

Notice of Passing of Zoning By-law 216-2024**5076 Old Castlemore Road****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 216-2024, 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., on behalf of Castlemore Country Properties and 47-1 Country Properties Limited., Ward 10 (File: OZS-2024-0049).

The Purpose and Effect of the Zoning By-law: to request for an amendment to the Zoning By-law to facilitate minor modifications from the originally approved plans (previously reviewed under File: OZS-2021-0050).

Location of Lands Affected: east side of Clarkway Drive, south of Countryside Drive, and north of Castlemore Road, legally described as Toronto Gore Con 11 ND, and municipally known as 1008 Clarkway Drive, 10059 Clarkway Drive, 5044 Old Castlemore Road, 5076 Old Castlemore Road, 10 Fines Avenue and 5010 Castlemore Road.

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. Further enquiries should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or arjun.singh@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, except for a proposed Draft Plan of Subdivision File 21T-21021B (City File: OZS-2021-0050).

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.
- 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 216 - 2024

To amend 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 Townhouse E – 5.5 – Section 3712 (R3E-5.5-3712)	Residential Street Townhouse B – 3807 (R3B – 3807)
Residential Townhouse C – Section 3713 (R3C-3714)	Residential Street Townhouse B – 3808 (R3B – 3808)
Residential Apartment A – Section 3714	Residential Apartment A – Section 3805 (R4A-3805)
Open Space (OS)	Residential Apartment A – Section 3806 (R4A – 3806)
Floodplain (F)	Residential Apartment A (Holding) – Section 3805 (R4A(H) – 3805)
	Residential Street Townhouse B (Holding) – 3807 (R3B(H) – 3807)

(2) By adding the following Sections:

“3807 All lands zoned R3B(H) – 3807 on Schedule A to this By-law:

3807.1 Shall only be used for the purposes permitted in an R3B zone and the following permitted purposes:

- a) Back-to-Back Townhouse Dwellings;
- b) Street Townhouse Dwelling; and,
- c) Purposes accessory to the other permitted purposes:

3807.2 Back-to-Back Townhouse Dwellings within an R3B – 3807 zone shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	78 square metres per unit
(2) Minimum Lot Width	5.75 per unit
(3) Minimum Lot Depth	14 metres
(4) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to the front of the garage; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard; e) a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding; f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and, g) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding
(5) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) 1.2 metres to a public or private lane/walkway c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard; e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and, f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
(6) Minimum Rear Yard Depth:	0.0 metres
(7) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; and b) 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
(8) Maximum Building Height	14 metres
(9) Maximum Lot Coverage	

	No requirement;
((10) A maximum of 16 dwelling units may be attached in a contiguous structure, provided that the structure is only 8 units wide and 2 units deep;	
(11) Minimum Balcony Area	a) 5.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
(13) Air Conditioning Units	Permitted to be located on the porch, balcony or uncovered terrace in the front yard;
(14) Garage Control	<ul style="list-style-type: none"> a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR b) A dwelling that is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m by 6.9 m. c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;
(15) The following shall apply to a bay, box or bow window:	<ul style="list-style-type: none"> a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre; 9. c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and; d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;
(17) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided.	
(18) For the Purposes of the R3B-3807:	
<p><u>Dwelling, Back to Back Townhouse</u>: shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.”</p>	

3807.4 Street Townhouse Dwellings within an R3B – 3807 zone shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	140 square metres per dwelling unit
(2) Minimum Lot Width	Interior Lot – 5.5 metres

	Corner Lot – 6.9 metres; End Lot – 6.9 metres
(3) Minimum Lot Depth	26 metres
(4) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to the front of the garage; c) the main wall of a dwelling may encroach into the front yard to within 1.0 metre of a daylight rounding; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard; e) a porch and or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding; f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the front yard; and, g) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding
(5) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) 1.2 metres to a public or private lane/walkway c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding; d) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard; e) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and, f) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard
(6) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; and b) 0.0 metre abutting a side lot line that coincides with the shared common wall between two dwellings.
(7) Minimum Rear Yard Depth	6 metres
(8) Maximum Building Height	14 metres

(9) Minimum Landscape Open Space	Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard
(10) Maximum Lot Coverage	No requirement;
(14) Garage Control	<p>1. Minimum interior garage dimensions shall measure 6.0 metre in length by 3.1 metre in width, except that where a dwelling unit is 6.0 m or less in width, the interior garage dimension shall measure 2.9 m in width by 6.1 m in length.</p> <p>2. No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum parking space length;</p>
(15) Encroachments	a) Permitted yard encroachment of exterior stairs below grade may encroach into the rear yard up to 2.5 metres
(16) The following shall apply to a bay, box or bow window:	<p>a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;</p> <p>13.</p> <p>c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</p> <p>d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;</p>
(17) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided.	

