

**Notice of Passing of By-law 7-2023  
IBI Group – Peel Housing Corporation  
10 Knightsbridge Road – Ward 7**

**Date of Decision: January 24, 2023  
Date of Notice: February 1, 2023  
Last Date of Appeal: February 21, 2023**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 7-2023, 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 – IBI Group – Peel Housing Corporation – 10 Knightsbridge Road – Ward 7 (File: OZS-2022-0018).

**The Purpose and Effect of the Zoning By-law:** To permit a twenty-storey (20) affordable rental apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space.

**Location of Lands Affected:** 10 Knightsbridge Road, Brampton, Ontario. (PT BLK C and PT BLK W, PL 962 43R-18483).

**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 Alex Sepe, City of Brampton, Planning, Building and Economic Development, 905-874-3557 or at [Alex.Sepe@Brampton.ca](mailto:Alex.Sepe@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.

**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 21, 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 7 - 2023

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

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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, as amended, hereby enacts as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Special Section 485 in its entirety and replacing it with the following:

“485 The lands zoned R4A(3)-485 on Schedule ‘A’ to this by-law:

485.1 Shall only be used for the following:

- (1) An apartment dwelling
- (2) Purposes accessory to the other permitted uses

485.2 Shall be subject to the following requirements and restrictions:

- (1) Maximum Number of Dwelling Units: 450
- (2) Minimum Lot Area Per Dwelling Unit: 35 square metres
- (3) Minimum Interior Side Yard Width: 6 metres
- (4) Minimum Rear Yard Depth: 8 metres
- (5) Minimum Landscaped Open Space: 45%
- (6) Maximum Floor Space Index: 2.60
- (7) Minimum Distance Between Buildings: 22 metres
- (8) Maximum Building Height: 20 storeys
- (9) Notwithstanding the requirements of section 20.3.3, a maximum of 26% of the total parking may be provided at-grade within a surface parking lot

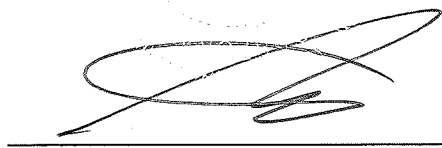
(10) Maximum encroachment of structural support columns is 2.2 metres into the required rear yard

ENACTED and PASSED this 25<sup>th</sup> day of January, <sup>2023</sup>~~2022~~. *NA*

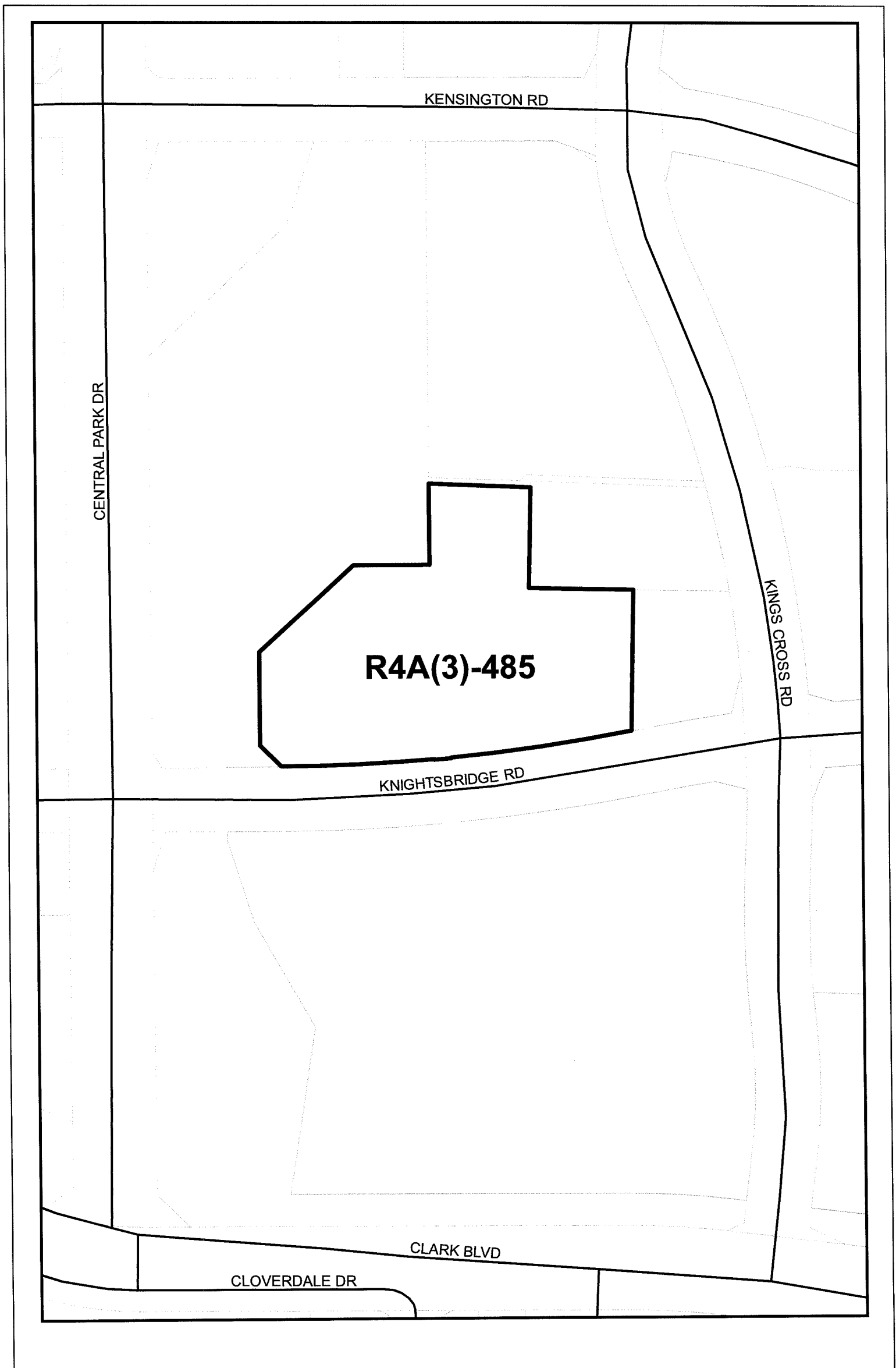
Approved as to form.  
2022/12/15  
SDSR

