

Notice of Passing of Zoning By-law 40-2024**12197 Hurontario Street****Date of Decision: March 27, 2024****Date of Notice: April 11, 2024****Last Date of Appeal: May 1, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 40-2024, 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 Glen Schnarr and Associates Inc., Argo Summer Valley Limited, Ward 2 (File: OZS-2022-0030).

The Purpose and Effect of the Zoning By-law: To amend the Zoning By-law to permit new Residential Zones for the use of eight (8) single detached dwelling units and an Open Space Zone.

Location of Lands Affected: east side of Hurontario Street and north side of Highwood Road, legally described as Pt Lot 18, Con 1, E.H.S. and municipally known as 12197 Hurontario Street.

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 Marco Gerolini, Planner, Planning, Building and Growth Management Services Department at 905-874-3359 or marco.gerolini@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 May 1, 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 40 - 2024

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

WHEREAS 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:
<p>AGRICULTURAL (A);</p>	<p>RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3767 (R1F-12.0-3767); AND</p> <p>RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3768 (R1F-12.0-3768); AND</p> <p>RESIDENTIAL SINGLE DETACHED F – 12.0 – SECTION 3771 (R1F-12.0-3771); AND</p> <p>OPEN SPACE (OS);</p>

(2) by adding thereto, the following sections:

“3767 The lands designated R1F-12.0-3767 on Schedule A to this by-law:

3767.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3767.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior and Corner Lot Width: 12.0 metres.
2. Minimum Lot Area: 288 square meters.
3. Minimum Lot Depth: 24 metres.
4. Minimum Front Yard Depth:
 - (a) 2.5 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

(d) 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 rounding/triangle;

(e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and

(f) 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 Exterior Side Yard Width:

(a) 3.0 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;

(d) 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;

(e) 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;

(f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

6. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(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;

(c) 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

7. Minimum Rear Yard:

(a) 7.5 metres

(b) a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

(c) an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

(d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

8. Maximum Building Height: 12.0 metres.

9. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

10. The following provisions apply to attached garages:

(a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

(b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

(c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

(d) 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 entrance of the dwelling unit; and,

(e) 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.

(f) The interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

(g) Steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

11. The following shall apply to a bay, bow or box window:

- i. 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;
- ii. Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

12. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3767.2.

3767.3 For the purpose of Section 3767, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”

(3) by adding thereto, the following sections:

“3768 The lands designated R1F-12.0-3768 on Schedule A to this by-law:

3768.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3768.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior/Corner Lot Width: 12.0 metres.
2. Minimum Lot Area: 288 square meters
3. Minimum Lot Depth: 24 metres.
4. Minimum Front Yard Depth:

(a) 2.5 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;

(d) 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 rounding/triangle;

(e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and

(f) 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 Exterior Side Yard Width:

(a) 3.0 metres but 5.75 metres to the front of the garage;

(b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding/triangle;

(c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 1.5 metres into the minimum exterior side yard;

(d) 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;

(e) 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;

(f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum exterior side yard;

6. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(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;

(c) 0.6 metres for a corner lot abutting an interior lot with a side yard of 0.6 metres, resulting in a total minimum separation distance of 1.2 metres between buildings.

7. Minimum Rear Yard:

(a) 6.0 metres

(b) a deck off the main floor may encroach 3.0 metres into the minimum rear yard;

(c) an open roofed porch or uncovered terrace may encroach 2.5 metres into the minimum rear yard; and,

(d) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard to a maximum width of 4.5 metres.

8. Maximum Building Height: 12.0 metres.

9. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

10. The following provisions apply to attached garages:

(a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;

(b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;

(c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;

(d) 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 entrance of the dwelling unit; and,

(e) 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.

(f) the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.

(g) steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

11. The following shall apply to a bay, bow or box window:

- i. 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;
- ii. Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

12. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3768.2.

3768.3 For the purpose of Section 3768, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”

(4) by adding the following sections:

“3771 The lands designated R1F-12.0-3771 on Schedule A to this by-law:

3771.1 Shall only be used for the purposes permitted in an R1F-12.0 zone.

3771.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior Lot Width: 12.0 metres.

2. Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

- (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;
3. Maximum Building Height: 11.0 metres.
4. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
5. The following provisions apply to garages:
- (a) the maximum cumulative garage door width for lots with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - (b) the maximum cumulative garage door width for lots with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - (c) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - (d) 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 entrance of the dwelling unit; and,
 - (e) the interior garage width, as calculated 3.0 metres from the garage opening shall be a minimum of 3.3 metres in width or a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot.
 - (f) the interior space of a garage shall have dimensions not less than 3.3 metres by 6.0 metres.
 - (g) steps or stairs, ramp, barrier-free access feature and deck may encroach a maximum of 0.5 metres into a required parking space.

6. The following shall apply to a bay, bow or box window:

- i. 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;
- ii. Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre and shall not require side windows.

7. Shall also be subject to the requirements and restrictions relating to the R1F-12.0 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3771.2.

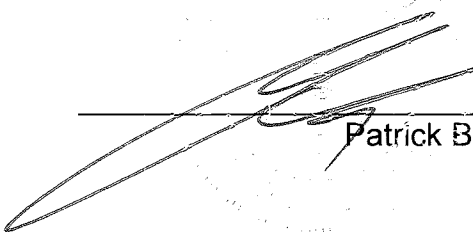
3771.3 For the purpose of Section 3771, the following definition shall apply:

“Grade, Established” shall mean the average finished surface elevation of the front wall of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the each end and midpoint of the front wall.”


ENACTED and PASSED this 27th day of March, 2024

Approved as to form.
2024/03/12
SDSR

Approved as to content.
2024/03/11
AAP

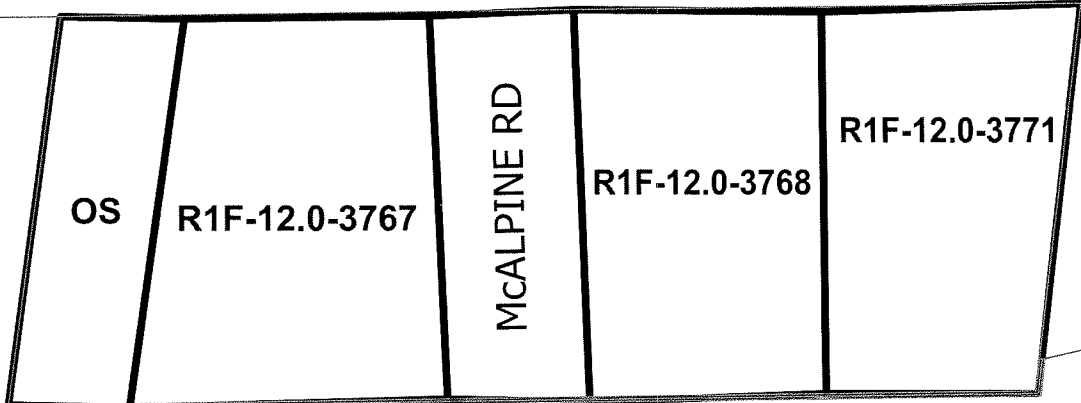


Patrick Brown, Mayor



Charlotte Gravlev, Acting City Clerk

HURONTARIO ST



OS

R1F-12.0-3767

MICALPINE RD

R1F-12.0-3768

R1F-12.0-3771

HIGHWOOD RD

HILLPATH CRES



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: _ZBL OZS-2022-0030

Date: 2024/02/15

Drawn by: CAntoine




LOT 18, CONCESSION 1 E.H.S

BY-LAW 40-2024

SCHEDULE A



 SUBJECT LAND

