

Notice of Passing of Zoning By-law 62-2024**10378 Torbram Road****Date of Decision: April 17, 2024****Date of Notice: May 1, 2024****Last Date of Appeal: May 21, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 62-2024, 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 Blackthorn Development Corp., on behalf of Seven Developments Inc., Ward 9 (File: OZS-2022-0031).

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

Location of Lands Affected: legally described as Part Lot 12, Concession 5, EHS, municipally known as 10378 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 Andrew Ramsammy, Planner, Planning, Building and Growth Management Services Department at 905-874-3485 or 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 other applications under the *Planning Act*, pertaining to the subject lands, except for an application for a Draft Plan of Subdivision 21T-22007B.

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 21, 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 62 - 2024

To amend 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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
"Agricultural (A) Zone"	Residential Townhouse C (H) – Section 3779 (R3C (H)-3779)

(2) , by adding thereto the following section:

"3779 The lands designated R3C (H) - Section 3779 on Schedule A to this by-law:

3779.1 shall only be used for the following:

- (1) Single Detached and Semi-Detached Dwellings fronting onto a Private Road.
- (2) Purposes accessory to other permitted uses.

3779.2 shall be subject to the following requirements and restrictions:

(1) Minimum Yard Setback for a Principle Building:

- (i) The front wall of a dwelling unit: 3.5 metres to a private road, 1.2 metres to a daylight rounding or common amenity area and 3.5 metres in all other situations.
- (ii) 6 metres to a garage door;
- (iii) The rear wall of a dwelling unit: 7 metres, and 3.35 metres to the lot line abutting Torbram road.

(2) Maximum Building Height: 11 metres

(3) Minimum Parking for Visitors: 6 Parking Spaces inclusive of Barrier Free Parking

- (4) The Garage Control provisions set out in section 16.2.8(h) shall not apply.
- (5) Fencing provisions set out in section 16.2.8 (i) shall not apply, except that the maximum height of a fence in a yard abutting Torbram Road shall be 1.2 metres.
- (6) Section 10.12 shall not apply.

3779.3 Trans Canada Pipeline Easement Requirements:

- (1) 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.
- (2) 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.
- (3) With the exception of the cul-de-sac, a private road, six (6) on-street visitor parking spaces, and a noise wall; a minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall apply to any parking area or loading area, including stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

3779.5 shall also be subject to the requirements and restrictions relating to the R3C zone and residential general provisions of this by-law which are not in conflict with those set out in Section 3779.2.

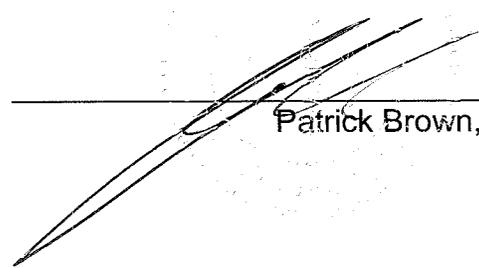
3779.6 The Holding (H)

- (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 arrangements have been made amongst the owner and the City to purchase Part 9 on 43R-19607, or, that satisfactory alternative arrangements are made should Part 9 on 43R-19607 not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 17th day of April, 2024.

Approved as to form.
2024/04/16
MR

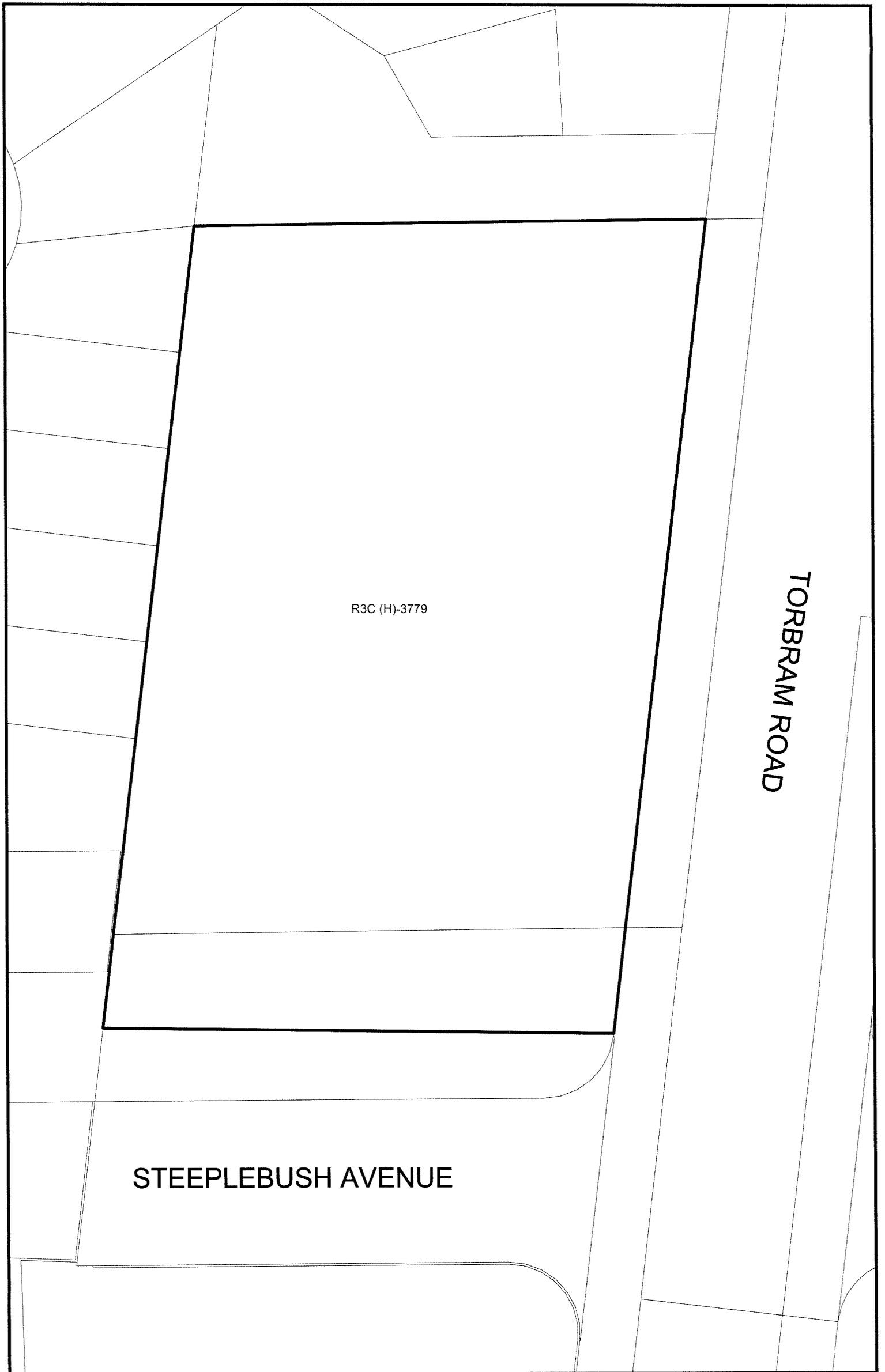
Approved as to content.
2024/04/12
AAP



Patrick Brown, Mayor



Charlotte Gravlev, Acting City Clerk



R3C (H)-3779

TORBRAM ROAD

STEEPLEBUSH AVENUE





 Subject Lands

