

**Notice of Passing of Zoning By-law 102-2025****10350 The Gore Road****Date of Decision: May 28, 2025****Date of Notice: June 2, 2025****Last Date of Appeal: June 23, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 102-2025, 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 KLM Planning Partners Inc., on behalf of West Humber River Developments Inc., Ward 10 (File: OZS-2024-0065).

**The Purpose and Effect of the Zoning By-law:** to request an amendment to the Zoning By-Law to facilitate a residential development comprised of a high-density block with 20 and 22-storey towers containing 419 residential units and commercial space, two 4-storey apartment buildings with 122 units, and a mix of stacked and back-to-back-townhouse dwellings containing a total of 61 units. One hundred and eighty-eight (188) standard and back-to-back townhouse units are also proposed with a new public road network. A stormwater management pond, a centrally located public park block, and a natural heritage system block are also included in the plan.

**Location of Lands Affected:** north of Castlemore Road and west of The Gore Road and is described as a “rectangle with cut-out” shaped parcel, legally described as Part of Lots 12 and 13, Concession 9, Northern Division (Geographic Township of Toronto Gore), and municipally known as 10350 The Gore Road.

**Obtaining Additional Information:** A copy of the by-law is provided and a key map showing the the subject lands. 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 enquiries should be directed to Samantha Dela Pena, Planner, Planning, Building and Growth Management Services Department at 905-874-5965 or [Samantha.DelaPena@Brampton.ca](mailto:Samantha.DelaPena@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, except for an application for a Draft Plan of Subdivision 21T-24010.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
  - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on June 23, 2025**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

**Take Notice that the Appeal:**

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

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.

**City of Brampton**  
**Office of the City Clerk**  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 102 - 2025

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

WHEREAS 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, hereby ENACTS as follows;

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

From	To
Agricultural – Section 1520 (A-1520)	Residential Street Townhouse B – Section 3837 (R3B-3837)  Composite Residential Commercial – Section 3838 (CRC-3838)  Open Space – OS

- 2) By adding thereto the following sections:

- "3837           The lands designated R3B-Section 3837 on Schedule A to this by-law:
- 3837.1       shall be used for the purposes permitted within a R3B zone and the following:
- a) A street townhouse dwelling;
- b) A dual frontage townhouse dwelling; and
- c) A back-to-back townhouse dwelling.
- 3837.2       Dwelling, Back-to-Back Townhouse shall mean a building containing four or more dwelling units separated vertically by a common rear and/or side wall. While the majority of units in a block will have both a rear and side abutment to one another, end units with only a single rear or side abutting condition to the balance of the block are permitted.

3837.3 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<div>a) Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling – 110 square metres for all lots</div> <div>b) Back-to-Back Townhouse Dwelling – 80 square metres for all lots</div>
(2) Minimum Lot Width	5.5 metres for all lots
(3) Minimum Lot Depth	<div>a) Street Townhouse Dwelling and Dual Frontage Townhouse Dwelling – 22 metres</div> <div>b) Back-to-Back Townhouse Dwelling – 14 metres</div>
(4) Minimum Front Yard Depth	<div>a) 3.0 metres to an exterior wall provided that the garage door shall not be closer than 6.0 metres to the front lot line;</div> <div>b) 1.5 metres to balcony, porch, or bay window; and</div> <div>c) No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</div>
(5) Minimum Interior Side Yard Width	<div>a) 0.0 metres where the side lot line coincides with a party wall between two dwellings;</div> <div>b) 1.2 metres to a main wall; and</div> <div>c) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</div>
(6) Minimum Exterior Side Yard Width	<div>a) 3.0 metres to a main wall;</div> <div>b) 1.5 metres to balcony, porch or bay windows; and</div> <div>c) No requirement to a daylight triangle or rounding, or to utility infrastructure such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</div>

(7) Minimum Rear Yard Depth	<p>a) Street Townhouse Dwelling – 6.0 metres to a main wall;</p> <p>b) Where a rear yard of a Street Townhouse Dwelling abuts a Natural Heritage System, or a stormwater management pond, up to 50% of the main wall may encroach up to 0.5 metres into the minimum rear yard depth;</p> <p>c) Notwithstanding Section 3837.3.7(a) above, where a rear yard of a Dual Frontage Townhouse Dwelling abuts a Public Park – 1.5 metres to a main wall;</p> <p>d) Back-to-Back Townhouse Dwelling – No requirement</p> <p>e) 1.5 metres to balcony, porch, or bay windows; and</p> <p>f) No requirement to utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.</p>
(8) Maximum Lot Coverage	No requirement
(9) Maximum Building Height	14 metres
(10) Minimum Driveway Width	Notwithstanding any other provision of this by-law, the portion of a driveway beneath a structure where a recessed garage door is present shall not be considered a carport, and the minimum driveway width for this portion may be reduced to 2.7 metres.
(11) Minimum Interior Garage Dimensions	3.0m width by 6.1m length with no more than a two-step encroachment lengthwise and a one-step encroachment widthwise.
(12) TransCanada Pipeline Right-of-Way Setbacks	<p>a) A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and</p> <p>b) A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area</p>

	or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.
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3837.4 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 3837.3.”

