

**Notice of Passing of Zoning By-law 6-2024**

**10431 The Gore Road**

**Date of Decision: January 24, 2024**

**Date of Notice: January 30, 2024**

**Last Date of Appeal: February 20, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 6-2024, 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 & Associates Inc., on behalf of Emerald Castle Developments Inc. (Cachet Developments) – Ward 10 (File: OZS-2021-0047).

**The Purpose and Effect of the Zoning By-law:** To amend the Zoning By-law to permit low to medium density residential uses on the property.

**Location of Lands Affected:** east side of The Gore Road, between Castlemore Road and Countryside Drive, legally described as Toronto Gore Con 10 ND, and municipally known as 10431 The Gore 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](http://www.brampton.ca). Further enquiries should be directed to Andrew Ramsammy, Planner, Planning, Building and Growth Management Services Department at 905-874-3485 or [andrew.ramsammy@brampton.ca](mailto:andrew.ramsammy@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 an application for a Draft Plan of Subdivision 21T-21019B.

**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 February 20, 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 6 - 2024

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

From:	To:
"AGRICULTURAL (A)" & "AGRICULTURAL – 1520 (A-1520)"	RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737)  RESIDENTIAL TOWNHOUSE E – 6.1 – SPECIAL SECTION 3740 (R3E – 6.1 – 3740)  RESIDENTIAL SINGLE DETACHED F – 9.1 – SECTION 3738 (R1F – 9.1 – 3738)  RESIDENTIAL SINGLE DETACHED F – 13.7 – SECTION 3758 (R1F – 13.7 – 3758)  RESIDENTIAL SINGLE DETACHED F – 15.0 – SECTION 3759 (R1F – 15.0 – 3759)  RESIDENTIAL TOWNHOUSE C – R3C – SECTION 3760 (R3C – 3760)  OPEN SPACE ZONE (OS)  FLOODPLAIN (F)

- 2) By adding the following Sections:

"3758 The lands designated R1F – 13.7 – 3758 on Schedule A to this bylaw:

3758.1 Shall only be used for the purposes permitted in an R1F – 13.7 zone.

3758.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	Interior Lot – 13.7 metres Corner Lot – 15.0 metres
(2) Minimum Front Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <li>b) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding or triangle;</li> <li>c) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;</li> <li>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 or triangle;</li> <li>e) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and,</li> <li>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 or triangle.</li> </ul>
(3) Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>a) 3.0 metres;</li> <li>b) 6.0 metres to a garage door facing the exterior side yard for corner lots;</li> <li>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;</li> <li>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;</li> <li>e) 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 or triangle;</li> <li>f) a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior</li> </ul>

	side yard and within 0.0 metres of a daylight rounding or triangle.
(4) Minimum Rear Yard Depth	<ul style="list-style-type: none"> <li>a) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;</li> <li>b) A deck may encroach 3.5 metres into the required rear yard;</li> <li>c) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</li> <li>d) Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and</li> <li>e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;</li> </ul>
(5) Minimum Interior Side Yard	<ul style="list-style-type: none"> <li>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;</li> <li>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 1.2 metres and 1.2 metres per paired lots;</li> <li>c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres</li> <li>d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard.</li> </ul>
(6) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(7) Maximum Building Height	12 metres
(8) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) 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;</li> <li>b) Notwithstanding Section 13.5.2(j)(2), for corner lots, a garage door may face the flankage lot line;</li> <li>c) for lots 14.0 metres wide or greater, the maximum cumulative interior garage width shall be 6.4 metres or</li> </ul>

	<p>50% of the dwelling unit width whichever is greater;</p> <p>d) the garage door width restriction does not apply to a garage door facing the exterior lot line; and</p> <p>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;</p> <p>f) minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.</p>
<p>(9) 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> <p>b) 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 metres;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;</p>

“3759 The lands designated R1F – 15.0 – 3759 on Schedule A to this by-law:

