

Notice of Passing of By-law 8-2021
2128743 Ontario Inc. – Weston Consulting Group Inc.
Ward 6

Date of Decision: January 27, 2021
Date of Notice: February 11, 2021
Last Date of Appeal: March 3, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 8-2021**, 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 2128743 Ontario Inc. – Weston Consulting Group Inc. – File C03W15.008.

The Purpose and Effect: to amend comprehensive Zoning By-Law 270-2004, as amended, pursuant to an application by 2128743 Ontario Inc. – Weston Consulting Group Inc., to create two (2) zones which will permit residential uses; namely townhouse and semi-detached dwellings. The result of the zones will create a residential community with an internal road and amenity area.

Location of Lands Affected: south of Wanless Drive between Creditview Road and Chinguacousy Road – 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 Stephen Dykstra, Development Planner, Planning, Building and Economic Development, at (905) 874-3841 or 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.

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 March 3, 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 8 - 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 Townhouse C – Section 3005 (R3C – Section 3005); Residential Semi-Detached A – Section 3006 (R2A – Section 3006)

(2) By adding the following sections:

“3005 The lands designated R3C – Section 3005 on Schedule A to this By-law:

3005.1 Shall only be used for purposes permitted by the R3C zone:

3005.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum number of townhouse dwellings
on lands zoned R3C – Section 3005: 43
- 2) Minimum setback to Wanless Drive: 7.3 metres
- 3) Minimum front or rear yard setback to
a common element road: 6.0 metres, except for
lots having a side yard
abutting a common
element road in which
case the minimum front
or rear yard setback
shall be 4.8 metres

- 4) Minimum setback to a lot line abutting an Open Space zone: 6.3 metres,
 - 5) Minimum Side Yard Setback: 1.5 metres
 - 6) Notwithstanding Sections 3005.2 3), 4), 5) and 8), the following shall apply to a lot abutting an Amenity Space:
 - a) Minimum front yard setback: 5.9m
 - b) Minimum side yard setback: 4.9m
 - c) Minimum rear yard setback: 2.0m
 - 7) Minimum Dwelling Unit Width 6.0 metres
 - 8) Maximum Building Height: 11.0 metres
 - 9) A balcony, deck or porch, with or without a foundation, and/or cellar, may project into the minimum required front or side yard by a maximum of 1.5 metres. Attached eaves and/or cornices are permitted to project an additional 0.6 metres into the minimum required front yard.
 - 10) Maximum garage door width per dwelling unit:
 - a) Interior lots abutting Wanless Drive: 3.7 metres
 - b) End/corner lots abutting Wanless Drive: 4.9 metres
 - 11) Section 16.8.2 (i) and Section 10.10 General Provisions regarding fencing shall not apply.
 - 12) Maximum fence height in the yard abutting Wanless Drive: 1.2 metres, except for a noise attenuation barrier
 - 13) Section 10.13.2 of the General Provisions shall not apply.
 - 14) Setback to a Hydro Transformer: No requirement
 - 15) Minimum Common Amenity Area: 355 sq. m
 - 16) Minimum Landscape Open Space: Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space
- 3005.3 For the purpose of this zone an amenity area is defined as follows:
- Common Amenity Area:** shall mean land that is intended for active recreation, including but not limited to lands developed with features such as shade structures and/or play structures, and shall consist of both hard and soft landscaping that support the amenity area.
- 3005.4 All lands zoned R3C-3005 and R2A-3006 shall be treated as one lot for the purposes of required visitor parking.
- 1) Minimum visitor parking spaces: 10 spaces
- 3005.5 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.

3006 The lands designated R2A – Section 3006 on Schedule A to this By-law:

3006.1 Shall only be used for purposes permitted by the R2A zone.

3006.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 5.8 metres
- 2) Minimum Lot Area: 163 square metres
- 3) Minimum Lot Depth: 26.0 metres
- 4) Minimum front yard setback: 6.0 metres
- 5) Minimum side yard setback to Wanless Drive: 6.25 metres
- 6) Minimum side yard setback to a common element road: 1.0 metres
- 7) Minimum interior side yard setback: 1.2 metres
- 8) Maximum Building Height: 11.0 metres
- 9) Setback to a Hydro Transformer: No requirement
- 10) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space

3006.3 All lands zoned R2A-3006 and R3C-3005 shall be treated as one lot for the purposes of required visitor parking.

- 1) Minimum visitor parking spaces: 10 spaces

3006.4 For the purpose of this zone a private road shall be treated as a public street for zoning purposes.”

ENACTED and PASSED this 27th day of January, 2021.