“3838 The lands designated CRC-3838 on Schedule A to this By-Law:

3838.1 Shall only be used for the purposes permitted within the CRC zone and the following uses:

- a) Residential
  - i. An Apartment Dwelling;
  - ii. A Live-Work Townhouse Dwelling;
  - iii. A Townhouse Dwelling;
  - iv. A Back-to-Back Townhouse Dwelling;
  - v. A Rear Lane Townhouse; and
  - vi. A Stacked Townhouse Dwelling
- b) Non-Residential uses only in conjunction with uses set out in 3838.1(a):
  - i. An office;
  - ii. A medical office;
  - iii. A retail establishment;
  - iv. A convenience store;
  - v. A personal service shop;
  - vi. A day nursery;
  - vii. A takeout restaurant, convenience restaurant, dining room restaurant, or a tavern;
  - viii. An animal hospital;
  - ix. An art gallery;
  - x. A park, playground, or recreational facility;
  - xi. A supermarket;
  - xii. A health centre;
  - xiii. A hotel;
  - xiv. A bank, trust company, or financial company;
  - xv. A service shop, excluding automotive uses
  - xvi. A dry cleaning and laundry distribution station;
  - xvii. A printing or copying establishment;
  - xviii. A commercial school;
  - xix. A place of commercial recreation;
  - xx. An amusement arcade;
  - xxi. A radio, television, broadcasting, and transmission facility; and,
  - xxii. A temporary sales office.

3838.2 shall be subject to the following requirements and restrictions:

(1) Front Lot Line	For the purpose of this section, the lot line abutting The Gore Road shall be the front lot line and all lands zoned CRC-3838
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	shall be treated as one lot for zoning purposes.
(2) Residential Use	For the purposes of this section, townhouse dwellings, back-to-back townhouse dwellings, and rear lane townhouse dwellings shall be subject to the Unit Width, Building Height, Driveway Width, and Minimum Interior Garage Dimension requirements and restrictions relating to the R3B-3837 zone.
(3) Minimum Dwelling Unit Gross Floor Area	No requirement
(4) Maximum Floor Space Index	4.0 FSI
(5) Maximum Gross Floor Area	No requirement
(6) Minimum Non-Residential Gross Floor Area	750 square metres
(7) Minimum Setbacks for all Lot Lines	a) 3.0 metres to an exterior wall; and b) No requirement utility infrastructure, such as transformers, switchgears, or natural gas pads, excluding water shut-off valves.
(8) Maximum encroachment into the minimum required setbacks for canopies, porches and patios	2.5 metres
(9) Maximum Building Height	25 storeys
(10) Minimum Building Height	3 storeys
(11) Maximum Tower Floor Plate Area	800 square metres

(12) Minimum Building Separation	<ul style="list-style-type: none"> <li>a) 3.0 metres for any buildings less than 4 storeys in height;</li> <li>b) 15.0 metres for any buildings between 4 to 12 storeys in height; and</li> <li>c) 25.0 metres for any buildings above 12 storeys in height.</li> </ul>
(13) Minimum Landscaped Open Space	20% minimum landscaped open space
(14) Minimum Landscape Open Space Strip	<ul style="list-style-type: none"> <li>a) 3.0 metres along The Gore Road; and</li> <li>b) 2.0 metres along any lot line abutting a public street except at approved driveway and building or encroachment locations.</li> </ul>
(15) Minimum Parking Requirement	<ul style="list-style-type: none"> <li>a) Residential parking shall be provided in accordance with Section 10.9; and</li> <li>b) 1 space for each 30 square metres of non-residential Gross Floor Area or portion thereof.</li> </ul>
(16) Minimum Bicycle Parking Requirement	<ul style="list-style-type: none"> <li>a) For Residents: Minimum 0.5 spaces per dwelling unit; and</li> <li>b) For Visitors: Minimum 0.1 spaces per dwelling unit.</li> </ul>
(17) Loading Areas, Garbage, Refuse, and Waste	<ul style="list-style-type: none"> <li>a) Loading areas shall be screened from view from a public street; and</li> <li>b) All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building.</li> </ul>
(18) TransCanada Pipeline Right-of-Way Setbacks	<ul style="list-style-type: none"> <li>a) A minimum setback of 7.0 metres to any part of a building or structure from the edge of the TransCanada Pipeline Right-of-Way; and</li> <li>b) A minimum setback of 7.0 metres from the nearest portion of a TransCanada Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking</li> </ul>



	spaces, bicycle parking spaces, and any associated aisle or driveway.
(19) Apartment unit mix	Within an apartment building, a minimum of 50 percent of dwelling units shall have two or more bedrooms.


