

Notice of Passing of Zoning By-law 26-2024**10635, 10647, and 0 The Gore Road****Date of Decision: February 28, 2024****Date of Notice: March 14, 2024****Last Date of Appeal: April 3, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 26-2024, 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, on behalf of Sheridan Capital Management Corporation, Ward 10 (File: OZS-2023-0001).

The Purpose and Effect of the Zoning By-law: To facilitate the development of a subdivision consisting of 471 single detached residential lots, an elementary school block, 2 park blocks, a stormwater management pond block, natural heritage system blocks/buffers/ and compensations, and residential reserve blocks.

Location of Lands Affected: east side of The Gore Road, south of Countryside Drive, and north of Castlemore Road, legally described as Part of Lot 13 and 14, Con 10 N.D., and municipally known as 0 The Gore Road, 10635 The Gore Road, and 10647 The Gore Road. The development consists of 3 parcels in total known as Parcel 12, Parcel 14, and Parcel 16.

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 Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or arjun.singh@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 April 3, 2024**. 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 26 - 2024

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

From:	To:
"AGRICULTURAL – 1520 (A-1520)" and "AGRICULTURAL (A)"	RESIDENTIAL SINGLE DETACHED F – 9.0 – SECTION 3747 (R1F – 9.0 – 3747) RESIDENTIAL SINGLE DETACHED F – 13.0 – SECTION 3748 (R1F – 13.0 – 3748) RESIDENTIAL SINGLE DETACHED F – 9.0 – SECTION 3749 (R1F – 9.0 – 3749) RESIDENTIAL SINGLE DETACHED F – 9.0 – SECTION 3766 (R1F – 9.0 – 3766) INSTUTIONAL ONE – SECTION 3750 (I1-3750) OPEN SPACE ZONE (OS)

- (2) By adding the following Sections:

- | | |
|--------|---|
| "3747 | The lands designated R1F – 9.0 – 3747 on Schedule A to this by-law: |
| 3747.1 | Shall only be used for the purposes permitted in an R1F – 9.0 zone. |

3747.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 225.0 square metres; b) Corner Lot – 270.0 square metres;
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 9.0 metres; b) Corner Lot – 10.8 metres;
(3) Minimum Front Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the front lot line; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; f) a bay window, bow window, 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 or triangle;
(4) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots; c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle; d) 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 with an additional 0.25 metre encroachment for steps e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side

	<p>yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>f) 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 0.0 metres of a daylight rounding/triangle; and</p> <p>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle</p>
(5) Minimum Rear Yard Depth	<p>a) 7.0 metres;</p> <p>b) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;</p> <p>c) 3.5 metres for a deck;</p> <p>d) 4.5 metres for open, roofed porch and or uncovered terrace;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>b) Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>c) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>d) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres;

<p>(9) The following provisions shall apply to garages:</p>	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;</p> <p>c) The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>f) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)</p> <p>g) The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.</p>
<p>(10) The Following shall apply to a bay, bow or box window:</p>	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p>

(3) By adding the following Sections:

- "3748 The lands designated R1F- 13.0 – 3748 on Schedule A to this bylaw:
- 3748.1 Shall only be used for the purposes permitted in an R1D- 13.0 zone
- 3748.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area</p>	<p>a) Interior Lot: 325.0 square metres</p> <p>b) Corner Lot: 370.0 square metres</p>
<p>(2) Minimum Lot Width</p>	<p>a) Interior Lot: 13.0 metres</p> <p>b) Corner Lot: 14.8 meters</p>
<p>(3) Minimum Front Yard</p>	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the front lot line;</p> <p>c) the main wall of a dwelling may encroach into the front yard to within</p>

	<p>1.0 metres of a daylight rounding or triangle;</p> <p>d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>f) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and</p> <p>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 or triangle;</p>
(4) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</p> <p>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;</p> <p>d) 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 with an additional 0.25 metre encroachment for steps;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;</p> <p>f) 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 daylight rounding/triangle; and</p> <p>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</p>
(5) Minimum Rear Yard Depth	<p>a) 7.0 metres;</p> <p>b) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain</p>