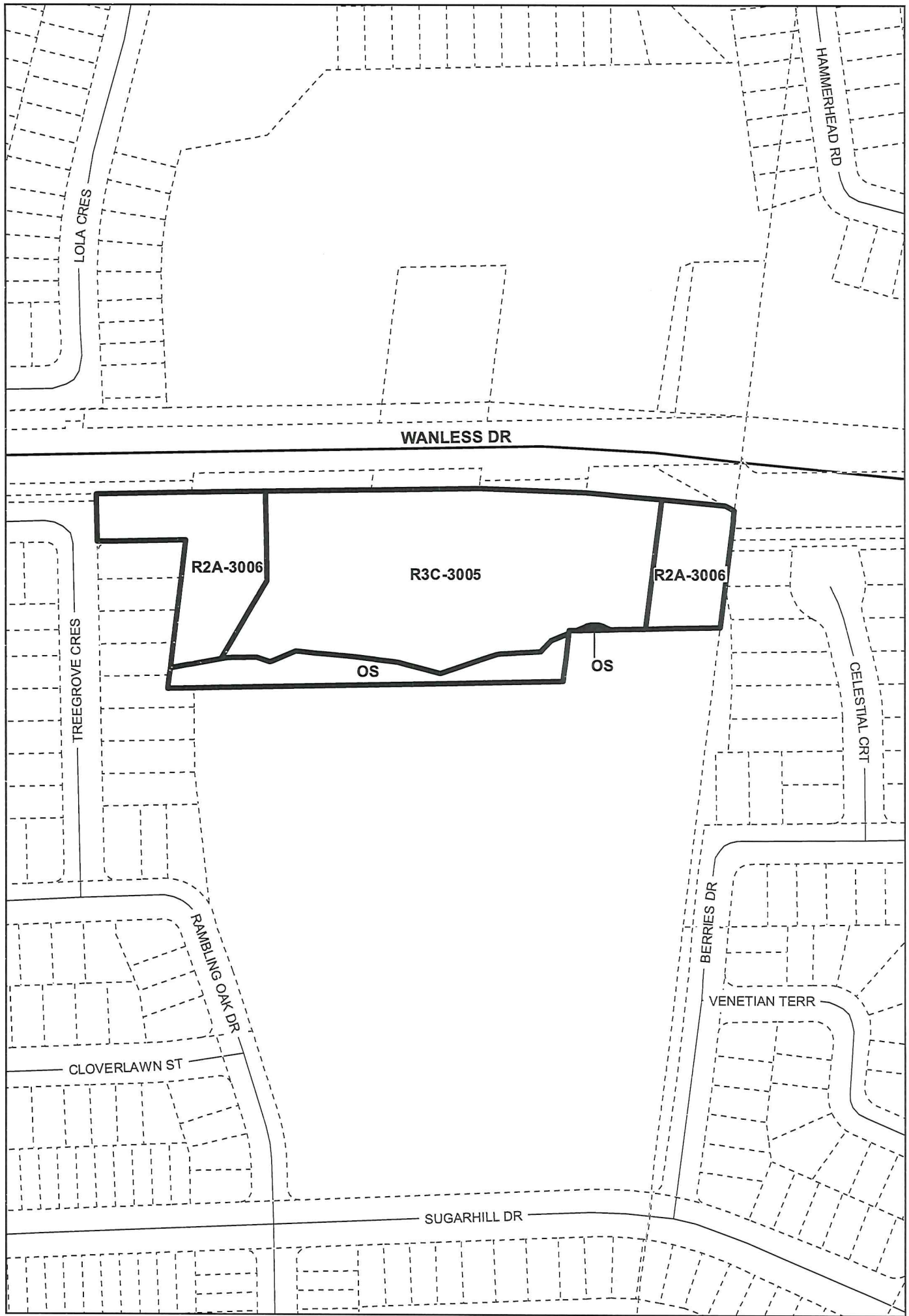
Approved as to form.
2020/10/25
AWP



Approved as to content.
2020/October/14
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(C03W15.008)



