

**Notice of Passing of Zoning By-law 157-2024****10307 Clarkway Drive****Date of Decision: October 16, 2024****Date of Notice: October 25, 2024****Last Date of Appeal: November 14, 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 157-2024, 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 10307 Clarkway Developments Limited., Ward 10 (File: OZS-2021-0057).

**The Purpose and Effect of the Zoning By-law:** to facilitate the development of 238 single detached units, 20 townhouse units, 20 residential reserve blocks, 1 school block, 4 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 Con 11 ND Part Lot 12, and municipally known as 10307 Clarkway Drive.

**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 Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or [arjun.singh@brampton.ca](mailto: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-21024B.

**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 November 14, 2024**. 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



CERTIFIED A TRUE COPY

*[Signature]*

Charlotte Gravlev, Deputy City Clerk  
City of Brampton

City Council voted in favour of this by-law  
on October 16, 2024



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 157 - 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:
"AGRICULTURAL – 1520 (A-1520)"	RESIDENTIAL SINGLE DETACHED F – 11.0 – SECTION 3737 (R1F – 11.0 – 3737) RESIDENTIAL TOWNHOUSE E – 6.7 – SECTION 3762 (R3E – 6.7 – 3762) RESIDENTIAL SINGLE DETACHED F – 9.4 – SECTION 3796 (R1F – 9.4 – 3796) INSTUTIONAL ONE – SECTION 3797 (I1-3797) OPEN SPACE ZONE (OS)

(2) By adding the following Sections:

"3796 The lands designated R1F – 9.4 – 3796 on Schedule A to this by-law:

3796.1 Shall only be used for the purposes permitted in an R1F – 9.4 zone.

3796.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 240 square metres; b) Corner Lot – 300.0 square metres;
(2) Minimum Lot Width	a) Interior Lot – 9.4 metres; b) Corner Lot – 12.4 metres;
(3) Minimum Front Yard	a) 3.0 metres; b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the

	<p>minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>c) a bay window, bow window, box window with or without foundation may encroach 1.0 metres into the minimum front yard;</p>
(4) Minimum Exterior Side Yard	<p>a) 3.0 metres;</p> <p>b) 1.2 metres where the exterior side yard abuts a public or private lane;</p> <p>c) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding or triangle;</p> <p>d) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;</p> <p>e) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</p>
(5) Minimum Rear Yard Depth	<p>a) 3.0 metres to the dwelling</p> <p>b) 6.0 metres to the garage door opening</p>
(6) Minimum Interior Side Yard	<p>a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;</p> <p>b) interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;</p> <p>c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;</p>
(7) For corner lots, either the exterior side yard or interior side yard shall maintain a minimum 1.2 metres regardless of permitted encroachments.	
(8) Maximum Building Height	13 metres;
(9) The following provisions shall apply to garages:	<p>a) No garage may project more than 1.5 metres beyond the porch or rear wall of a dwelling;</p> <p>b) minimum interior garage dimension shall measure 6.0 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>

	d) Maximum cumulative garage door width for lots with a lot width less than 10.4 shall be 5.0 metres
(10) 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>
(11) Maximum Lot Coverage	No requirements.
12) Maximum fence height within the front yard is 1.2 metres;	
13) For zoning purposes, the front lot line is deemed to be the lot line abutting Clarkway Drive or, for lots that do not have frontage on Clarkway Drive, the front lot line shall be Purple Crest Street"	

(3)

"3797 The lands designated I1 – Section 3797 on Schedule A to this by-law:

3797.1 Shall only be used for the purposes permitted by either 3797.1(1), or the purposes permitted by 3797.1(2) but not both:

(1) Either:

