

**Notice of Passing of By-law 191-2020
Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning
Ward 6**

Date of Decision: October 14, 2020
Date of Notice: October 23, 2020
Last Date of Appeal: November 12, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 191-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, as amended, pursuant to an application by Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – City File C04W14.010.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning., to permit the development of 44 townhouse units and to protect the lands that form part of the Natural Heritage System (NHS) area.

Location of Lands Affected: north of Sandalwood Parkway, on the east side of Veterans Drive. Legally described as Part of Lot 14, Concession 4, W.H.S. Part 1 – Ward 6.

Obtaining Additional Information: 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 Himanshu Katyal, Development Planner, Planning, Building and Economic Development, at (905) 874-3359 or himanshu.katyal@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 of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than November 12, 2020**. An appeal form is available from the LPAT website at www.elto.gov.on.ca/tribunals/lpat/forms.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal 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 Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal 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

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.

Appointments to attend City Hall may be booked online at:

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 191 - 2020

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. 1990, c.P. 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 on Schedule A to this By-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL TOWNHOUSE A-3007 (R3A-3007), FLOODPLAIN (F)

(2) By adding thereto the following sections:

"3007 The lands designated R3A-3007 on Schedule A to this By-law:

3007.1 Shall only be used for the following purposes:

a) A townhouse dwelling

3007.2 Townhouse dwellings shall be subject to the following requirements and restrictions:

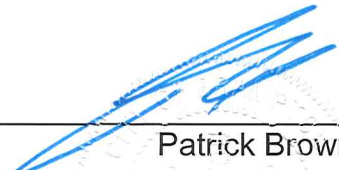
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|---|------------|
| (a) Minimum Dwelling Unit Width: | 6.0 metres |
| (b) Minimum Setback to Veterans Drive: | 3.0 metres |
| (c) Minimum Setback between a wall containing a swing door and a Private Walkway running parallel to such wall: | 2.0 metres |
| (d) Minimum Separation Distance Between Buildings: | 3.0 metres |

- (e) Minimum Interior Side Yard Setback (from the Northern Property Boundary Line): 3.0 metres
- (f) Minimum Interior Side Yard Setback (from the Southern Property Boundary Line):
 - (i) 5.8 metres to the rear wall of townhouse dwelling;
 - (ii) 3.0 metres to the side wall of a townhouse dwelling;
- (g) Notwithstanding 3007 (e) and 3007 (f), utility cabinets may encroach into the required interior side yard setback by a maximum 0.5 metres;
- (h) Minimum Building Setback from a Floodplain Zone: 3.0 metres
- (i) Maximum Building Height: 3.5 storeys
- (j) Maximum Lot Coverage: No Requirement
- (k) Minimum Parking Requirement:
 - (i) Townhouse Dwelling: 2 spaces per unit
 - (ii) Visitor Parking: 0.2 spaces per unit
- (l) Minimum Landscaped Open Space: 25% of the Lot Area
- (m) Open, roofed porches not exceeding one storey in height may project no more than 2.5 metres from any wall of a dwelling unit;
- (n) Notwithstanding Section 10.10 of the By-law, a privacy screen having a maximum height of 1.8 metres above the walking surface of a porch may project no more than 2 metres from any wall of a dwelling unit;
- (o) Notwithstanding Section 6.10, utility installations shall not be subject to the setbacks and yard requirements of the zone in which they are located;
- (p) Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- (q) Section 6.27 shall not apply;
- (r) Notwithstanding Section 6.17.2 (d) of this By-law, a private lane leading to designated visitor spaces shall be a minimum of 6 metres wide to allow for 90 degree parking.”


ENACTED and PASSED this 7th day of October, 2020.

