

**Adoption of Official Plan Amendment OP2006-180 (By-law 301-2019)
and Zoning By-law 302-2019
Ward 10**

Date of Decision: December 11, 2019
Date of Notice: December 20, 2019
Last Date of Appeal: January 9, 2020

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 301-2019, to adopt **Official Plan Amendment OP2006-180, and By-law 302-2019**, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Unique Builders Inc. – Glen Schnarr & Associates Inc. (File C07E14.012).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect: To amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Unique Builders Inc. – Glen Schnarr & Associates Inc. – to create one (1) zone which permits a residential use.

Location of Lands Affected: 10612 Goreway Drive, generally located west of Goreway Drive, north of the temporary Nelly Court cul-de-sac – Ward 10.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Stephen Dykstra, Development Planner, Planning and Development Services, at 905.874.3481 or stephen.dykstra@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Local Planning and Appeal Tribunal (LPAT) to be filed with the Clerk of the City of Brampton **no later than 20 days from the date of this notice as shown above** as the last date of appeal. 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 \$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 an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 301 - 2019

To Adopt Amendment Number OP 2006- ~~180~~
to the Official Plan of the City of Brampton Planning Area

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. Amendment Number OP 2006 - ~~180~~ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this 11th day of December 2019.

Approved as to
form.

2019/11/06

AWP

Approved as to
content.

2019/11/04

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 180
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate the lands shown on Schedule 'A' to permit two 15.5 metre wide single detached dwelling lots specifically for a property that is designated "Executive Residential".

2.0 Location:

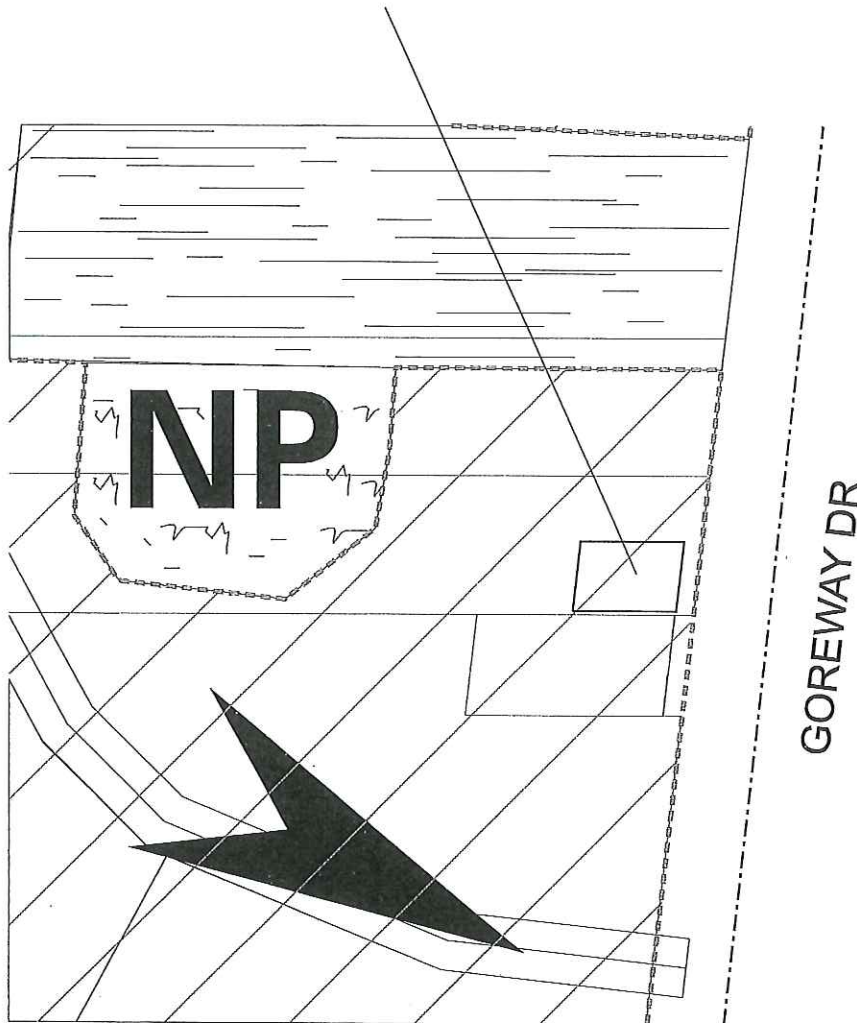
The lands are known municipally as 10612 Goreway Drive. The lands subject to this amendment are generally located west of Goreway Drive, east of James and Margaret McGie Park, north of approved Plan of Subdivision (21T-02005B) within Secondary Plan Area 29(b) and south of 10632 Goreway Drive. The lands are described as Part of Lot 7 and 8, Concession 5, W.H.S.

