

Passing of By-law P 2-2023**30 McLaughlin Road South****Date of Decision: November 10, 2023****Date of Notice: November 24, 2023****Last Date of Appeal: December 14, 2023**

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law P 2-2023** 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 2706376 Ontario Inc. – Blackthorn Development Corp., File No. OZS-2021-0016.

Purpose and Effect of By-law P 2-2023: to complete a minor amendment and correction to the Zoning By-law to add a new minimum setback requirement to the relocated heritage structure, hydro transformer along the exterior side yard, and daylight triangle, to reflect the intent of the prior Council approved Zoning By-law Amendment application file OZS-2021-0016 (which was approved by By-law 63-2022). These minor revisions will add a new minimum exterior side yard width of 15 metres to the apartment building, 10 metres to a heritage structure, 3 metres to a hydro transformer and 3 metres to a daylight triangle.

Location of Lands: The lands affected by By-law P-2-2023 are located at the northeast corner of McLaughlin Road South and Bufford Drive. The subject lands are legally described as: Part of Lot 5 Concession 1 WHS CH, Parts 1 to 3, Plan 43R37041; subject to and Easement over Part 1, Plan 43R37041 in favour of Parts 1 & 2, 43R32180 as in PR1473080; together with an easement over Part 3, Plan 43R32208 as in PR 1465778, City of Brampton. The subject lands are municipally known as 30 McLaughlin Road South.

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. Any further inquiries or questions should be directed to Nicole Hanson, Planner, City of Brampton, Planning, Building and Growth Management Services, at nicole.hanson@brampton.ca.

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 December 14, 2023**. 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.

Dated November 24, 2023

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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number P 2-2023

To amend the Comprehensive Zoning By-law 270-2004

WHEREAS the Corporation of the City of Brampton is empowered to enact this By-law by virtue of the provisions of Section 39.2 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS pursuant to Section 39.2 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, together with Official Plan Amendment 2006-230 and By-law 216-2017, authority for the passage of a by-law for the purpose of making clerical or other changes to assist in the interpretation of a zoning by-law has been delegated to the Commissioner of Planning, Building & Growth Management, or designate;

AND WHEREAS the Commissioner of Planning, Building & Growth Management has deemed it appropriate to amend section 3024 of By-law 63-2022 by adding the following zoning regulations for the heritage structure and hydro transformer to section 3024 of the Council approved item, which was previously inadvertently omitted from the zoning by-law amendment:

NOW THEREFORE the Corporation of the City of Brampton ENACTS as follows:

1. THAT Zoning By-law 270-2004, as amended, is hereby further amended:
2. By amending Residential Apartment A(4) Section 3024 (R4A-3024) by:
 - a. Replacing item 3024.2 (10) with the following:
 - 10) Minimum exterior side yard width;
 - a) 15 m
 - b) 10 m to a heritage structure
 - c) 3 m to a hydro transformer
 - b. Renumbering item 3024.2 (20) (Definitions) to 3024.2 (21)
 - c. Adding item 3024.2 (20) with the following:
 - 20) Minimum setback to a daylight triangle: 3 m

ADOPTED AND ENACTED this 10th day of November, 2023.

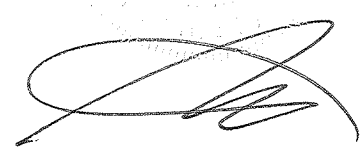
By-law Number P 2-2023

Approved as to
form.
2023/11/06
SDSR



Steve Ganesh, Commissioner of Planning,
Building & Growth Management

Approved as to
content.
2023/10/24
AAP



Peter Fay, City Clerk

(SPA-2021-0045)