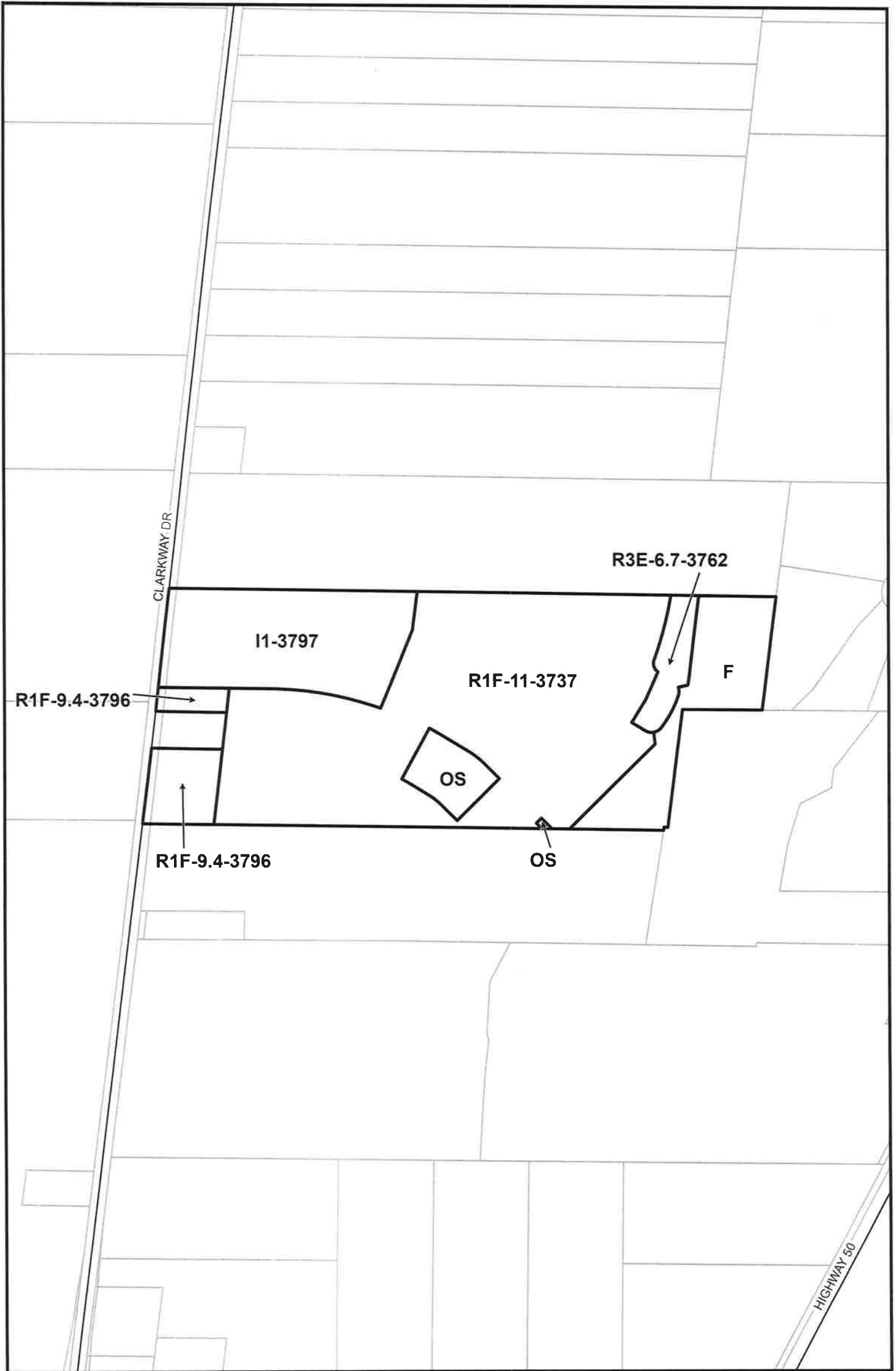
- a) A public school;
- b) A day nursery;
- c) A park, playground or recreation facility operated by a public authority.

(2) Or:

- a) Those purposes, permitted by the the R1F- 11.0 - 3737 zone.

