

Notice of Passing of Zoning By-law 175-2023

6737 Mayfield Road

Date of Decision: October 18, 2023

Date of Notice: October 31, 2023

Last Date of Appeal: November 20, 2023

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 175-2023, 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 Georgian Mayfield Inc., Ward 10 (File C08E17.009).

The Purpose and Effect of the Zoning By-law: To amend the Zoning By-law to rezone the lands from 'Residential Rural Estate Holding (REH)' to 'Residential Single Detached F – 13.7 – Section 3715 (R1F – 13.7 - 3715)' and 'Residential Single Detached E – 15.2 – Section 2459 (R1E – 15.2 - 2459)' to facilitate a residential development.

Location of Lands Affected: south side of Mayfield Road and west of McVean Drive, municipally known as 6737 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 Tejinder Sidhu, Planning, Building and Growth Management Services Department at 905-874-2386 or Tejinder.Sidhu@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.

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 November 20, 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) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175 - 2023

To amend Comprehensive Zoning 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 designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
RESIDENTIAL RURAL ESTATE HOLDING (REH);	RESIDENTIAL SINGLE DETACHED F – 13.7 – SECTION 3715 (R1F-13.7-3715); AND RESIDENTIAL SINGLE DETACHED E – 15.2 – SECTION 2459 (R1E-15.2-2459);

- (2) by adding thereto, the following sections:

“3715 The lands designated R1F-13.7-3715 on Schedule A to this by-law:

3715.1 Shall only be used for the purposes permitted in an R1F zone.

3715.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width for a Corner Lot: 16.0 metres

(b) Minimum Exterior Side Yard Width: 3.0 metres

(c) Minimum Interior Side Yard Width:

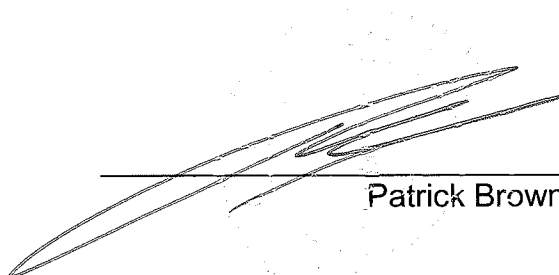
0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

- (d) Maximum Building Height: 13.0 metres
- (e) On corner lots, the maximum cumulative garage door width for an attached garage shall be 5.5 metres.
- (f) A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- (g) Notwithstanding Section 3715.2(f), the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- (h) A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- (i) An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- (j) Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;


ENACTED and PASSED this 18th day of October, 2023.

