

Notice of Passing of Zoning By-law 127-2022**10201 Mississauga Road and 0 Mississauga Road – Ward 6****Date of Decision: May 18, 2022****Date of Notice: June 2, 2022****Last Date of Appeal: June 22, 2022**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 127-2022, 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 an Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – Ward 6 (File OZS-2020-0004).

The Purpose and Effect: is to rezone the lands from “Agricultural (A)” to “Residential Townhouse A Holding – Section 3629 (R3A(H)-3629),” “Agricultural Section 3630 (A-3630) and Open Space (OS) - to permit residential townhouses (dual frontage townhouses, back to back townhouses and street townhouses containing 105 dwelling units, in accordance with the requirements set out in the By-law.

Location of Lands Affected: 10201 Mississauga Road and 0 Mississauga Road - bounded by CN rail to the north, Mississauga Road to the west and Bovaird Drive to the south.

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 Xinyue (Jenny) Li Development Planner, Planning, Building and Economic Development, at 905-874-2141 or xinyue.li@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 Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than June 22, 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 127 - 2022

To amend 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:

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 A Holding – Section 3629 (R3A(H)– 3629)
	Agricultural Section 3630 – (A-3630)
	Open Space (OS)

2) By adding thereto the following sections:

“3630. The lands zoned A – 3630 on Schedule A to this by-law:

3630.1 Shall only be used for the following purposes:

- a) A temporary private access road
- b) Uses permitted by the Agricultural zone

3630.2 Uses permitted in the Agricultural zone shall be subject to the requirements and restrictions of Section 46.1 of the by-law.”

“3629. The lands zoned R3A - 3629 on Schedule A to this by-law:

3629.1 Shall only be used for the following purposes:

- a) A townhouse dwelling
- b) A back-to-back townhouse dwelling
- c) purposes accessory to the other permitted purposes

3629.2 All uses shall be subject to the following requirements and restrictions:

- a) The lot line abutting Lagerfeld Drive is deemed to be the front lot line for zoning purposes.
- b) All lands zoned R3A – 3629 shall be treated as one lot for zoning purposes.
- c) Section 6.27 shall not apply.
- d) Maximum number of dwelling units: 105
- e) There is no minimum lot width, minimum lot depth, minimum lot area, or maximum lot coverage requirement.
- f) Minimum Front Yard Depth: 6.0 metres
- g) Minimum Interior Side Yard Width: 3.6 metres
- h) Minimum Exterior Side Yard Width: N/A
- i) Minimum Rear Yard Depth: No requirement
- j) Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.
- k) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation.
- l) Minimum Landscaped Open Space: Those portions of all yards not occupied by permitted accessory structures, encroachments per 6.13, and driveways and private roads shall consist of landscape open space.

3629.3 Back-to-back townhouse dwellings shall be subject to the following additional requirements and restrictions:

- a) Minimum Dwelling Unit Width: 6.0 metres.
- b) Minimum Setback from the front walls of a building to either the curb of a private road or sidewalk: 3.0 metres, or 1.5 metres to a rounding.
- c) Minimum setback from a garage door to either the curb of a private road or sidewalk: 6.0 metres
- d) Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 2.9 metres, or 1.5 metres to a rounding
- e) Minimum Building Separation Distance: 3.0 metres
- f) Maximum Building Height: 14 metres

3629.4 Townhouse dwellings shall be subject to the following additional requirements and restrictions:

- a) Minimum Dwelling Unit Width: 5.5 metres.
- b) Minimum Setback from the front wall of a building to either the curb of a private road or sidewalk: 3.0 metres.
- c) Minimum setback from a garage door to either the curb of a private road or sidewalk: 5.5 metres.

- d) Minimum setback from the exterior side wall of a building to either the curb of a private road or sidewalk: 3.0 metres
- e) Minimum rear wall to rear wall separation distance: 13.9 metres
- f) Minimum rear wall to exterior side wall separation distance: 8.5 metres
- g) Minimum end wall to end wall separation distance: 3 metres
- h) Maximum Building Height: 14 metres

3629.5 Holding (H) Symbol:



- (a) Removal of the Holding (H) symbol shall not occur until the following conditions are fulfilled:
 - 1) The Owner shall provide financial securities for the design and construction of Lagerfeld Drive from approximately 264 metres west of Creditview Road to Mississauga Road in accordance with Engineering Plans, to the satisfaction of Commissioner, Public Works and Engineering.
- (b) While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
 - 1) Uses permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone; or
 - 2) Site services to support future development of the lands for purposes set out in 3629.1, at the discretion of the Chief Building Official.”

