

Notice of Passing of Zoning By-law 149-2024**4538 Castlemore Road****Date of Decision: September 25, 2024****Date of Notice: October 4, 2024****Last Date of Appeal: October 24, 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 149-2024, 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 Golden Gate Castlemore Plaza Limited, Ward 10 (File: OZS-2022-0045).

The Purpose and Effect of the Zoning By-law: to permit high density residential with ground floor commercial uses on the property.

Location of Lands Affected: legally described as Con 10 EHS Part Lot 11 and municipally known as 4538 Castlemore 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. Further enquiries should be directed to Andrew Ramsammy, Planner, Planning, Building and Growth Management Services Department at 905-874-3485 or andrew.ramsammy@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 21T22012B.

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 October 24, 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 149 - 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:

- a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"Residential Hamlet One - 1519 (RHM1-1519)"	RESIDENTIAL APARTMENT A(3)(H) – SECTION 3769 (R4A(3)(H) – 3769) OPEN SPACE ZONE (OS) FLOODPLAIN (F)

- b. By adding the following Section:

"3769 The lands designated R4A(3) - 3769 on Schedule A to this by-law:

3769.1 Shall only be used for the purposes:

- a) A townhouse dwelling;
- b) An apartment dwelling
- c) Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted to a maximum combined floor area of 1,500 square metres:
 - i. A retail establishment having no outdoor display or sales;
 - ii. An office, including the office of a physician, dentist or drugless practitioner;
 - iii. A personal service shop;
 - iv. A restaurant;
 - v. A bank, trust company or finance company;
 - vi. A dry cleaning and laundry distribution establishment;

- d) Purposes accessory to other permitted purposes;
- e) A drive-through facility associated with any permitted use shall be prohibited.

3769.2 Shall be subject to the following requirements and restrictions:

1. All lands zoned R4A(3) - 3769 shall be treated as one lot for Zoning purposes;
2. Minimum Lot Area: No requirement;
3. Minimum Lot Width: No requirement;
4. Maximum Lot Coverage: 40%;
5. Minimum Landscaped Open Space: 22%;
6. Maximum FSI: No requirement;
7. A hydro transformer or other utility structure greater than 1 square metre in area but not more than 2 square metres in area and having a maximum height of 1.2 metres may be located a minimum of 1.5 metres from any lot line.

3769.3 An apartment dwelling shall be subject to the following additional requirements and restrictions:

(1) Minimum Front Yard Depth (to Castlemore Drive)	2 metres
(2) Minimum Interior Side Yard Width	15 metres
(3) Minimum Exterior Side Yard Width (to The Gore Road)	3 metres
(4) Minimum Rear Yard Depth	15 metres to any portion of the building podium having a maximum building height of 14.6 metres; 75 metres to any portion of the building tower having a building height greater than of 14.6 metres;
(5) Setback to the daylight triangle	1.2 metres for any portion of a building;
(6) Maximum Building Height	27 Storeys (excluding mechanical penthouse and other features referenced in Section 6.16);
(7) Minimum Ground Storey Height	4.5 Metres
(8) Minimum Commercial GFA	1,200 square metres
(9) Tower Floorplate	800 square metres
(10) Minimum Visitor and Commercial Parking	Visitor and commercial parking may be combined provide that the minimum number of spaces provided shall be <u>EITHER</u> : i. the total number parking spaces required for the residential dwelling

	units at a rate of 0.2 spaces per unit; <u>OR</u> ii. the minimum number of spaces required for the total gross commercial floor area at a rate of 1 space for each 23 square metres; whichever is greater.
(11) Minimum Private Amenity Space	3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at roof top amenity area.

3769.4 A townhouse dwelling shall be subject to the following additional requirements and restrictions:

c. Minimum dwelling unit width	5.5 metres
d. Minimum building setback to lot line abutting a public street	4.5 metres to a building wall and 6.0 metres to a garage.
e. Minimum Front Yard Depth to Castlemore Road	50 metres
f. Minimum Rear Yard Depth	5.5 metres to the rear lot line at the north of the site
g. Minimum Private Amenity Area	25 square metres at the rear of each townhouse dwelling;
h. 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 metre;</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>
i. Garage Control	<p>a) No garage may project more than 1.5 metres beyond the porch or front all of a dwelling;</p> <p>b) Minimum interior garage dimension shall measure 6.0</p>

	<p>metre interior length by 3.1 metre interior width.</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>
j. Encroachments	<p>a) exterior stairs below established grade may encroach up to 2.5 metres beyond the rear wall of a townhouse dwelling;</p> <p>b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into any yard</p>
k. Minimum Parking Requirement	2 spaces in a private driveway or garage plus 0.2 spaces per dwelling unit for visitors
l. Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.	

3769.5 Shall only be used for the following purposes while the Holding (H) symbol is in place:

1. Purposes permitted in the Residential Hamlet One - 1519 (RHM1-1519) zone subject to the requirements and restrictions of the Residential Hamlet One - 1519 (RHM1-1519) zone.

