

Notice of Passing of By-law 64-2022
Candevcon Limited – TACC Developments (Gore Road) Inc.
9459 The Gore Road – Ward 10

Date of Decision: April 6, 2022
Date of Notice: April 14, 2022
Last Date of Appeal: May 4, 2022

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 64-2022**, 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 **Candevcon Limited – TACC Developments (Gore Road) Inc. 9459 The Gore Road – Ward 10 (File OZS-2021-0037 & 21T-21014B)**.

The Purpose and Effect: is to amend comprehensive Zoning By-law 270-2004, as amended, to permit a residential plan of subdivision consisting of residential single detached homes, townhouse homes, an Open Space area and a Floodplain area which are not currently permitted in the current provisions of the by-law.

Location of Lands Affected: 9459 The Gore Road, Part of Lot 8, Concession 10 N.D North of Cottrelle Blvd, East of The Gore 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, Development Planner, Planning, Building and Economic Development, at (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.

Under the *Planning Act*, there is a Draft Plan of Subdivision pertaining to the subject lands – File 21T-21T-21014B.

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 May 4, 2022**. 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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 64 - 2022

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 on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
	Residential Single Detached C– SECTION 3620 (R1C-3620)
Agricultural (A)	Residential Single Detached C– SECTION 3621 (R1C-3621)
Floodplain (F)	Residential Single Detached C– SECTION 3622 (R1C-3622)
	Residential Single Detached C– SECTION 3623 (R1C-3623)
	Residential Townhouse B – Section 3624 (R3B-3624)
	Open Space – OS
	Floodplain – F

(2) By adding thereto the following sections:

- "3620 The lands designated R1C–SECTION 3620 on Schedule A to this by-law:
- 3620.1 Shall be used for the purposes permitted within an R1C zone.
- 3620.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (interior) 312 square metres;
 - (corner) 358 square metres;
- (2) Minimum Lot Width:
 - (interior) 12.0 metres;
 - (corner) 13.8 metres;
- (3) Minimum Lot Depth: 26 metres;
- (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- (5) Minimum Rear Yard Setback: 6.0 metres;
- (6) Minimum Side Yard Setback (Interior):
 - i) 0.6 metres on one side and 1.2 metres on the other side;
 - ii) 0.6 metres for corner lots abutting an interior lot;
 - iii) The provisions for Section 13.1.2.(e) shall not apply;
- (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum encroachment of bay window, bow window or box window:
 - i) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- (9) Maximum encroachment of balconies, porches and decks:
 - i) Front and exterior side yards: 2.0 metres;
 - ii) Rear Yard: 3.5 metres;
 - iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (10) Maximum encroachment of open, roofed porches not exceeding one-storey in height:
 - i) Front, rear and exterior side yards: 2.0metres;

- (11) Maximum Building Height: 13.5 metres;
 - (12) Minimum Front Yard Landscape Open Space:
 - i) no requirement.
- 3620.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3620.2.”
- “3621 The lands designated R1C-SECTION 3621 on Schedule A to this by-law:
- 3621.1 Shall be used for the purposes permitted within an R1C zone.
- 3621.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
 - (interior) 234 square metres;
 - (corner) 280 square metres;
 - (2) Minimum Lot Width:
 - (interior) 9.0 metres;
 - (corner) 10.8 metres;
 - (3) Minimum Lot Depth: 26.0 metres;
 - (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - (5) Minimum Rear Yard Setback: 6.0 metres;
 - (6) Minimum Side Yard Setback (Interior):
 - i) 0.6 metres on one side and 1.2 metres on the other side;
 - ii) 0.6 metres for corner lots abutting an interior lot;
 - iii) The provisions of Section 13.1.2.(e) shall not apply;
 - (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - (8) Maximum encroachment of bay window, bow window or box window:
 - i) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

(9) Maximum encroachment of balconies, porches and decks:

i) Front and exterior side yards: 2.0 metres;

ii) Rear Yard: 3.5 metres;

iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

(10) Maximum encroachment of open, roofed porches not exceeding one storey in height:

i) Front, rear and exterior side yards: 2.0 metres;

(11) Maximum Building Height: 13.5 metres;

(12) Minimum Front Yard Landscape Open Space:

i) no requirement.

3621.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all of the general provisions of this by-law which are not in conflict with those set out in Section 3621.2.”

