

**Notice of Passing of Zoning By-law 182-2022**

**11772 McLaughlin Road North**

**Date of Decision: August 10, 2022**

**Date of Notice: August 23, 2022**

**Last Date of Appeal: September 12, 2022**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 182-2022, 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. – Dbrand Investment Corporation – Ward 6 (File OZS-2021-0005).

**The Purpose and Effect:** to re-zone the lands from “Agricultural (A)” to the following zones and their respective special sections as applicable: “Residential Single Detached (R1F-9-2452);” “Residential Single Detached (R1F-11.6 – 3648);” “Residential Single Detached (R1F-12.2-3649);” “Residential Townhouse A (R3A-3650);” Residential Townhouse A (R3A-3651);” and a “Floodplain (F)” zone to permit the development of 35 single-detached dwellings, a future townhouse block consisting of approximately 36 units, blocks for residential reserve lots, a drainage channel and new streets.

**Location of Lands Affected:** 11772 McLaughlin Road North and located on the west side of McLaughlin Road North and south of Mayfield Road.

**Obtaining Additional Information:** A copy of the by-law is provided. The complete by-law and background materials are 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 Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development, at 905-874-2141 or [Xinyue.li@brampton.ca](mailto: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 except for a Draft Proposed Draft Plan of Subdivision 21T-21002B.

**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 City Clerk, Peter Fay, of the City of Brampton **no later than September 12, 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



- (3) Minimum Lot Depth: 25.0 metres;
- (4) Minimum Front Yard Setback:
  - (a) 3.0 metres
  - (b) 5.5 metres to the garage door facing the front lot line;
  - (c) the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - (d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - (e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
  - (f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - (g) 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 to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback:
  - (a) 6.0 metres for an interior lot;
  - (b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
  - (c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - (d) 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
  - (e) 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and
  - (f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- (6) Minimum Side Yard Setback (Interior):
  - (a) 1.2 metres on one side and 0.6 metres on the other side provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - (c) 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
  - (d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
  - (e) 0.6 metres to an accessory building;
  - (f) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (7) Minimum Side Yard Setback (Exterior):
  - (a) 1.8 metres more than the interior side yard width;
  - (b) 1.2 metres where the exterior side yard abuts a public or private lane;

- (c) 5.5 metres to a garage door facing the exterior side yard;
  - (d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
  - (e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
  - (f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - (g) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
  - (h) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
  - (i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- (8) Maximum Building Height: 11.0 metres
- (9) Minimum Open Space:
- (a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space
- (10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (11) The following provisions apply to garages:
- (a) a maximum cumulative garage door width shall be 5.0 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
  - (c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - (d) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

3648.3 shall also be subject to the requirements and restrictions relating to the R1F-11.6 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3648.2.”

“3649 The lands designated R1F-12.2-SECTION 3649 on Schedule A to this by-law:

3649.1 shall be used for the purposes permitted within an R1F zone. 3649.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: interior lot: 300.0 square metres;  
corner lot: 375 square metres;
- (2) Minimum Lot Width: interior lot: 12.0 metres;  
corner lot: 15.0 metres;
- (3) Minimum Lot Depth: 25.0 metres
- (4) Minimum Front Yard Setback:
  - (a) 3.0 metres
  - (b) 6.0 metres to the garage door facing the front lot line;
  - (c) the main wall of the dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - (d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
  - (e) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight/triangle;
  - (f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
  - (g) 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 to within 0.0 metres of a daylight rounding/triangle.
- (5) Minimum Rear Yard Setback:
  - (a) 6.0 metres for an interior lot;
  - (b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is 6.0 metres from the rear lot line;
  - (c) 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
  - (d) 0.6 metres to an accessory building and/or to a side wall of a garage where access to the garage is from the exterior side yard;
  - (e) 4.5 metres for open roofed porches and/or uncovered terraces not exceeding one storey; and
  - (f) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard.
- (6) Minimum Side Yard Setback (Interior):
  - (a) 1.2 metres
  - (b) 0.6 metres to a one storey garage
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - (d) 0.6 metres can be paired with adjacent interior side yards of 0.6 metres and/or 1.2 metres;
  - (e) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
  - (f) 0.6 metres to an accessory building;
  - (g) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

