

Notice of Passing of Zoning By-law 45-2023**9052 Creditview Road****Date of Decision: March 1, 2023****Date of Notice: March 13, 2023****Last Date of Appeal: April 3, 2023**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 45-2023, 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 by R. Walters Planning (c/o Walter Grdevich), File: OZS-2021-0029.

The Purpose and Effect of the Zoning By-law: To permit a residential development of four (4) single detached dwellings.

Location of Lands Affected: west side of Creditview Road and north of Queen Street W.

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, Development Planner, Development Services, 905-874-3847, 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-21010B.

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, 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) 874-3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 45 - 2023

To amend Comprehensive Zoning By-law 270-2004:

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 F (H) – Section 3658 (R1F (H) - 9.0-3658); Residential Single Detached B – Section 3659 (R1B(2) - 3659); and Floodplain (F)

2) By adding thereto the following section:

“3658 The lands designated R1F (H) -9.0 – Section 3658 on Schedule A to this By-law:

3658.1 shall be subject to the following requirements and restrictions:

- | | |
|--------------------------------------|---|
| (a) Minimum Lot Area | 209 square metres |
| (b) Minimum Lot Depth | 18 metres |
| (c) Minimum Front Yard Depth | 3.5 metres but 6.0 metres to the front of the garage |
| (d) Minimum Interior Side Yard Width | 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres |

(e) Minimum Rear Yard Depth 6.0 metres

3658.2 Shall also be subject to the requirements and restrictions relating to the R1F-X Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3658.1.

3658.3 Until such time as the Holding (H) is lifted, lands zoned R1F (H) – 9.0 - 3658 shall only be used for the following purposes:

- a) Uses, buildings and structures as may be permitted and in accordance with the Residential Hamlet 1 (RHM1) zone.

3658.4 The Holding (H) symbol for all or any part of the land zoned R1F (H) – 9.0 - 3658 shall not be removed until such time as the Commissioner of Planning, Building and Growth Management has received written confirmation that the following conditions have been met:

- a) Appropriate arrangements have been made for the extension of Hosta Street; and,
- b) The Functional Servicing Report is approved and appropriate arrangements have been made for the implementation of its recommendations,

all to the satisfaction of the Commissioner of Planning, Building and Growth Management Department.”

3) By adding thereto the following section:

“3659 The lands designated R1B (2) – Section 3659 on Schedule A to this By-law:

3659.1 shall be subject to the following requirements and restrictions:

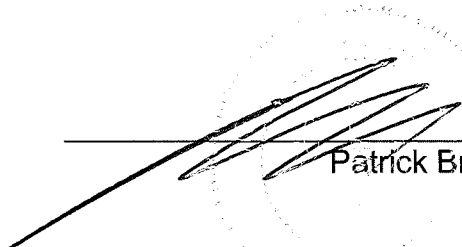
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| (a) Minimum Interior Side Yard Width | 1.2 metres on one side and 0.6 metres on the other side providing a minimum distance between dwellings on abutting lots of 1.8 metres |
|--------------------------------------|---|


3659.2 Shall also be subject to the requirements and restrictions relating to the R1B (2) Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3659.1”.

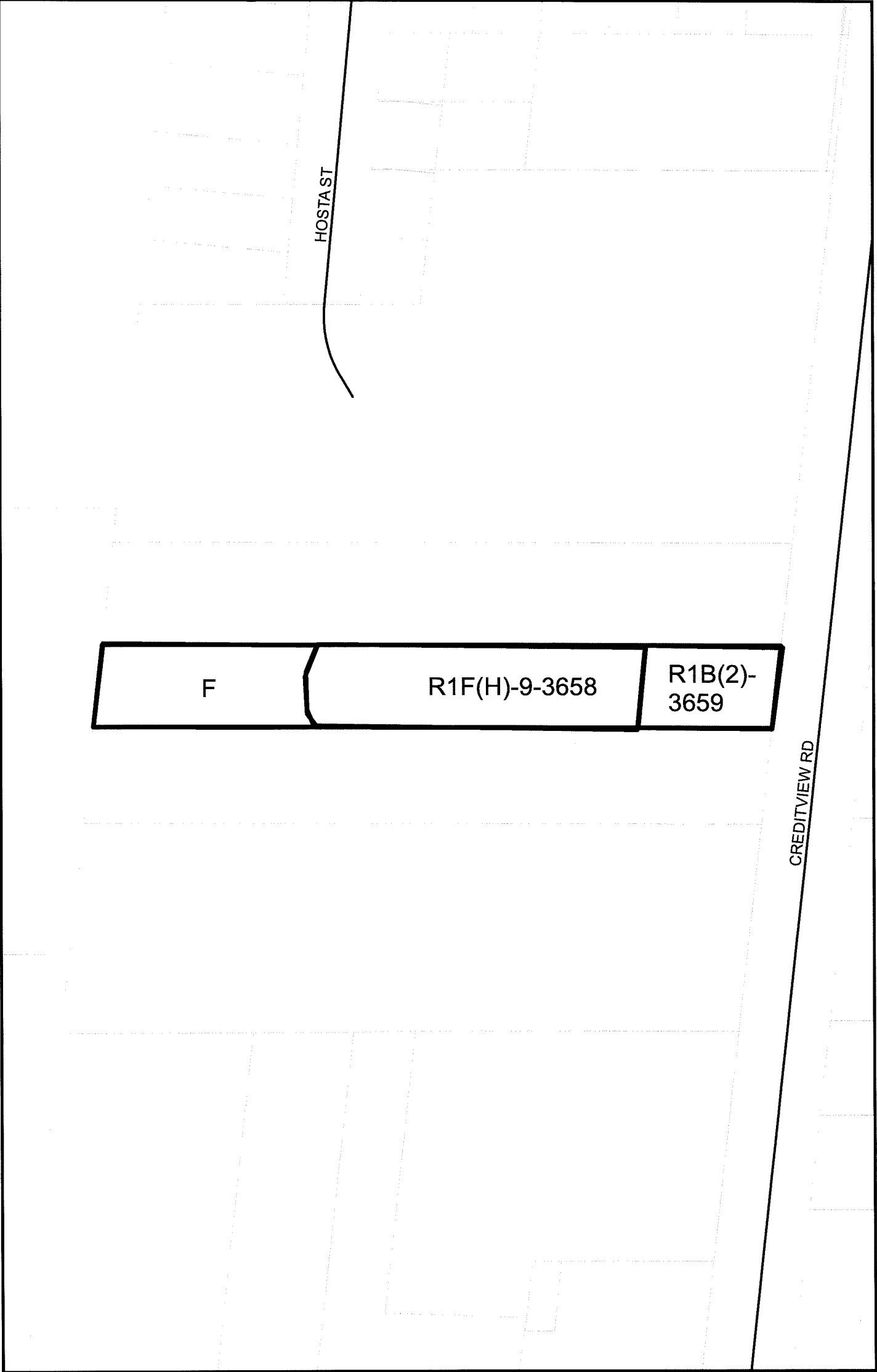
ENACTED and PASSED this 1st day of March, 2023.

