

Notice of Passing of By-law 136-2021
Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning
Ward 1

Date of Decision: June 16, 2021
Date of Notice: June 30, 2021
Last Date of Appeal: July 20, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 136-2021**, 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 Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning – File OZS-2020-0025.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning, to develop the 0.16 hectare site with a 9-storey residential building with a maximum 82 units.

Location of Lands Affected: southeast corner of Centre Street North and Wilson Avenue, municipally known as 14 and 16 Centre Street North and 83 Wilson Avenue in the City of Brampton – Ward 1.

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 Carmen Caruso, Central Area Planner, Planning, Building and Economic Development, at (905) 874-2439 or carmen.caruso@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 July 20, 2021**. 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

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 136 - 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:
 - (1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Single Detached B (R1B)	Residential Apartment A – Section 3551 (R4A -3551)

- (2) By adding thereto the following Section:

“3551 The lands designated R4A-3551 on Schedule A to this By-law:

3551.1 Shall only be used for the following purposes:

- 1) Uses permitted in a R4A zone; and
- 2) Purposes accessory to other permitted uses.

3551.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Centre Street North shall be deemed to be the front lot line;
- 2) Maximum Number of Dwelling Units: 82
- 3) Minimum Lot Width: 30 metres
- 4) Minimum Building Setbacks:
 - a. Front Yard: 0 metres
 - b. Exterior Side Yard: 0 metres
 - c. Interior Side Yard: 0 metres
 - d. Rear Yard: 9 metres
- 5) Notwithstanding Section 3551.2(4), minimum setback to a hydro transformer: 1.0 metres
- 6) Maximum Building Height: 9 storeys
- 7) Maximum Floor Space Index: 4.7
- 8) Maximum Lot Coverage: 60%

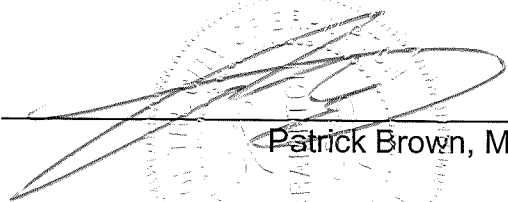
9) Minimum Landscape Open Space: 18% of lot area


3551.3 For the purpose of this Section, all lands zoned R4A-3551 shall be deemed to be one lot for zoning purposes.”

ENACTED and PASSED this 16th day of June, 2021.

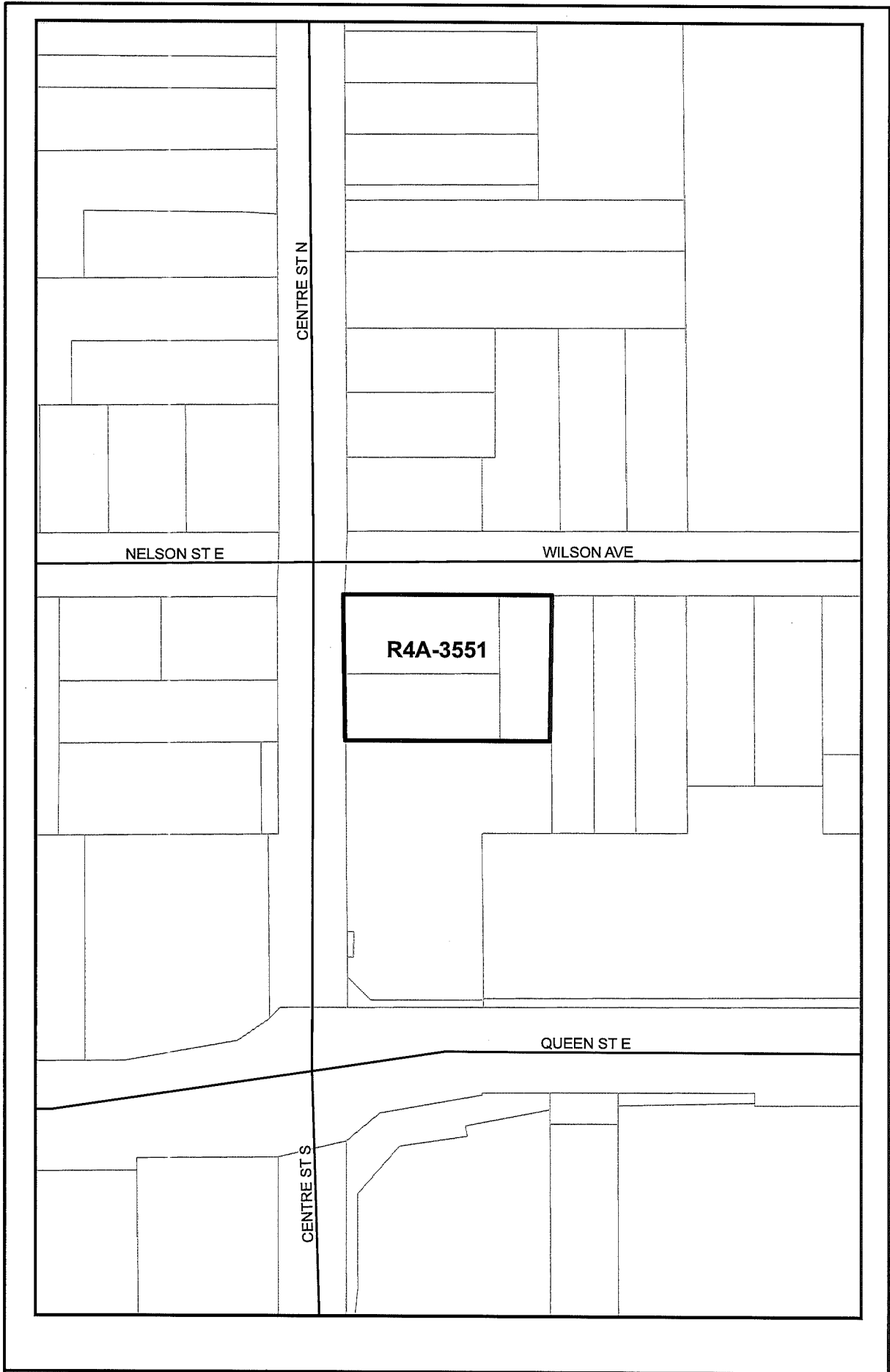
Approved as to form.
2021/05/18
C.deSereville