“3622 The lands designated R1C– SECTION 3622 on Schedule A to this by-law:

3622.1 Shall only be used for the purposes permitted within an R1C zone.

3622.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

(interior) 290 square metres;

(corner) 335 square metres;

(2) Minimum Lot Width:

(interior) 11.6 metres;

(corner) 13.4 metres;

(3) Minimum Lot Depth: 25 metres;

(4) Minimum Front Yard Setback:

i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;

ii) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;

(5) Minimum Rear Yard Setback: 6.0 metres;

(6) Minimum Side Yard Setback (Interior):

i) 0.6 metres on the one side and 1.2 metres on the other side;

ii) 0.6 metres for corner lots abutting an interior lot;

iii) The provisions of Section 131.2.(e) shall not apply;

(7) Minimum Side Yard Setback (Exterior):

i) 3.0 metres;

- ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum encroachment of bay window, bow window or box window:
- i) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;
- (9) Maximum encroachment of balconies, porches and decks:
- i) Front and exterior side yards: 2.0 metres;
 - ii) Rear Yard: 3.5 metres;
 - iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (10) Maximum encroachment of open, roofed porches not exceeding one storey in height:
- i) Front, rear and exterior side yards: 2.0 metres;
- (11) Maximum Building Height: 13.5 metres;
- (12) Minimum Front Yard Landscape Open Space:
- i) no requirement.
- 3622.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3622.2.”
- “3623 The lands designated R1C– SECTION 3623 on Schedule A to this by-law:
- 3623.1 Shall only be used for the purposes permitted within an R1C zone.
- 3623.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 276 square metres;
 - (2) Minimum Lot Width: 12.0 metres;
 - (3) Minimum Lot Depth: 23.0 metres;
 - (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - (5) Minimum Rear Yard Setback: 6.0 metres;
 - (6) Minimum Rear Yard Area: 55 square metres;
 - (7) Minimum Side Yard Setback (Interior):

- i) 0.6 metres on one side and 1.2 metres on the other side;
- ii) 0.6 metres for corner lots abutting an interior lot;
- iii) The provisions of Section 13.1.2.(e) shall not apply;

(8) Minimum Side Yard Setback (Exterior):

- i) 3.0 metres;
- ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

(9) Maximum encroachment of bay window, bow window or box window:

- i) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.5 metres of a daylight rounding/triangle;

(10) Maximum encroachment of balconies, porches and decks:

- i) Front and exterior side yards: 2.0 metres;
- ii) Rear Yard: 3.5 metres;
- iii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;

(11) Maximum encroachment of open, roofed porches not exceeding one storey in height:

- i) Front, rear and exterior side yards: 2.0 metres;

(12) Maximum Building Height: 13.5 metres;

(13) Minimum Front Yard Landscape Open Space:

- i) no requirement.

3623.3 Shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3623.2.”

“3624 The lands designated R3B – SECTION 3624 on Schedule A to this by-law:

3624.1 Shall only be used for the purposes permitted within an R3B zone.

3624.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (interior) 174 square metres per dwelling unit;
 - (corner) 226 square metres per dwelling unit;

- (2) Minimum Lot Width:
 - (interior) 6.0 metres per dwelling unit;
 - (corner) 7.8 metres per dwelling unit;
- (3) Minimum Lot Depth: 29.0 metres;
- (4) Minimum Front Yard Setback:
 - i) 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door;
 - ii) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
- (5) Minimum Rear Yard Setback: 6.0 metres;
- (6) Minimum Side Yard Setback (Interior):
 - i) 1.2 metres, except along the common wall where the setback may be 0.0 metres;
- (7) Minimum Side Yard Setback (Exterior):
 - i) 3.0 metres; except where a garage faces the flankage lot line the minimum setback to the garage door shall be 6.0 metres;
 - ii) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- (8) Maximum Building Height: 13.5 metres;
- (9) Maximum Lot Coverage: 65%
- (10) Minimum Front Yard Landscape Open Space:
 - i) no requirement;
- (11) Maximum Porch Encroachment:
 - i) Front, rear and exterior side yards: 2.0 metres;
 - ii) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard and/or exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (12) Notwithstanding the provisions of Section 10.9.1 B 1, the minimum driveway width is 2.7 metres;
- (13) Notwithstanding the provisions of Section 10.13.2 each townhouse dwelling unit shall have direct access from the front yard to the rear yard with no more than a 3-step grade difference inside the unit and without having to pass through a habitable room.

