

**Notice of Passing of By-law 121-2021
Glen Schnarr & Associates Inc. – Clonard Group
Ward 10**

Date of Decision: June 2, 2021
Date of Notice: June 17, 2021
Last Date of Appeal: July 7, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 121-2021**, 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. – Clonard Group – File C07E16.010.

The Purpose and Effect: to rezone the lands from “Residential Rural Estate Two (RE2)” to “Service Commercial Holding – Section 3535 (SC(H)-3535)”, “Open Space (OS)” and “Floodplain (F)”, to permit the following uses, in accordance with the requirements set out in the By-law: an office including medical, dental or drugless practitioner, a retail establishment having no outside storage, a service shop, a personal service shop, a bank, trust company and finance company, and purposes accessory to other permitted purposes.

While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the “Residential Rural Estate Two (RE2) zone.

Location of Lands Affected: 3024 Countryside Drive – Northeast of Airport Road and Countryside Drive – Ward 10.

Obtaining Additional Information: 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 Tejinder Sidhu, Development Planner, Planning, Building and Economic Development, at (905) 874-2386 or tejinder.sidhu@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 Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than July 7, 2021**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal 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 Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal 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

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 121 - 2021

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

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - a. By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Rural Estate Two (RE2)	Service Commercial Holding – Special Section 3535 (SC(H)-3535) Open Space (OS) Floodplain (F)

2. By adding thereto the following sections:

“3535 The lands designated SC (H) – 3535 on Schedule A to this by-law.

3535.1 Shall only be used for the following purposes:

- (a) An office including medical, dental or drugless practitioner;
- (b) A retail establishment having no outside storage;

- (c) A service shop;
- (d) A personal service shop;
- (e) A bank, trust company and finance company; and
- (f) Purposes accessory to other permitted purposes.

3535.2 Shall be subject to the following requirements and restrictions:

- (a) For the purposes of this zone, the lot line which abuts Airport Road shall be deemed the Front Lot Line;
- (b) Minimum Lot Width: 18 metres;
- (c) Minimum Front Yard Depth: 2 metres;
- (d) Minimum Interior Side Yard Width abutting an Open Space Zone: 1 metre to lands zoned Open Space;
- (e) Minimum Interior Side Yard Width abutting an Open Space Zone for an underground or at-grade parking garage: 0 metres to land zoned Open Space;
- (f) The maximum gross floor area for shall be 275 square metres;
- (g) Minimum Landscaped Open Space:
 - a. 2 metres along the lot line abutting Airport Road;
 - b. 5 metres along the lot line abutting a daylight triangle;
 - c. 5 metres along the lot line abutting Countryside Drive;
 - d. Retaining walls shall be permitted in required landscaped open space; and
- (h) Parking shall be provided in accordance with Section 20.3 of this bylaw.

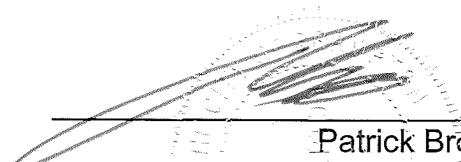
3535.3 Holding (H) Symbol:

- (a) While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Residential Rural Estate Two (RE2) zone, subject to the requirements and restrictions of the RE2 zone and general provisions of this by-law applicable to a permitted residential use.
- (b) Removal of the holding symbol (H) shall not occur until such time as adequate arrangements have been made to convey gratuitously to the City, the portion of the subject lands forming part of the Natural Heritage System (NHS) to the satisfaction of the Commissioner, Planning, Building and Economic Development.”

