes:

- a) All purposes permitted within the R4A(3) zone;
- b) Dwelling, Back to Back Townhouse;
- c) A retail establishment;
- d) A personal service shop;
- e) A bank, trust company or finance company;
- f) An office;
- g) A dry cleaning and laundry distribution establishment;
- h) A dining room restaurant; or convenience restaurant not including a drive through facility;
- i) A printing or copying establishment;
- j) A custom workshop; and,
- k) A recreation facility.

3744.2 Shall be subject to the following requirements and restrictions:

(1) For the purpose of this by-law, The Gore Road shall be deemed the front lot line	
(2) Lands Zoned R4A(3)- 3744 shall be treated as a single lot for zoning purposes	
(3) Minimum Lot Area	4.0 acres (1.6 hectares)
(4) Minimum Front Yard	4.5 metres
(5) Minimum Side Yard Width	7.5 metres (north) 6.5 metres (south)
(6) Minimum Rear Yard Depth (Collector Road)	4.5 metres
(7) Minimum setback to private road/lane	4.0 metres
(8) Maximum Building Height	Apartment Building: 10 storeys Townhouse/Back-to-Back Townhouse: 3 storeys
(9) Maximum Lot Coverage	40%
(10)Minimum Landscape Open Space	14%
(11)Maximum Floor Space Index	3.1
(12)Minimum Building Separation for Buildings Greater than 3 (three) Storeys	15 metres

(13) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 3 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.

(5) By adding thereto, the following sections:

“3745 The lands designated I1 – 3745 on Schedule A to this by-law:

3745.1 Shall only be used for the purposes permitted by Section 3745.1, or the purposes permitted by Section 3745.2, but not both sections and not any combination of both sections:

- (1) Purposes permitted by the I1 zone:
or
- (2) Purposes permitted by the R2A – 3742

3745.2 Shall be subject to the following requirements and restrictions:

- (1) For purposes permitted in a I1 zone, the requirements and restrictions set out in the I1 zone shall apply.
- (2) For those purposes permitted in a R2A-3742 zone, the requirements and restrictions set on in a R2A-3742 zone shall apply;

(6) 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
(2) Minimum Front Yard	<div>h) 3.0 metres;</div> <div>i) 6.0 metres to the front of the garage;</div> <div>j) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;</div> <div>k) 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;</div> <div>l) 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>m) a bay window, bow window, box window with or without foundation</div>

	<p>or cold cellar may encroach 1.0 metre into the minimum front yard; and</p> <p>n) 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>g) 3.0 metres</p> <p>h) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>i) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;</p> <p>j) 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;</p> <p>k) 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;</p> <p>l) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle</p>
(4) Minimum Rear Yard Depth	<p>i) 7.0 metres for an interior lot;</p> <p>j) 6.0 metres when a rear yard abuts an interior side yard;</p> <p>k) 6.0 metres when a rear yard abuts an Open Space, Floodplain or Institutional zone;</p> <p>l) 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;</p> <p>m) A deck may encroach 3.5 metres into the required rear yard;</p> <p>n) 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;</p> <p>o) Open roofed porches and or uncovered terraces may encroach</p>

	<p>into the rear yard to within 3.0 metres of the rear lot line</p> <p>p) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum rear yard;</p>
(5) Minimum Interior Side Yard	<p>f) 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;</p> <p>g) 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;</p> <p>h) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</p> <p>i) 0.6 metres for a corner lot abutting another interior lot</p>
(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:	<p>g) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>h) 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;</p> <p>i) 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>j) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>k) minimum interior garage dimension of shall measure 6.0 metre interior length by 3.1 metre interior width</p> <p>l) 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:	e) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with

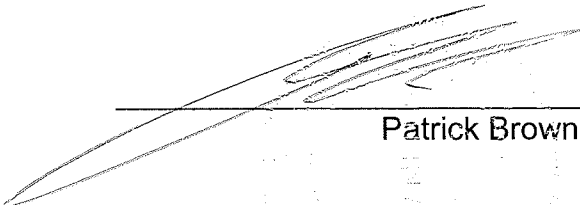
	<p>or without foundation shall be 4.5 metres;</p> <p>f) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;</p> <p>g) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</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>
(10) Encroachments	<p>a) exterior stairs below grade may encroach into rear yard up to 2.5 metres</p>


ENACTED and PASSED this 6th day of December, 2023.