3624.3

Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3624.2.”

ENACTED and PASSED this 6th day of April, 2022.

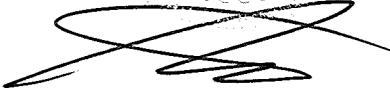
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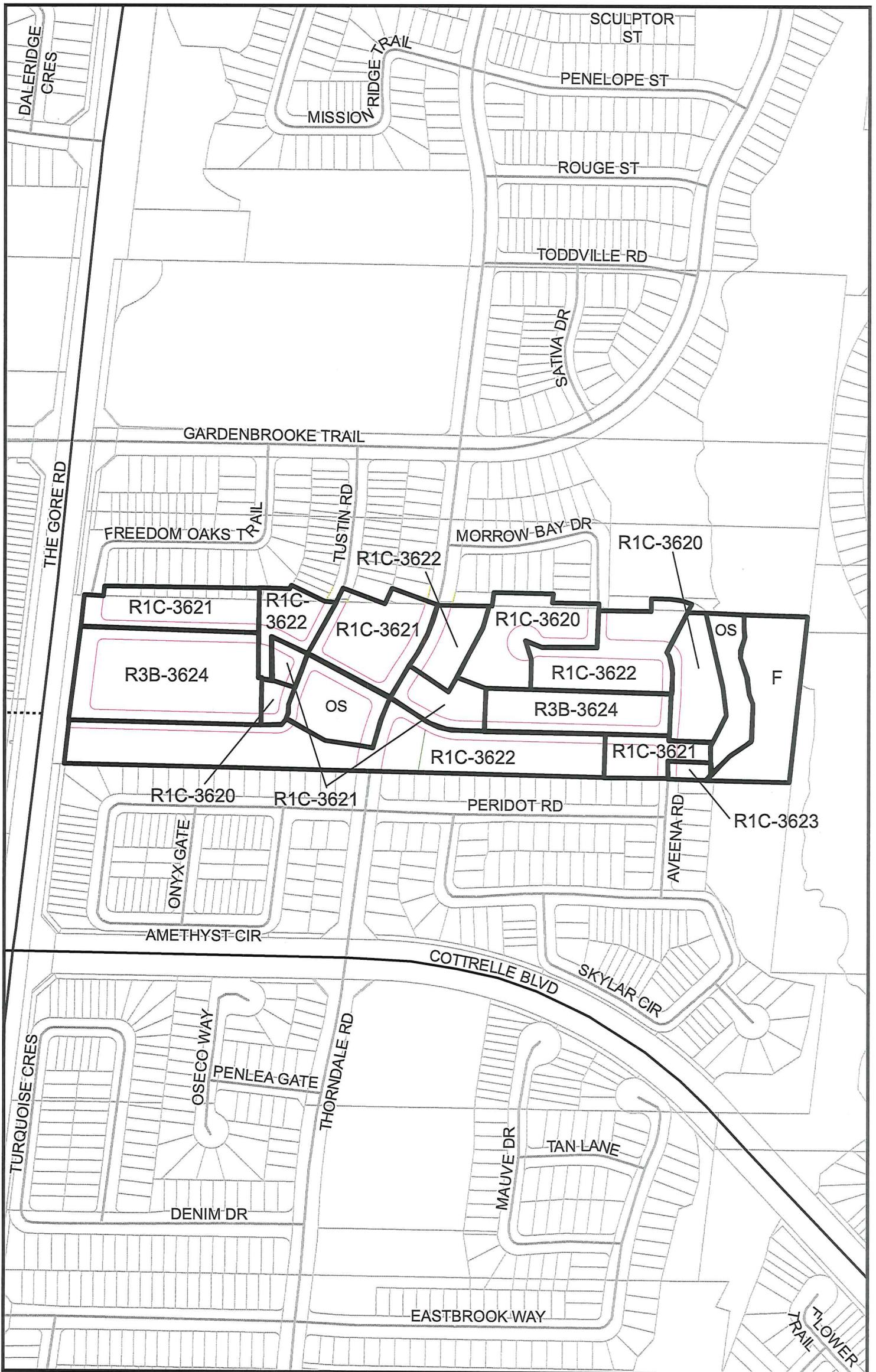
