

Notice of Passing of Zoning By-law 178-2024**1206 Steeles Ave West****Date of Decision: November 20, 2024****Date of Notice: December 3, 2024****Last Date of Appeal: December 23, 2024 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 178-2024, 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 Gagnon Walker Domes Ltd, on behalf of Haroon Raza and 2872374 Ontario Inc., Ward 4 (File: OZS-2022-0037).

The Purpose and Effect of the Zoning By-law: to permit a residential development consisting of eighteen (18) townhouse units, a buffer block, and the extension of Royal Vista Road.

Location of Lands Affected: legally described as Chinguacousy CON 3 WHS Part Lot 1 and municipally known as 1206 Steeles Avenue West.

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. Further enquiries should be directed to Ramsen Yousif, Planner, Planning, Building and Growth Management Services Department at 905-874-5989 or ramsen.yousif@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 to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- or by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on December 23, 2024**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.
- If the e-file portal is down, you can submit your appeal to the City at the above address

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

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 178-2024

To Comprehensive Zoning 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:

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:
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1325 (R3B-1325);	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3798);
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1384 (R3B-1384)	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3799);
AGRICULTURAL ZONE A (A);	OPEN SPACE (OS)

(2) By adding the following Sections:

"3798 The lands designated R3B-3798 on Schedule A to this by-law:

3798.1 Shall only be used for the purposes permitted in an R3B-3798 zone

3798.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 140 square metres per dwelling unit
2. Minimum Lot Width:
 - a) Interior Lot: 5.4 metres per dwelling unit
 - b) Corner Lot: 8.4 metres per dwelling unit
3. Minimum Lot Depth: 26.0 metres
4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of a dwelling
 - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:
 - a) 1.2 metres

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- b) 0.0 metres between common shared wall
- 6. Minimum Exterior Side Yard Width:
 - a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
 - c) 6.0 metres to the front of a garage facing the exterior site lot line
- 7. Minimum Rear Yard Depth:
 - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
- 8. Maximum Building Height: 11.0 metres
- 9. Maximum Lot Coverage: No requirement
- 10. 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
- 11. Maximum Garage Door Width:
 - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The garage door width restriction does not apply to the a garage door facing the exterior side yard
 - d) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
- 12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- 13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
- 14. Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
- 15. Minimum Distance between Driveway and Street Elbow: 4.25 metres
- 16. 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 or no more than one hundred and thirty-five (135) degrees
- 17. Maximum Dwelling Units Attached: 9"

"3799 The lands designated R3B-3799 on Schedule A to this by-law:

3799.1 Shall only be used for the purposes permitted in an R3B-3799 zone

3799.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 135 square metres per dwelling unit
2. Minimum Lot Width:
 - a) Interior Lot: 5.5 metres per dwelling unit
3. Minimum Lot Depth: 24.0 metres
4. Minimum Front Yard Depth:
 - a) 4.5 metres to the front wall of dwelling
 - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:
 - a) 2.5 metres
 - b) 0.0 metres between common shared wall
6. Minimum Exterior Side Yard Width:
 - a) 3.0 metres
 - b) 2.0 metres to a porch with or without foundation or cold cellar
7. Minimum Rear Yard Depth:
 - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
 - b) 4.0 metres to a balcony or terrace
 - c) 4.0 metres to the bay window, box window or bow window with or without foundation
8. Maximum Building Height: 11.0 metres
9. Maximum Lot Coverage: No requirement
10. 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
11. Maximum Garage Door Width:
 - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
 - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
 - c) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

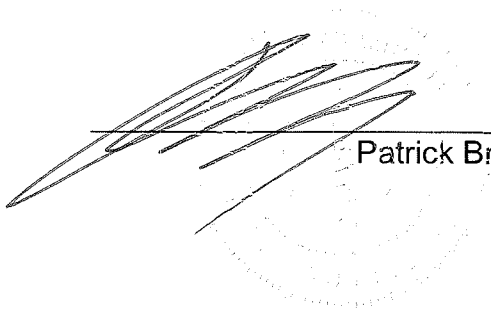
By-law Number 178-2024

13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

14. Maximum Dwelling Units Attached: 9”

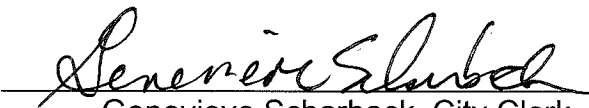
ENACTED and PASSED this 20th day of November, 2024.