3838.3       Shall also be subject to the requirements and restrictions relating to the CRC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3838.2.”

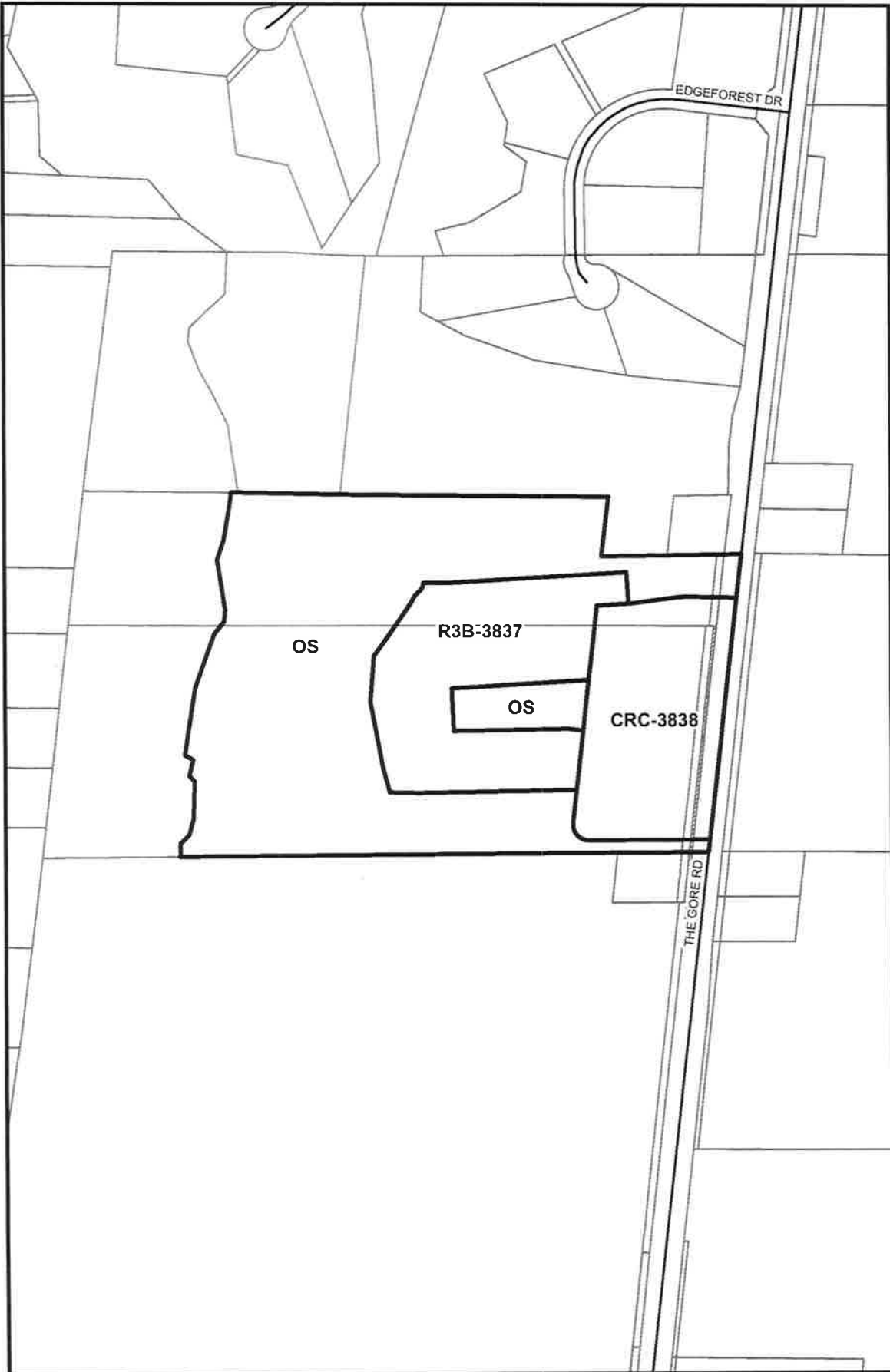
ENACTED and PASSED this 28<sup>th</sup> day of May, 2025.




Approved as to  
form.  
  
2025/05/22  
  
MR

  
Patrick Brown, Mayor

Approved as to  
content.  
  
2025/May/22  
  
AAP

  
Genevieve Scharback, City Clerk



0 100 200 Metres     Zoning Boundary     Parcel Fabric     Street

**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT



File: OZS-2024-0065\_ZBL  
Date: 2025/05/20    Drawn by: LCarter

LOT 12, CONCESSION 9 N.D.

BY-LAW 102-2025

SCHEDULE A