3807.5 The lands shown on Schedule A to this by-law subject to a Holding (H) symbol, shall be only used for the purpose while the Holding (H) symbol is in place:

1. Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.

3807.6 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied.

1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and

purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

“3808 The lands zoned R3B-3808 on Schedule A to this by-law:

3808.1 Shall only be used for the purposes permitted in Section 3808.1:

- (1) Those purposes permitted in a R3C-3713 zone;
- (2) Those purposes permitted in a R3B-3807 zone.

3808.2 For purposes permitted in the R3C-3713 zone, the requirements and restrictions of the R3C-3713 zone shall apply.

3808.3 For purposes permitted in the R3B-3807 zone, the requirements and restrictions of the R3B-3807 zone shall apply.”

“3805 The lands zoned R4A-3805 on Schedule A to this by-law:

3805.1 Shall only be used for the purposes permitted in an R4A zone and the following permitted purposes:

- (1) Only on the ground floor of a permitted use within the R4A zone the following commercial uses shall be permitted:
 - a. A retail establishment having no outdoor display or sales;
 - b. An office, including the office of a physician, dentist or drugless practitioner;
 - c. A personal service shop;
 - d. A restaurant;
 - e. A bank, trust company or finance company;
 - f. A dry cleaning and laundry distribution establishment;
 - g. A drive through facility associated with any permitted use shall be prohibited.

3805.2 Uses permitted in Section R4A-3805 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth	3 metres
(2) Minimum Interior and Exterior Yard Width	3 metres
(3) Minimum Rear Yard Depth to a Residential Zone	3.5 m
(4) Minimum Rear Yard Depth abutting a non-Residential Zone	3.0 m
(5) Minimum Interior Side Yard	3.0 m
(6) Maximum Lot Coverage	60%
(7) Minimum Landscape Open Space	20%
(8) Maximum Floor Space Index	No requirement.

(9) Maximum Tower Floorplate	800 m ²
(10) Minimum Tower Separation	25 m
(11) Maximum Building Height	54 m
(12) Lands zoned R4A-3805 shall be treated as a single lot for zoning purposes.	
(13) A utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.	

3805.3 The lands shown on Schedule A to this by-law subject to a Holding (H) symbol, shall be only used for the purpose while the Holding (H) symbol is in place:

1. Purposes permitted in the Agricultural (A) Zone subject to the requirements and restrictions of the Agricultural Zone.

3805.3 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied.

1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase of Fines Avenue, or, satisfactory alternative arrangements are made should the right-of-way Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

“3806 The lands zoned R4A-3806 on Schedule A to this by-law:

3806.1 Shall only be used for the purposes permitted in Section 3806.1(1) OR 3806.1(2), but not both sections or any combination of both sections:

(1) Those purposes permitted in a R4A-3805 zone;

OR

(2) Back-to-Back Townhouses permitted in a R3B–3807 zone.

3806.2 For purposes permitted in the R4A-3805 zone, the requirements and restrictions of the R4A-3805 zone shall apply.

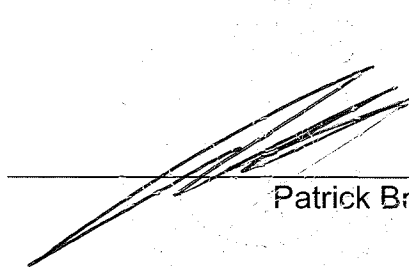
3806.3 For purposes permitted in the R3B-3807 zone, the requirements and restrictions of the R3B-3807 zone shall apply.

3806.4 For the Purposes of the R3B-3807:

Dwelling, Back to Back Townhouse: shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.”

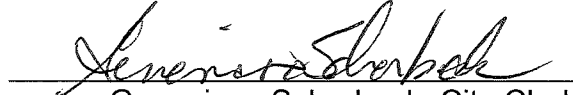
ENACTED and PASSED this 11th day of December, 2024.

