

**Notice of Passing of Zoning By-law 135-2024****10201 Mississauga Road and 0 Mississauga Road****Date of Decision: September 11, 2024****Date of Notice: September 24, 2024****Last Date of Appeal: October 15, 2024 at 4:30 p.m.**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 135-2024, 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 Korsiak Urban Planning Inc., Mattamy (Credit River) Limited, Ward 6 (File: OZS-2024-0030).

**The Purpose and Effect of the Zoning By-law:** to permit a residential development consisting of 103 townhouse units.

**Location of Lands Affected:** east of Mississauga Road, south of Canadian National Railway Line, legally described as Chinguacousy Con 4 WHS Pt Lot 12, and municipally known as 10201 Mississauga Road and 0 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 Yin Xiao, Planner, Planning, Building and Growth Management Services Department at 905-874-2867 or [Yinzhou.xiao@brampton.ca](mailto:Yinzhou.xiao@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 21T10022B.

**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 October 15, 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 135 - 2024

To Amend Comprehensive Zoning By-law 270-2004

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 Section 3630 – (A-3630)	RESIDENTIAL TOWNHOUSE C - Section 3794 (R3C – 3794)

2) By adding thereto the following sections:

“3794 The lands zoned Residential Townhouse C – Section 3794 on Schedule A to this by-law:

3794.1 Shall only be used for the following purposes:

- (a) Dual Frontage Townhouse Dwellings
- (b) Townhouse Dwellings
- (c) Back-to-back Townhouse Dwellings
- (d) purposes accessory to the other permitted purposes

3794.2 Shall be subject to the following requirements and restrictions for Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	5.5 metres
c) Minimum Lot Depth	20 metres
d) Minimum Yard Setbacks for a Principal Building:	i) the front wall of a dwelling unit: <ul style="list-style-type: none"><li>- 3.0 metres to a private road or walkway</li><li>- 1.5 metres to a rounding (road or walkway)</li><li>- 5.5 metres between a garage door opening and a</li></ul>

	<p>lot line abutting a private road or sidewalk</p> <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 6.0 m to a rear lot line</li> </ul> <p>iii) the side wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 3.0 metres to a public street</li> <li>- 3.0 metres to lands in a different zone category</li> <li>- 1.8 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk).</li> <li>- 1.2 metres to an interior lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings</li> <li>- 3.0 metres to a common amenity area</li> <li>- 1.5 metres to an open, roofed porch of an end unit abutting a common amenity area</li> </ul>
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) Garage Control:</p> <p>i. The maximum width of an individual garage door shall be 2.5 metres, including an individual garage door of a double car garage on an end unit lot.</p> <p>ii. No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit, except for a double garage on an end unit lot where the porch faces an interior side lot line abutting a common amenity area or a flankage side lot line.</p> <p>iii. A double car garage shall only be permitted on an end unit lot and, notwithstanding Section 10.9.1B(7), the associated driveway width shall not exceed the width of the garage.</p>	

3794.3 Shall be subject to the following requirements and restrictions for Back-to-back Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	6.0 metres
c) Minimum Lot Depth	13 metres
d) Minimum Yard Setbacks for a Principal Building:	<p>i) the front wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 3.0 metres to a private road or walkway</li> </ul>

	<ul style="list-style-type: none"> <li>- 1.5 metres to a rounding (road or walkway)</li> <li>- 6.0 metres between a garage door opening and a lot line abutting a private road or sidewalk</li> </ul> <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 0 m to a rear lot line</li> </ul> <p>iii) The side wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings</li> <li>- 2.0 metres to a private road or sidewalk or 1.5 metres to a rounding (road or sidewalk)</li> </ul>
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) A dwelling unit at the end of a block of back-to-back townhouses that does not share a common rear wall with another unit, shall be treated as a back-to-back townhouse dwelling for the purpose of applying this section of the by-law.</p> <p>h) Minimum setback between any building or structure and the lot line abutting the Canadian National Railway shall be 30.0 metres.</p>	

