

**Notice of Passing of Zoning By-law 193-2018
Ward 2**

Date of Decision: September 12, 2018
Date of Notice: September 24, 2018
Last Date of Appeal: October 15, 2018

On the date noted above, the Council of the Corporation of the City of Brampton passed **Zoning By-law 193-2018**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13 (File C01E14.026) - Ward 2.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, to develop the property with residential uses including townhouses and semi detached dwellings.

Location of Lands: located at 121 Sandalwood Parkway (formerly 100 Conestoga Drive)

Obtaining Additional Information: A copy of the by-law and a key map is provided. The complete 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 Larysa Dubicki, Development Planner, Planning and Development Services, at 905.874-3882 or larysa.dubicki@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, which submissions addressed concerns about land use and housing typology, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Under the *Planning Act* there is a Subdivision Application (C01E14.027 / 21T-16013B) pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the zoning 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, 2018** 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 (LPAT) 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 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Mailing Address for Filing a Notice of Appeal:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
(905) 874.2114
CityClerksOffice@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 193 - 2018

To amend 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:

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 Apartment B – Section 216" (R4B – Section 216)"	"Residential Townhouse B – Special Section 2902 (R3B – 2902)";
and,	"Residential Townhouse B – Special Section 2903 (R3B – 2903)";
"Open Space (OS)"	"Residential Townhouse B – Special Section 2904 (R3B – 2904)";
	"Residential Semi-Detached – 7.25 – Special Section 2905 (R2E – 7.25 – 2905)";
	and,
	"Open Space (OS)"

- 2) by deleting Section R4B – Section 216 and adding new Sections as follows:

"2902 The lands designated R3B - 2902 on Schedule A to this by-law:

2902.1 Shall only be used for the following purposes:

- (1) A street townhouse dwelling;
- (2) Purposes accessory to a street townhouse dwelling.

2902.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (i) Interior Lot: 130 square metres per dwelling unit;
- (ii) End Lot: 160 square metres per dwelling unit;
- (iii) Corner Lot: 200 square metres per dwelling unit.

(2) Minimum Lot Width:

- (i) Interior Lot: 5.5 metres;
- (ii) End Lot: 6.7 metres;
- (iii) Corner Lot: 8.5 metres.

(3) Minimum Lot Depth: 24.5 metres

(4) Minimum Front Yard Depth:

- (i) 4.5 metres;
- (ii) 6.0 metres to the front of a garage door except for a corner lot that is located adjacent to Street Elbow where a minimum of 5.60 metres may be provided on one side of the driveway.

(5) Minimum Interior Side Yard:

- (i) 1.2 metres;
- (ii) 0.0 metres between common shared wall.

(6) Minimum Exterior Side Yard:

- (i) 3.0 metres;
- (ii) 2.0 metres to a porch with or without foundation or cold cellar.

(7) Minimum Rear Yard Setback:

- (i) 6.0 metres;
- (ii) 4.0 metres to a balcony or terrace;
- (iii) 4.0 metres to the bay/box/bow window with or without foundation.

(8) Maximum Building Height: 3 storeys

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.

(10) Garage Control:

The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.

(11) Minimum Distance between Driveway and Street Elbow:

The minimum distance measured along a lot line between a driveway and the projected point of two connected segments of the same street at a Street Elbow shall be a minimum of 5.1 metres.

(12) Maximum Lot Coverage: 60%

(13) For the purposes of this Section a "Street Elbow" shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees."

"2903 The lands designated R3B - 2903 on Schedule A to this by-law:

2903.1 Shall only be used for the following purposes:

- (1) A street townhouse dwelling;

