

Notice of Passing of Zoning By-law 259-2022

Date of Decision: December 14, 2022
Date of Notice: December 20, 2022
Last Date of Appeal: January 9, 2023

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 259-2022, to amend Zoning By-law 270-2004, for a temporary period of three years as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Maplequest Investments Inc. – KLM Planning Partners Inc. – West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard. – Ward 9 (File: OZS-2021-0022).

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended to create five new zones:

- Zones (R1F(H)-11.6-3675) and (R1F(H)-11.6-2983) are for single detached dwelling lots;
- Zones (R3E(H)-4.5-3677), (R3E(H)-6.0-2984) and (R3E(H)-4.5-2985) are for townhouse dwelling lots.

It should be noted that all five zones require Holding provisions for vehicular and servicing purposes. In addition, there are lands that are to be zoned Open Space and Floodplain.

Location of Lands Affected: located south of Inspire Boulevard north of Countryside Drive and west of Torbram 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 Stephen Dykstra, Development Planner, Development Services, at T: 905-874-3841 or stephen.dykstra@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.

When and How to File an Appeal: An appeal of the by-law to the Ontario Land Tribunal (OLT) must be filed with the City Clerk, Peter Fay, of the City of Brampton **no later than January 9, 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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 259 - 2022

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
Agricultural (A)	RESIDENTIAL SINGLE DETACHED F (H)- 11.6 SPECIAL SECTION 3675 (R1F(H)-11.6-3675)
	RESIDENTIAL TOWNHOUSE- R3E (H) 4.5 – SPECIAL SECTION 3677 (R3E(H)-4.5-3677)
	RESIDENTIAL SINGLE DETACHED F (H) – 11.6 SPECIAL SECTION 2983 (R1F(H)-11.6-2983)
	RESIDENTIAL TOWNHOUSE R3E(H)-6-SPECIAL SECTION 2984 (R3E(H)-6.0-2984)
	RESIDENTIAL TOWNHOUSE R3E (H) - 4.5 – SPECIAL SECTION 2985 (R3E(H) – 4.5-2985)
	OPEN SPACE (OS)

(2) By adding the following sections:

“3675 The lands designated R1F-11.6-Section 3675 on Schedule A to this By-law:

3675.1 Shall only be used for the following purposes:

1) Shall only be used for the purposes permitted within the R1F-x zone.

3675.2 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, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- 2) Maximum cumulative garage door width: 5.5 metres

3675.3 Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3677 The lands designated R3E-4.5-Section 3677 on Schedule A to this By-law:

3677.1 Shall only be used for the following purposes:

- 1) Permitted uses:
 - a. Purposes permitted within the R3E-x zone
 - b. Dual Frontage Townhouse Dwelling;

3677.2 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, eaves and cornices may project an additional 0.6 metres into the minimum front yard or exterior side yard;
- 2) Minimum building setback to a daylighting triangle/rounding: 1.5 metres
- 3) No minimum dwelling unit width shall apply;
- 4) Minimum Rear Yard Depth 4.5 metres to any living space above a garage
- 5) Minimum setback to a garage door: 0.0 metres when accessed from the rear yard
- 6) Minimum Interior Side Yard Width:
 - a. 1.2 metres; or
 - b. 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
- 7) Minimum Front Yard Depth: 3.0 metres

For the purposes of lands zoned R3E(H)-4.5-Section 3677, the front lot line shall be deemed to be Torbram Road.

- 8) Maximum Building Height: 14.0 metres
- 9) Maximum Lot Coverage: no requirement

- 10) The requirement for maintaining a minimum 0.6 metre wide permeable landscape surface abutting one side lot line shall not apply;
- 11) Maximum garage door width: 3.5 metres

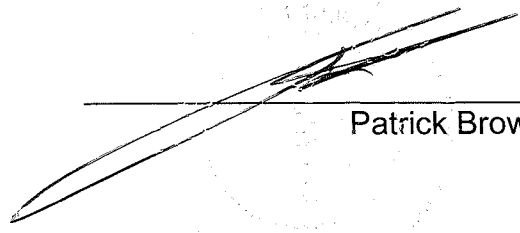
3677.3 Holding (H):

- 3) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 4) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - d) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

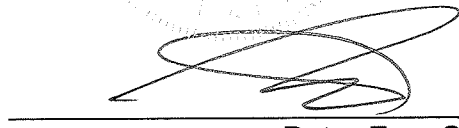
ENACTED and PASSED this 14th day of December, 2022.

