

**Notice of Passing of By-law 138-2021
Gagnon Walker Domes Ltd. – RG Consulting Inc. and Creditview
Holdings Inc.
Ward 5**

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 138-2021**, 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 Gagnon Walker Domes Ltd. – RG Consulting Inc. and Creditview Holdings Inc. – File OZS-2020-0007.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Gagnon Walker Domes Ltd. – RG Consulting Inc. and Creditview Holdings Inc., to permit the development of the subject lands for single detached residential purposes.

Location of Lands Affected: east side of Creditview Road, north of Queen Street West, south of Williams Parkway, known municipally as 9401 Creditview Road, referred to as Part 3 Plan 43R-28228, Part of Lot 8, Concession 3, W.H.S. (Chinguacousy), in the City of Brampton – Ward 5.

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 Nasir Mahmood, Development Planner, Planning, Building and Economic Development, at (905) 874-2094 or nasir.mahmood@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.

Under the *Planning Act*, there is a Draft Plan of Subdivision pertaining to the subject lands – File 21T-20002B

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 138 - 2021

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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"AGRICULTURAL ZONE A (A)"	"RESIDENTIAL SINGLE DETACHED E-12.2 (R1E-12.2)"; "RESIDENTIAL SINGLE DETACHED E-12.2-3552 (R1E-12.2-3552)"; "RESIDENTIAL SINGLE DETACHED E-12.2-3556 (R1E-12.2-3556)"; "RESIDENTIAL SINGLE DETACHED E-12.2-1466 (R1E-12.2-1466)"; "RESIDENTIAL SINGLE DETACHED E-15.2-1471 (R1E-15.2-1471)"; "FLOODPLAIN (F)".

(2) By adding the following Sections:

"3552 The lands designated R1E-12.2-3552 on Schedule A to this by-law:

3552.1 Shall only be used for the purposes permitted in an R1E-x zone.

3552.2 Shall be subject to the following requirements and restrictions:

- i. For zoning purposes, the front lot line shall be that which abuts Maybeck Drive;
- ii. The minimum rear yard depth shall be 5.0 metres;
- iii. No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard, the minimum required side yard or minimum required front yard;

- iv. Any fence may not exceed 1.2 metres in height in the minimum required rear yard and may not exceed 1.5 metres in height in the minimum required front yard;
- v. Any garage may project into the front yard any distance beyond a porch or front wall of a dwelling provided the minimum front yard depth of 6.0 metres for a garage is complied with;
- vi. Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the required front yard, exterior side yard or rear yard; and
- vii. Bay windows, with or without foundations, to a maximum width of 3.0 metres, chimney elements, cornices and roof eaves, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.

3552.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3552.2

3556 The lands designated R1E-12.2-3556 on Schedule A to this by-law:

3556.1 Shall only be used for the purposes permitted in an R1E-x zone.

3556.2 Shall be subject to the following requirements and restrictions:

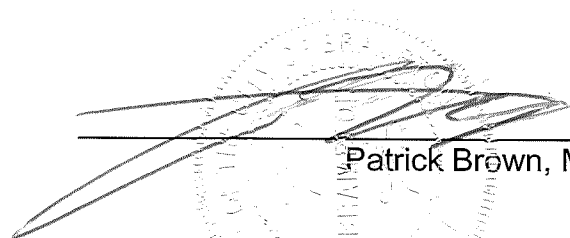
- i. The minimum lot width for a corner lot shall be 2.5 metres wider than the minimum interior lot width; and
- ii. The minimum exterior side yard width shall be 3.5 metres;

3556.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3556.2.”