Approved as to content.
2021/05/17
AAP



Patrick Brown, Mayor


Peter Fay, City Clerk



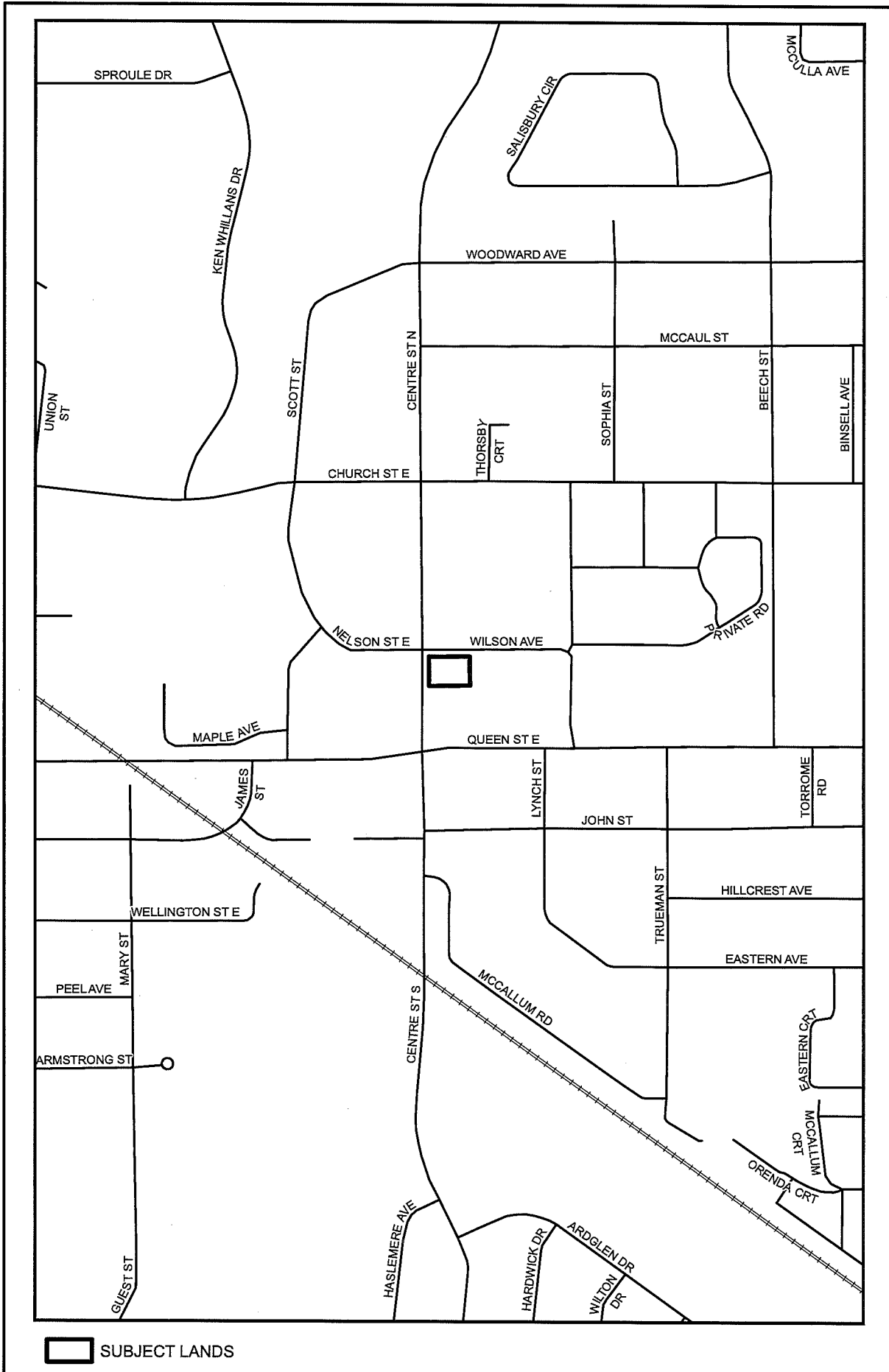

BRAMPTON
 Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT
 File: OZS-2020-0025_ZBLA
 Date: 2021/04/23 Drawn by: ckovac



PART LOT 6, CONCESSION 1 E.H.S.

BY-LAW 136-2021

SCHEDULE A



BRAMPTON
 Flower City
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



KEY MAP

File: OZS-2021-0025_ZKM
 Date: 2021/04/23 Drawn by: ckovac

BY-LAW 136-2021