

Notice of Passing of Zoning By-law 35-2023**11229 Torbram Road****Date of Decision: March 1, 2023****Date of Notice: March 13, 2023****Last Date of Appeal: April 3, 2023**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 35-2023, 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 – KLM Planning Partners Inc. – Maplequest Ventures Inc., File: OZS-2021-0024.

The Purpose and Effect of the Zoning By-law: To facilitate the development of 77 residential dwelling units comprised of nine (9) townhouse dwellings and 68 single detached dwellings.

Location of Lands Affected: 11229 Torbram 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 Alex Sepe, City of Brampton, Planning, Building and Economic Development, 905-874-3557 or at Alex.Sepe@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 for a proposed Draft Plan of Subdivision File 21T-21011B.

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 April 3, 2023**. 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) 874-3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 35 - 2023

To amend 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. cP 13, as amended, 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 to this by-law:

From:	To:
Agricultural (A)	RESIDENTIAL SINGLE DETACHED F-11.6 – SECTION 2987 (R1F-11.6 – SECTION 2987) RESIDENTIAL SINGLE DETACHED F(H)-11.6 – SECTION 3684 (R1F(H)-11.6 – SECTION 3684) RESIDENTIAL TOWNHOUSE E(H)-4.5 – SECTION 3685 (R3E(H)-4.5 – SECTION 3685) OPEN SPACE (OS)

- (2) By adding thereto the following sections:

“3684 The lands designated R1F(H) – 11.6 Section 3684 on Schedule A to this By-law:

3684.1 Shall only be used for the following purposes:

- 1) Purposes permitted within the R1F-X zone.

3684.2 Shall be subject to the following requirements and restrictions:

- 1) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres,

eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

2) Maximum cumulative garage door width: 5.5 metres.

3684.3 Until the Holding (H) symbol is removed, the lands designated R1F(H) – 11.6 Section 3684 on Schedule A shall only be used for the following purposes:

1) Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

3684.4 The Holding (H) symbol shall not be removed until such time as the following condition has been met:

1) Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

3685 The lands designated R3E(H)-4.5-Section 3685 on Schedule A to this Bylaw:

3685.1 Shall only be used for the following purposes:

1) Purposes permitted within the R3E-X zone.

3685.2 Shall be subject to the following requirements and restrictions:

1) A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;

2) Minimum building setback to a daylighting triangle/rounding: 1.5 Metres;

3) Minimum lot width for a lot abutting a daylighting triangle: 7.0 metres

4) That section 16.10.2 (d) of the R3E-X Zone shall now apply.

5) Minimum Interior Side Yard Width:

a. 1.2 metres; or

b. 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;

6) Maximum Building Height: 14.0 metres;

7) Maximum Lot Coverage: no requirement

8) The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;

9) Maximum cumulative garage door width: 3.5 metres.

3685.3: Until the Holding (H) symbol is removed, the lands designated R3E(H)-4.5-Section 3685 on Schedule A to this By-law shall only be used for the following purposes:

1) Uses, buildings and structures as may be permitted and in accordance with the Agricultural (A) zone.

3685.4 The Holding (H) symbol shall not be removed until such time as the following condition has been met:

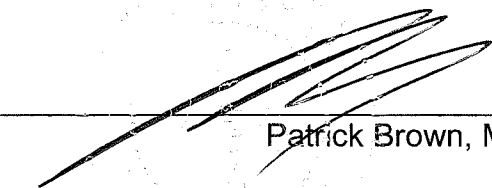
- 1) Written Confirmation that all infrastructure and services has been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy has been received by the Commissioner of Public Works.

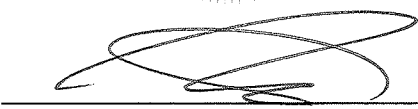
ENACTED and PASSED this 1st day of March, 2023.

