

**Notice of Passing of Zoning By-law 215-2024****1955 Cottrelle Boulevard****Date of Decision: December 11, 2024****Date of Notice: December 23, 2024****Last Date of Appeal: January 13, 2025 (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 215-2024, 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 G-Force Urban Planners, on behalf of Jindal Developments Ltd., Ward 8 (File: OZS-2023-0045).

**The Purpose and Effect of the Zoning By-law:** to request an amendment to the Zoning By-law to facilitate the development of a 10-storey residential apartment building consisting of 174 residential units in 1-3 bedroom configurations. The proposed development also includes indoor and outdoor amenity areas, one level of underground parking, and shared access with the commercial plaza to the east.

**Location of Lands Affected:** subject lands can be generally identified as the vacant lot adjacent to Valley Creek Plaza, south-west quadrant of Cottrelle Boulevard and McVean Drive in Ward 8, legally described as Part Block 454, Plan 43M1678, Parts 9 to 13 inclusive, and municipally known as 1955 Cottrelle Boulevard.

**Obtaining Additional Information:** A copy of the by-law is provided and a key map showing the the subject lands. 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 Charles Ng, Planner, Planning, Building and Growth Management Services Department at [charles.ng@brampton.ca](mailto:charles.ng@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 January 13, 2025**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://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](http://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 215 - 2024

To amend Comprehensive Zoning By-law 270-2004, as amended.

WHEREAS 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 Apartment A(3) – Section 2569 (R4A(3)-2569)	Residential Apartment A(3) – Section 3800 (R4A(3)-3800)

(2) By adding thereto, the following sections:

“3800 The Lands designated R4A(3)-3800 on Schedule A to this by-law:

3800.1 Shall only be used for the following purposes:

- i) An apartment dwelling
- ii) Purposes accessory to permitted uses

3800.2 For the purpose of this section, Cottrelle Boulevard shall be deemed to be the front lot line, and the side lot line abutting 1965, 1975, 1985 Cottrelle Boulevard shall be deemed to be the exterior side lot line.

3800.3 Shall be subject to the following requirements and restrictions:

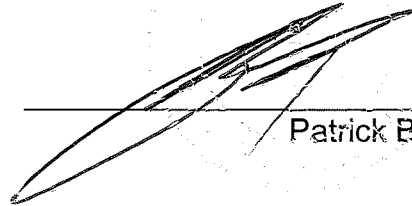
- i) Minimum Lot Area 45.0 m<sup>2</sup> per dwelling unit
- ii) Minimum Lot Width No Requirement
- iii) Minimum Lot Depth No Requirement
- iv) Minimum Setbacks to the principle building:

a.	Front Yard Depth	4.0 m
b.	Exterior Side Yard Width	5.0 m
c.	Interior Side Yard Width	29.79 m
d.	Rear Yard Depth	38.16 m
v)	Minimum Setbacks to a stairwell leading to an underground parking garage:	
a.	Front Yard Depth	4.0 m
b.	Exterior Side Yard Width	5.0 m
c.	Interior Side Yard Width	7.0 m
d.	Rear Yard Depth	6.6 m
vi)	Minimum below grade Setbacks	
a.	Front Yard Setback	4.0 m
b.	Exterior Side Yard Setback	5.0 m
c.	Interior Side Yard Setback	3.0 m
d.	Rear Yard Setback	6.5 m
vii)	Maximum FSI	1.7
viii)	Maximum Height	36.0 m
ix)	All portions of an apartment dwelling, excluding an exterior stairwell serving the below grade parking garage, must be located within the height limits set by a line that extends upwards at a 45- degree angle, or lower, from the rear lot line and the interior side lot line to a maximum height of 36 metres.	
x)	Maximum number of Apartment Units	174
xi)	Minimum Area of a studio dwelling unit	47.0 m <sup>2</sup>
xii)	Minimum Area of a dwelling unit with one or more bedrooms	54.0 m <sup>2</sup>
xiii)	Minimum Setbacks to a hydro transformer	
a.	Front Yard Setback	3.0 m
b.	Interior Side Yard Setback	1.5 m
xiv)	Minimum separation distance between a hydro transformer and the building	25.0 m
xv)	Minimum Landscaped Open Space	
a.	40% of the Lot Area	
b.	Along the Front Lot Line	4.0 m
c.	Along the Interior Side Lot Line	3.0 m
d.	Along the Exterior Side Lot Line	3.29 m
e.	Along the Rear Lot Line	3.0 m
f.	Hydro Transformer	Permitted within required Landscaped Open Space

- xvi) Permitted Yard Encroachments:
  - a. Window Bays, with or without foundation 1.0 m
  - b. Decks/Balconies 1.5 m
  - c. Porches and exterior stairs 2.0 m
  - d. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, and columns 0.6 m
  - e. Canopies, columns, awnings, open sided roofs associated with the main entrance to the apartment dwelling 3.0 m
- xvii) Minimum Parking Spaces required
  - a. Resident Parking 174 spaces
  - b. Visitor Parking 35 spaces"

ENACTED and PASSED this 11<sup>th</sup> day of December, 2024.

Approved as to  
form.  
2024/Dec/04  
MR



Patrick Brown, Mayor

Approved as to  
content.  
2024/Dec/02  
AAP




Genevieve Scharback, City Clerk

(OZS-2023-0045)

R4A(3) – 3800





 Subject Lands