Approved as to
form.
2020/09/17
AWP

Approved as to
content.
2020/09/16
AAP

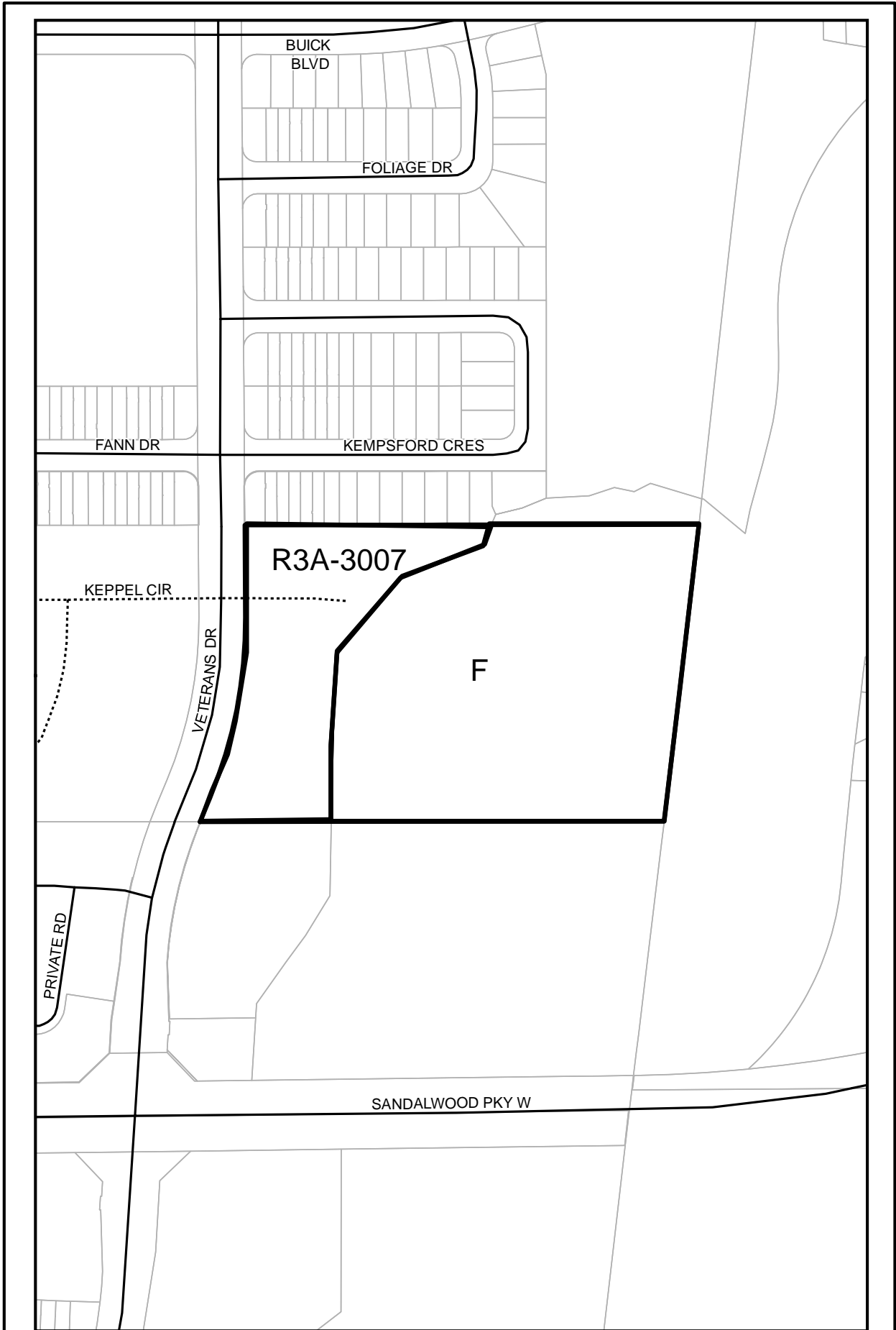