3794.4 Shall be subject to the following requirements and restrictions for Dual frontage Townhouse Dwellings:

a) Minimum Lot Area:	No requirement
b) Minimum Lot Width:	6 metres
c) Minimum Lot Depth	21 metres
d) Minimum Yard Setbacks for a Principal Building:	<p>i) the front wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 3.0 metres to a common element walkway</li> </ul> <p>ii) the rear wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 5.0 m to a rear lot line</li> <li>- 5.5 metres between a garage door opening and a lot line abutting a private road or sidewalk</li> </ul>

	<p>iii) The side wall of a dwelling unit:</p> <ul style="list-style-type: none"> <li>- 1.2 metres to an interior side lot line, except no side yard is required where the side lot line coincides with the party wall between two dwellings</li> <li>- 2.0 metres to a private road or sidewalk</li> <li>- 2.0 metres to a different zone category</li> </ul>
e) Maximum Building height	14.0 metres
f) Minimum Landscaped Open Space:	Those portions of all yards not occupied by permitted accessory structures, encroachments per Section 6.13, and driveways and private roads shall consist of landscape open space.
<p>g) For purposes of this Section, a dual frontage townhouse includes all units within a street townhouse block having frontage on both a public street and a private road, including units that do not directly abut a public street within the same block.</p> <p>(h) The lot line abutting a private road providing garage access shall be deemed to be the rear lot line for Zoning purposes.</p> <p>i) A fence having a maximum height of 1.2 metres shall be permitted within the required front yard of a dual frontage townhouse dwelling. Fencing in the rear yard shall be limited to a maximum height of 1 metre.</p>	

3794.5 For all uses permitted in Section R3C – Section 2899 the following additional provisions shall also apply:

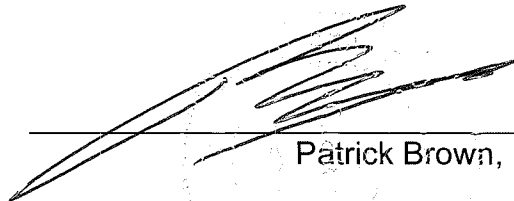
- a) Except for sentence 10.3(c), the remainder of Section 10.3 shall not apply to accessory structures, gazebos, and play structures owned by a condominium corporation;
- b) Utility cabinets may project a maximum 0.5 metres from the side wall of a dwelling unit;
- c) Notwithstanding Section 6.10, utility installations, including transformers, shall not be subject to the setbacks and yard requirements of the zone in which they are located;
- d) For the purpose of providing visitor parking, all lands zoned R3C-3794 and R3A-3629 shall be treated as one lot;
- e) Section 10.9.1.G shall not apply;
- f) Notwithstanding Section 10.12, the minimum distance between a driveway and the projected intersection of two streets shall be 4.0 metres;
- g) Notwithstanding Section 10.13.2, for a Townhouse Dwelling, each dwelling unit shall have pedestrian access from the front yard to the rear yard with a maximum of 3 steps without passing through a habitable room.

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

Approved as to  
form.  
2024-08-28  
MR


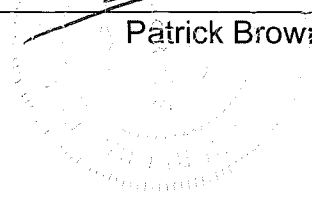
Approved as to  
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2024-08-28  
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{CZS-2024-0030}