Approved as to form.
2024/11/18
MR



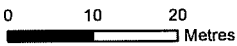
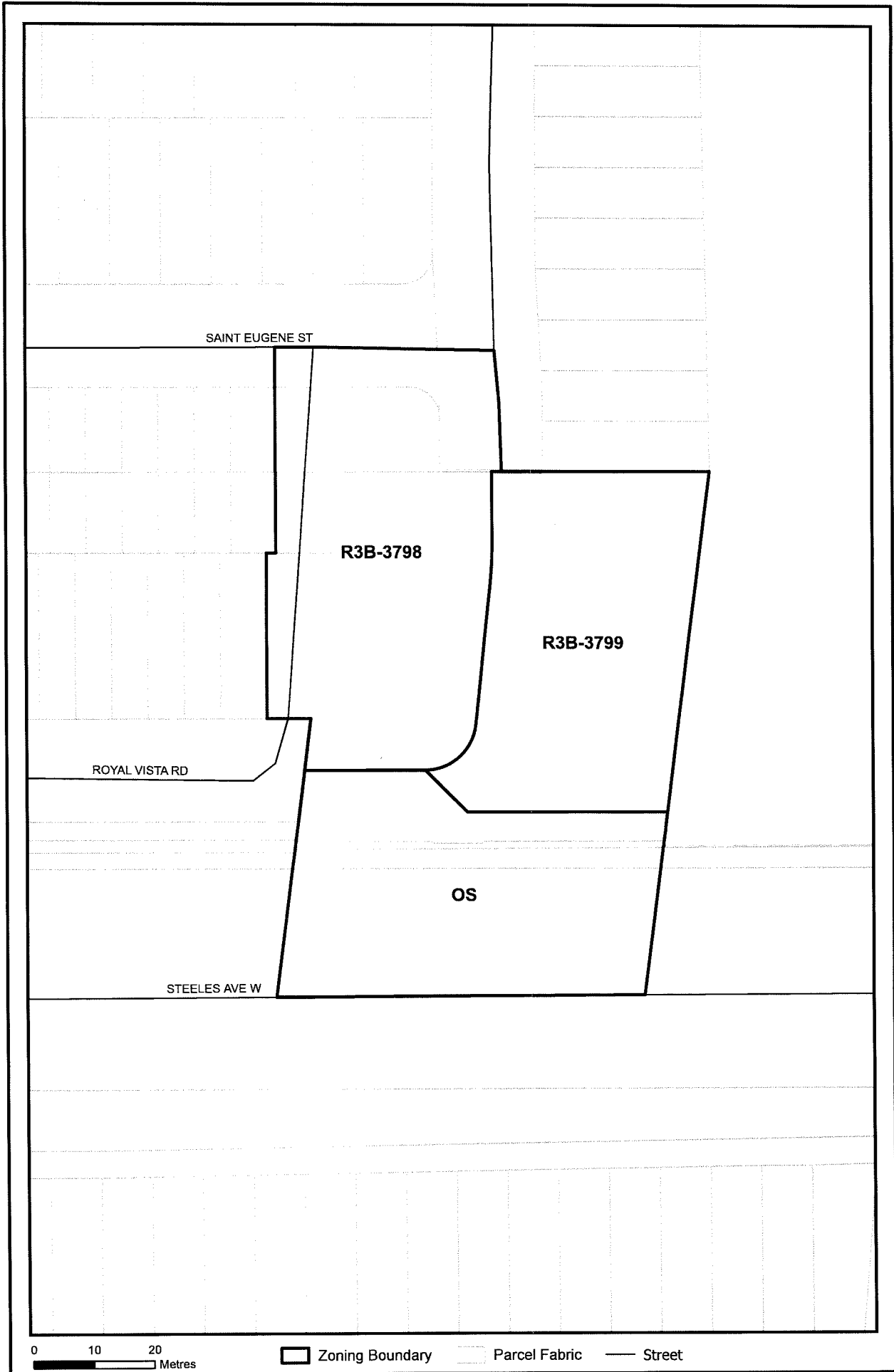
Patrick Brown, Mayor

Approved as to content.
2024/Nov/18
AAP



Genevieve Scharback, City Clerk

(File: OZS-2022-0037)



