

Notice of Passing of Zoning By-law 104-2023

0, 5759 Mayfield Road

Date of Decision: June 14, 2023

Date of Notice: June 27, 2023

Last Date of Appeal: July 17, 2023

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 104-2023, 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. – Upper Mayfield Estates (c/o Caliber Homes) Ward 10, File: OZS-2022-0034.

The Purpose and Effect of the Zoning By-law: To amend the “Agricultural (A)” zone to permit a residential subdivision consisting of 115 single detached dwellings and ten (10) townhouse blocks.

Location of Lands Affected: Located west of Airport Road and south of Mayfield 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 Emma De Melo, Planner, Planning, Building and Growth Management at (905) 874-3837 or emma.demelo@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 applications under the *Planning Act*, pertaining to the subject lands except for a proposed Draft Plan of Subdivision File 21T-19020B.

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 July 17, 2023**. 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) 874-3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 104 - 2023

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, 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:
Agricultural (A)	Residential Single Detached F – 13.0 – Section 2367 (R1F-13.0-2367)
	Residential Single Detached F – 9.0 – Section 2368 (R1F-9.0-2368)
	Residential Single Detached F – 11.0 - Section 3704 (R1F-11.0-3704)
	Residential Single Detached F – 13.0 – Section 3705 (R1F-13.0-3705)
	Residential Townhouse E – 6.0 – Section 3706 (R3E-6.0-3706)
	Open Space (OS)
	Floodplain (F)

(2) By adding thereto the following sections:

“3704 The lands designated R1F – 11.0 – Section 3704 of Schedule A to this by-law:

3704.1 Shall only be used for the purposes permitted in a R1F zone;

3704.2 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 or exterior side yard by a maximum of

1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

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 1.0 metres into the minimum front yard;
3. Minimum lot width for a lot abutting a daylighting triangle/rounding: 13.0 metres;
4. Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
5. Maximum interior garage width: 6.1 metres.

3705 The lands designated R1F – 13.0 – Section 3705 on Schedule A to this by-law:

3705.1 Shall only be used for the purposes permitted in a R1F zone;

3705.2 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 or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle or rounding. Eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
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 1.0 metres into the minimum front yard;
3. Minimum lot width for a lot abutting a daylighting triangle/rounding: 11.0 metres;
4. Minimum building setback to a daylighting triangle/rounding: 0.0 metres;
5. Maximum interior garage width: 6.1 metres;
6. Minimum Exterior Side Yard Width: 2.5 metres;
7. Minimum Rear Yard Depth: 6.0 metres;
8. The westerly lot line shall be the Front Lot Line.

3706 The lands designated R3E-6.0-3706 on Schedule A to this by-law:

3706.1 Shall only be used for the purposes permitted in a R3E zone;

3706.2 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 or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;

2. Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
3. Minimum lot width of a lot abutting a daylighting triangle or rounding: 6.0 metres;
4. Minimum building setback to a daylighting triangle/ rounding: 1.5 metres;
5. Direct pedestrian access from the front yard to the rear yard is not required;
6. No minimum dwelling unit width shall apply;
7. Notwithstanding 10.9, the maximum width of a driveway shall be:
 - a) 3.5m width for single driveways
8. Notwithstanding 10.9, the requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
9. A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces.”

ENACTED and PASSED this 14th day of June, 2023.

Approved as to
form.

