

Notice of Passing of Zoning By-law 187-2023

9058 Creditview Road

Date of Decision: November 1, 2023
Date of Notice: November 10, 2023
Last Date of Appeal: November 30, 2023

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 187-2023, 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 to amend the Zoning By-law and for a proposed Draft Plan of Subdivision by Gagnon Walker Domes Ltd., c/o Gurpreet Gill, Ward 5 (File: OZS-2020-0018).

The Purpose and Effect of the Zoning By-law: To request for an amendment to the Zoning By-law and for a proposed Draft Plan of Subdivision to permit a residential development of single detached dwellings.

Location of Lands Affected: west side of Creditview Road and north of Queen Street West, legally described as Con 4, WHS, Lot 6, and municipally known as 9058 Creditview 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 Nitika Jagtiani, Planner, Planning, Building and Growth Management at 905-874-3847 or Nitika.Jagtiani@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-20006.

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 30, 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 187 - 2023

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

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

From:	To:
Residential Hamlet 1 (RHM1)	Residential Single Detached E -11.0-3678 (R1E-11.0- 3678) and Floodplain (F)

(2) By adding thereto the following section:

“3678 The lands zoned as R1E-11.0-3678 on Schedule A to this By-law:

3678.1 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 264 square metres
2. Minimum Lot Depth: 24.0 metres
3. Minimum Lot Width for Lots located fronting Creditview Road: 20.0 metres
4. Minimum Lot Area for Lots located fronting Creditview Road: 500 square metres
5. Minimum Front Yard Depth:
 - a. 4.5 metres but 6.0 meters to the front of the garage
 - b. 3.5 metres but 5.5 metres to the front of the garage for lots abutting the Floodplain Zone
6. Minimum Rear Yard Depth:
 - a. 6.0 metres
 - b. 4.75 metres from any residential dwelling existing at the time of the passing of this by-law

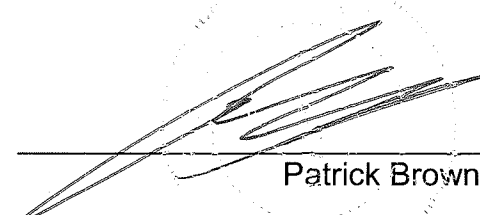
- c. 4.5 metres for lots abutting the Floodplain Zone
 - d. A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback.
7. Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres for a lot having a width less than 11.6 metres.

3678.2 Shall also be subject to the requirements and restrictions relating to the R1E Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3678.1”


ENACTED and PASSED this 1st day of November, 2023.