(7) Minimum Side Yard Setback (Exterior):

- (a) 1.8 metres more than the interior side yard width;
- (b) 1.2 metres where the exterior side yard abuts a public or private lane;
- (c) 5.5 metres to a garage door facing the exterior side yard;
- (d) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres to a daylight rounding/triangle;
- (e) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- (f) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (g) a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- (h) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard;
- (i) for corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

(8) Maximum Building Height: 11.0 metres

(9) Minimum Open Space:

- (a) those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of Landscaped Open Space

(10) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;

(11) The following provisions apply to garages:

- (a) a maximum cumulative garage door width shall be 5.0 metres;
- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrances of the dwelling units;
- (c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.

3649.3 shall also be subject to the requirements and restrictions relating to the R1F-12.2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3649.2.”

“3650 The lands designated R3A-SECTION-3650 on Schedule A to this by-law:

3650.1 shall be used for the purposes permitted within an R3A zone.

3650.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 130 square metres per dwelling unit;
- (2) Minimum Lot Width: Interior lot: 5.5 metres;  
corner lot: 6.5 metres;
- (3) Minimum Lot Depth: 23.5 metres;
- (4) Minimum Front Yard Depth:
  - (a) 3 metres to a private road;
  - (b) 5.5 metres to a garage door;
  - (c) A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- (5) Minimum Rear Yard Depth:
  - (a) 6 metres to a lot line;
- (6) Minimum Interior Side Yard Width:
  - (a) 1.2 metres
  - (b) 0.6 metres to an accessory building;
  - (c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (7) Minimum Exterior Side Yard Width:
  - (a) 1.5 metres to a private road;
  - (b) 3.0 metres from McLaughlin Road;
- (8) Maximum Building Height: 14 metres;
- (9) Maximum Lot Coverage: no requirement;
- (10) Minimum Landscaped Open Space: no requirement;
- (11) The following provisions apply to garages:
  - (a) the garage door width may be widened by an extra 0.6 metres if the front of the garage project 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
  - (b) the garage door width restriction does not apply to a garage door facing the exterior lot line; and
  - (c) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
  - (d) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- (12) Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R3A-Section 3650 and R3A-Section 3651.

3650.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3650.2.”



"3651 The lands designated R3A-SECTION-3651 on Schedule A to this bylaw:

3651.1 shall be used for the purposes permitted within an R3A zone and the following:

- (1) Dwelling, Dual Frontage Townhouse

3651.2 shall be subject to the following requirements and restrictions:

- (2) Minimum Lot Area: 125 square metres per dwelling unit;
- (3) Minimum Lot Width: Interior lot: 5.2 metres;  
corner lot: 6.5 metres;
- (4) Minimum Lot Depth: 24.0 metres;
- (5) The lot line abutting McLaughlin Road shall be deemed to be the front lot line;
- (6) Minimum Front Yard Depth:
  - (a) 3 metres;
  - (b) A balcony, porch or bay window with or without foundation may encroach on additional 1.8 metres into the required front yard setback.
- (7) Minimum Rear Yard Depth:
  - (a) 6 metres to a lot line;
  - (b) 5.5 metres from a garage door to a private road
- (8) Minimum Interior Side Yard Width:
  - (a) 1.2 metres
  - (b) 0.6 metres to an accessory building;
  - (c) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- (9) Minimum Exterior Side Yard Width:
  - (a) 1.5 metres to a private road;
  - (b) 3.0 metres from McLaughlin Road
- (10) Maximum Building Height: 14 metres;
- (11) Minimum Landscaped Open Space: no requirement;
- (12) Fencing shall be permitted along the front lot line McLaughlin Road to a 1.2 metre height;
- (13) Maximum Lot Coverage: no requirement
- (14) Notwithstanding Section 10.9.4 visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit which may be shared on lands zone R3A-Section 3650 and R3A-Section 3651.
- (15) A public/private road is deemed to be a street for zoning purposes;

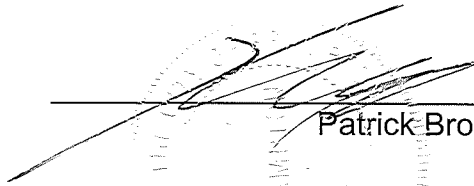
3651.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3651.2."

