

**Notice of Passing of By-law 24-2021
2185715 Ontario Inc. – Candevcon Ltd.
Ward 10**

Date of Decision: February 17, 2021
Date of Notice: March 4, 2021
Last Date of Appeal: March 24, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 24-2021**, 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 2185715 Ontario Inc. – Candevcon Ltd – File C08E17.012.

The Purpose and Effect: to amend comprehensive Zoning By-Law 270-2004, as amended, pursuant to an application by 2185715 Ontario Inc. – Candevcon Ltd., to rezone the lands from “Residential Rural Estate Holding (REH)” to “Residential Single Detached E – Section 2459 (R1E-15.2-2459)”, “Residential Single Detached E – Section 3533 (R1E-15.2-3533)”, “Residential Single Detached E – Section 3534 (R1E-18.0-3534)”, “Open Space (OS)” and “Floodplain (F)” to permit residential detached dwellings, in accordance with the requirements set out in the By-law.

Location of Lands Affected: 11570 McVean Drive – South of Mayfield Drive between Goreway Drive and McVean Drive – Ward 10.

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 Tejinder Sidhu, Development Planner, Planning, Building and Economic Development, at (905) 874-2386 or tejinder.sidhu@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-19009B.

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 March 24, 2021**. An appeal form is available from the LPAT website at <https://olt.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 24 - 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:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Rural Estate Holding (REH)	Residential Single Detached E – Section 2459 (R1E-15.2-2459); Residential Single Detached E – Section 3533 (R1E-15.2-3533); Residential Single Detached E – Section 3534 (R1E-18.0-3534); Open Space (OS); and Floodplain (F)

- (2) By adding thereto the following sections:

- | | |
|--------|---|
| “3533 | The lands zoned R1E – 15.2 – 3533 on Schedule A to this by-law: |
| 3533.1 | Shall only be used for the purposes permitted within an R1E-x zone. |

- 3533.2 Shall be subject to the following requirements and restrictions:
- a. For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
 - b. A balcony or porch, with or without a cold cellar or foundation, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
 - c. A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
 - d. An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
 - e. The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
 - f. Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
 - g. For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
 - h. The maximum building height shall not exceed 13 metres.

3534. The lands zoned R1E - 18.0 - 3534 on Schedule A to this by-law:

3534.1 Shall only be used for the purposes permitted within an R1E-x zone.

3534.2 Shall be subject to the following requirements and restrictions:

- a. For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- b. A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

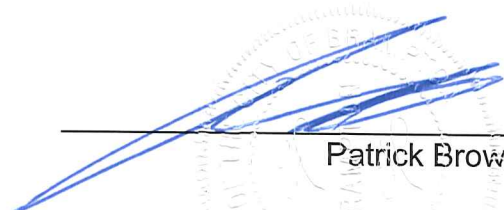
- c. A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- d. An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- e. The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- f. Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- g. For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection; and,
- h. The maximum building height of shall not exceed 13 metres.”


ENACTED and PASSED this 17th day of February, 2021.

