

Notice of Passing of By-law 180-2020
Glen Schnarr & Associates Inc. – Kaneff Properties Ltd.
Ward 6

Date of Decision: September 16 2020
Date of Notice: September 30, 2020
Last Date of Appeal: October 15, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 180-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – City File C05W03.008.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Inc. – Kaneff Properties Ltd., to permit 90 three-storey stacked townhouses within 8 blocks, as an additional use on the subject site.

Location of Lands Affected: South Side of Financial Drive, West of Mississauga Road – Ward 6.

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 Kelly Henderson, Development Planner, Planning, Building and Economic Development, at (905) 874-2619 or kelly.henderson@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 October 15, 2020**. An appeal form is available from the LPAT website at www.elto.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 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 180 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton ENACTS as follows By-law 270-2004, as amended, is hereby further amended:

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

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

From:	To:
Residential Townhouse C (R3C-2435)	Residential Townhouse C – Section 3536 (R3C-3536)

(2) By adding the following section:

“3536 the land designated R3C-Section 3536 on Schedule A to this by-law:

3536.1 shall only be used for the following purposes:

- (1) A Stacked Townhouse Dwelling;
- (2) Purposes permitted by the R3C zone; and,
- (3) Purposes permitted by the Open Space Zone

3536.2 Stacked townhouse dwellings shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 160 square metres per dwelling unit;
- (2) Minimum Lot Width: 30 metres;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 4.5 metres;
- (5) Minimum Interior Side Yard Width: 3.6 metres;
- (6) Minimum Exterior Side Yard Width: 4.5 metres;
- (7) Minimum Rear Yard Depth: 7.5 metres;

- (8) Minimum Separation between building containing dwelling units:
2.4 metres;
- (9) Maximum Building Height: 12.5 metres;
- (10) Maximum Lot Coverage: 40 percent;
- (11) Minimum Landscaped Open Space: 10 percent
- (12) Maximum cumulative gross floor area of accessory buildings:
100 square metres;
- (13) Minimum Number of Parking Spaces:
 - a) For residents: 1 space per dwelling unit
 - b) For visitors: 0.2 spaces per dwelling unit
- (14) The requirements for Garage Control in subsection 16.8.2 (h), Fencing in subsection 16.8.2(i) and those of subsection 16.8.3 shall not apply.
- (15) Notwithstanding 6.10 (a) of this by-law, a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.
- (16) Permitted accessory structures shall be set back a minimum of 1.5 metres from any rear or side lot line abutting an open space zone.

- 3536.3 Uses permitted in the R3C zone shall be subject to the requirements and restrictions of the R3C-Section 2435 zone;
- 3536.4 Uses permitted in a OS zone shall be subject to the requirements and restrictions the OS zone.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL this 16th day of September, 2020.

Approved as to
form.

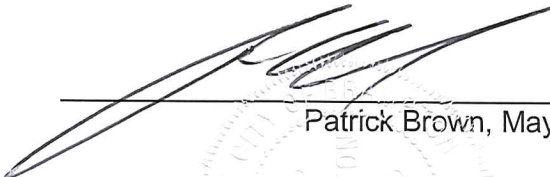
2020/08/28

AWP


Approved as to
content.