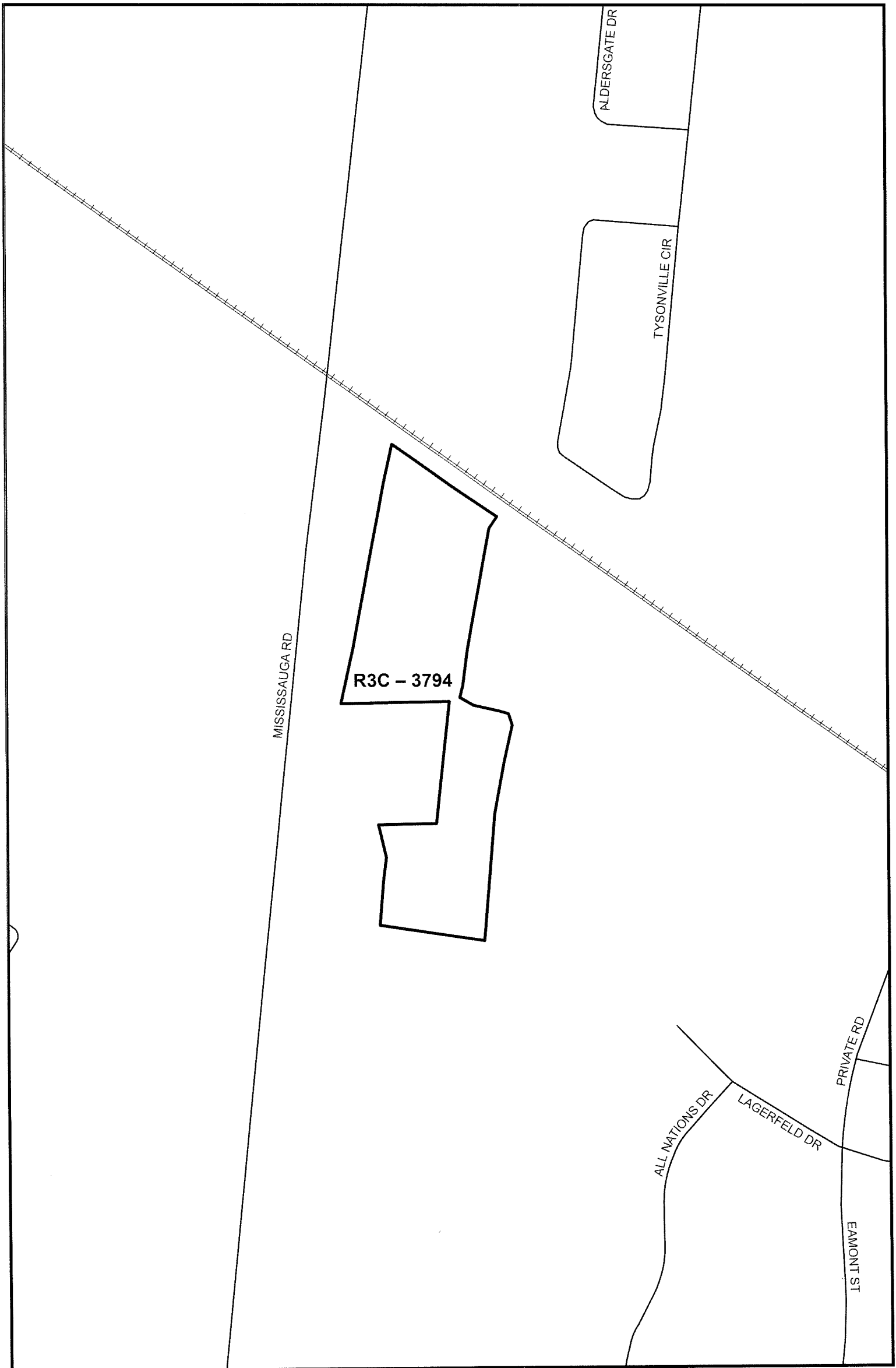
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Patrick Brown, Mayor



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Genevieve Scharback, City Clerk