ENACTED and PASSED this 10<sup>th</sup> day of August, 2022.

Approved as to  
form.  
2022/07/28  
SDSR

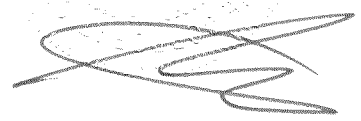
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2022/July/28  
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(OZS-2021-0005)



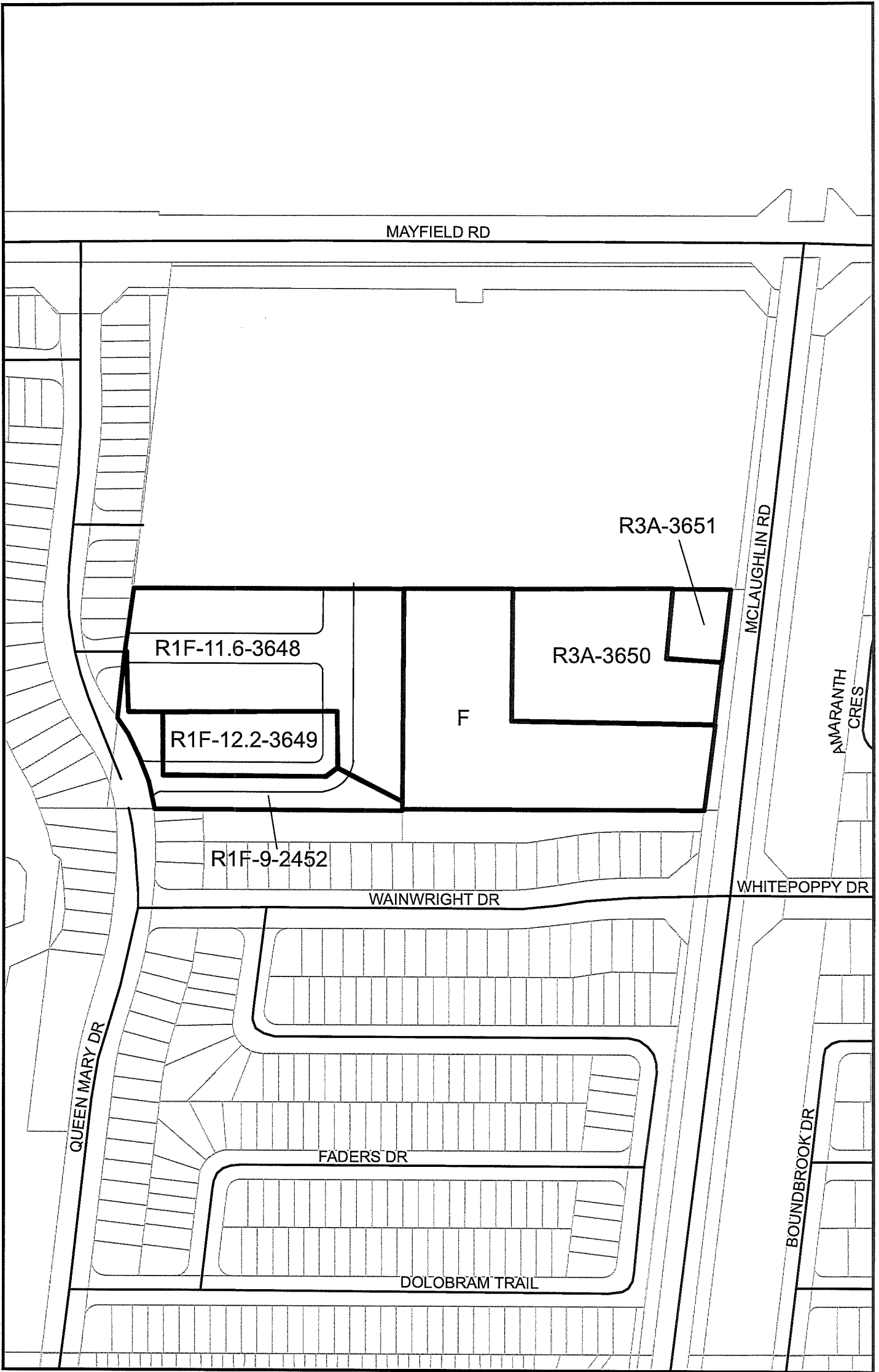
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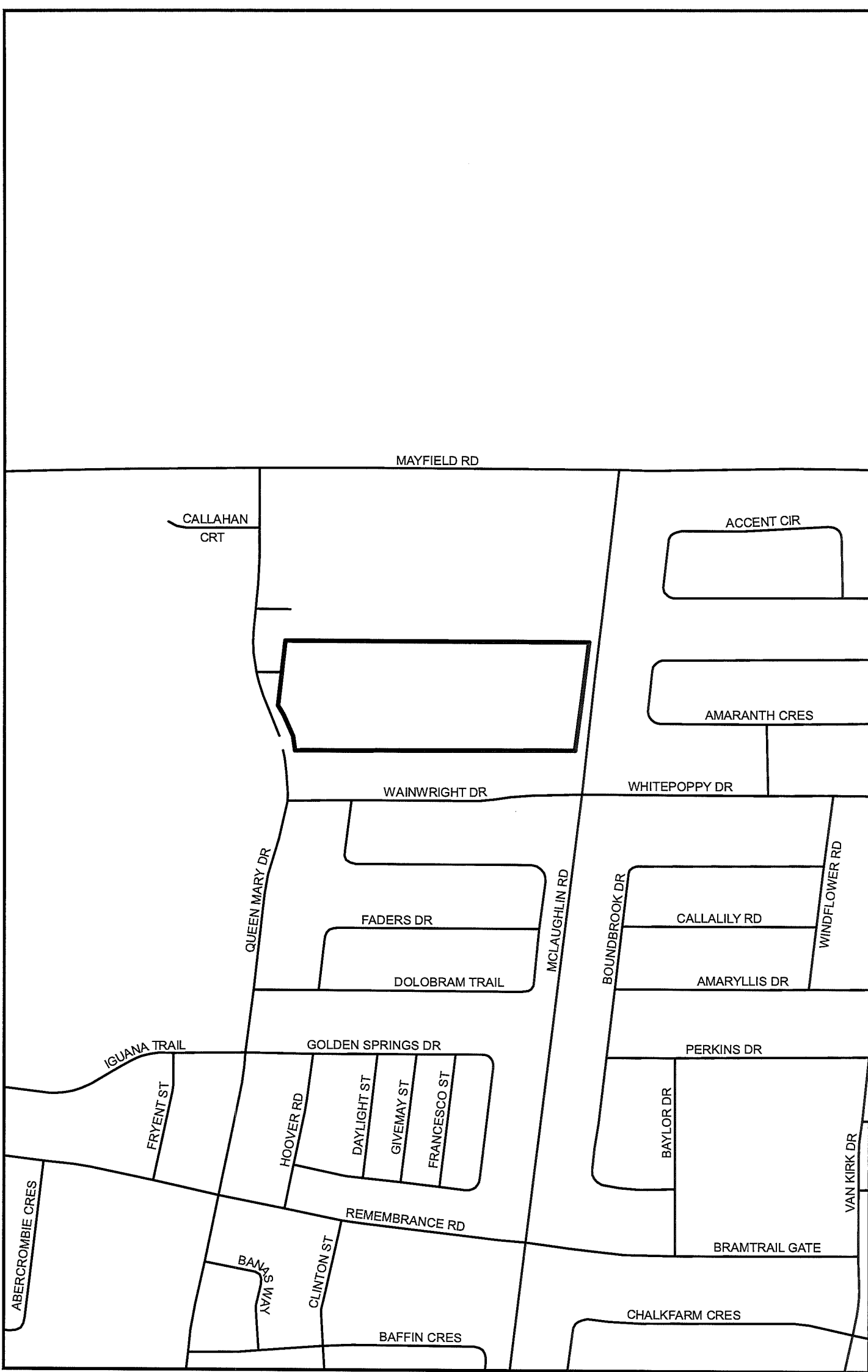
Patrick Brown, Mayor



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Peter Fay, City Clerk





SUBJECT LANDS
 




 RAILWAYS