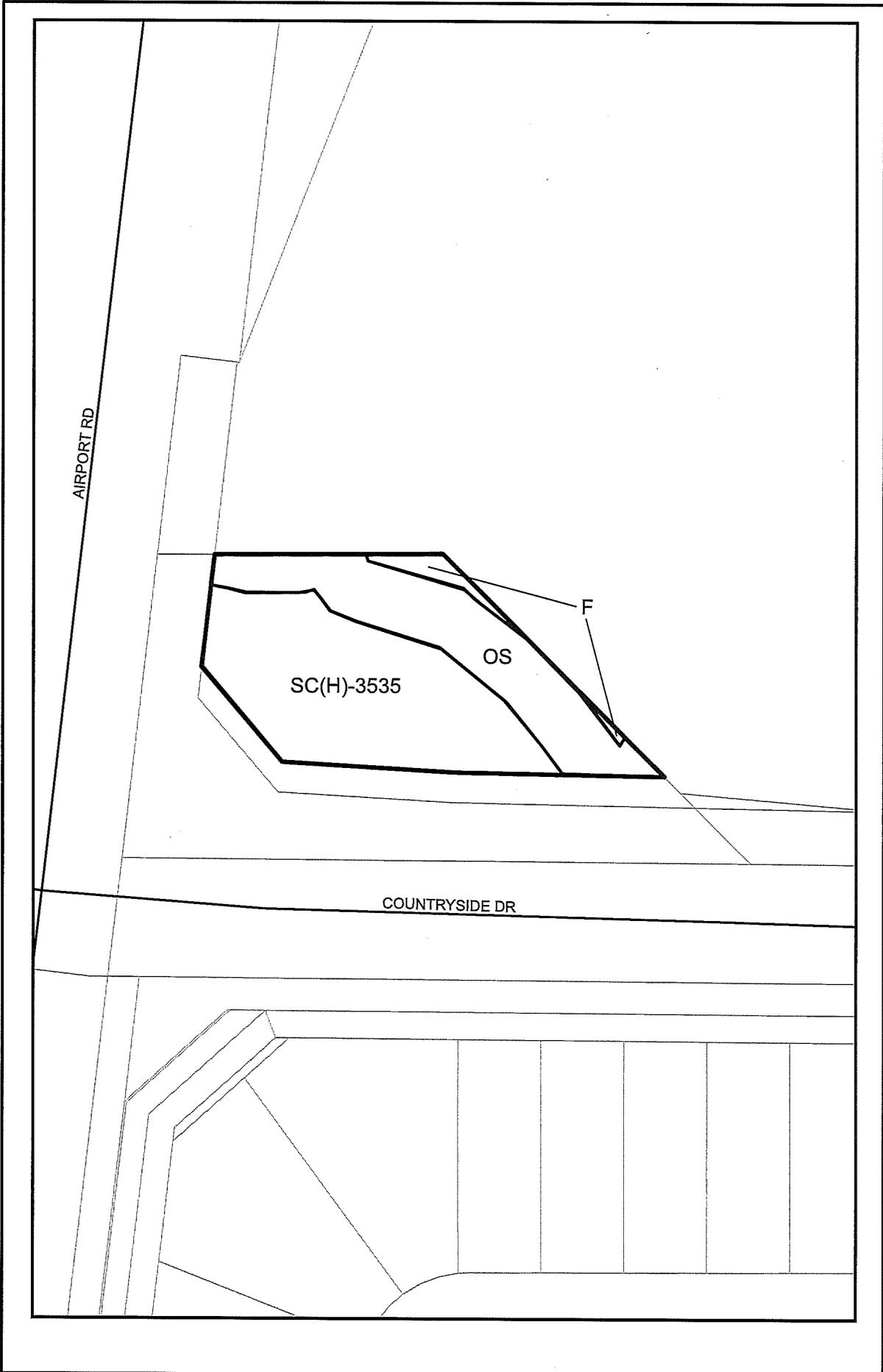
ENACTED and PASSED this 2nd day of June, 2021.