3.0 Amendments and Policies Relative Thereto:


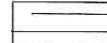
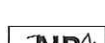
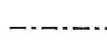

- 3.1. The document known as the Vales of Castlemore Secondary Plan, being Chapter 42 of Part II of the Official Plan of the City of Brampton, as amended, is hereby further amended by adding the following policy after Policy 3.1.32:

(3.1.33) "Notwithstanding Policy 3.1.31 (v), the property municipally known as 10612 Goreway Drive is permitted a lot width of 15.5 metres for a lot abutting Goreway Drive."

LANDS TO BE EXEMPTED FROM SECTION 3.1.31 OF THE VALES OF CASTLEMORE SECONDARY PLAN



EXTRACT FROM SCHEDULE SP42(A) OF THE DOCUMENT KNOWN AS THE VALES OF CASTLEMORE SECONDARY PLAN

RESIDENTIAL LANDS :	INSTITUTIONAL :
 Executive Residential	 Elementary School
OPEN SPACE :	ROAD NETWORK :
 Neighbourhood Park	 Minor Arterial
	 Local Access



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 302 -2019

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 Single Detached A – Section 1896 (R1A-1896)	Residential Single Detached B – Section 2966 (R1B-2966)

By adding the following Sections:

"2966 The lands designated Residential Single Detached B – Section 2966 on Schedule A to this By-law:

2966.1 Shall only be used for the purposes permitted by the Residential Single Detached B zone category.

2966.2 Shall be subject to the following requirements and restrictions:


- 1) Minimum Lot Area: 456 square metres
- 2) Minimum Lot Width: 15.5 metres
- 3) Minimum Front Yard Depth: 4.5 metres
- 4) Minimum Interior Side Yard: 1.2 metres
- 5) Maximum Building Height: 10.6 metres
- 6) Residential Driveway:
 - a) The driveways shall be paired, up to a maximum of 6.0 metres from the Front Lot Line;
 - b) The Maximum Driveway Width at the municipal Right-of-Way shall be a maximum of 6.0 metres;


- c) Where a driveway is shared with a property to the north or south the maximum depth of the shared driveway shall be 6.0 metres from the Front Lot Line.
 - d) The driveway portion that is not paired or part of the shared driveway must comply with the requirements of the R1B Zone and the General Provisions.
- 7) Garage Control:
- a) A garage may project a maximum of 1.5 metres beyond the front wall of a dwelling;
 - b) The maximum interior garage width shall be 6.8 metres.
- 8) Stairs and steps including foundations may project a maximum of 1.5 metres in the required front or rear yard.
- 2966.4 For zoning purposes, the front lot line shall be deemed to be Goreway Drive."

ENACTED and PASSED this 11th day of December, 2019.