- (2) Purposes accessory to a street townhouse dwelling.
- 2903.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
- (i) Corner Lot: 200 square metres per dwelling unit.
- (2) Minimum Lot Width:
- (i) Corner Lot: 8.5 metres
- (3) Minimum Lot Depth: 24.5 metres
- (4) Minimum Front Yard Depth: 4.5 metres
- (5) Minimum Interior Side Yard: 0.0 metres between common shared wall.
- (6) Minimum Exterior Side Yard:
- (i) 3.0 metres;
- (ii) 2.0 metre to a porch with or without foundation or cold cellar.
- (7) Minimum Rear Yard Setback:
- (i) 6.0 metres;
- (ii) 4.0 metres to a balcony or terrace;
- (iii) 4.0 metres to the bay/box/bow window with or without foundation;
- (iv) 7.0 metres to the garage door where access to the garage is from the exterior side yard of a corner lot.
- (8) Maximum Building Height: 3 storeys
- (9) Minimum Landscape Open Space:
- Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
- (10) Garage Control:
- The maximum permitted cumulative garage door width per dwelling unit shall be 6.5 metres for a garage located on a corner lot accessed from the exterior side yard.
- (11) Driveway Width:
- The driveway width shall not exceed the width of the garage measured at the exterior lot line.
- (12) Maximum Lot Coverage: 60%"
- "2904 The lands designated R3B - 2904 on Schedule A to this by-law:
- 2904.1 Shall only be used for the following purposes:
- (1) A street townhouse;
- (2) Purposes accessory to a street townhouse dwelling.
- 2904.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:

- (i) Interior Lot: 130 square metres per dwelling unit;
- (ii) End Lot: 160 square metres per dwelling unit;
- (iii) Corner Lot: 200 square metres per dwelling unit.

(2) Minimum Lot Width:

- (i) Interior Lot: 5.5 metres;
- (ii) End Lot: 6.7 metres;
- (iii) Corner Lot: 8.5 metres.

(3) Minimum Lot Depth: 24.5 metres;

(4) Minimum Front Yard Depth:

- (i) 3.5 metres;
- (ii) 2.0 metres to a porch with or without foundation or cold cellar;
- (iii) 3.0 metres to a balcony;
- (iv) 3.0 metres to the bay/box window with or without foundation.

(5) Minimum Interior Side Yard:

- (i) 1.2 metres;
- (ii) 0.0 metres between common shared wall.

(6) Minimum Exterior Side Yard:

- (i) 3.0 metres;
- (ii) 2.0 metre to a porch with or without foundation or cold cellar;
- (iii) 1.2 metres to a daylight triangle.

(7) Minimum Rear Yard Setback:

- (i) 4.5 metres;
- (ii) 6.0 metres to the front of a garage door;
- (iii) 3.0 metres to the porch with or without foundation or cold cellar;
- (iv) 3.0 metres to a balcony
- (v) 3.0 metres to the bay/box/bow window with or without foundation.

(8) Maximum Building Height: 3 storeys

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.

(10) Garage Control:

The maximum permitted cumulative garage door width per dwelling unit shall be 2.75 metres.

(11) Maximum Lot Coverage: 70%

(12) For the purposes of this section the front lot line shall be the lot line abutting Sandalwood Parkway East or Conestoga Drive.

(13) Accessory Structures:

No accessory buildings, structures, detached garage and swimming pools are permitted within the rear yard."

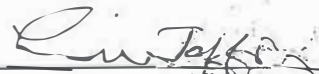
- "2905 The lands designated R2E - 7.25 - 2905 on Schedule A to this by-law:
- 2905.1 Shall only be used for the following purposes:
- (1) A linked semi-detached dwelling;
 - (2) A semi-detached dwelling;
 - (3) Purposes accessory to a linked semi-detached dwelling or semi-detached dwelling.
- 2905.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 200 square metres
 - (2) Minimum Lot Width: 7.25 metres
 - (3) Minimum Lot Depth: 17.0 metres
 - (4) Minimum Front Yard Depth:
 - (i) 4.5 metres;
 - (ii) 6.0 metres to the front of a garage door;
 - (5) Minimum Interior Side Yard:
 - (i) 0.0 metres between common shared walls;
 - (ii) Where there is no common shared wall 1.2 metres on one side and 0.6 metres on the other side provided that the combined total side yard width for each interior lot is a minimum of 1.8 metres;
 - (iii) A bay/bow/box window with or without foundation or cold cellar may encroach into a minimum 1.2 metre interior side yard up to 0.50 metres.
 - (6) Minimum Rear Yard Setback:
 - (i) 6.0 metres;
 - (ii) 4.0 metres to a balcony or terrace;
 - (iii) 4.0 metres to the bay/box/bow window with or without foundation or cold cellar.
 - (7) Maximum Building Height: 3 storeys
 - (8) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space.
 - (9) Garage Control:

The maximum permitted cumulative door width per dwelling unit shall be 2.75 metres.
 - (10) Maximum Lot Coverage: 60%
 - (11) For the purposes of this by-law a "linked semi-detached dwelling" shall mean a building that is divided vertically into two (2) separate dwelling units, where the two dwelling units share a common wall either above or below grade and which may be a foundation wall."