Approved as to
form.
2021/05/07
C.deSereville

Approved as to
content.
2021/May/4
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk



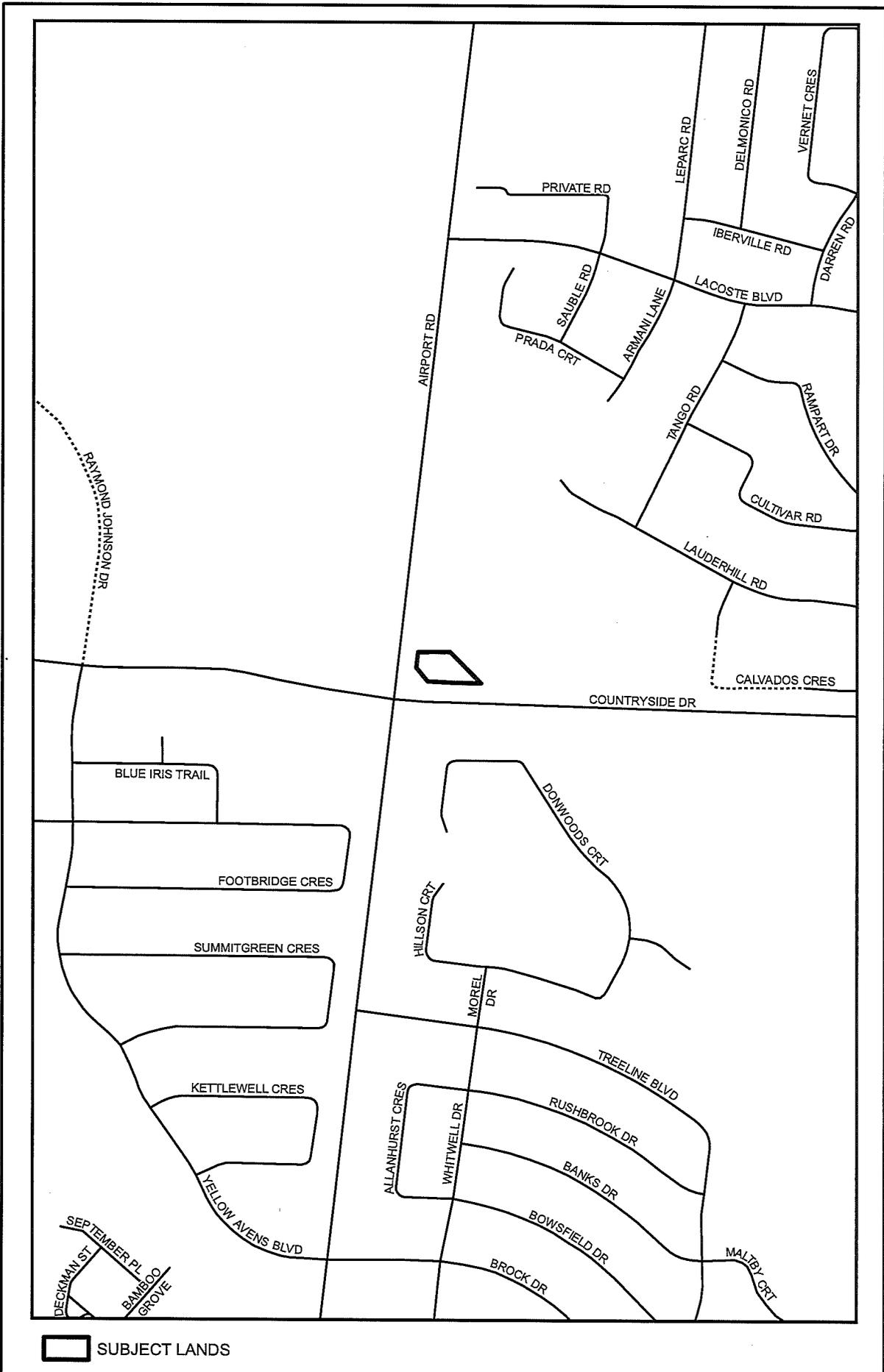

BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES
 File: C07E16.010 ZBLA
 Date: 2021/03/05 Drawn by: ckovac



PART LOT 16, CONCESSION 7 N.D.

BY-LAW 121-2021

SCHEDULE A



 SUBJECT LANDS



 brampton.ca Flower City
 

 PLANNING AND DEVELOPMENT SERVICES

 File: C07E16.010 ZKM

 Date: 2021/03/05 Drawn by: ckovac

KEY MAP

BY-LAW 121-2021