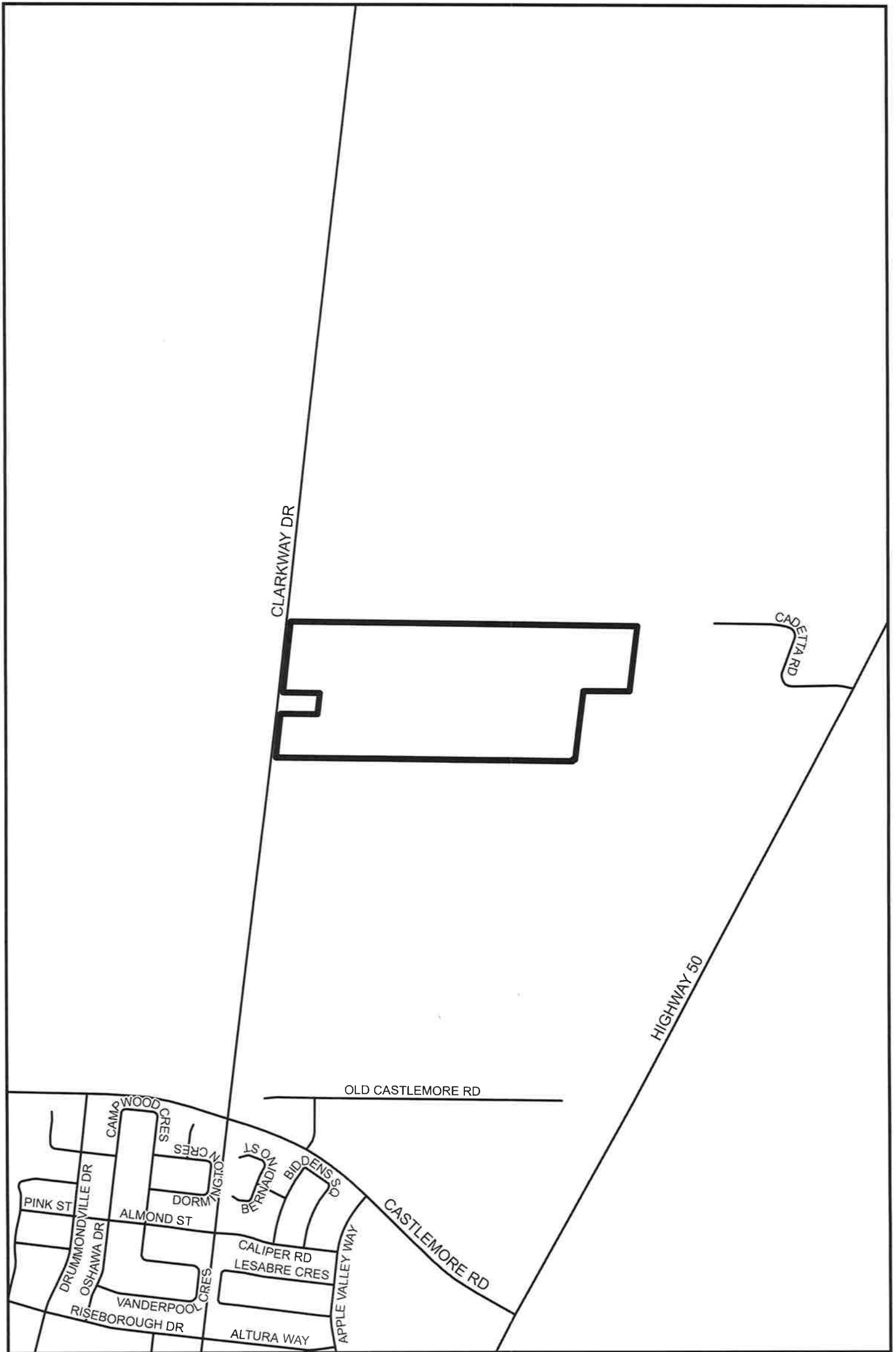
3797.2 The uses permitted in Section 3797.1(1) shall be subject to the requirements and restrictions of the I1 zone.

3797.3 The uses permitted in Section 3797.1(2) shall be subject to the requirements and restrictions of the R1F - 11.0 - 3737 zone, Section 3737.2."



Zoning Boundary
  Parcel Fabric
  Street





CLARKWAY DR

CAD ETTA RD

HIGHWAY 50

OLD CASTLEMORE RD

CASTLEMORE RD

CAMP WOOD CRES  
 DRUMMONDVILLE DR  
 OSHAWA DR  
 RISEBOROUGH DR  
 VANDERPOOL CRES  
 ALMOND ST  
 DORMANT CRES  
 BRADY ST  
 BIRNADIN ST  
 BID DENS SQ  
 CALIPER RD  
 LESABRE CRES  
 ALTURA WAY  
 APPLE VALLEY WAY

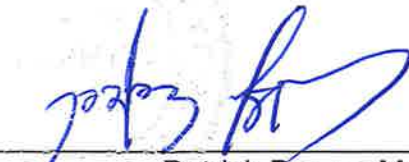
 Subject Lands



ENACTED and PASSED this 16<sup>th</sup> day of October, 2024.

Approved as to  
form.  
2024/10/10  
MR

Approved as to  
content.  
2024/10/09  
AAP



~~Patrick Brown, Mayor~~  
HARKIRAT SINGH, Deputy Mayor



Genevieve Scharback, City Clerk

(File: OZS-2021-0057)