2020/08/27

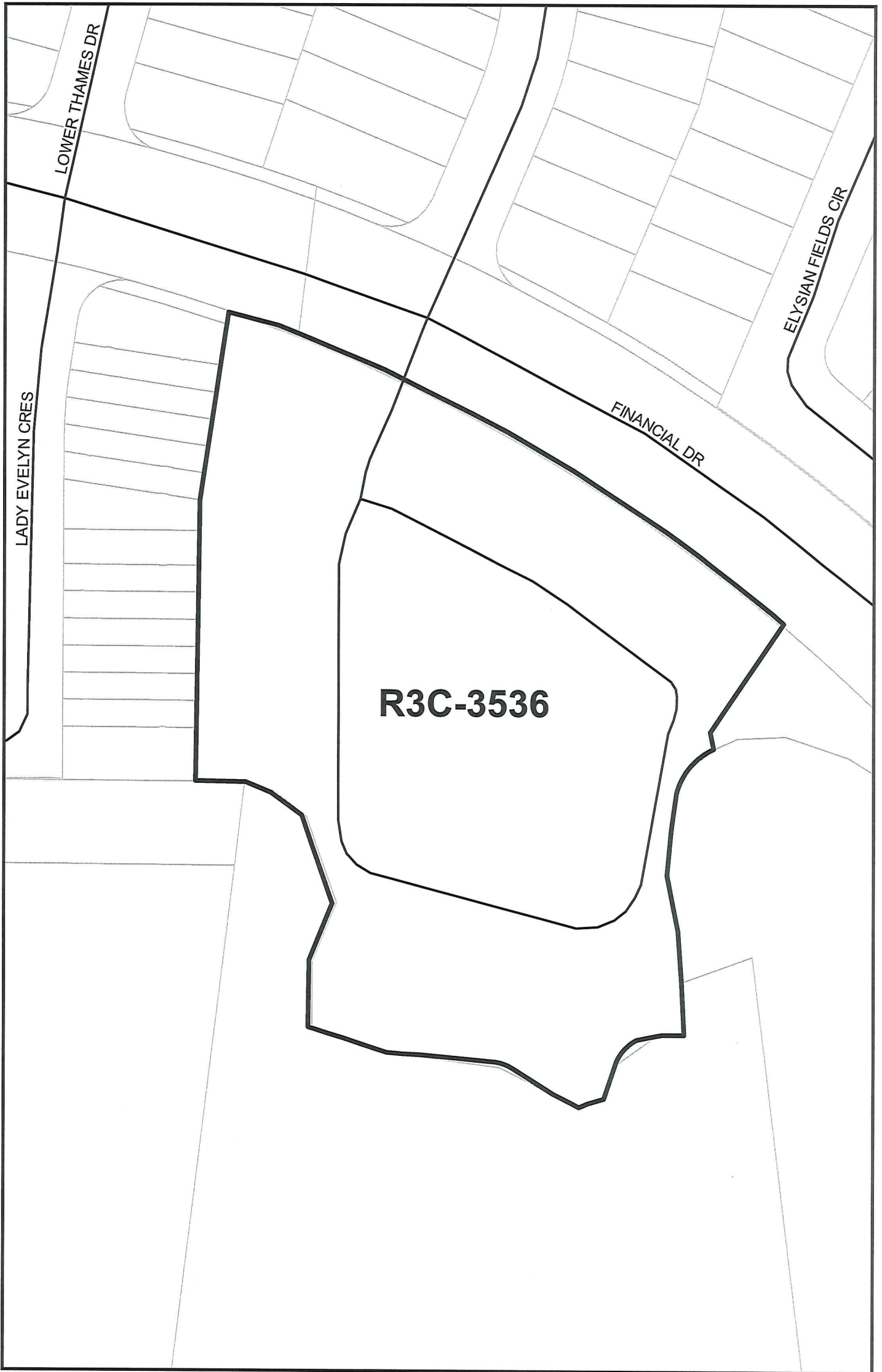
AAP



Patrick Brown, Mayor



Peter Fay, City Clerk



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES



PART LOT 3, CONCESSION 5 W.H.S.

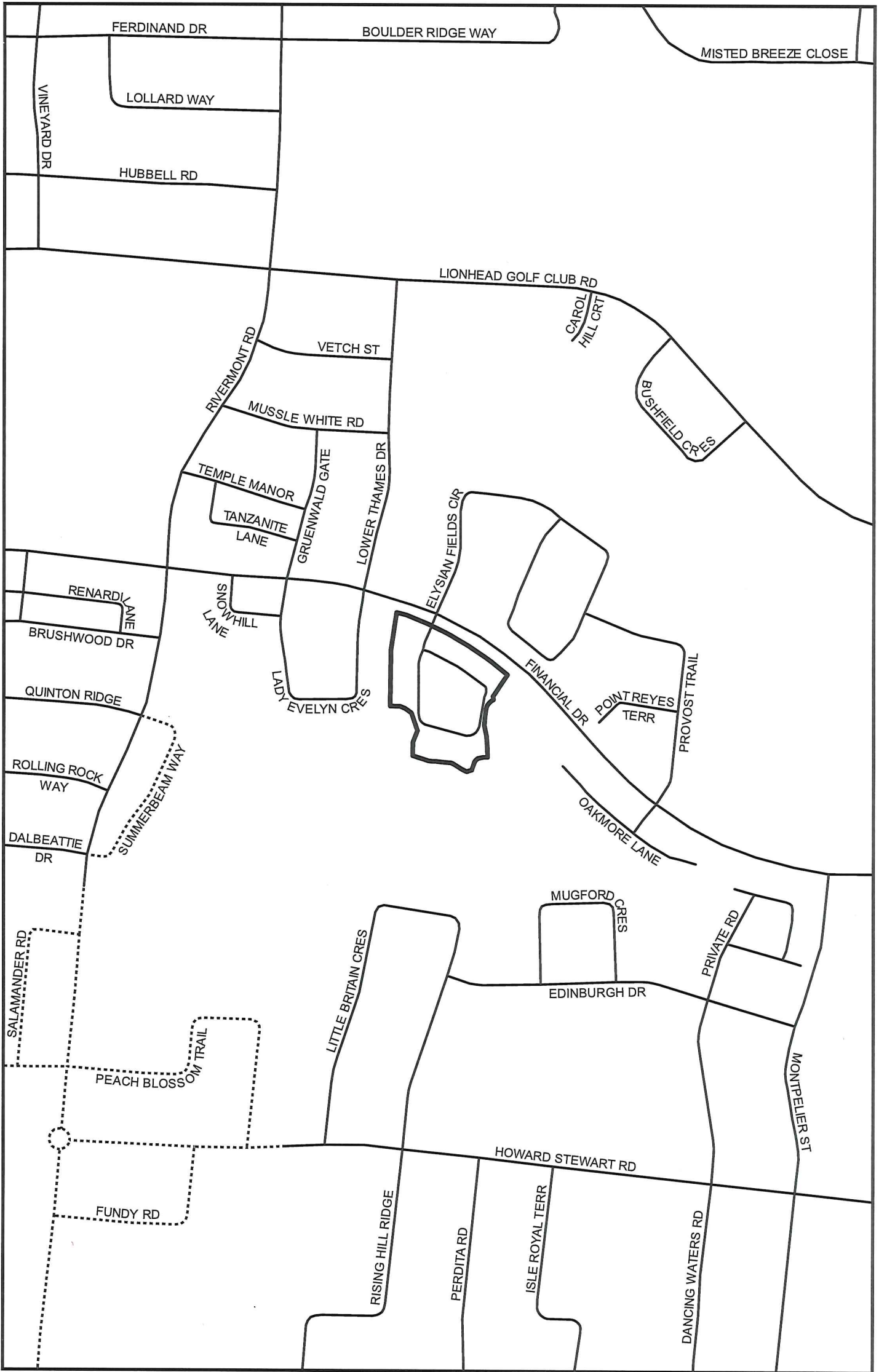
File: C05W03.008_ZBLA

Date: 2020/08/14

Drawn by: ckovac

BY-LAW 180-2020

SCHEDULE A



 SUBJECT LANDS



KEY MAP

BY-LAW 180-2020