

**Notice of Passing of By-law 141-2020  
2185715 Ontario Inc. – Candevcon Ltd.  
Ward 10**

**Date of Decision:** July 8 2020  
**Date of Notice:** July 23, 2020  
**Last Date of Appeal:** August 12, 2020

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 141-2020**, 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 2185715 Ontario Inc. – Candevcon Ltd. – File C08E17.011.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by 2185715 Ontario Inc. – Candevcon Ltd., to permit 57 single detached dwellings on the subject lands, as well as a stormwater management pond, a park, open space, and a connected road system, in accordance with the requirements set out in the by-law.

**Location of Lands Affected:** South side of Mayfield Road and West side of McVean Drive, within Part of Lot 17, Concession 8 ND, in the City of Brampton – 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](http://www.brampton.ca). Further enquiries should be directed to Stephen Dykstra, Development Planner, Planning, Building and Economic Development, at (905) 874-3841 or [stephen.dykstra@brampton.ca](mailto:stephen.dykstra@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 *Planning Act* there is a application for Proposed Draft Plan of Condominium that pertains to the subject lands – File 21CDM-14002B.

**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 August 12, 2020**. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://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 \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

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](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 141 - 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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Rural Estate Holding (REH)	Residential Single Detached F – 12.2 - Section 2463 (R1F-12.2- 2463)
	Residential Single Detached E – 13.7 - Section 2982 (R1E-13.7- 2982)
	Residential Single Detached E – 15.2 - Section 2459 (R1E-15.2- 2459)
	Open Space (OS)
	Floodplain (F)

"2982 The lands R1E – 13.7 - 2982 on Schedule A to this by-law:

2982.1 Shall only be used for the purposes permitted within an R1E zone.

2982.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: 440 square metres
- b) Minimum Lot Width: 13.7 metres
- c) Minimum Lot Depth: 32.0 metres
- d) Minimum Front Yard Setback: 4.5 metres to the front wall of a dwelling unit, and 6 metres to a garage door

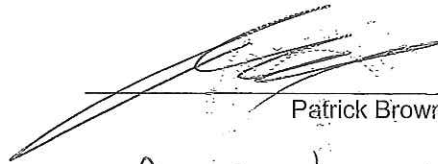
- e) Minimum Rear Yard Setback: 7.5 metres
- f) Minimum Interior Side Yard Setback: 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
- g) Minimum Exterior Side Yard Setback: 4.5 metres
- h) Maximum Building Height: 11 metres

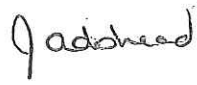
2982.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2982.2.

ENACTED and PASSED this 24<sup>th</sup> day of June, 2020.

Approved as to  
form.  
2020/06/03  
AWP

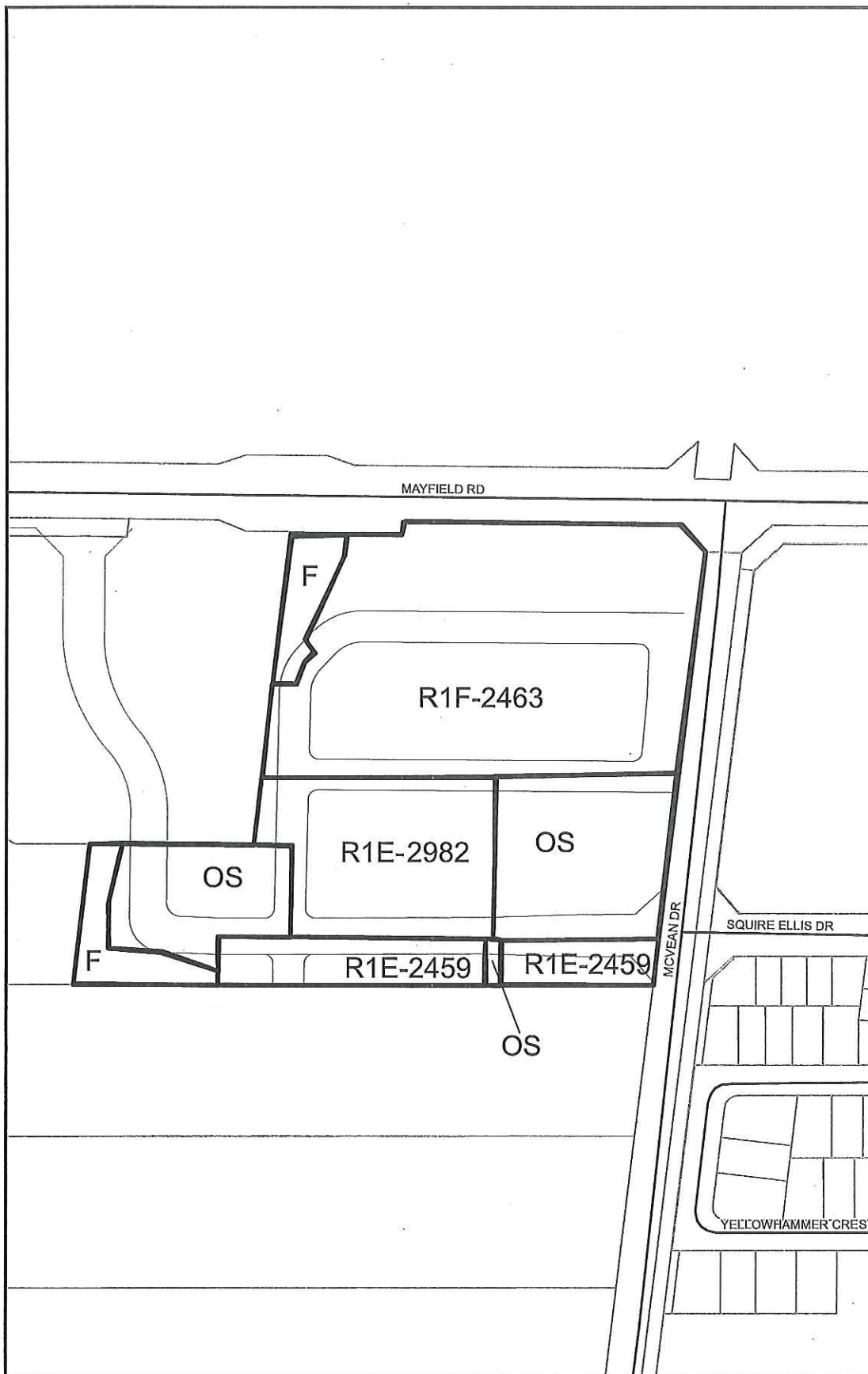
Approved as to  
content.  
2020/06/03  
AAP