ENACTED and PASSED this 18th day of May, 2022.


Approved as to form.
2022/05/09
SDSR

Approved as to content.
2022/05/09
AAP

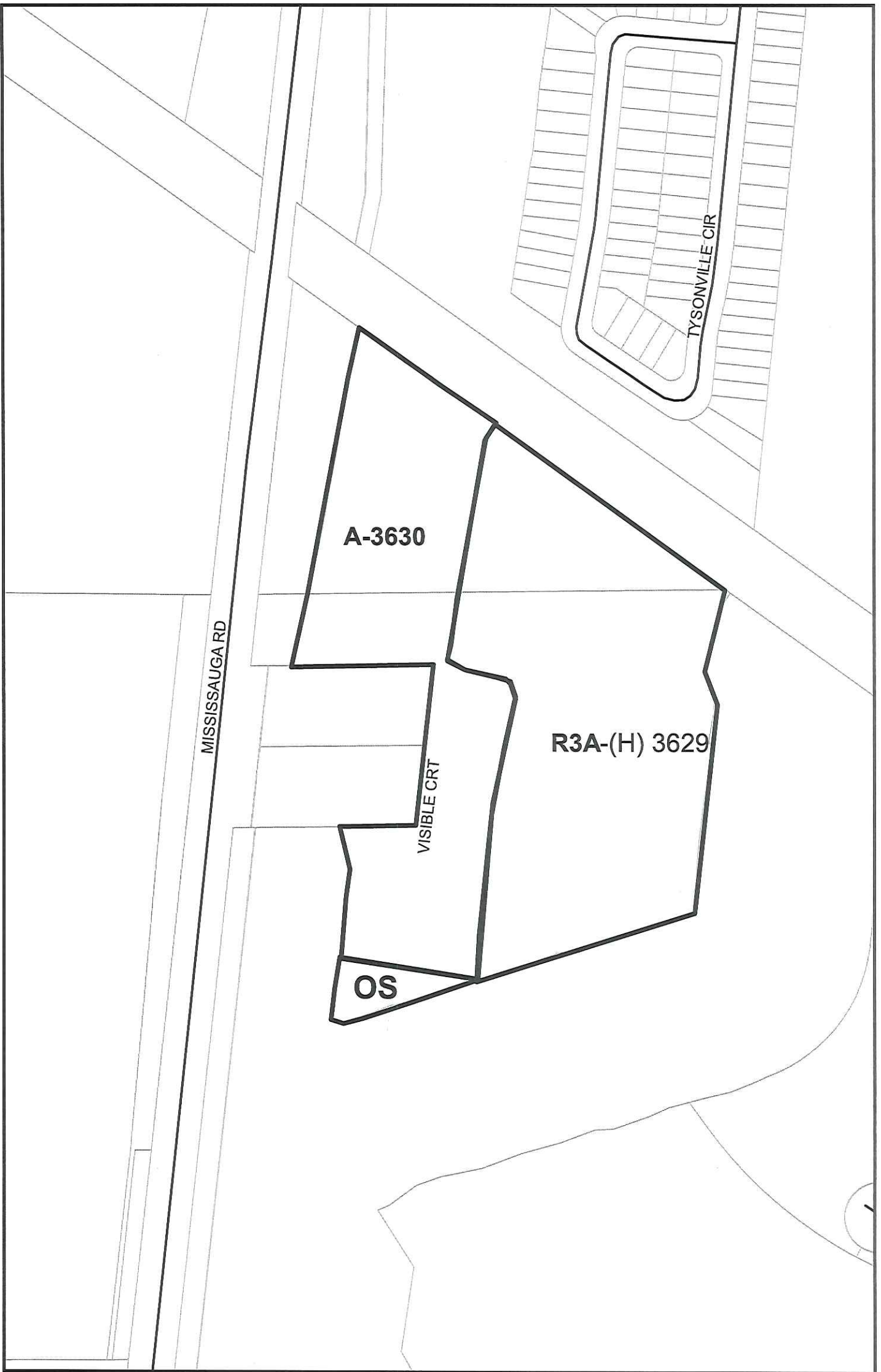
(OZS-2020-0004)