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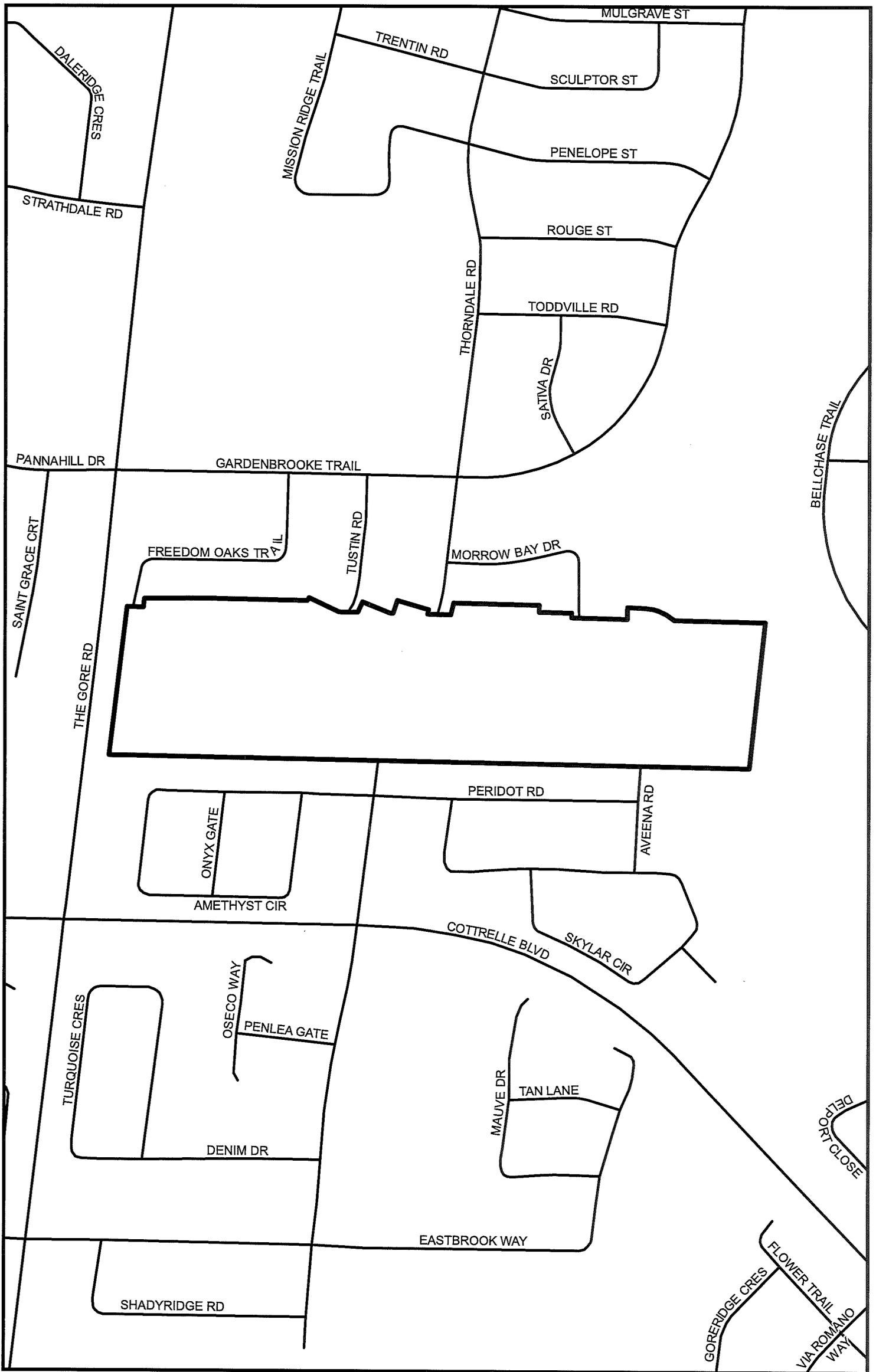


~~Patrick Brown, Mayor~~
MARTIN MEDEIROS, DEPUTY MAYOR



Peter Fay, City Clerk





 SUBJECT LANDS  RAILWAYS