Approved as to
form.
2019/11/22
AWP

Approved as to
content.
2019/11/21
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(C07E14.012)



 ZONE BOUNDARY



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES

File: C07E14.012_ZBLA

Date: 2019/10/28

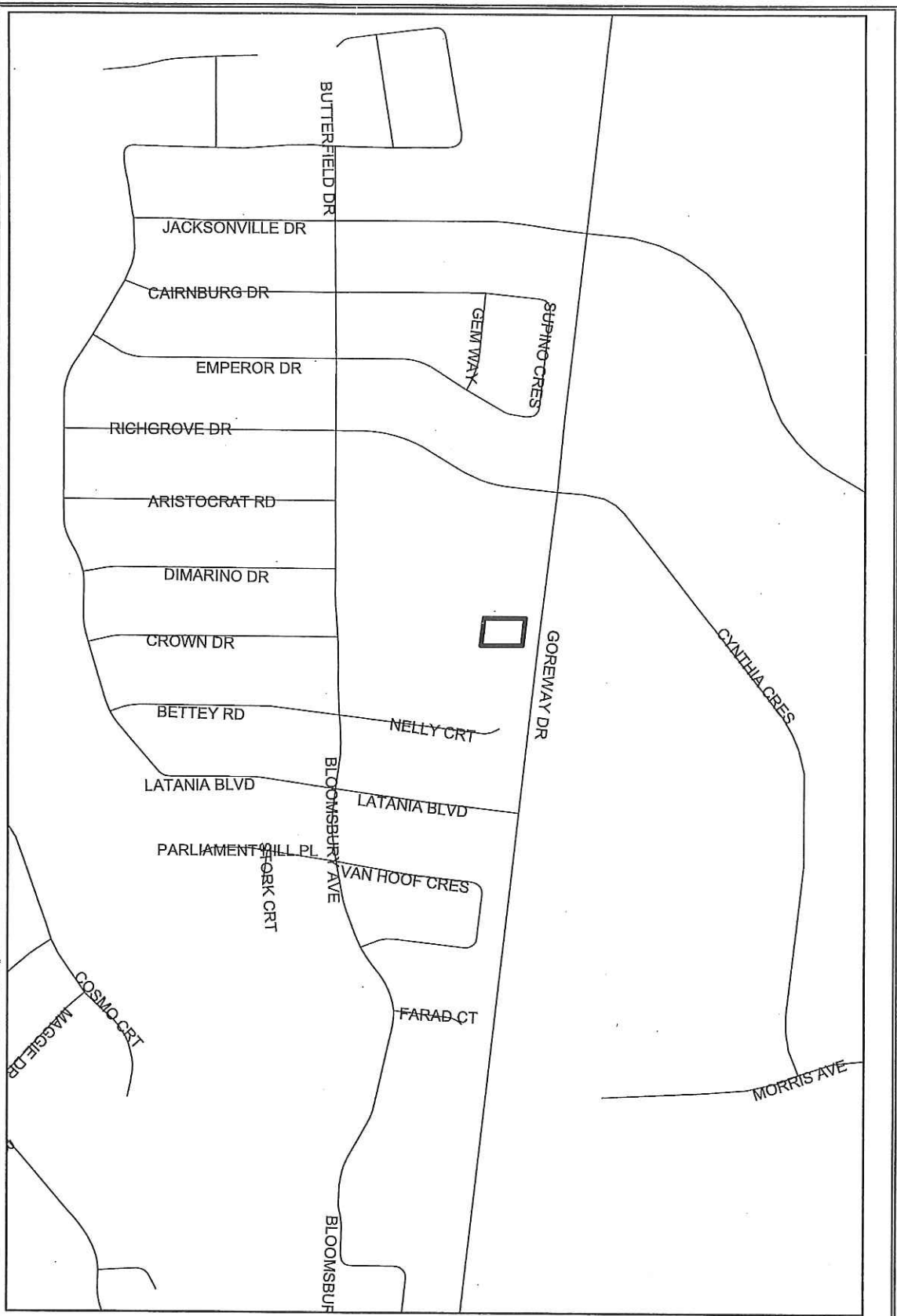
Drawn by: ckovac



PART LOT 14, CONCESSION 7 N.D.

BY-LAW 302-2019

SCHEDULE A



SUBJECT LANDS
 BUILT STREETS



Date: 2016 07 18 Drawn By: CJK
 File: C07E14.12_ZKM

Key Map By-Law 302-2019