Approved as to
form.
2023/02/24
AWP

Approved as to
content.
2023/02/23
AAP

(OZS-2021-0024)


Patrick Brown, Mayor


Peter Fay, City Clerk

PROPOSED

TORBRAM RD

R3E(H)-4.5-3685

R1F(H)-11.6-3684

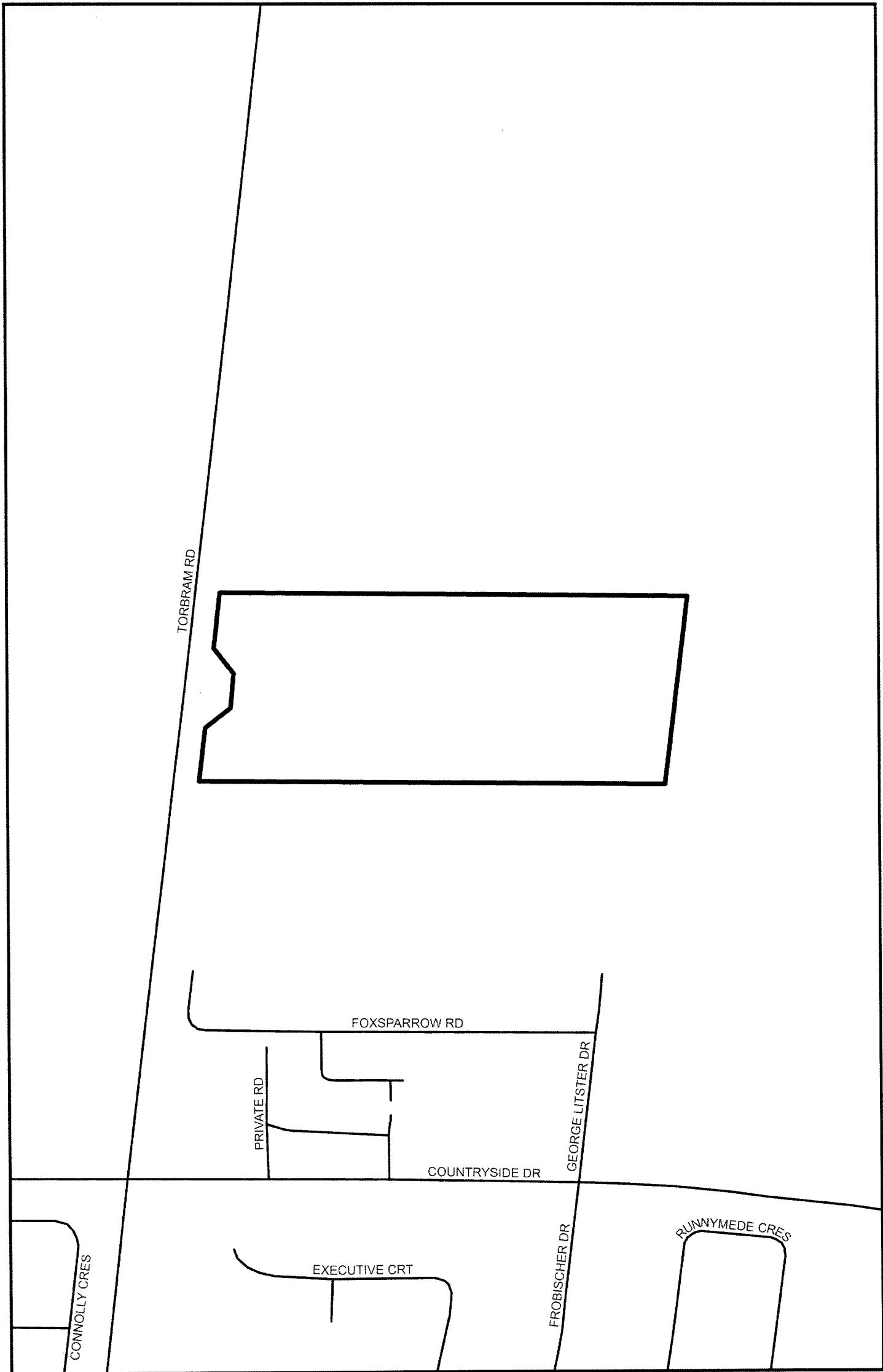
OS


R1F-11.6-2987

FOXSPARROW RD

PRIVATE RD





 SUBJECT LANDS

