

Notice of Passing of Zoning By-law 81-2025**0 Rollingwood Drive****Date of Decision: May 14, 2025****Date of Notice: May 28, 2025****Last Date of Appeal: June 17, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 81-2025, 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 The Biglieri Group, on behalf of 1000469464 Ontario Inc., Ward 4 (File: OZS-2024-0028).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit the development of 3.875 acres of vacant land consisting of 116 residential units comprised of Single Detached Dwellings, Regular Townhouses and back-to-back Townhouses.

Location of Lands Affected: northeast side of Mavis Road, north, southwest of Rollingwood Drive, and west of Ray Lawson Drive, legally described as Plan 43M1525 Part Block 159, and municipally known as 0 Rollingwood Drive.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. 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 Satwant Hothi, Planner, Planning, Building and Growth Management Services Department at 905-874-3841 or Satwant.Hothi@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 to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on June 17, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

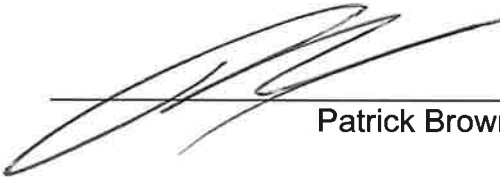
City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

1. The lot line abutting Rollingwood Drive shall be deemed to be the front lot line for Zoning purposes;
2. That portion of the lot within 20 metres of the lot line abutting Rollingwood Drive shall only be used for the purpose of a maximum four (4) single detached dwellings, except at approved access locations;
3. Minimum Lot Area: No requirement;
4. Minimum Front Yard Depth: 5.5 metres;
5. Minimum Rear Yard Depth: 6.0 metres;

6. Minimum Interior Side Yard Width: 2 metres, except 0.6 metres to a hydro transformer;
7. Minimum Building Separation Distance: 1.8 metres between the side walls of single detached dwellings;
8. Window Bay Encroachments:
 - a. Window bays, with or without foundation may encroach into the required front or rear yards in accordance with Section 6.16 of the By-law;
 - b. Window bays, with or without foundation, may encroach into the required interior side yard subject to the following:
 - i. Maximum Encroachment: 0.75 metres;
 - ii. Maximum Width: 4 metres;
 - iii. Side windows shall not be required for a window bay having a maximum depth of 0.75m;
9. Minimum Garage Door Setback:
 - a. 6.0 metres to a public street;
 - b. 5.5 metres to a private road;
10. Maximum Cumulative Garage Door Width for an Attached Garage:
 - a. 5.0 metres for a single detached dwelling;
 - b. 2.7 metres for all other dwelling types;
11. Notwithstanding Section 10.9.1 of the By-law, the width of a residential driveway leading to an attached garage on a single detached dwelling shall not exceed the width of the garage;
12. Maximum Building Height:
 - a. 10.6 metres for a single detached dwelling;
 - b. 13.5 metres for all other dwelling types;
13. All areas of the lot not occupied by approved buildings, driveways, and parking areas shall be maintained as landscaped open space;
14. Minimum Amenity Area: 240 square metres;
15. Maximum Lot Coverage: 37%
16. Accessory structure(s) used for the purpose of waste collection shall be permitted subject to the following:
 - a. Maximum combined gross floor area of 150 square metres.
 - b. Shall be setback a minimum 2.5 metres from the nearest lot.
 - c. Shall not exceed a maximum building height of 7 metres."

ENACTED and PASSED this 14 day of May, 2025.

Approved as to
form.
2025/05/12
MR


Patrick Brown, Mayor

Approved as to
content.
2025/May/08
AAP


Genevieve Scharback, City Clerk

(OZS-2024-0028)



0 50 100 Metres

Subject Lands Street

Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0028_ZBL
Date: 2025/05/06

Drawn by: CAntoine



LOT 14, CONCESSION 2 W.H.S.

BY-LAW 81-2025

SCHEDULE A



 Subject Lands



BRAMPTON
Flower City

brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0028_ZBL

Date: 2025/05/06

Drawn by: CAntoine

KEY MAP

BY-LAW

81-2025