3769.6 The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:

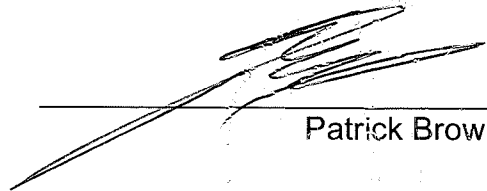
1. The Spine Servicing Agreement for Area 47-1 and 47-2 authorized by City Council Resolution C079-2024 (CW161-2024), to facilitate the orderly staging and phasing of development within the Secondary Plan area, shall have been fully executed;
2. The Owner shall have received written confirmation from the Commissioner of Planning, Building and Growth Management and the Region of Peel that the required servicing infrastructure is available and operational to service the development;
3. The Parkland Agreement to facilitate the delivery of parkland for Area 47-1 and 47-2, shall have been fully executed; and
4. The Community Benefit Charge Agreement for Area 47-1 shall have been fully executed.

ENACTED and PASSED this 25th day of September, 2024.

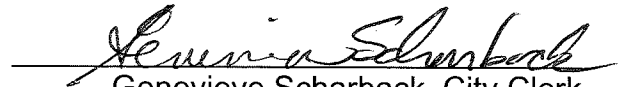
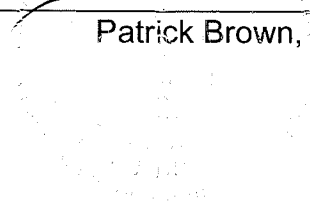
Approved as to
form.
2024/09/18
MR

Approved as to
content.
2024/09/17
AAP

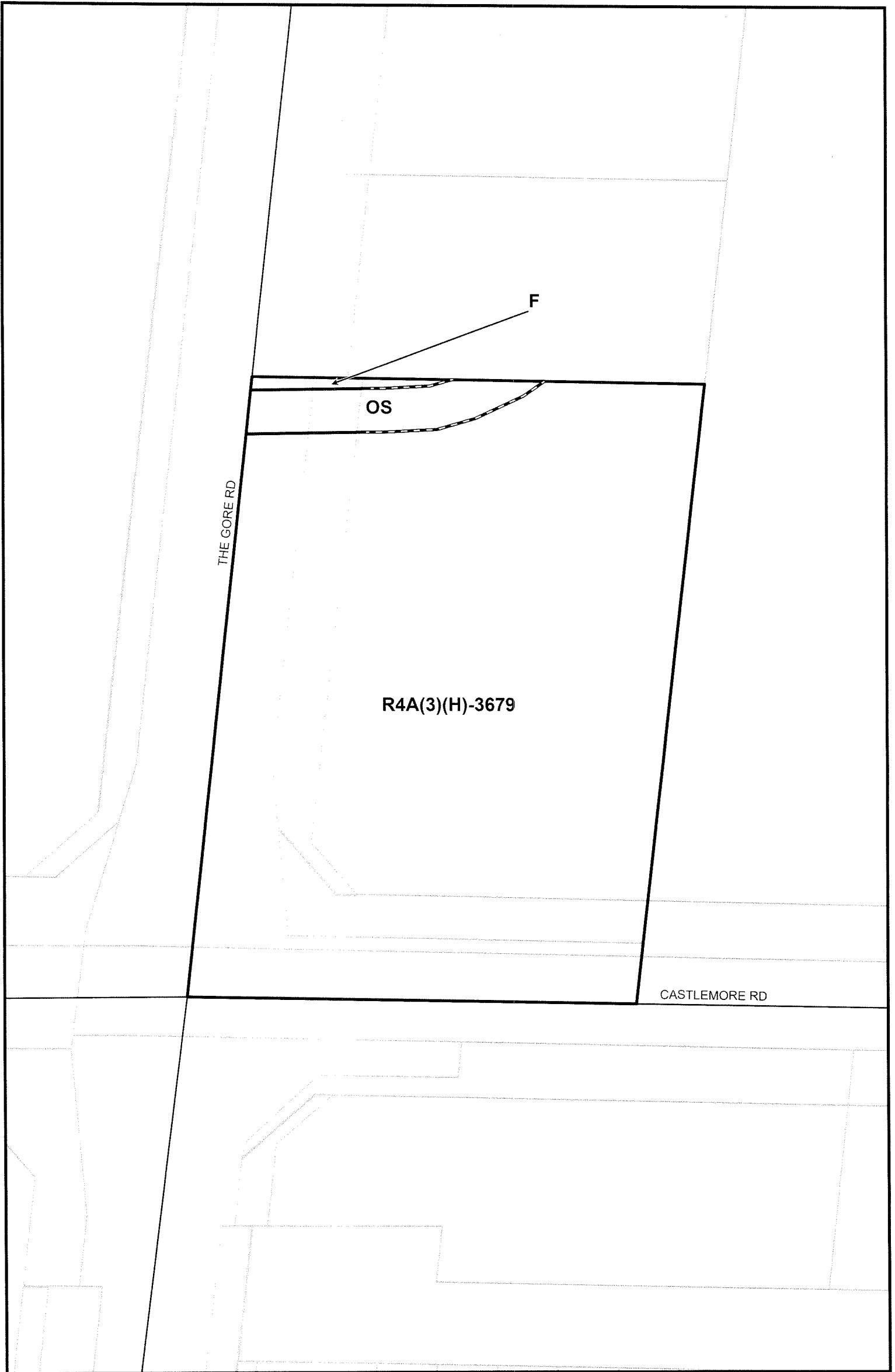
(OZS-2022-0045)