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



Peter Fay, City Clerk



BRAMPTON
Flower City



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0004_ZBLA

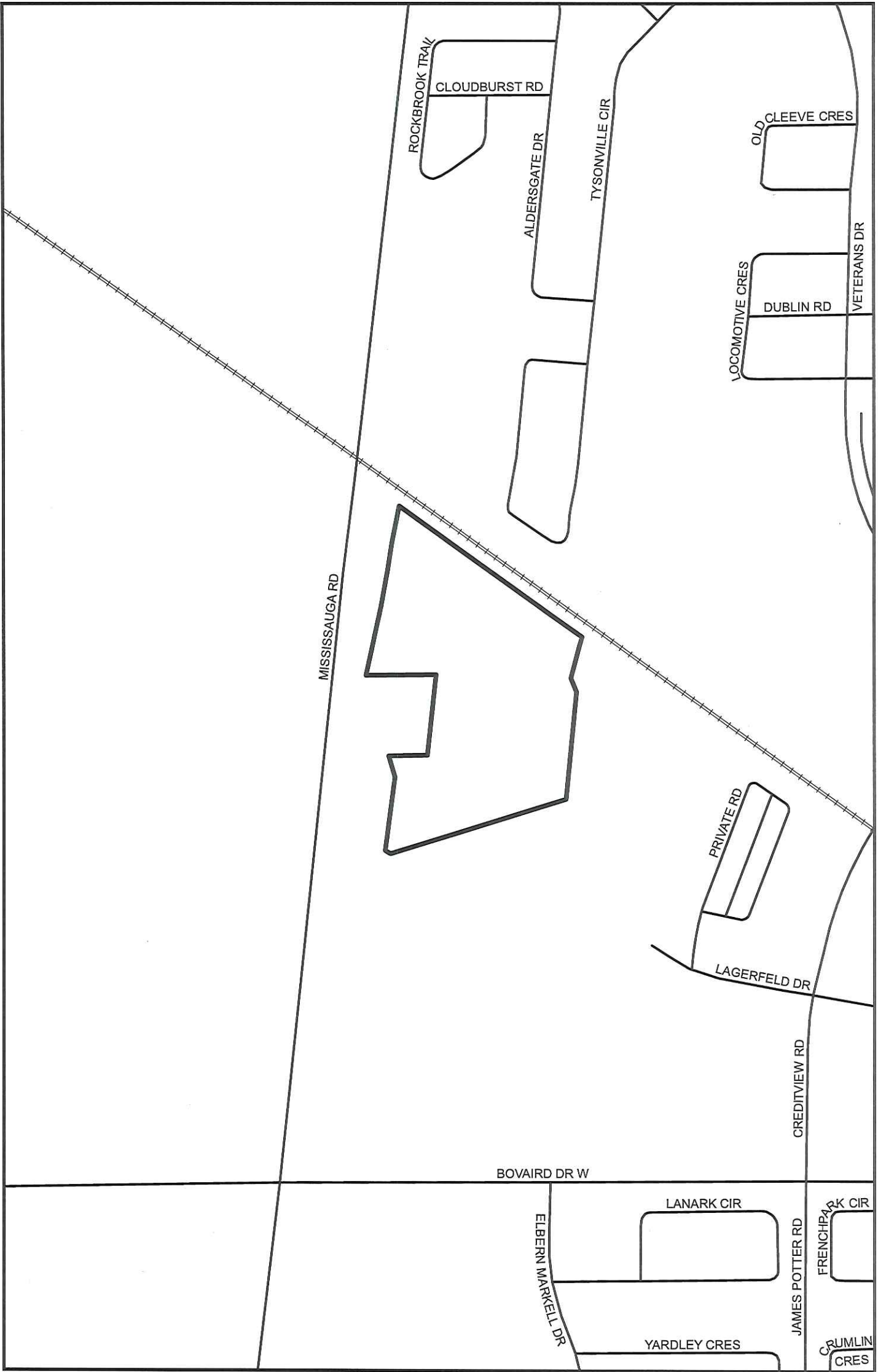
Date: 2022/04/21

Drawn by: ckovac

PART LOT 11 & 12, CONCESSION 4 W.H.S.

BY-LAW 127-2022

SCHEDULE A



 SUBJECT LANDS  RAILWAYS



KEY MAP