

**Notice of Passing of By-law 204-2021  
Ontario Inc. (Metalstone) – KLM Planning Partners Inc.  
Ward 9**

**Date of Decision:** September 15, 2021  
**Date of Notice:** September 24, 2021  
**Last Date of Appeal:** October 14, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 204-2021**, 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 Ontario Inc. (Metalstone) – KLM Planning Partners Inc.– File OZS-2019-0010.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc.- to permit a residential neighbourhood that includes a secondary school, a stormwater management pond, a park and a road system to service the area.

**Location of Lands Affected:** the northwest intersection of Countryside Drive and Torbram Road – Ward 9.

**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](http://www.brampton.ca). Further inquiries should be directed Stephen Dykstra, City of Brampton, Planning, Building and Economic Development Services, 905-874-3841 or at [Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@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.

Under the Planning Act, there is a Draft Plan of Subdivision pertaining to the subject lands – file 21T-19018B.

**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 October 14, 2021**. 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

**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. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)**

**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](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 204 - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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 Single Detached F - 13.5 – 3589 (R1F-13.5-3589);
Institutional One – 1226 (I1-1226)	Residential Single Detached F - 11.0 – 3590 (R1F-11.0-3590);
	Residential Single Detached F - 11.6 – 2983 (R1F-11.6-2983);
	Residential Apartment A (Holding) – 3591 (R4A(H)-3591)
	Institutional One – 3592 (I1-3592)
	Open Space (OS)
	Floodplain (F)

(2) By adding the following sections:

“3589 the lands designated R1F-13.5-3589 on Schedule A to this By-law:

3589.1 Shall only be used for the purposes permitted in the R1F zone;

3589.2 Uses permitted under Section R1F-13.5-3589.1 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 Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting

triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in 3589.2(5);

- (2) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in 3589.2(5);
- (3) Maximum interior garage width: 6.1 metres;
- (4) Minimum Lot Width: 13.0 metres where a Lot abuts a daylighting triangle;
- (5) Minimum Building Setback:
  - a. 0.0 metres to a daylighting triangle
  - b. 1.2 metres to a corner rounding

3589.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3589.2;

3590 The lands designated R1F-11.0-3590 on Schedule A to this By-law:

3590.1 Shall only be used for the purposes permitted in the R1F zone;

3590.2 Uses permitted under Section R1F-11.0-3590.1 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 Yard or minimum Exterior Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum front and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in 3590.2(6);
- (2) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum front, rear, and/or exterior side yards, except where the lot line abuts the daylighting triangle or corner rounding, in which case no encroachment shall be permitted into the minimum building setback set out in 3590.2(6);
- (3) Maximum cumulative garage door width: 5.5 metres;
- (4) Maximum interior garage width: 6.1 metres;
- (5) Minimum Lot Width: 11.0 metres where a Lot abuts a daylighting triangle;
- (6) Minimum Building Setback:
  - a. 0.0 metres to a daylighting triangle
  - b. 1.2 metres to a corner rounding

3590.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of

this By-law which are not in conflict with those set out in Section 3590.2;

- 3591 The lands designated R4A(H) – Section 3591 on Schedule A to this By-law:
- 3591.1 Shall only be used for the following purposes:
- (1) Purposes permitted in the R4A zone;
  - (2) A townhouse dwelling;
  - (3) A stacked townhouse dwelling;
  - (4) A back to back townhouse dwelling;
  - (5) Purposes accessory to the other permitted uses;
- 3591.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width: No Requirement;
  - (2) Minimum Lot Depth: No Requirement;
  - (3) Minimum Front Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
  - (4) Minimum Interior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
  - (5) Minimum Exterior Side Yard Width: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
  - (6) Minimum Rear Yard Depth: 3.0 metres, except 0.0 metres to a daylighting triangle or 1.2 metres to a corner rounding;
  - (7) Minimum separation between buildings: 12.0 metres except that:
    - a. that a minimum 2.4 metres shall be permitted between end walls of townhouse dwellings;
    - b. that a minimum 7.0 metres shall be permitted between an end wall of a townhouse dwelling and a rear wall of a townhouse dwelling;
  - (8) Maximum Building Height:
    - a. 8 storeys, excluding roof top stairway access enclosures, for Multiple Residential Dwellings and Apartment Dwellings;
    - b. 4 storeys, excluding roof top stairway access enclosures, for Townhouse Dwellings, Stacked Townhouse Dwellings, and Back to Back Townhouse Dwellings;
  - (9) Minimum Building Height: 3 storeys;