Approved as to content.  
2022/12/13  
AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

(OZS-2022-0018)



**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT



**PART LOT 5, CONCESSION 4 E.H.S.**

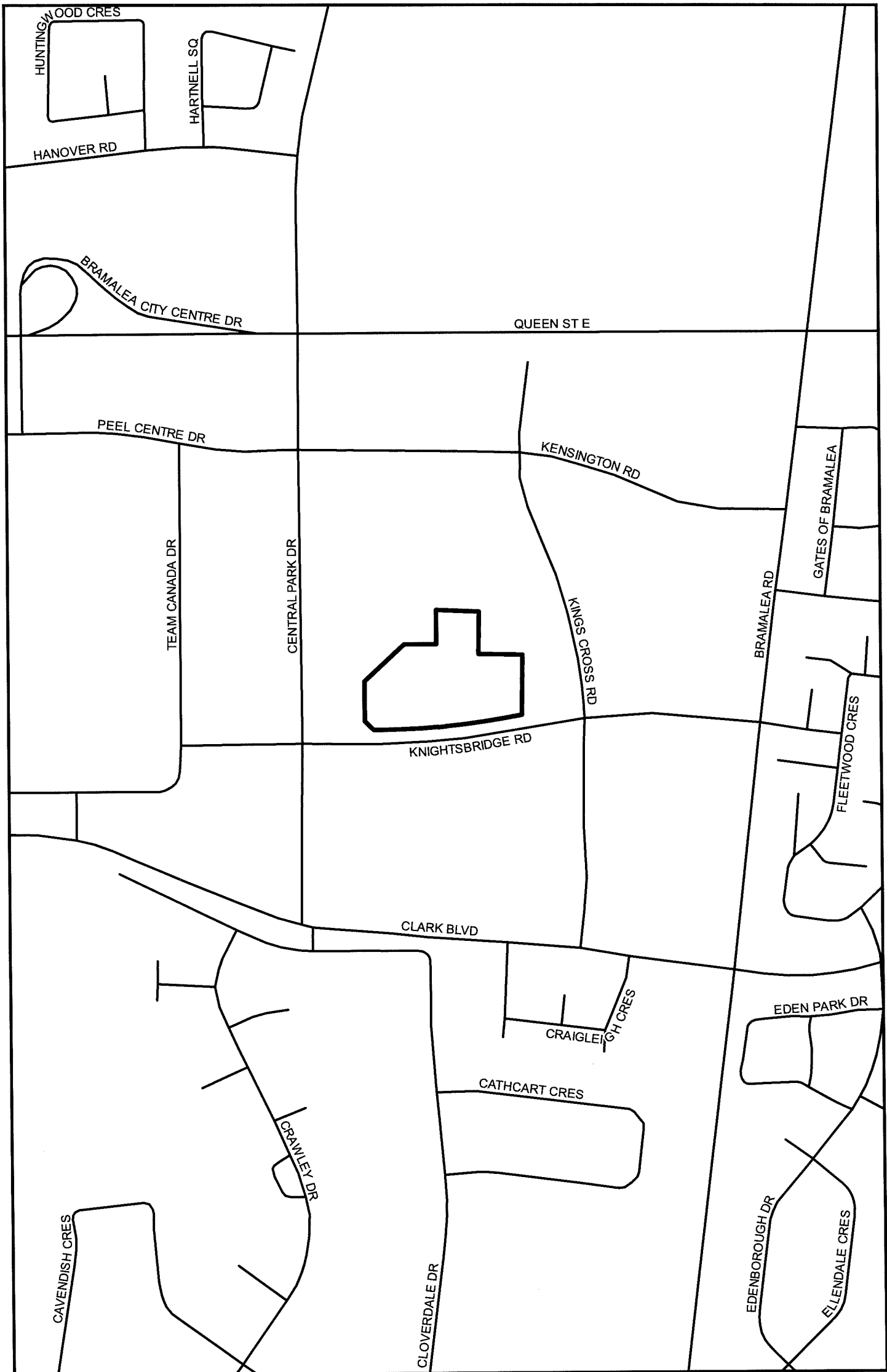
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Date: 2022/11/09

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BY-LAW 7-2023

SCHEDULE A



 SUBJECT LANDS



**BRAMPTON**  
Flower City



**KEY MAP**

brampton.ca  
PLANNING, DEVELOPMENT AND GROWTH MANAGEMENT

File: OZS-2022-0018\_ZKM  
Date: 2022/11/09

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**BY-LAW 7-2023**