3759.1 Shall only be used for the purpose permitted in an R1F – 15.0 zone; and,

3759.2 Shall be subject to the following requirements and restrictions:

<p>(1) Minimum Lot Width</p>	<p>15.0 metres</p>
<p>(2) Minimum Front Yard</p>	<p>a) 3.0 metres;</p> <p>b) The main wall of dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding or triangle</p> <p>c) A porch and/or balcony with or without a foundation may encroach 2.0 metres into the minimum front yard;</p> <p>d) 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>e) a bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metre into the minimum front yard; and</p> <p>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 or triangle;</p>
(3) 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;</p> <p>d) a porch or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;</p> <p>e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding;</p> <p>f) a bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard;</p>
(4) Minimum Rear Yard Depth	<p>a) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;</p> <p>b) A deck may encroach 3.5 metres into the required rear yard;</p> <p>c) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard for lots equal to or greater than 13.4 metres;</p> <p>d) Open roofed porches and or uncovered terraces may encroach into the rear yard within 3.0 metres of the rear lot line; and</p> <p>e) a bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;</p>
(5) Minimum Interior Side Yard Width	<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</p>

	<p>0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>c) 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> <p>d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre Interior Side Yard;</p>
<p>(6) 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>(7) Maximum Building Height</p>	<p>12.0 metres</p>
<p>(8) The following provisions shall apply to garages:</p>	<p>a) 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;</p> <p>b) Notwithstanding Section 13.5.2(j)(2), for corner lots, a garage door may face the flankage lot line;</p> <p>c) the garage door width restriction does not apply to a garage door facing the exterior lot line; and</p> <p>d) 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;</p> <p>e) minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.</p>
<p>(9) 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> <p>b) 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 metres;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;</p>



3760.1 Shall only be used for the purposes permitted in an R3C-3760 zone.

3760.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	100 square metres per dwelling unit
(2) Minimum Front Yard Setback	<p>a) The front wall of a dwelling unit: 2.0 metres to a public or private road.</p> <p>b) a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard;</p> <p>c) A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard;</p> <p>d) a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres of a daylight rounding/tringles;</p>
(3) Minimum Exterior Side Yard	<p>a) 1.2 metres</p> <p>b) 0.6 metres abutting a parking area and a public walkway.</p>
(4) Minimum Rear Yard Depth	<p>a) 3.0 meters to the wall of a dwelling;</p> <p>b) 6.0 metres to garage form a private laneway.</p>
(5) Minimum Interior Side Yard	<p>a) 1.2 metres when abutting side lot line coincides with two exterior walls;</p> <p>b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;</p> <p>c) a bay window, or box window with or with foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard</p>
(6) Maximum Building Height	14 metres
(7) The Following shall apply to a bay, bow or box window:	<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> <p>b) 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 metres;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and</p> <p>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;</p>

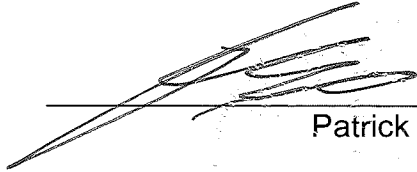
(8) Encroachments	<ul style="list-style-type: none"> <li>a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard 2.5 metres;</li> <li>b) a balcony above a garage may encroach to within 1.5 metres of the rear lot line.</li> </ul>
(9) Minimum Landscape Open Space	No requirement
(10) Minimum Amenity Area	3.5 square metres shall be provided either on a balcony/uncovered terrace on the second or third floor or in the year at ground level.
(11) Setbacks to TransCanada Pipeline right-of-way	<ul style="list-style-type: none"> <li>a) A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.</li> <li>b) A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.</li> <li>c) A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.</li> </ul>
(12) The following provisions shall apply to garages:	<ul style="list-style-type: none"> <li>a) minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.</li> <li>a) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</li> <li>b) The maximum cumulative garage door width shall be 5.6 metres</li> </ul>
(13)	Maximum fence height required within a front yard is 1.2 metres
(14)	Section 10.13.2 shall not apply.
(15)	Section 10.9.1.4 shall not apply
(16)	Minimum Visitor Parking Spaces: 0.25 spaces per unit.

ENACTED and PASSED this 24<sup>th</sup> day of January, 2024.