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

Approved as to form. 2021/05/12 C.deSereville

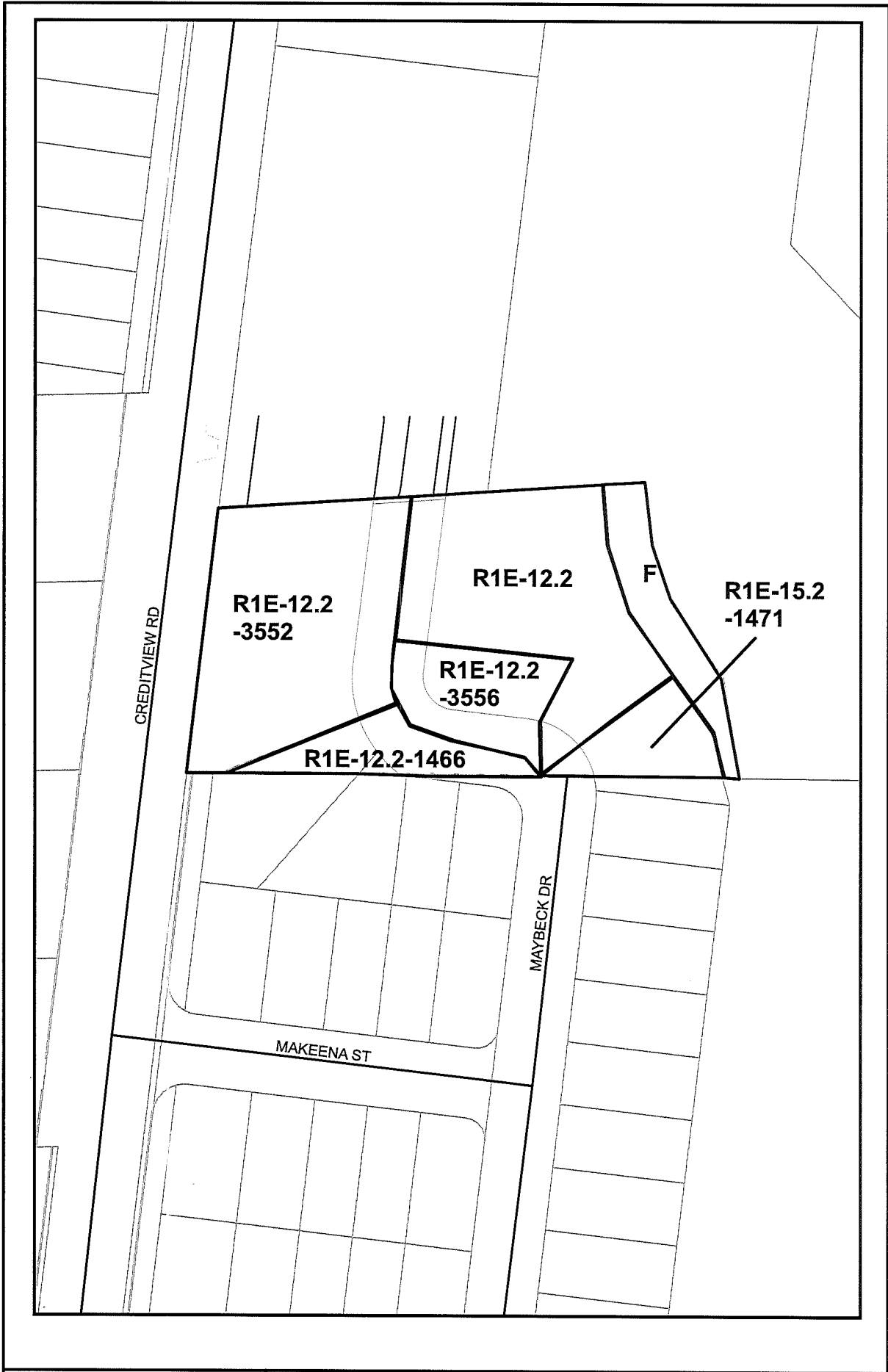
Approved as to content. 2021/05/25 AAP
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Patrick Brown, Mayor



Peter Fay, City Clerk



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0007_ZBLA

Date: 2021/05/04 Drawn by: ckovac



PART LOTS 7&8 CONCESSION 3 W.H.S.

BY-LAW 138-2021

SCHEDULE A