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



Zoning Boundary
 Parcel Fabric
 Street



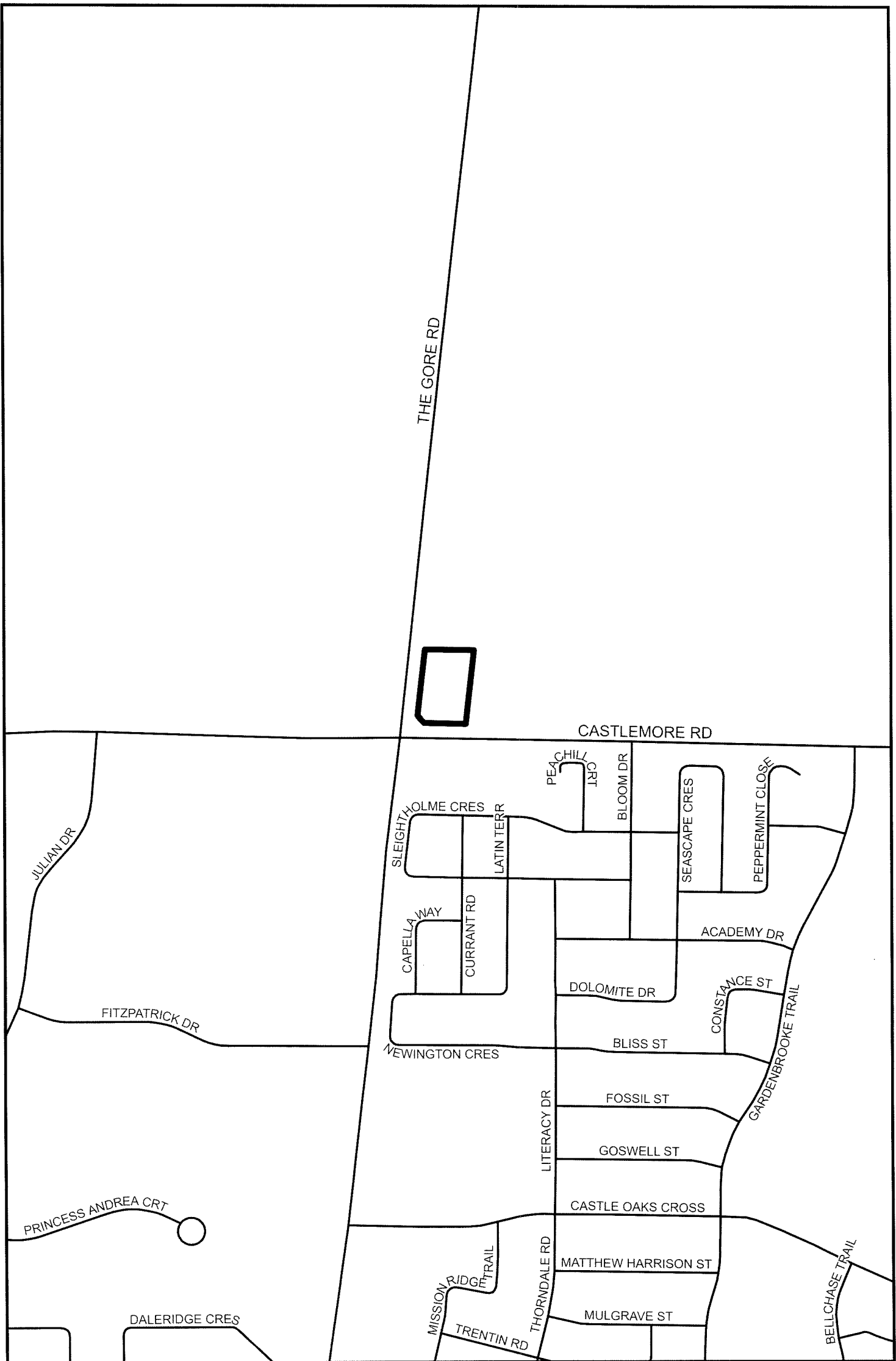
LOT 11, CONCESSION 10 N.D.


brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT
File: OZS-2022-0045_ZBL
Date: 2024/06/26

Drawn by: LCarter

BY-LAW 149-2024

SCHEDULE A



 Subject Lands



KEY MAP

BY-LAW 149-2024

Drawn by: LCarter