Approved as to  
form.  
2024/01/19  
MR

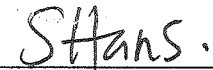
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(OZS-2021-0047)



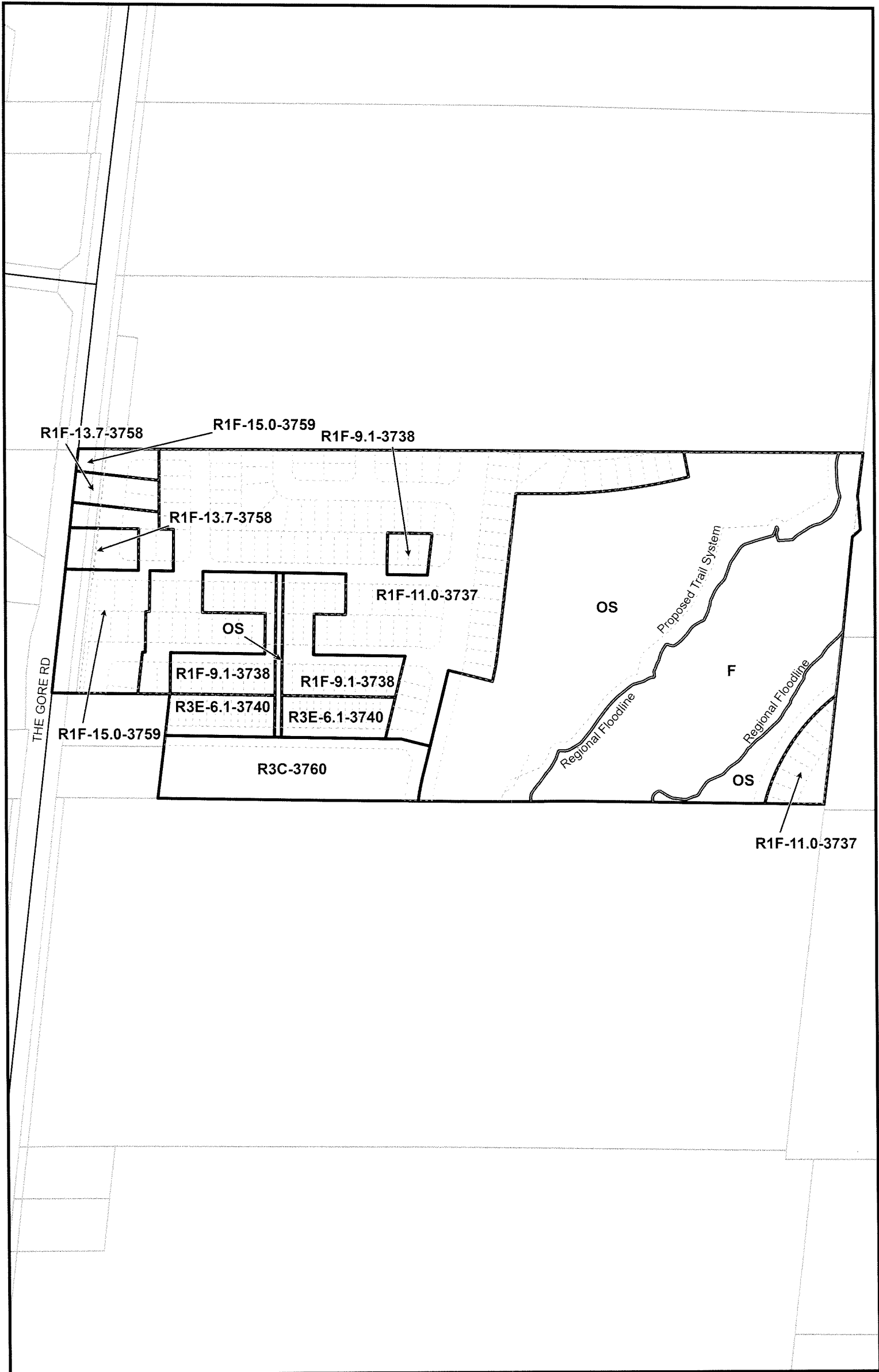