Approved as to
form.
2024/Dec/06
MR



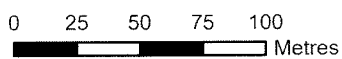
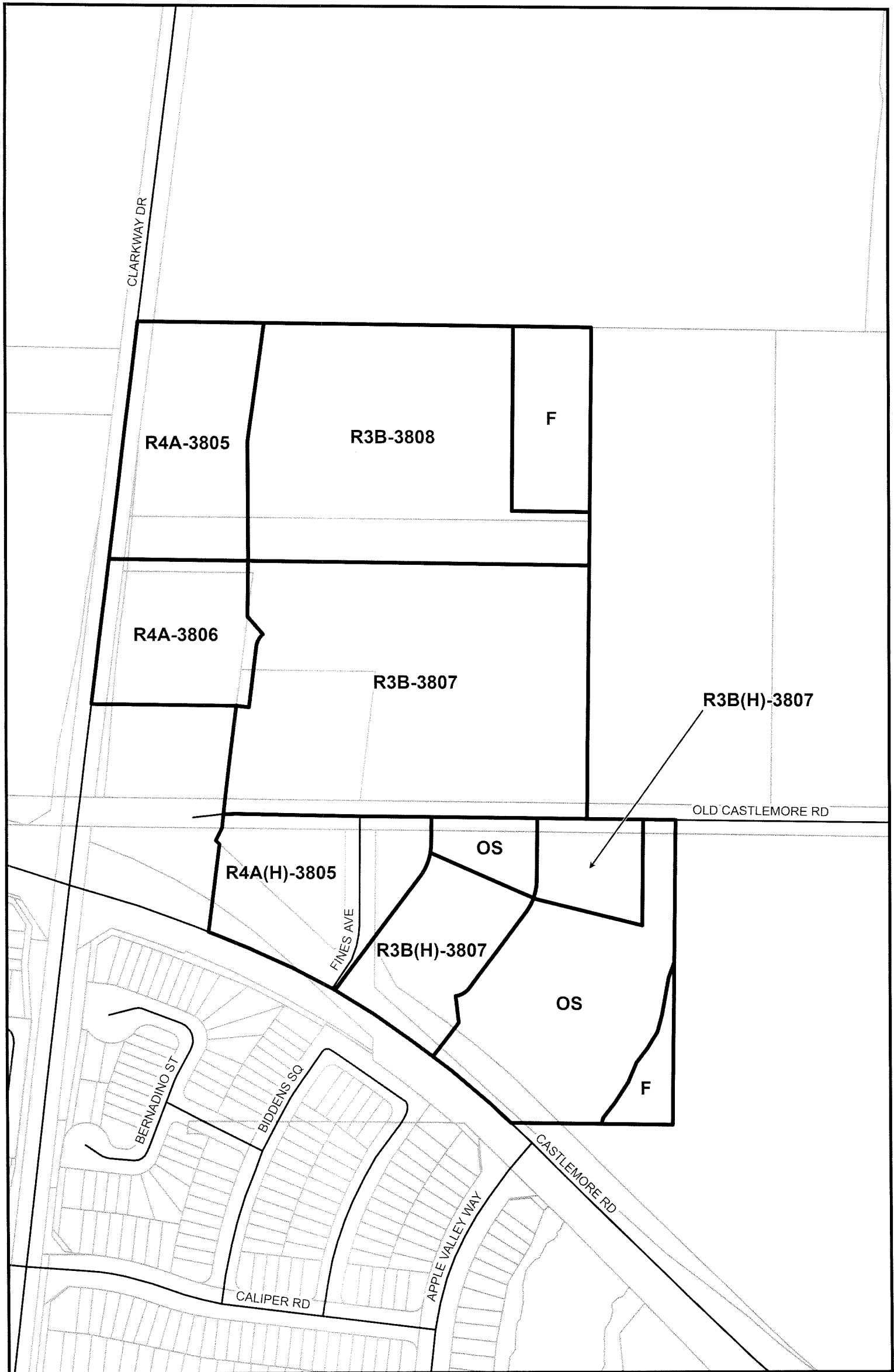
Patrick Brown, Mayor