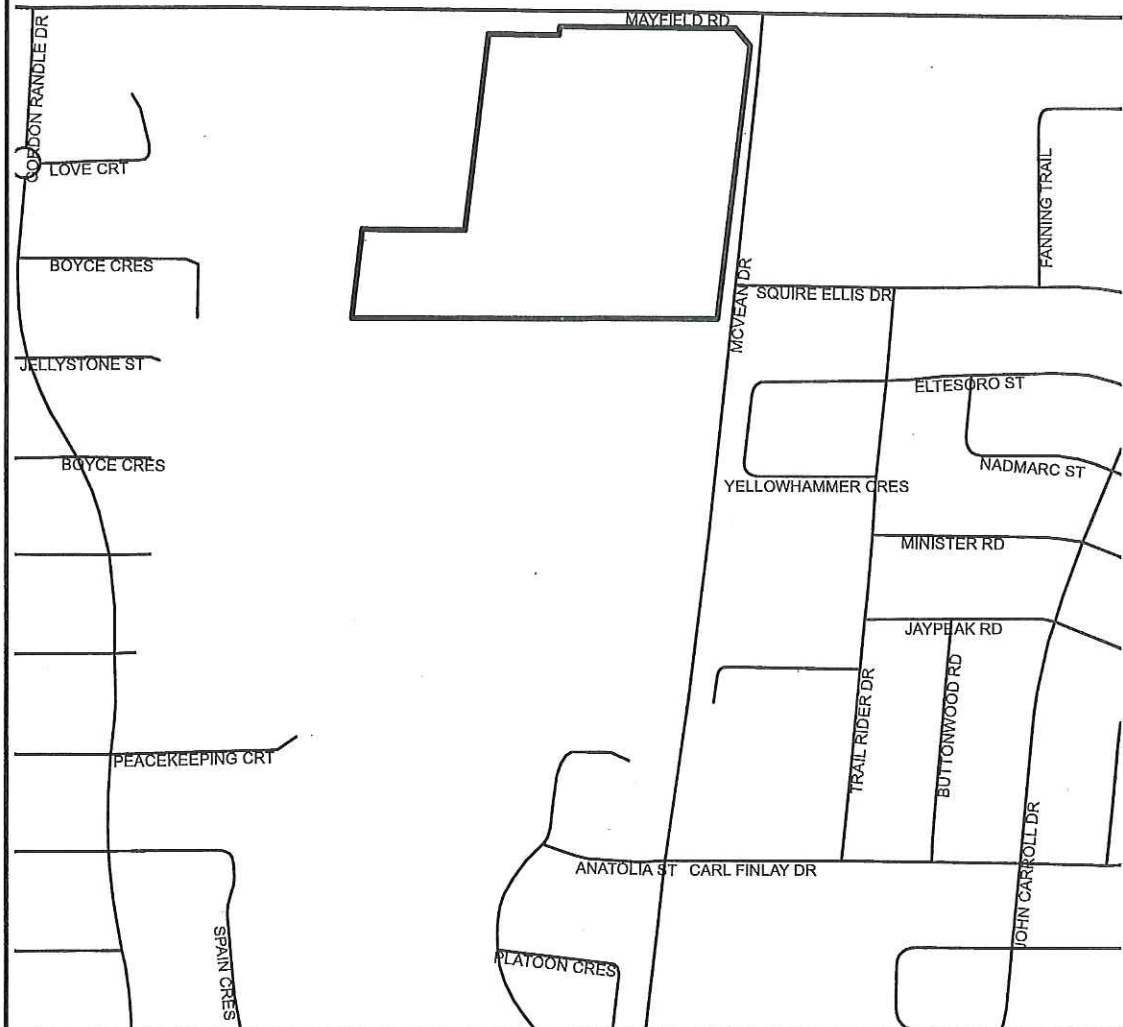
  
Patrick Brown, Mayor

  
James Goshead, Deputy Clerk  
for Peter Fay, City Clerk

(C08E17.011)







 SUBJECT LANDS



# KEY MAP