

**Notice of Passing of Zoning By-law 94-2024****8654 Mississauga Road****Date of Decision: June 26, 2024****Date of Notice: July 5, 2024****Last Date of Appeal: July 25, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 94-2024, 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 Glen Schnarr and Associates Inc., 13514161 Canada Inc., Ward 6 (File: OZS-2022-0017).

**The Purpose and Effect of the Zoning By-law:** to permit the use of the subject lands for an apartment dwelling and back-to-back stacked townhouses. The development will yield 255 residential units.

**Location of Lands Affected:** west side of Mississauga Road, south of Embleton Road, and municipally known as 8654 Mississauga Road.

**Obtaining Additional Information:** A copy of the by-law is provided. 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 Nasir Mahmood, Planner, Planning, Building and Growth Management Services Department at 905-874-2094 or [nasir.mahmood@brampton.ca](mailto:nasir.mahmood@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 Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than July 25, 2024 at 4:30 p.m.** 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.

**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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 94 - 2024

To amend By-law 270-2004 (known as “Zoning By-law 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:

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
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1)(Holding) – SECTION 3680 (R4A(1)(H)-3680)

(2) By adding thereto, the following sections:

“3680 The lands designated R4A(1)(H)-3680 on Schedule A to this by-law:

3680.1 Shall only be used for the purposes permitted in the R4A(1) zone, and:

- a) a Townhouse Dwelling
- b) a Stacked Townhouse Dwelling
- c) a Back-to-Back Townhouse Dwelling
- d) a Back-to-Back Stacked Townhouse Dwelling
- e) purposes accessory to the other permitted purposes

3680.2 Shall be subject to the following requirements and restrictions:

- i) For a Townhouse Dwelling, Stacked Townhouse Dwelling, a Back-to-Back Townhouse Dwelling or a Back-to-Back Stacked Townhouse Dwelling:
  - a) Minimum Lot Area: No requirement

- b) Minimum Lot Width: No requirement
  - c) Minimum Lot Depth: No requirement
  - d) Minimum building setback from Mississauga Road: 4.0 metres
  - e) Minimum building setback from a private road:
    - i. From a front wall: 4.5 metres
    - ii. From a side wall: 3.0 metres
  - f) Minimum building setback from Misted Breeze Street and land zoned OS-2442: 6.0 meters.
  - g) Minimum building setback from all other lot lines abutting another zone: 4.0 metres
  - h) Minimum setback from another building on the same lot: 3.0 m.
  - i) Maximum building height: 13.5 metres
  - j) A porch, and/or balcony with or without foundation including eaves and cornices may encroach 1.8 metres into a required building setback.
  - k) A bay or boxed window with or without foundation including eaves and cornices may encroach 1.2 metres into a required building setback.
  - l) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony, uncovered terrace, or private rear yard.
- ii) For an Apartment Dwelling:
- a) Minimum Lot Area: No requirement
  - b) Minimum Lot Width: No requirement
  - c) Minimum Lot Depth: No requirement
  - d) Minimum Front Yard Depth from Mississauga Road: 4.5 metres
  - e) Maximum Front Yard Depth from Mississauga Road: 10.0 meters
  - f) Minimum building setback from a lot line abutting another zone: 6.0 metres
  - g) Minimum setback from another building on the same lot: 13.5 metres
  - h) A porch and/or balcony including eaves and cornices may encroach 1.8 metres into a required building setback
  - i) Minimum Private Amenity Area: 3.5 square metres for each unit and shall be provided either on a porch, balcony or uncovered terrace
  - j) Maximum Building Height: 6 Storeys
- iii) The following requirements and restrictions shall apply to all permitted uses:
- a) Maximum Lot Coverage: 35%
  - b) Minimum Landscaped Open Space: 40% of the lot area
  - c) Minimum Outdoor Amenity Area: 1,100 square metres;
  - d) Maximum Number of Dwelling Units: 255
  - e) Maximum Floor Space Index: 1.31
  - f) Minimum setback of an enclosed stairwell from the side lot line: 3.0 meters
  - g) Minimum setback of a hydro transformer from a lot line: 1.2 meters
  - h) The lands zoned R4A(1)(H)-3680 shall be considered one lot for zoning purposes.

3680.3 For the purposes of this By-law, the following definition shall apply:

A "Back-to-Back Stacked Townhouse Dwelling" shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another unit by a common wall, including a rear common wall, that do not have rear yards.

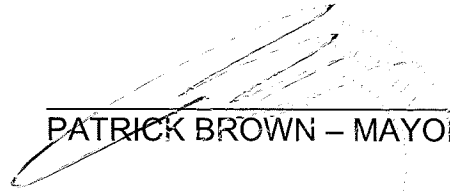
3680.4 Until such time as the Holding (H) symbol has been removed, the lands shall only be used in accordance with the Agricultural 'A' zone.

