

Notice of Passing of Zoning By-law 217-2024**0 Clarkway Drive****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 217-2024, 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 Redcliff Homes, Ward 10 (File: OZS-2021-0060).

The Purpose and Effect of the Zoning By-law: to request for an amendment to the Zoning By-law to facilitate the development of 67 single detached units, 32 semi-detached units, 54 street townhouse units, 137 dual frontage and back-to-back townhouse units, residential reserve blocks, 1 elementary school block, 1 Stormwater Management Pond Block, Natural Heritage System (NHS) and NHS Buffer Blocks, 1 Park Block, 1 Walkway Block, and roads and road widening blocks to adjacent subdivisions.

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 Part Lot 11 RP 43R36614 Part 1. The subject lands are not municipally addressed.

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.

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 217 - 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:

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	Residential Single Detached F-11.0-Section 3737 (R1F-11.0-3737) Residential Single Detached F-11.0-Section 3789 (R1F-11.0-3789) Residential Single Detached F-11.0-Section 3790 (R1F-11.0-3790) Residential Single Detached F – 9.15 – Section 3738 (R1F-9.15-3738) Residential Semi-detached A – Section 3742 (R2A-3742) Institutional One – Section 3791 (I1-3791) Residential Street Townhouse B – Section 3809 (R3B – 3809) Residential Street Townhouse B – Section 3808 (R3B-3808) Residential Townhouse C – Section 3810 (R3C-3810) Residential Apartment A – Section 3805 (R4A-3805) OPEN SPACE ZONE (OS) FLOODPLAIN (F)

- (2) By adding the following Sections:

- “3809 The lands designated R3B-3809 on Schedule A to this by-law:
 3809.1 Shall only be used for the purposes permitted in an R3B-3809 zone.
 3809.2 Townhouse Dwellings within an R3B – 3809 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	25 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	<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	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	6 metres
(8) Maximum Building Height	14 metres
(9) Minimum Front Yard Landscape Open Space (%)	15%
(10) Minimum Landscape Open Space	Each dwelling unit shall have a minimum of 20 square metres of open space in its rear yard
(11) Maximum Lot Coverage	No requirement;
(12) Garage Control	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;
(13) Encroachments	a) Permitted yard encroachment of exterior stairs below grade may encroach into the exterior and rear yard up to 2.5 metres
(14) The following shall apply to a bay, box or bow window:	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; c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;

	<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>
<p>(15) Notwithstanding Section 10.13.2 front to rear pedestrian access through the dwelling unit does not need to be provided. ”</p>	

- “3810 The lands designated R3C-3810 on Schedule A to this by- law:
 3810.1 Shall only be used for the following purposes:
 a) Dwelling, Rear Lane Townhouse
 b) Dwelling, Back-to-Back Townhouse
 3810.2 For the purposes of this by-law, lands zoned R3C-3810 shall be viewed as one lot.
 3810.3 Minimum number of visitor parking spaces: 0.2 spaces per unit.
 3810.4 Shall be subject to the following requirements and restrictions for a Dwelling, Rear Lane Townhouse:

(1) Minimum Dwelling Unit Width	5.5 metres
(2) Minimum Lot Area	a) No requirement
(3) Minimum Front Yard	<p>a) The front wall of a dwelling unit: 2.0 metres to a public or private road; b) a porch and/or balcony with or without a foundation may encroach 1.0 metres into the minimum front yard; c) A bay window, bow window or windows with or without a foundation or cold cellar may encroach 1.0 metre into the minimum front yard; d) a porch and/or balcony with or without foundation or cold cellar including steps eaves and cornices may encroach into the front yard within 0.0 metres</p>
(4) Minimum Exterior Side Yard	<p>a) 1.2 metres; b) 0.6 metres abutting a parking area and a walkway</p>
(5) Minimum Rear Yard Depth	<p>a) 3.0 metres to the wall of a dwelling; b) 6.0 metres to a garage from a private laneway</p>
(6) Minimum Interior Side Yard	<p>a) 1.2 metres when abutting side lot line coincides with two exterior walls; b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; c) a bay window, or box window with or with foundation or cold cellar</p>

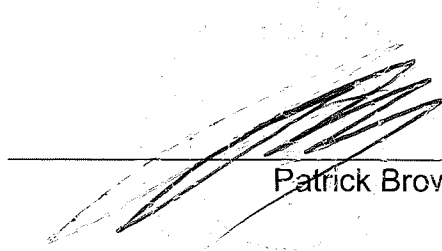
	may encroach 0.5 metres into the minimum interior side yard
(7) Maximum Building Height	14 metres
(8) The Following shall apply to a bay, bow or box window:	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <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 metres;</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 metres does need to contain side windows;</p>
(9) Encroachments	<p>a) Permitted yard encroachment of exterior stairs below grade may encroach into rear yard by 2.5 metres;</p> <p>b) A balcony above a garage may encroach to within 1.5 metres of the rear lot line</p>
(10) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
(11) Minimum Landscaped Open Space	a) No requirement
(12) Garage Control	<p>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width; OR</p> <p>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.</p> <p>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;</p>
(13)	Maximum fence height required within a front yard is 1.2 metres
(14)	Section 10.13.2 shall not apply
(15)	Section 10.9.1.4 shall not apply