2023/06/05

SDSR

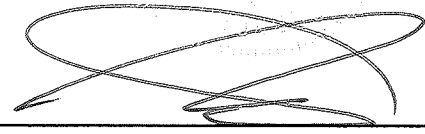
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2023/06/02

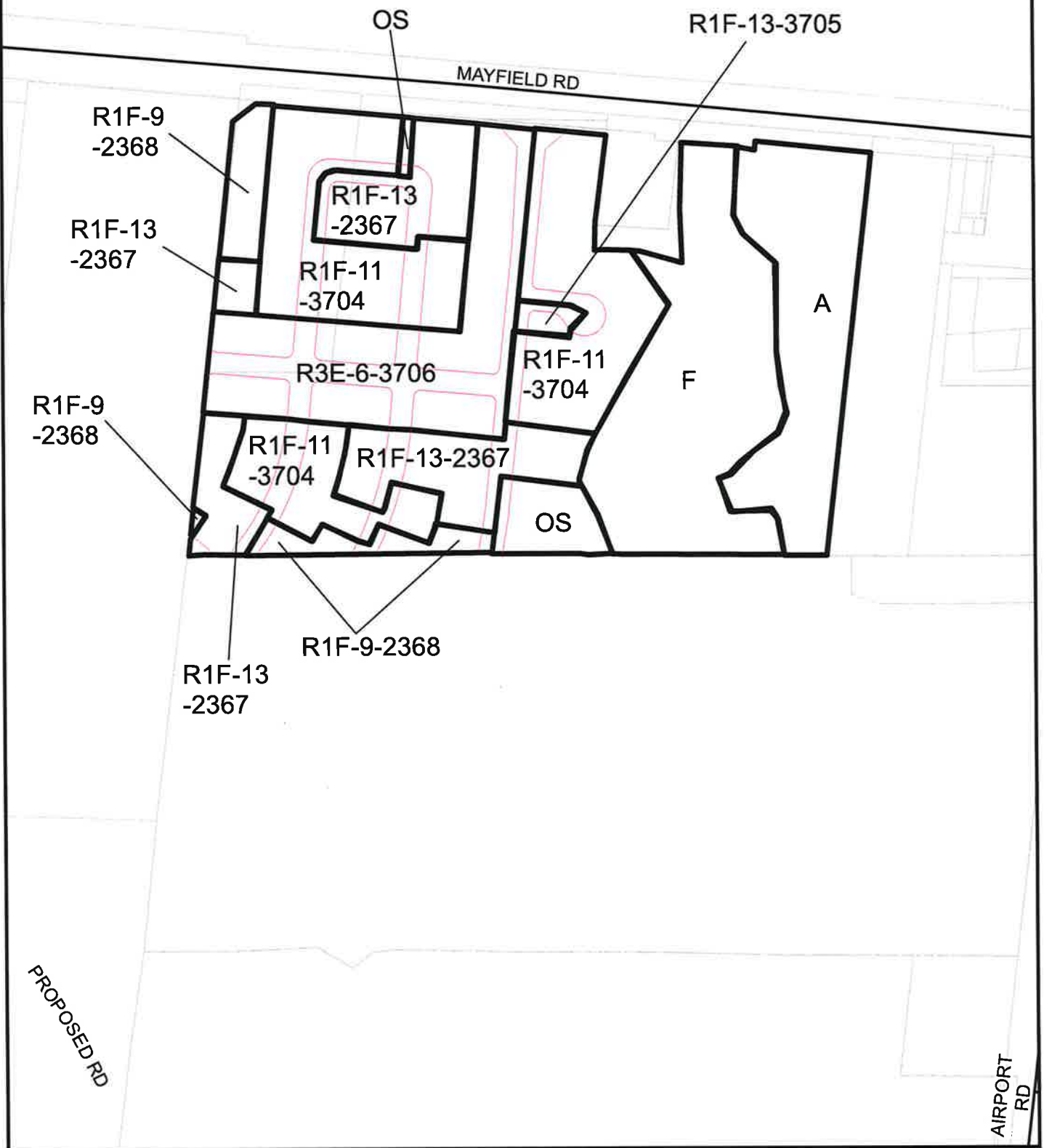
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