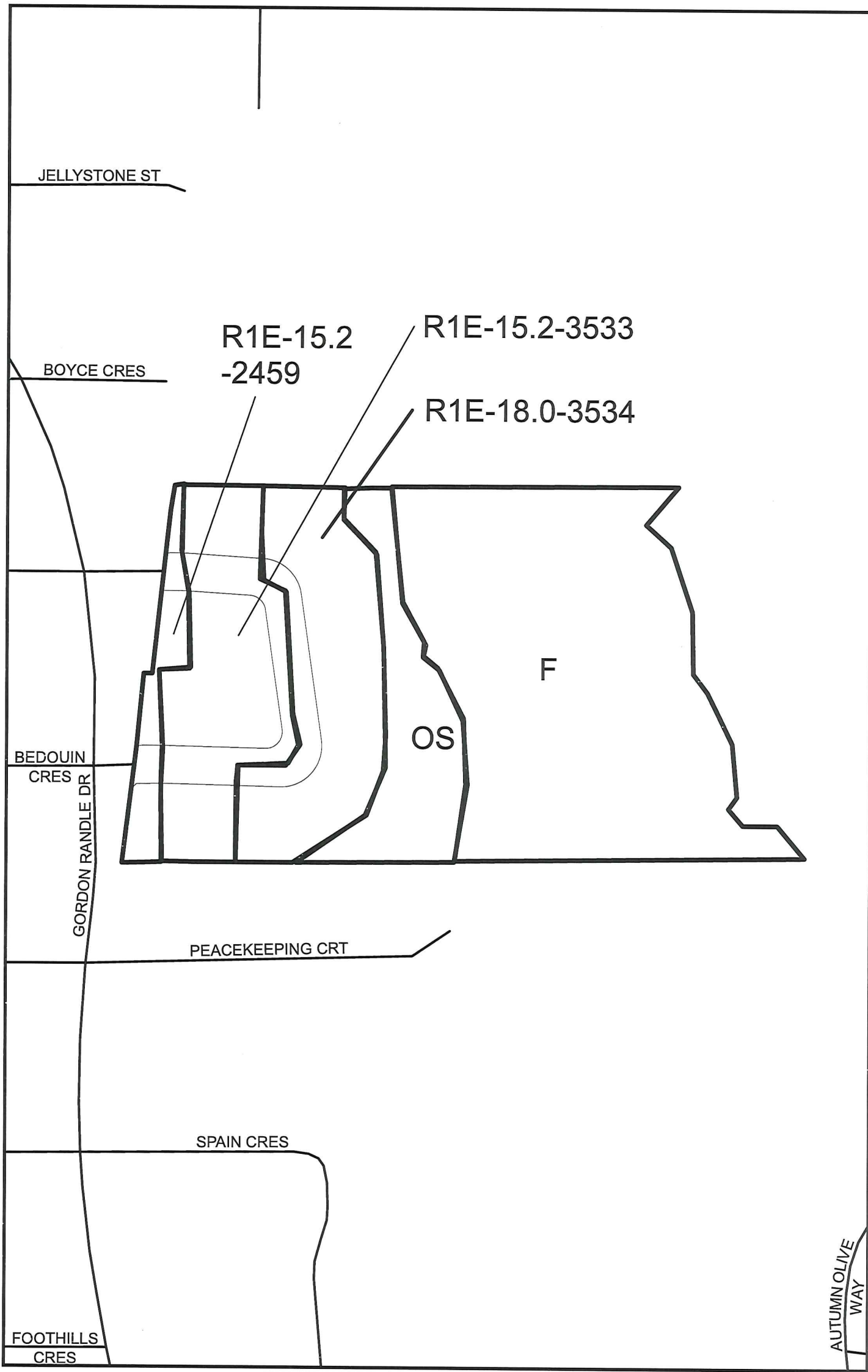
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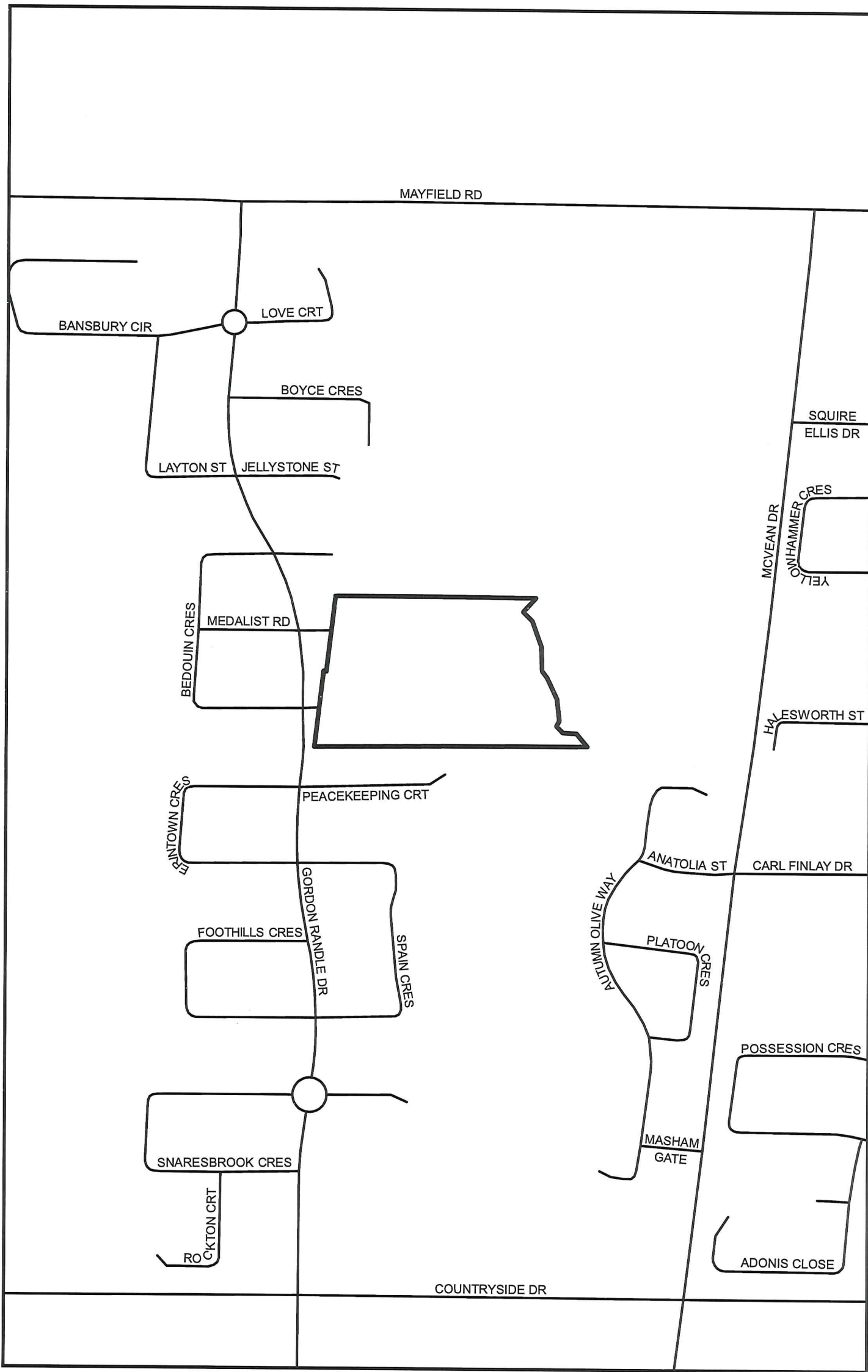
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2021/01/21
AAP

(file: C08E17.012)


Patrick Brown, Mayor


Peter Fay, City Clerk





 SUBJECT LANDS



KEY MAP