- (10) Maximum Lot Coverage: No Requirement;
  - (11) Minimum Landscaped Open Space:
    - a. 5.0 metres along the Lot Line separated from Torbram Road by a reserve of less than 1.0 metres in width, except that a building may encroach 2.0 metres into the required landscaped open space;
    - b. 3.0 metres along a Lot Line abutting a public road;
  - (12) Minimum Unit Width:
    - a. 6.0 metres for a Townhouse Dwelling;
    - b. 4.5 metres for a Townhouse Dwelling with a garage at the rear of the unit;
    - c. 6.0 metres for a Back to Back Townhouse Dwelling;
    - d. 6.0 metres for a Stacked Townhouse Dwelling;
  - (13) A balcony or porch, with or without a cold cellar, may project into the minimum Front Yard and/or minimum Side Yard by a Maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres into the minimum Front Yard and/or minimum Side Yard;
  - (14) Bay windows and bow windows and boxed-bay windows, with or without foundations, to a Maximum Width of 3.0 metres, may encroach a Maximum of 1.0 metres into the minimum Front Yard, minimum Rear Yard, and/or Minimum Side Yard;
  - (15) All lands zoned R4A-3591 shall be deemed to be one lot for zoning purposes;
  - (16) Sections 6.27 and 10.2 shall not apply;
- 3591.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all general provisions of this By-law which are not in conflict with those set out in Section 3591.2;
- 3591.4 The Holding (H)
- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
  - (2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
    - a. Confirmation that the block has frontage that is accessible; and
    - b. it is demonstrated to the satisfaction of the Director of Engineering Services, that the block can be adequately serviced and graded.
- 3592 The lands designated I1 - 3592 on Schedule A to this By-law:
- 3592.1 Shall only be for the purposes permitted by Section 3592.1.1 or the purposes permitted by Section 3592.1.2 but not both sections and not any combination of both sections:

Either:

- (1) The following:
  - a. A public or private school;
  - b. A day nursery only in conjunction with a public or private school;
  - c. A place of worship only in conjunction with a public or private school;
  - d. A park, playground or recreational facility operated by a public authority; and,
  - e. Purposes accessory to the other permitted purposes.

Or:

- (2) The following:
  - a. Those purposes permitted in the R1F-11.0-3590 zone and/or the R3E-7.0-2370 zone and/or the R3E-4.4-3580 zone and/or the R3E-6.0-3581 zone.

3592.2 Shall be subject to the following requirements and restrictions:

- (1) For those purposes permitted in I1-3592.1(1), the requirements and restrictions as set out in an I1 zone;
- (2) For those purposes permitted in a R1F-11.0-3590 zone, the requirements and restrictions as set out in the R1F-11.0-3590 zone;
- (3) For those purposes permitted in a R3E-7.0-2370 zone, the requirements and restrictions as set out in the R3E-7.0-2370 zone;
- (4) For those purposes permitted in a R3E-4.4-3580 zone, the requirements and restrictions as set out in the R3E-4.4-3580 zone;
- (5) For those purposes permitted in a R3E-6.0-3581 zone, the requirements and restrictions as set out in the R3E-6.0-3581 zone.

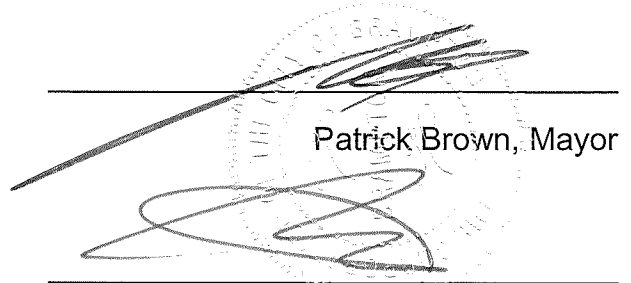
3592.3 Shall also be subject to the requirements and restrictions relating to the I1 zone and all general provisions of this By-law which are not in conflict with those set out in Section 3592.2.”

ENACTED and PASSED this 15<sup>th</sup> day of September, 2021.