3680.5 The Holding (H) symbol shall not be removed until the following has been satisfied:


- a) Receipt of confirmation from the Riverview Heights Block Plan 40-3 Cost Sharing Agreement trustee that the property owner is a signatory to the agreement in good standing, and has satisfied the cost-sharing obligations;
- b) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate a private access easement for the purpose of ingress and egress in favour of the adjacent property to the north (8672 Mississauga Road);
- c) Arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management are completed to accommodate vehicular and pedestrian access to the site, which is to be achieved by one of the following:
  - i) a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road,
  - ii) a private road/access on an easement over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road.
- d) Written confirmation from the Region of Peel Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report that includes acceptable plans for both water servicing and stormwater requirements has been received."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 26<sup>th</sup> day of June, 2024.

Approved as to  
content.  
  
2024/05/09  
  
MR

  
\_\_\_\_\_  
PATRICK BROWN – MAYOR

Approved as to  
form.  
  
2024/05/08  
  
AAP

  
\_\_\_\_\_  
GENEVIEVE SCHARBACK, CITY CLERK

(File: OZS-2022-0017; Report No. Planning, Bld. & Growth Mgt-2024-358)

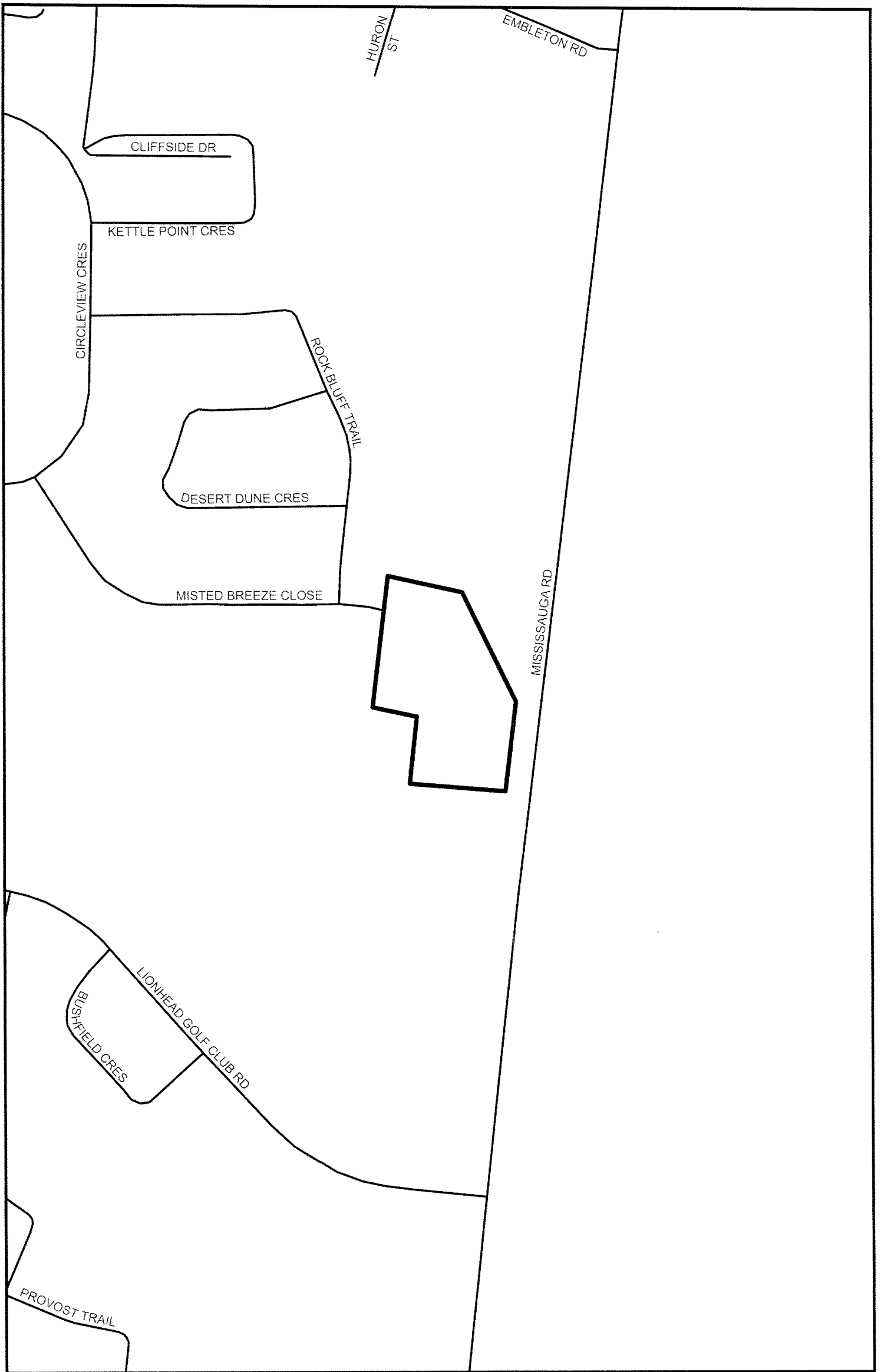
DESERT DUNE  
CRES


ROCK BLUFF TRAIL

MISSISSAUGA RD

**R4A(1)(H)-3680**





 SUBJECT LANDS