3810.5 Shall be subject to the following requirements and restrictions for a Dwelling, Back-to-Back Townhouse

(1) Minimum Lot Area (per unit)	None
(2) Minimum Lot Width	5.5 metres per unit
(3) Minimum Front Yard Depth	a) 3 metres; b) 6.0 metres to a garage door facing the lot line
(4) Minimum Exterior Side Yard	a) 1.2 metres; c) 1.2 metres where a side yard abuts a common amenity area or visitor parking
(5) Minimum Interior Side Yard	a) 1.5 metres; b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings
(6) Setback to the daylight triangle	b) 1.2 metres for any portion of a building
(7) Maximum Building Height	a) 12 metres except that a mechanical penthouse, access to a roof terrace and parapet may project beyond the permitted building height by a maximum of 3.5 metres.
(8) Minimum Amenity Area	a) 3.5 square metres shall be provided per residential unit either on a balcony/uncovered terrace on the second or third floor or in the rear at ground level
(9) Garage Control	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;
(10) Minimum Landscaped Open Space	a) No requirement

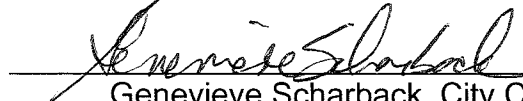
ENACTED and PASSED this 11th day of December, 2024.

Approved as to
form.
2024/Dec/6
MR



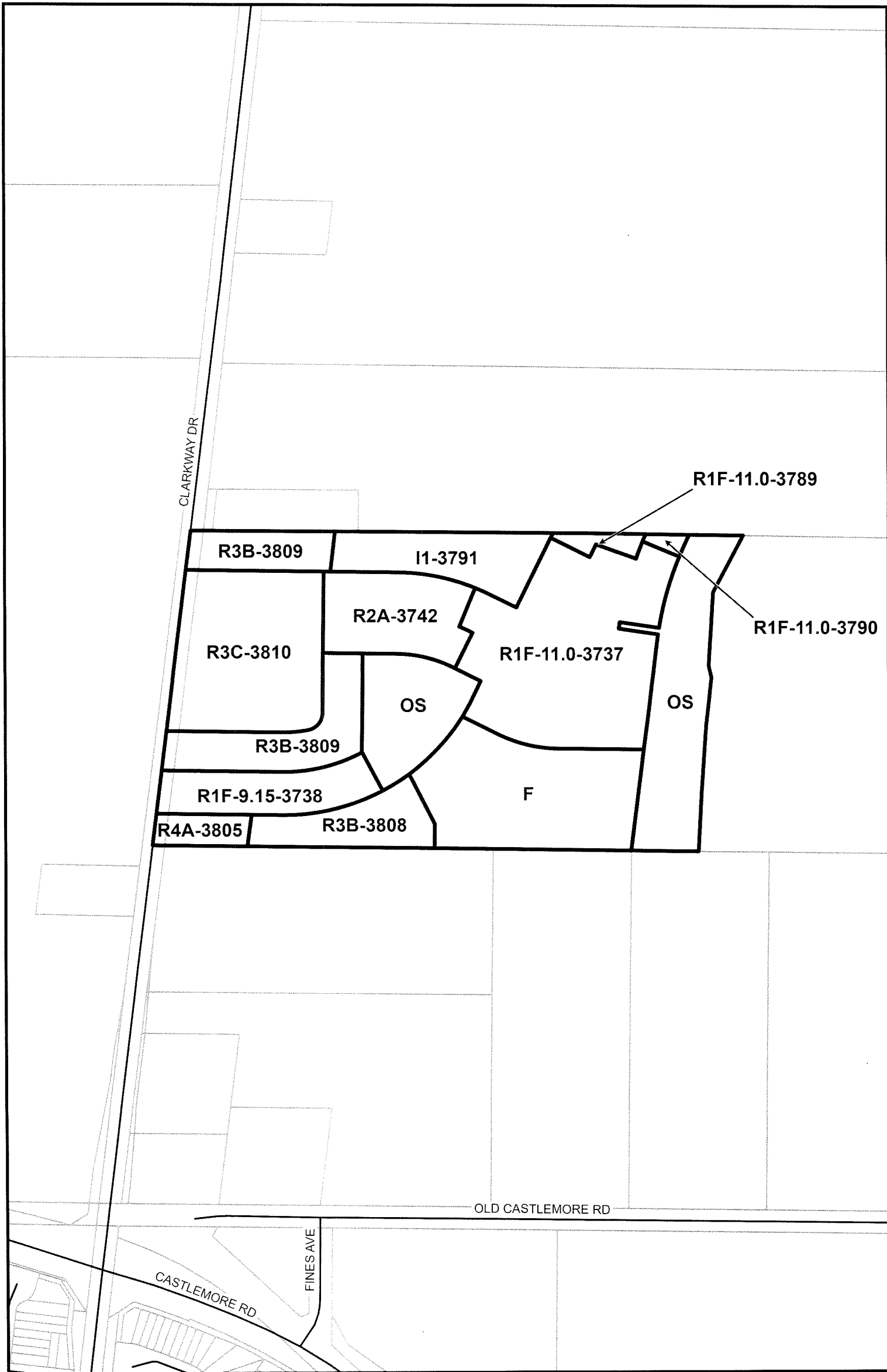
Patrick Brown, Mayor

Approved as to
content.
2024/Dec/06
AAP



Genevieve Scharback, City Clerk

(File: OZS-2021-0060)