Zoning Boundary   
  Street   
  RAILWAYS



**LOT 17, CONCESSION 4 W.H.S**

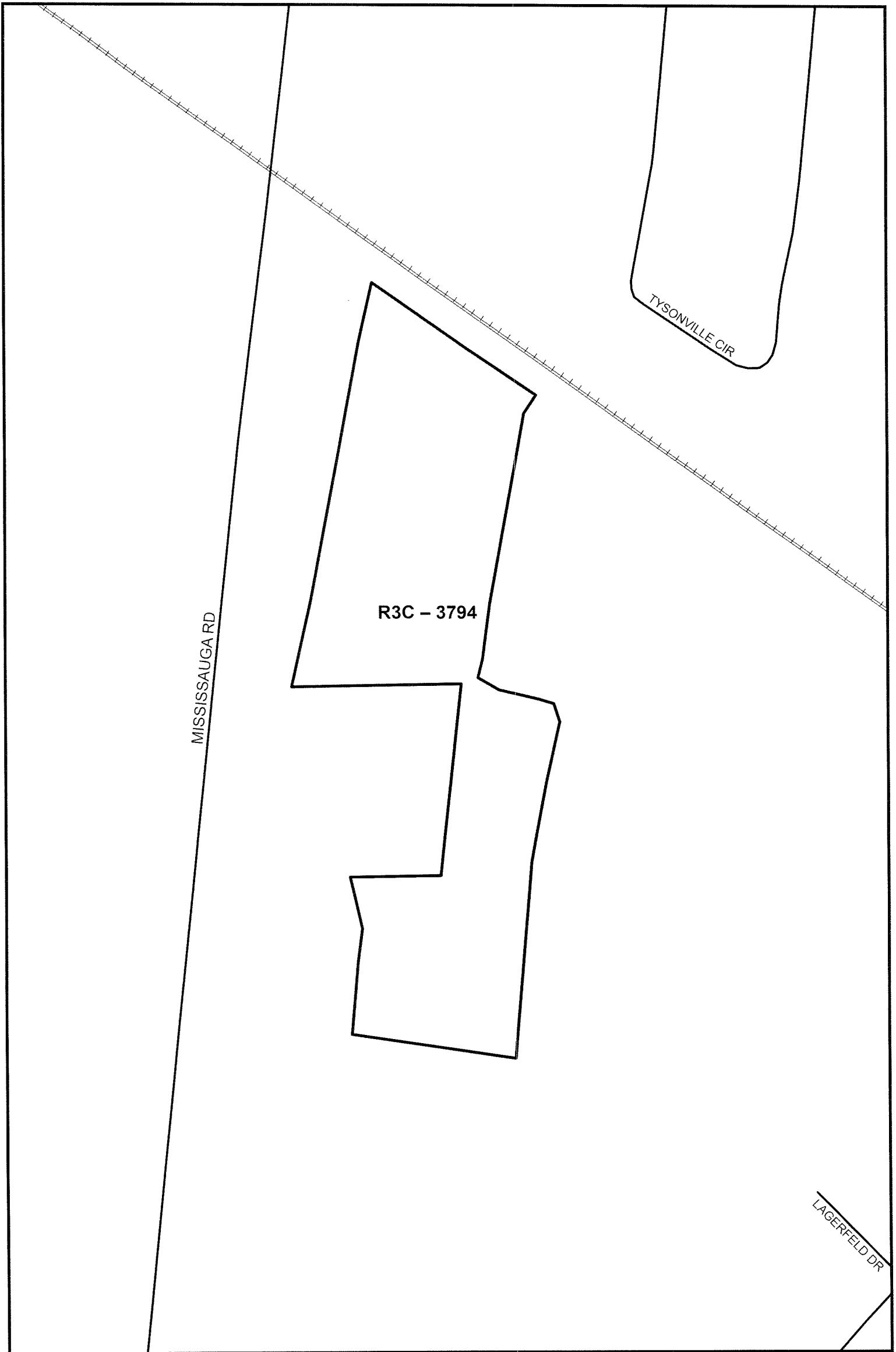
PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2024-0030\_ZBL  
 Date: 2024/08/19



Drawn by: CAntoine

BY-LAW 135-2024

SCHEDULE A





 Subject Lands     RAILWAYS