Zoning Boundary
 Parcel Fabric
 Street



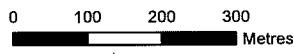
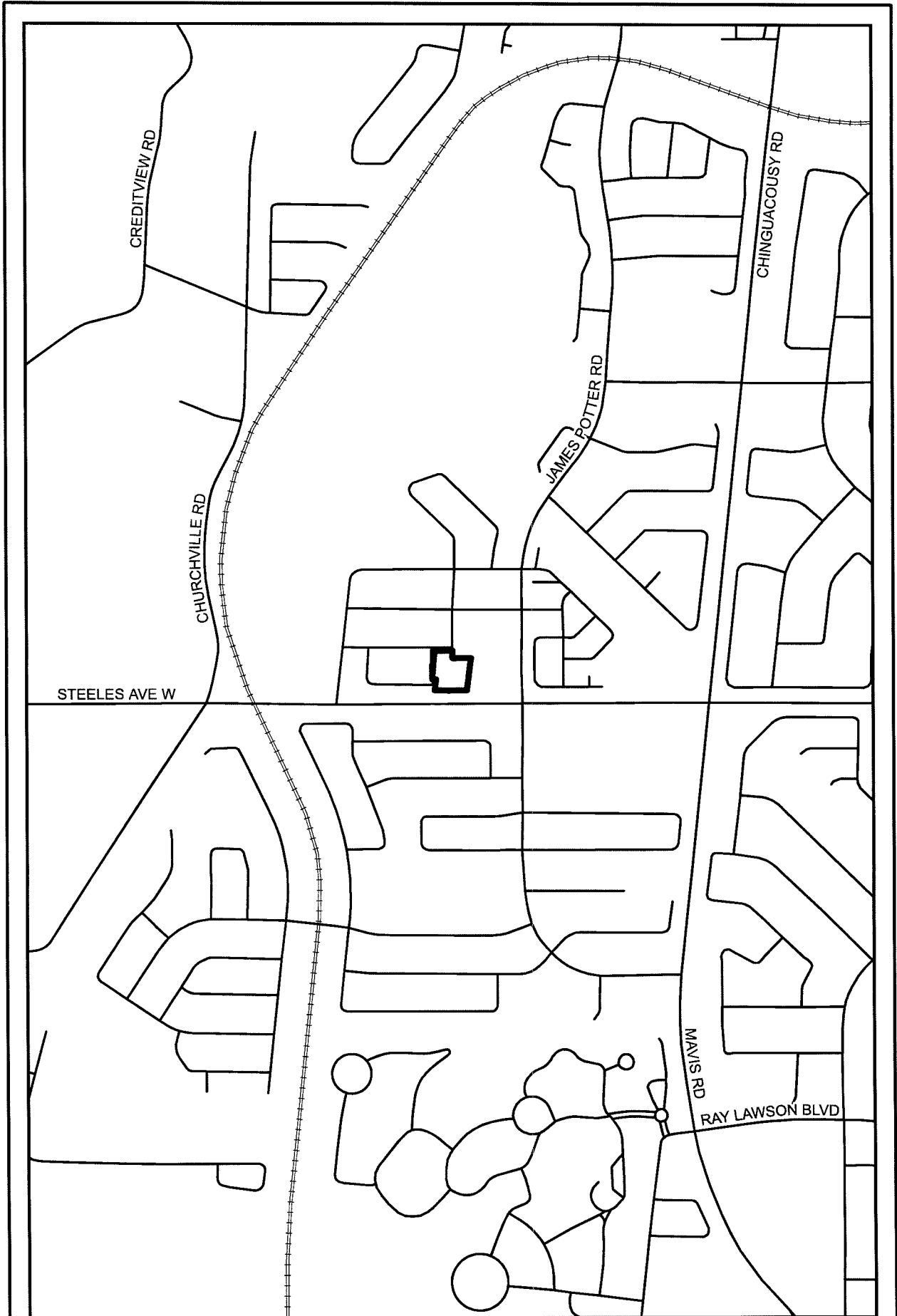
LOT 1, CONCESSION 3 W.H.S.

File: OZS-2022-0037_ZBL
Date: 2024/10/22

Drawn by: LCarter

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SCHEDULE A



 Subject Lands  RAILWAYS

 **BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT
File: OZS-2022-0037_ZKM
Date: 2024/10/11

KEY MAP

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Drawn by: LCarter