	<p>zone, Institutional zone, a Stormwater Pond, a Park ;</p> <p>c) 3.5 metres for a deck;</p> <p>d) 4.5 metres for open, roofed porch and or uncovered terrace;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone; and</p> <p>d) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres
(9) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) the maximum cumulative garage door shall be 5.0 if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;</p> <p>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>f) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)</p>

	g) For interior lots with a lot width or 19.8 metres and greater, the maximum interior garage width shall be greater than 9.0 or 50% of the dwelling unit.
(10) The Following shall apply to a bay, bow or box window:	a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

(3) By adding the following Sections:

“3749 The lands designated R1F – 9.0 – 3749 on Schedule A to this by- law:

3749.1 Shall only be used for the purposes permitted in an R1F – 9.0 zone.

3749.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 225.0 square metres; b) Corner Lot – 270.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 9.0 metres; b) Corner Lot – 10.8 metres;
(3) Minimum Front Yard	a) 3.0 metres; b) 6.0 metres to a garage door; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; f) a bay window, bow window, 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 or triangle;
(4) Minimum Exterior Side Yard	a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots;

	<ul style="list-style-type: none"> c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle; d) 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 with an additional 0.25 metre encroachment for steps; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle; f) 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; and g) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle
(5) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 7.0 metres; b) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park; c) 3.5 metres for a deck; d) 4.5 metres for open, roofed porch and or uncovered terrace; e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;
(6) Minimum Interior Side Yard	<ul style="list-style-type: none"> a) Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres; b) Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres c) Interior side yards between two lots can be paired at 0.6 metres per

	<p>paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>d) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;</p>
<p>(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.</p>	
<p>(8) Maximum Building Height</p>	<p>13 metres;</p>
<p>(9) The following provisions shall apply to garages:</p>	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.6 metres but less than 12.5 metres shall be 5.0 metres;</p> <p>c) the maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>f) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)</p> <p>g) The maximum interior garage width, of an attached garage shall be 0.9 metres wider than the maximum permitted cumulative garage width.</p>
<p>(10) The Following shall apply to a bay, bow or box window:</p>	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p>

(5) By adding the following Sections:

“3766 The lands designated R1F – 9.0 – 3766 on Schedule A to this by- law:

3766.1 Shall only be used for the purposes permitted in an R1F – 9.0 zone.

3766.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Area</p>	<p>a) Interior Lot – 225.0 square metres;</p> <p>b) Corner Lot – 270.0 square metres;</p>
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(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 9.0 metres; b) Corner Lot – 10.8 metres;
(3) Minimum Front Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the front lot line; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps; e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding or triangle; f) a bay window, bow window, 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 or triangle;
(4) Minimum Exterior Side Yard	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard for corner lots; c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle; d) 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 with an additional 0.25 metre encroachment for steps e) a porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding or triangle;

	<p>f) 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 0.0 metres of a daylight rounding/triangle; and</p> <p>g) a bay window, bow window or box window with or without foundation may encroach 1.0 metre into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle</p>
(5) Minimum Rear Yard Depth	<p>a) 6.5 metres;</p> <p>b) 6.0 metres when a rear yard abuts an interior side yard of an adjacent lot, an Open Space zone, a Floodplain zone, Institutional zone, a Stormwater Pond, a Park;</p> <p>c) 3.5 metres for a deck;</p> <p>d) 4.5 metres for open, roofed porch and or uncovered terrace;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum rear yard;</p>
(6) Minimum Interior Side Yard	<p>a) Where the minimum interior lot width is less than 12.5 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>b) Where the minimum interior lot width for lots which have side lot lines converging towards the front or rear is less than 13.0 metres: 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>c) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>d) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres;

<p>(9) The following provisions shall apply to garages:</p>	<p>a) No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;</p> <p>b) The maximum cumulative garage door shall be 5.0 metres if the lot is less than 12.5 metres but greater than or equal to 10.4 metres;</p> <p>c) The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 15.0 metres shall be 5.5 metres;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line;</p> <p>e) minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre minimum interior width.</p> <p>f) No encroachment shall be permitted into a minimum interior garage width or length, except for one step (2 risers)</p> <p>g) The maximum interior garage width, of an attached garage, shall be 0.9 metres wider than the maximum permitted cumulative garage width.</p>
<p>(10) The Following shall apply to a bay, bow or box window:</p>	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p>

(6) 3750 The lands designated I1 – Section 3750 on Schedule A to this by-law:

3750.1 Shall only be used for either of the following purposes:

(1) Purposes permitted by the I1 zone subject to the requirements and restrictions of the I1 zone;

or


(2) Purposes permitted by the R1F- 9.0 - 3749 zone, subject to the requirements and restrictions of the R1F-9.0-3749 zone.