0 25 50 75 100
Metres

Zoning Boundary
 Parcel Fabric
 Street



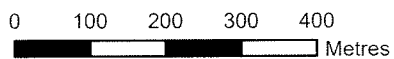
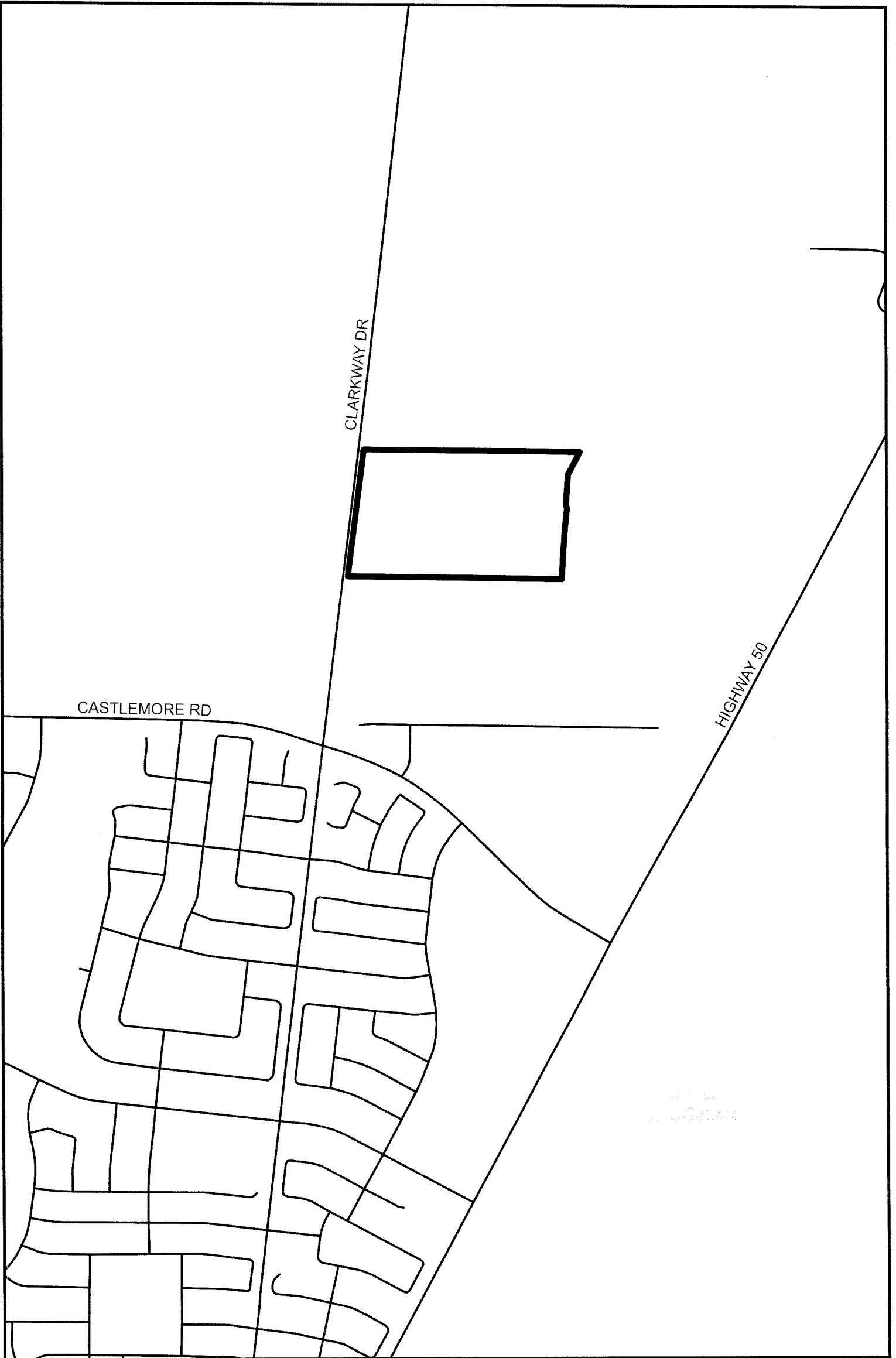
LOT 11, CONCESSION 11 N.D.


File: OZS-2021-0060_ZBL
Date: 2024/12/05

Drawn by: LCarter

BY-LAW 217-2024

SCHEDULE A



 Subject Lands