Approved as to  
form.  
2021/09/14  
MR

Approved as to  
content.  
2021/09/14  
AAP

(OZS-2019-0010)



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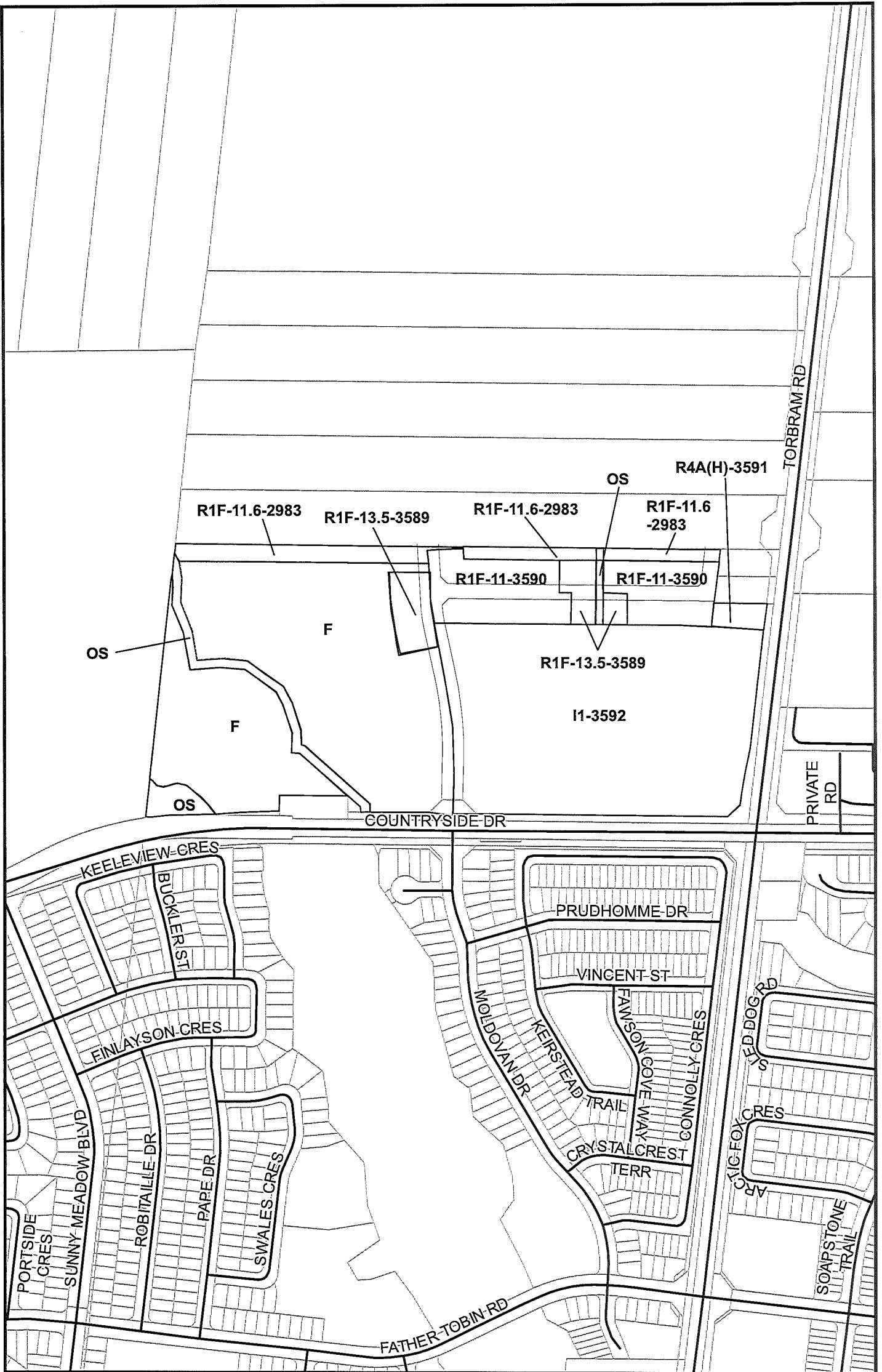
Patrick Brown, Mayor



A handwritten signature in black ink is written over a horizontal line. Behind the signature is a faint circular seal with the text "CITY OF BRANTFORD" and "1827" visible.

Peter Fay, City Clerk







 SUBJECT LANDS