 Zone Boundary
  Existing Parcel Fabric

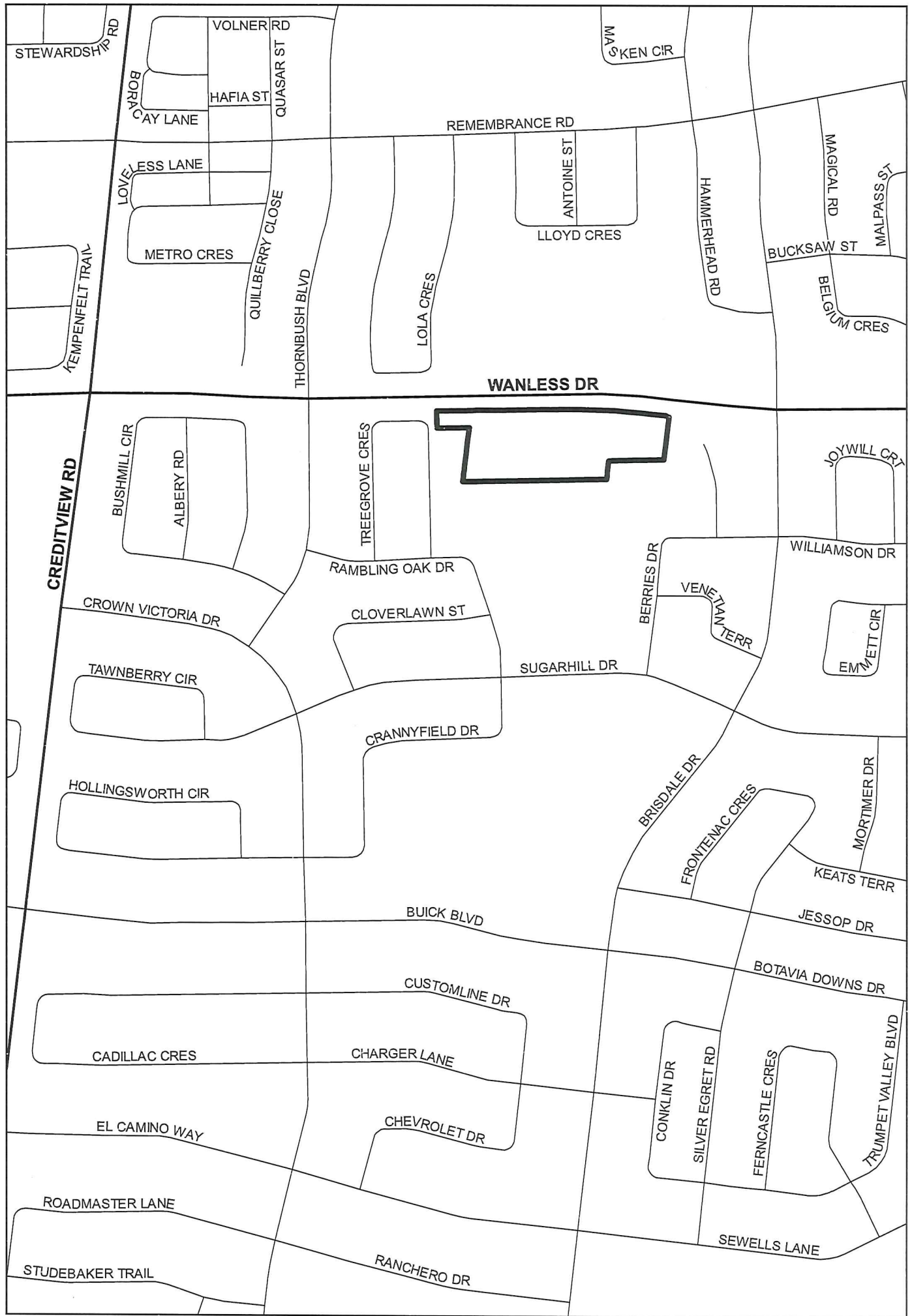


PART LOT 15, CONCESSION 3 W.H.S.

File: C03W15.008
Date: October 5, 2020

BY-LAW 8 -2021

SCHEDULE A



 SUBJECT PROPERTY



KEY MAP

File: C03W15.008
Date: October 5, 2020

BY-LAW 8 -2021