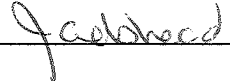
ENACTED and PASSED this 28th day of February, 2024.

Approved as to
form.
2024/02/22
SDSR

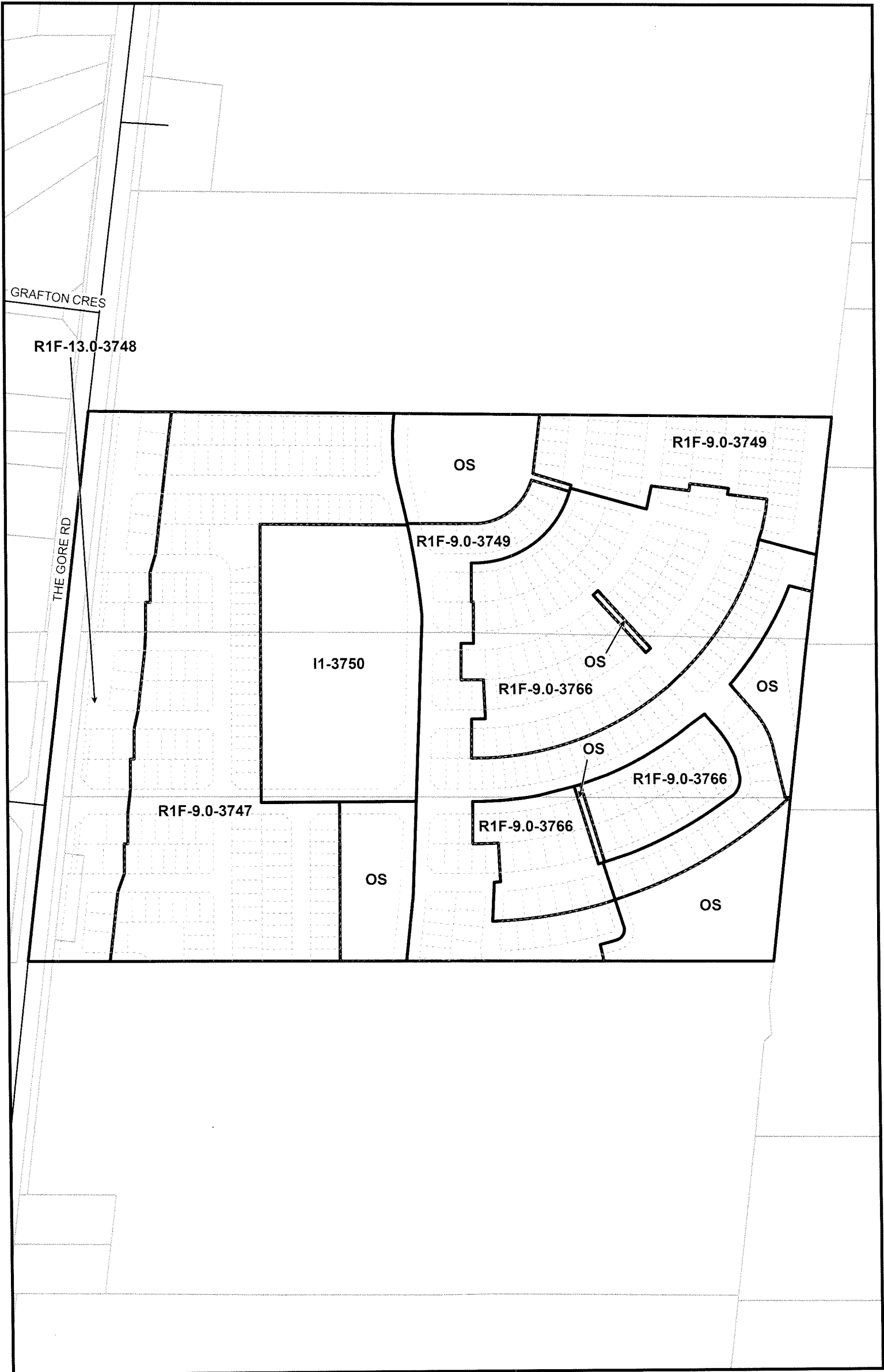
Approved as to