Approved as to
content.
2024/Dec/03
AAP



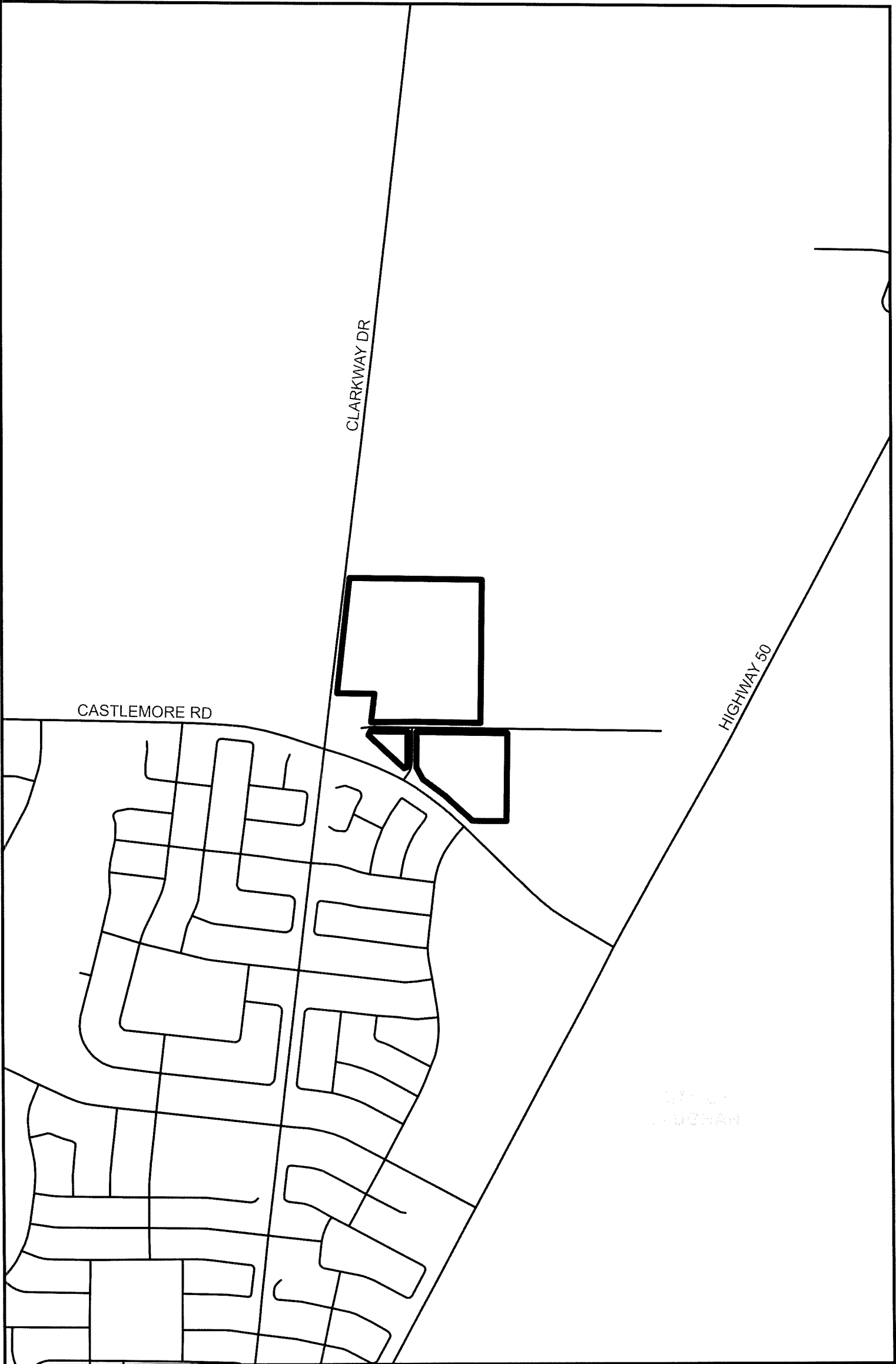
Genevieve Scharback, City Clerk

(File: OZS-2024-0049)



Zoning Boundary
 Parcel Fabric
 Street



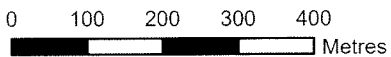



CASTLEMORE RD

CLARKWAY DR

HIGHWAY 50

WATER
LOCHAN



 Subject Lands