Approved as to
form.
2023/10/26
SDSR

Approved as to
content.
2023/10/26
AAP

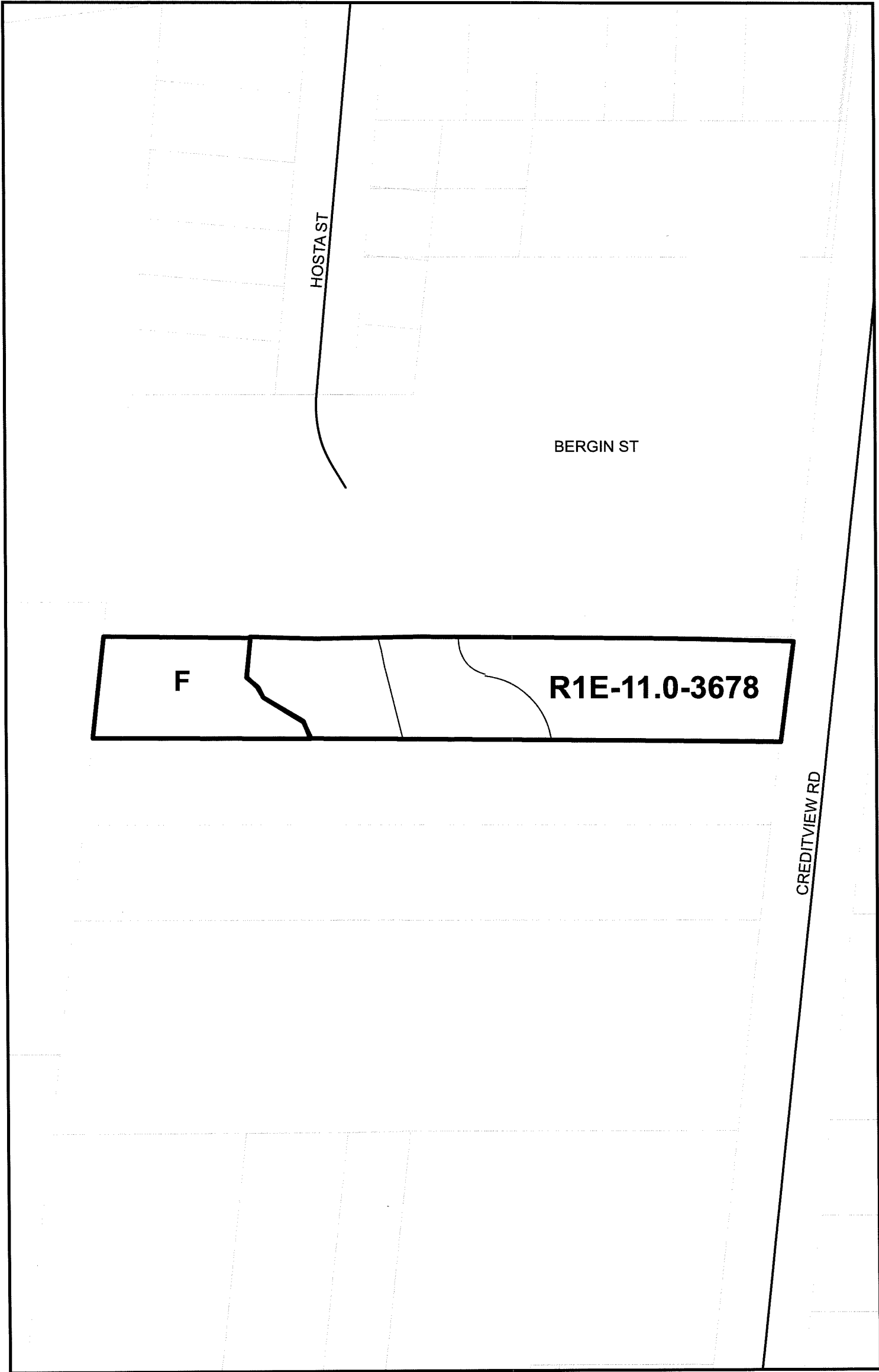


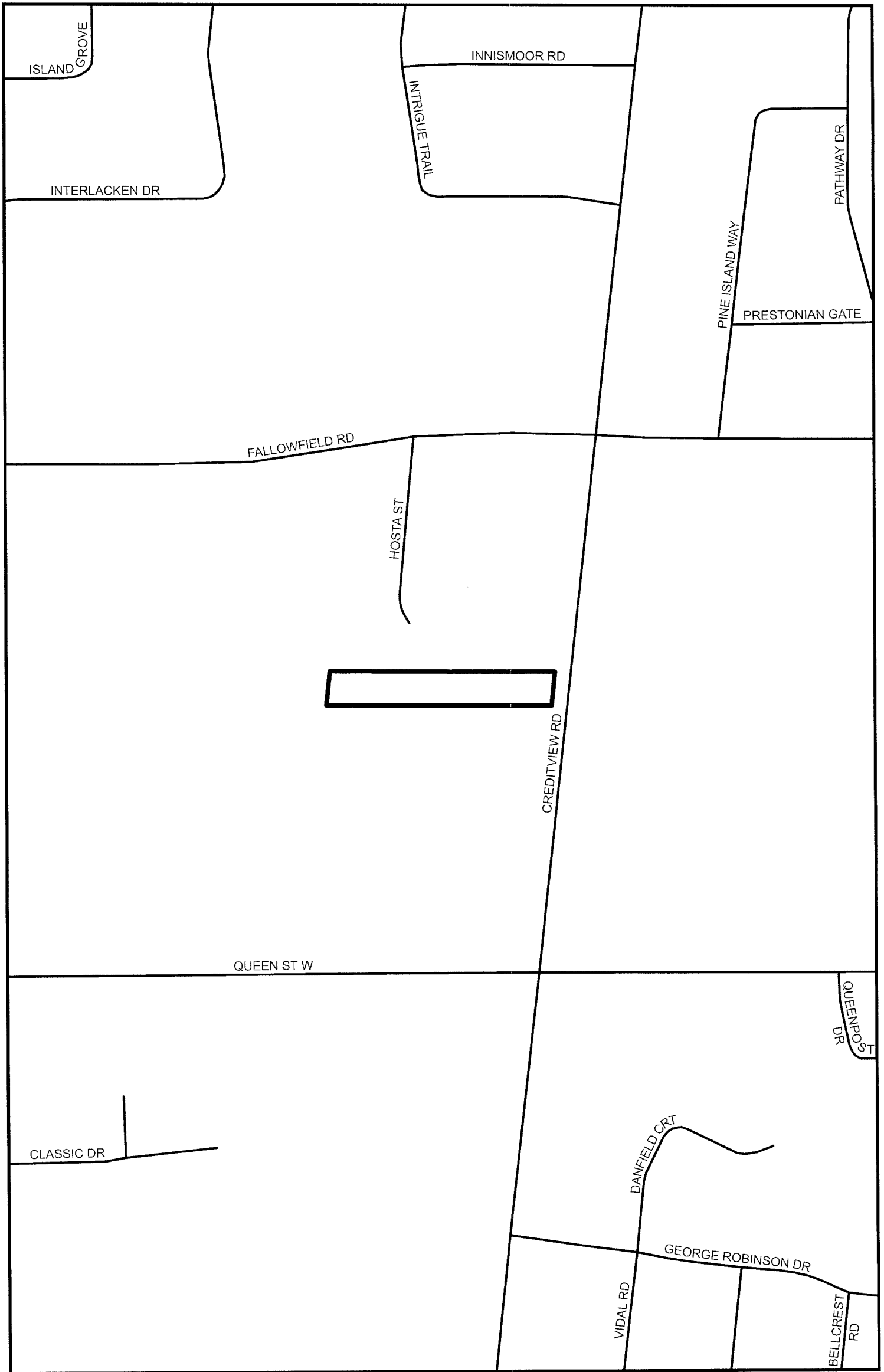
Patrick Brown, Mayor




Peter Fay, City Clerk

(OZS-2020-0018)





 SUBJECT LANDS



KEY MAP

BY-LAW 187-2023

Drawn by: ckovac