Approved as to
form.
2022/11/23
SDSR

Approved as to
content.
2022/11/25
Allan A. Parsons

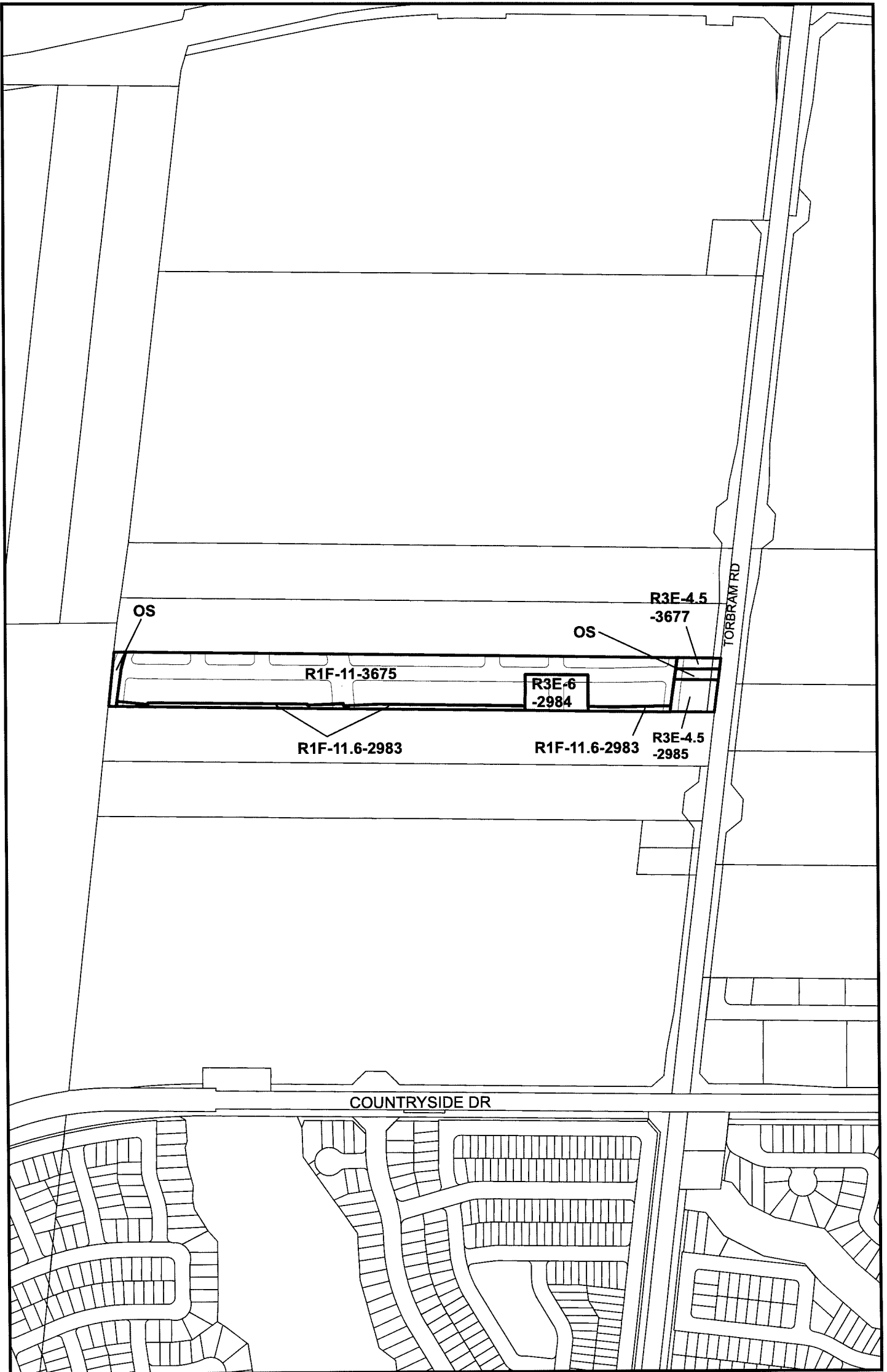


Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2021-0022)



MAYFIELD RD

TORBRAM RD



FOXSPARROW RD

PRIVATE RD

COUNTRYSIDE DR

EXECUTIVE CRT

KEEVIEW CRES

BUCKLER ST

CONNOLLY CRES

PRUDHOMME DR

FINLAYSON CRES

PAPER DR

MOLDVAN DR

VINCENT ST

SLED DOG RD

KEIRSTEAD TRAIL

FANSON COVE WAY

 SUBJECT LANDS