Approved as to
form.
2023/09/25
SDSR

Approved as to
content.
2023/09/25
AAP

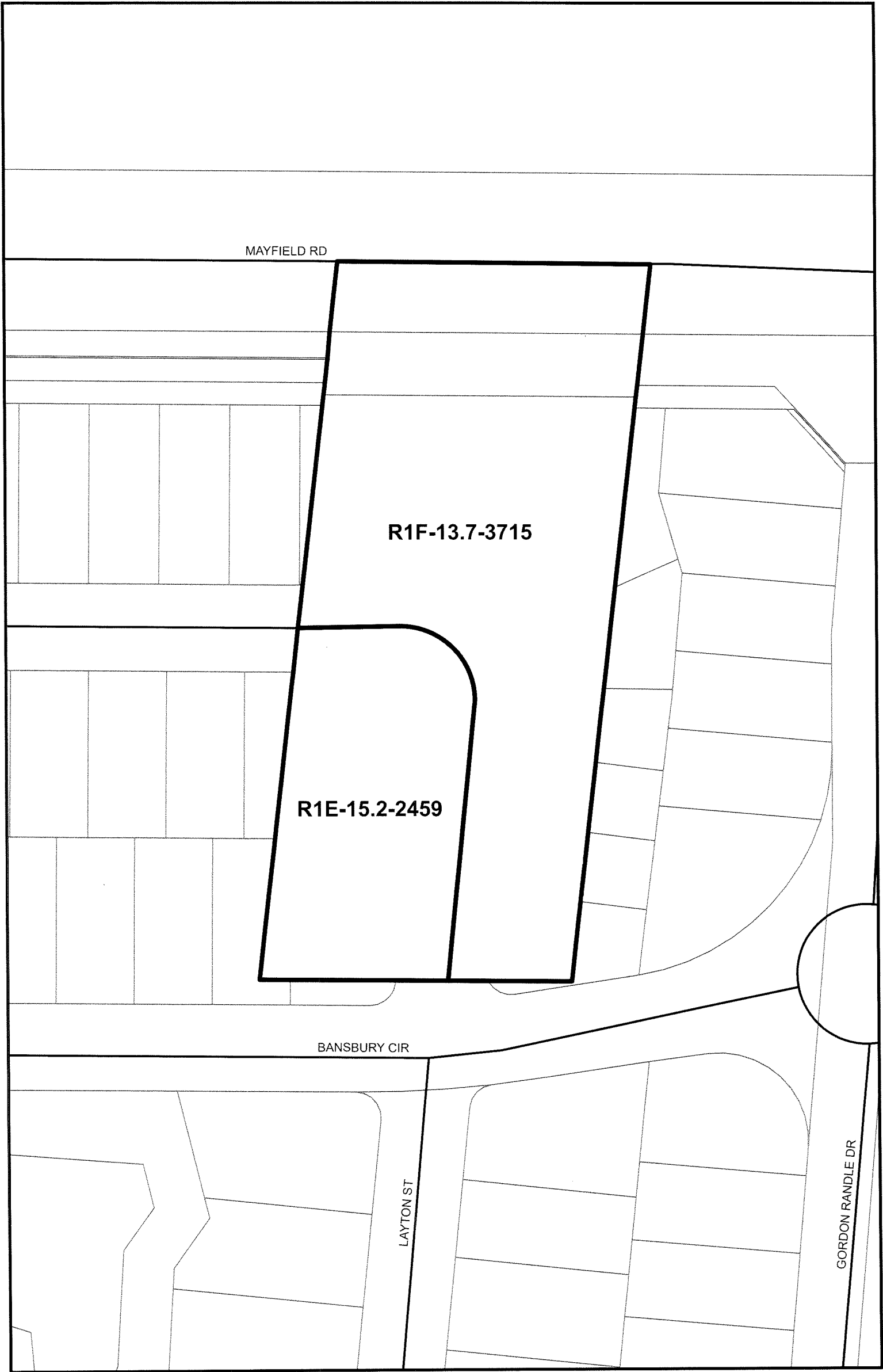


Patrick Brown, Mayor

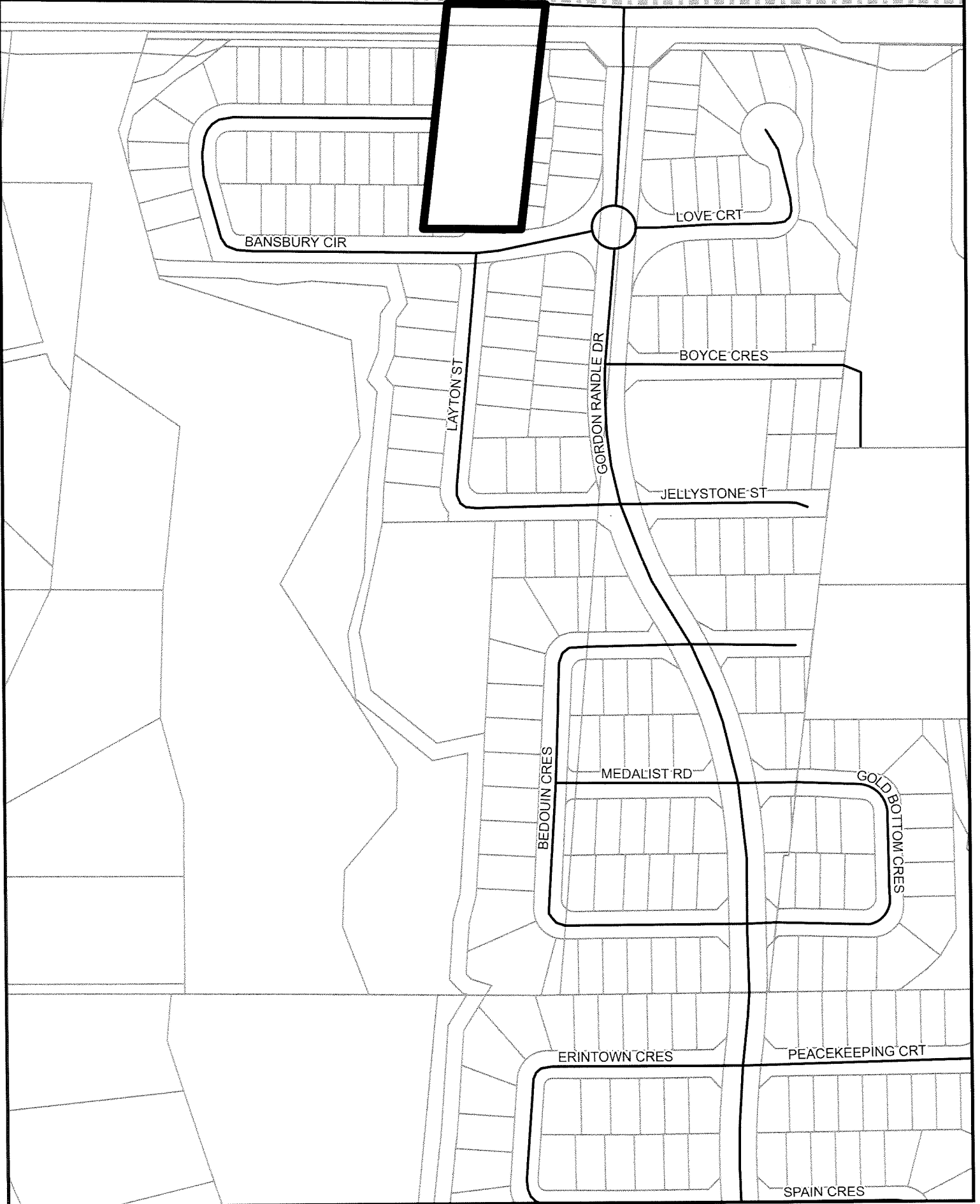



Peter Fay, City Clerk

(C08E17.009)



MAYFIELD RD



 SUBJECT LANDS