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.
2018/09/10
[AWP]



Linda Jeffrey, Mayor

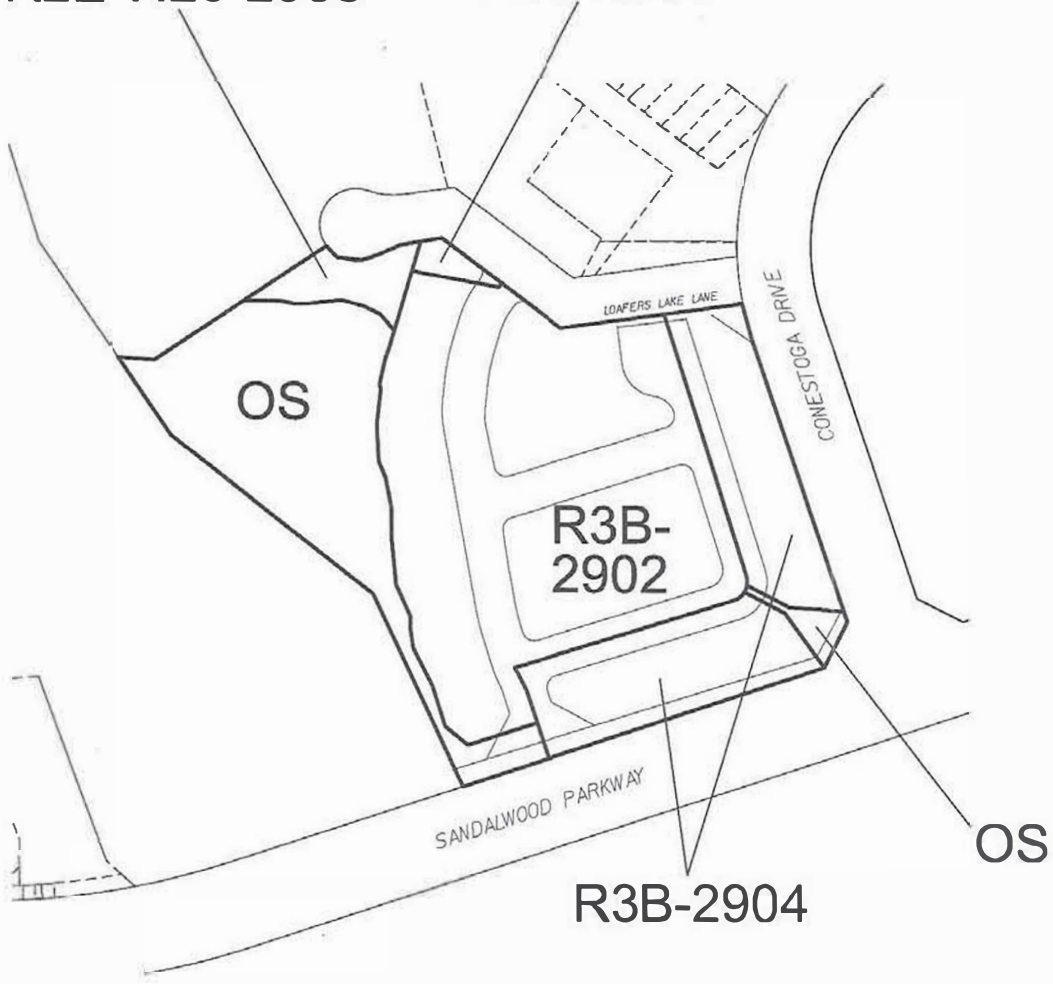
Approved as to
content.
2018/09/06
AP




Peter Fay, City Clerk

R2E-7.25-2905

R3B-2903





 SUBJECT LANDS



KEY MAP