Approved as to form.
2023/02/27
AWP

Approved as to content.
2023/02/23
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk



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BRAMPTON
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0029_ZBLA

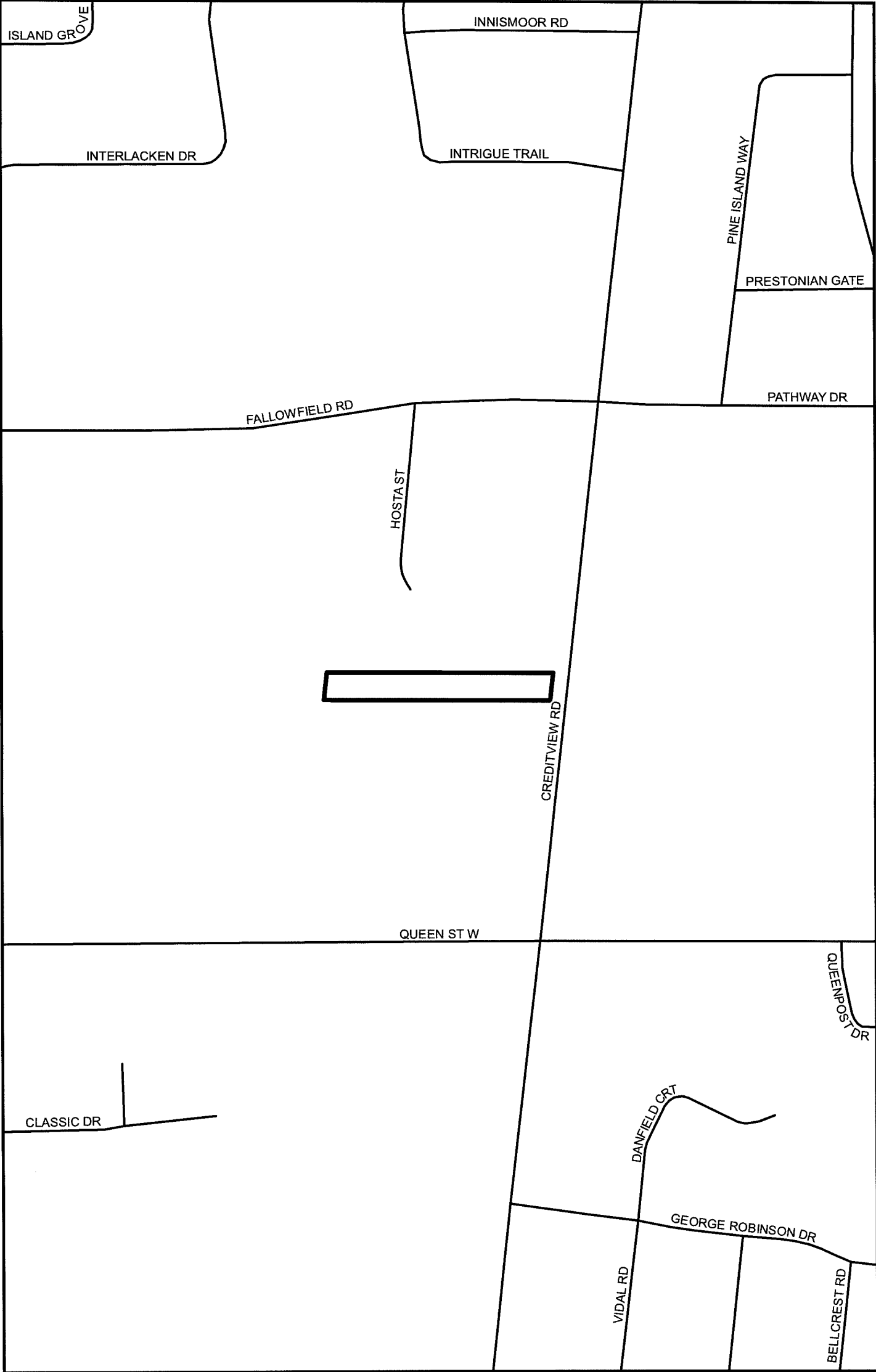
Date: 2023/01/30

Drawn by: ckovac

PART LOT 6, CONCESSION 4 W.H.S.

BY-LAW 45-2023

SCHEDULE A



 SUBJECT LANDS



KEY MAP

BY-LAW 45-2023

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