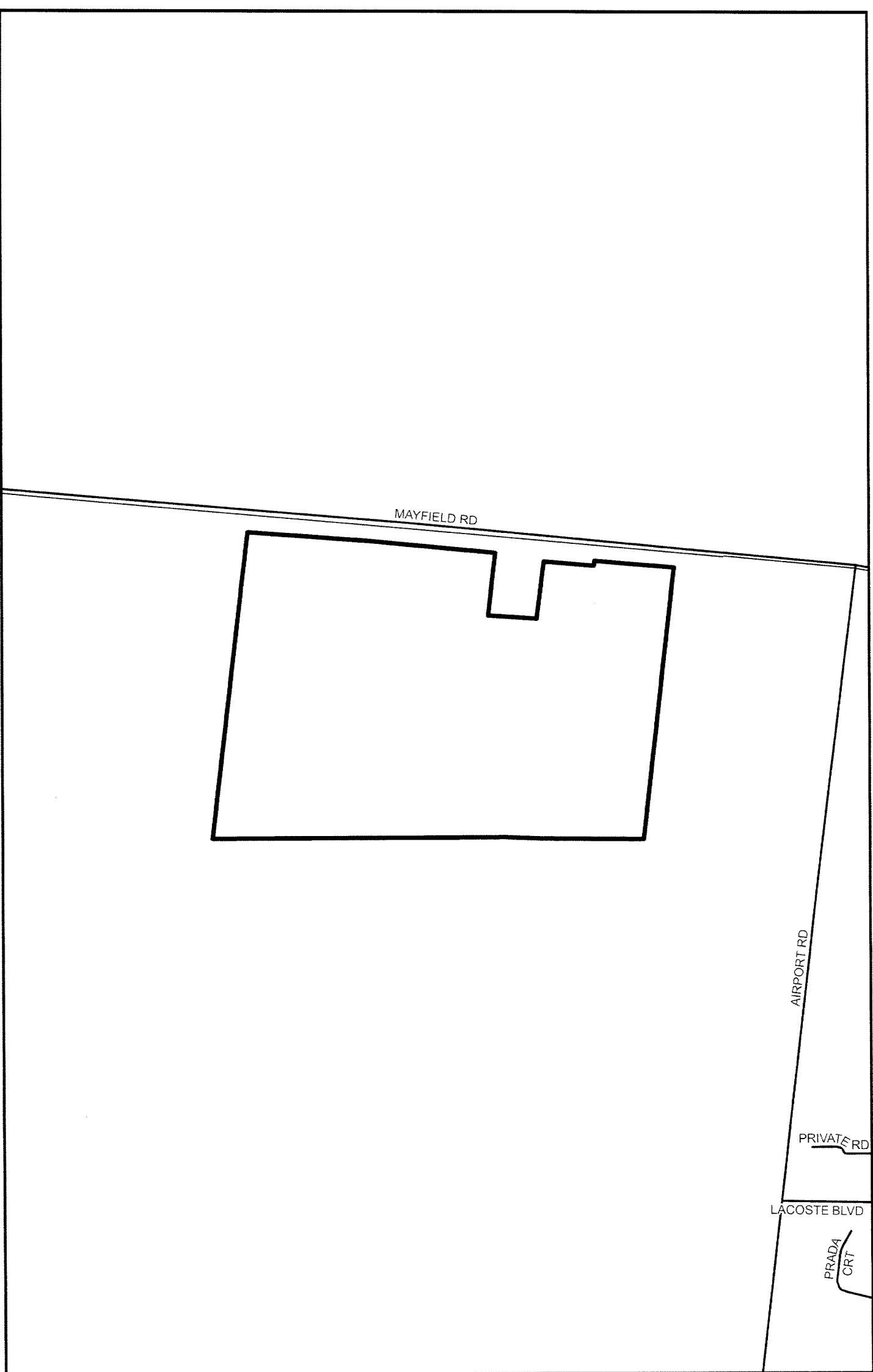


Patrick Brown, Mayor



Peter Fay, City Clerk






MAYFIELD RD

AIRPORT RD

PRIVATE RD

LACOSTE BLVD

PRADA CRT

 SUBJECT LANDS