content.
2024/02/21
AAP

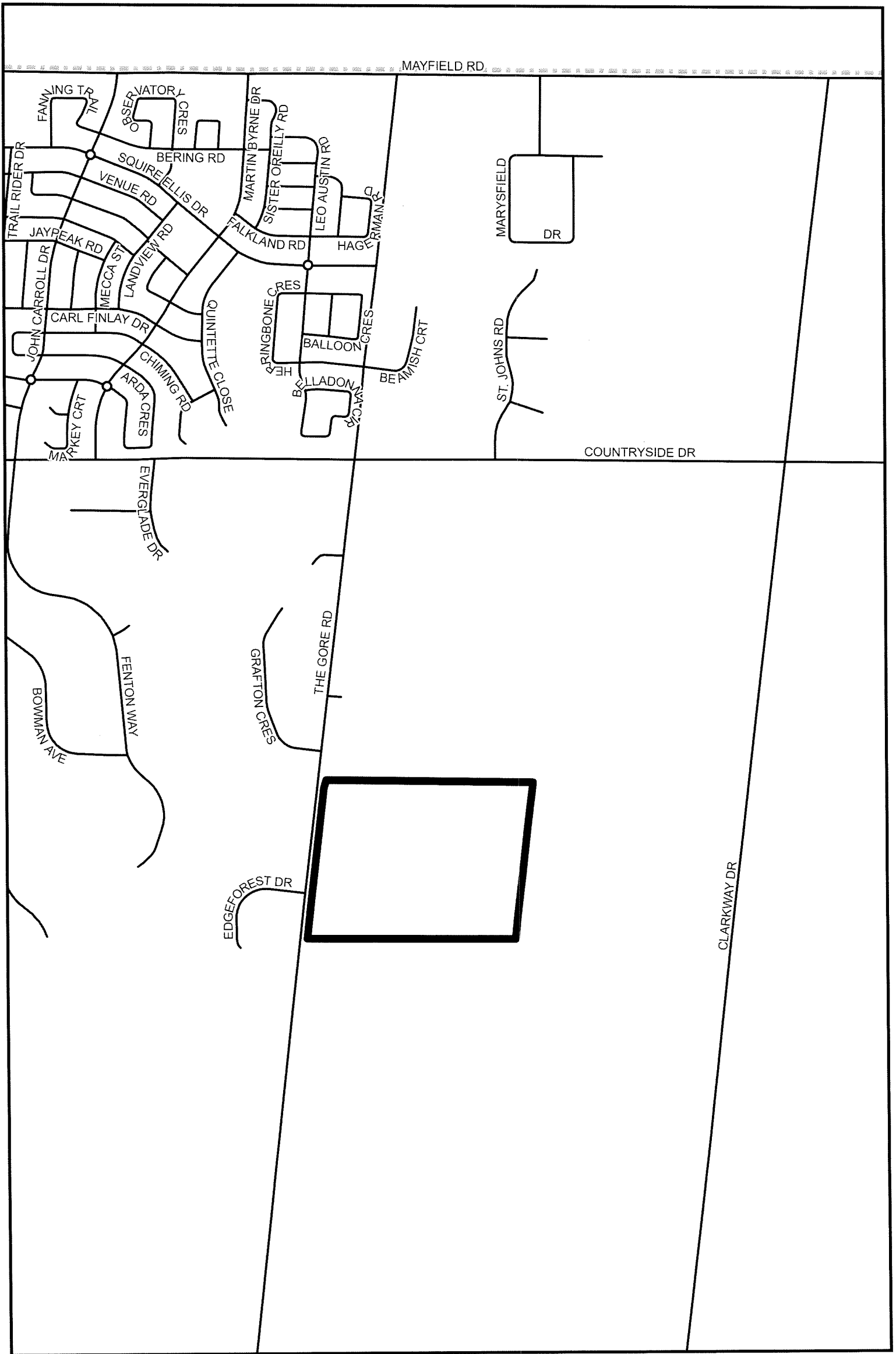
(OZS-2023-0001)





Patrick Brown, Mayor

City Clerk (acting)
Janice Adshedd





 Subject Lands  City Limit