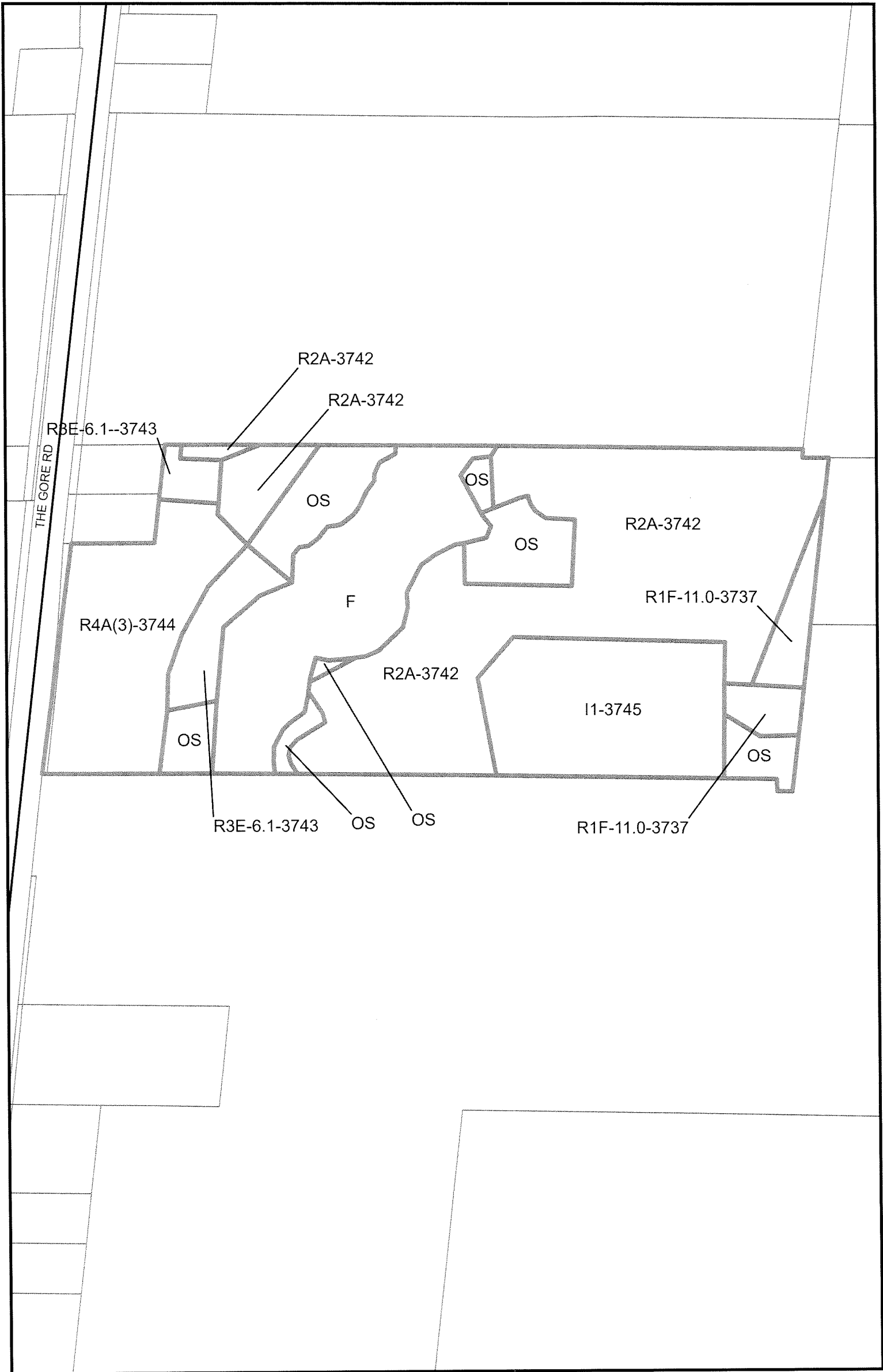
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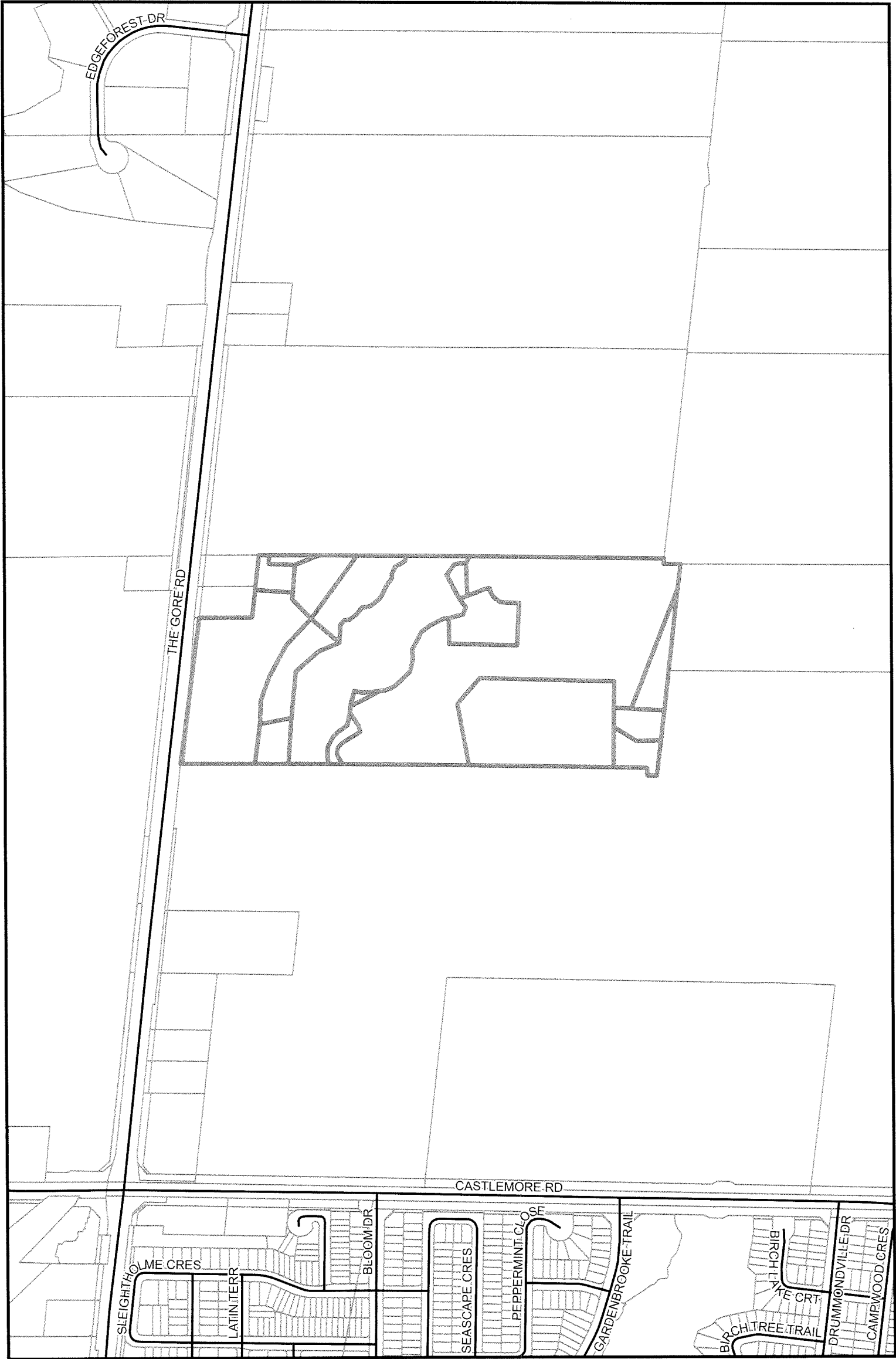
Approved as to
content.
2023/11/30
AAP


(OZS-2021-0041)


Patrick Brown, Mayor


Peter Fay, City Clerk





 Subject Lands



KEY MAP

BY-LAW 219-2023