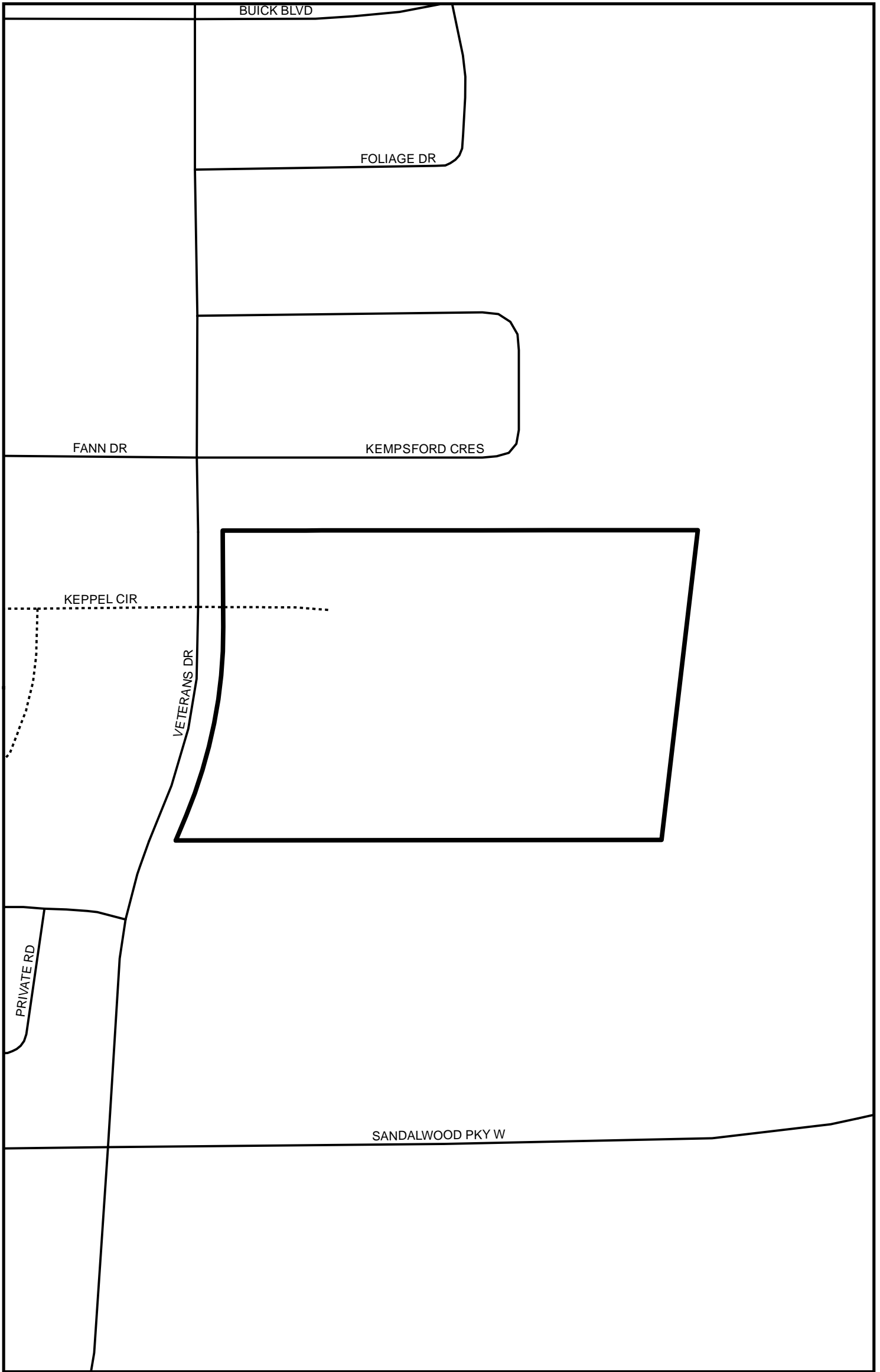
Patrick Brown, Mayor



Peter Fay, City Clerk

(file number: C04W14.010)





 SUBJECT LANDS