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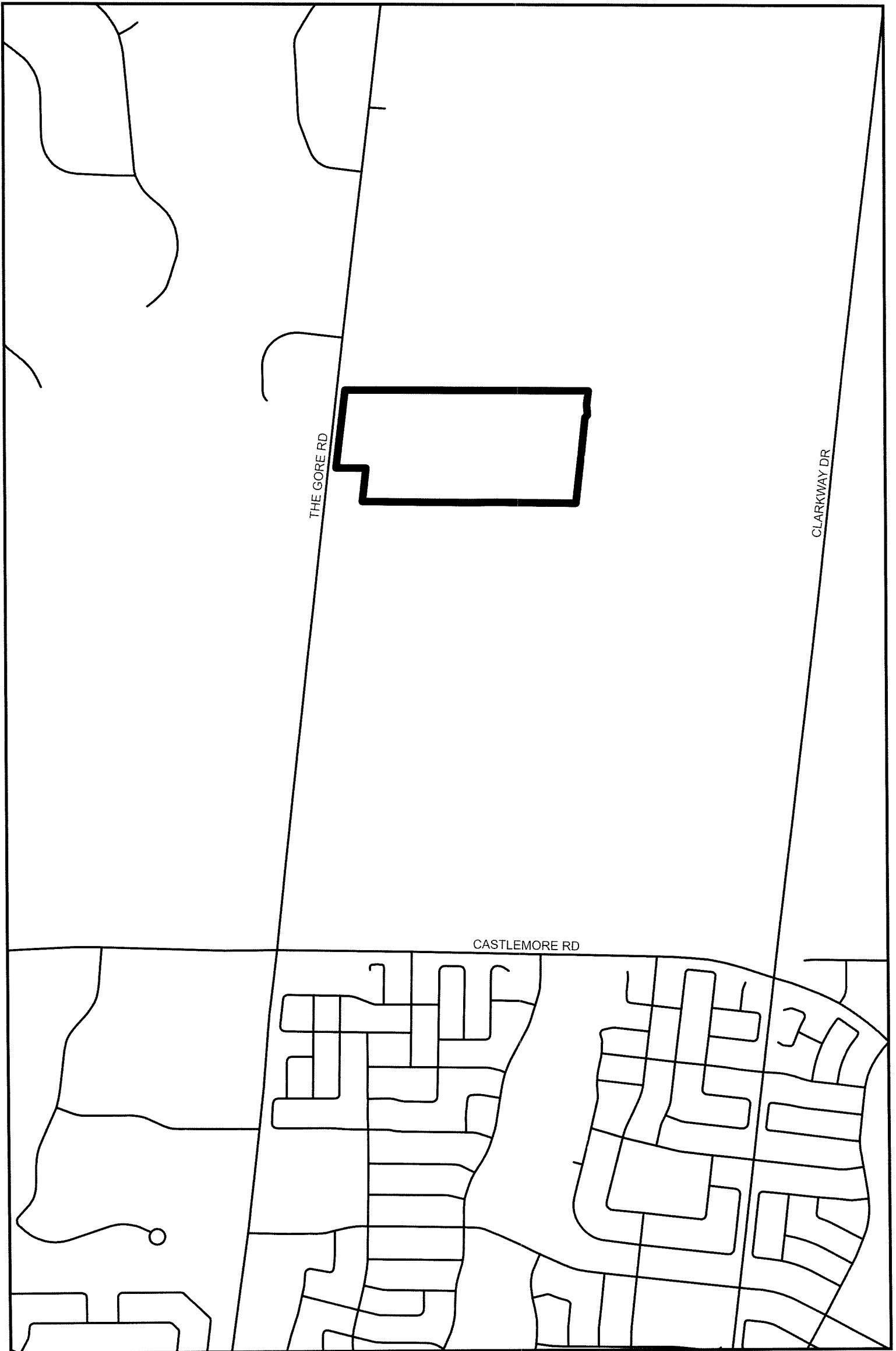
Patrick Brown, Mayor




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~~Peter Fay, City Clerk~~  
S. Hans, Acting City Clerk





 Subject Lands

