

Notice of Passing of Zoning By-law 20-2025**11185 Airport Road****Date of Decision: February 5, 2025****Date of Notice: February 20, 2025****Last Date of Appeal: March 12, 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 20-2025, 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 Candevcon Limited, on behalf of Opal Valley Developments, Ward 10 (File: OZS-2021-0046).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit the development of 15 single detached lots, a residential reserve block, a noise buffer, a natural heritage system with an associated buffer, and the extension of Lauderhill Road.

Location of Lands Affected: north of Countryside Drive and east of Airport Road, legally described as Part Lot 16, Con 7, and municipally known as 11185 Airport 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 Chinoye Sunny, Planner, Planning, Building and Growth Management Services Department at 905-874-2064 or chinoye.sunny@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:

- 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
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - 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 March 12, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

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 20 - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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 on Schedule A hereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A)	Residential Single Detached E-14.5 –Section 3811 (R1E-14.5-3811) Residential Single Detached E-13.0 – Section 3812 (R1E-13.0-3812) Residential Single Detached E-18.0 – Section 3813 (R1E-18.0-3813) Residential Single Detached E-14.5 (H) – Section 3815 (R1E(H)-14.5-3815) Open Space (OS)

2) By adding thereto the following sections:

“3811 The lands designated R1E-14.5-3811 on Schedule A to this by-law:

3811.1 Shall only be used for the purposes permitted within an R1E-x zone.

3811.2 Shall be subject to the following requirements and restrictions:

(1)	Minimum Lot Area	400 square metres;
(2)	Minimum Lot Width	14.5 metres;
(3)	Minimum Lot Depth	27.0 metres;
(4)	Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5)	Minimum Rear Yard Setback	6.0 metres

(6) Minimum Interior Side Yard Setback	0.6 metres on one side and 1.2 metres on the other;
(7) Maximum Building Height:	13 metres
(8) Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres
(9) Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard; iii) Rear Yard: 3.0 metres;

3811.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3811.2.”

“3812 The lands designated R1E-13.0-3812 on Schedule A to this by-law:

3812.1 Shall only be used for the purposes permitted within an R1E-x zone.

3812.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	350 square metres;
(2) Minimum Lot Width	13.0 metres;
(3) Minimum Lot Depth	20.0 metres;
(4) Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5) Minimum Rear Yard Setback	6.0 metres
(6) Minimum Interior Side Yard Setback	0.6 metres on one side and 1.2 metres on the other;
(7) Maximum Building Height:	13 metres
(8) Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres
(9) Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.3 metres in a 0.6 metre wide side yard and 0.9 metres for a 1.2 metre wide side yard; iii) Rear Yard: 3.0 metres;

3812.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3812.2.”

“3813 The lands designated R1E-18.0-3813 on Schedule A to this by-law:

3813.1 Shall only be used for the purposes permitted within an R1E-x zone.

3813.2 Shall be subject to the following requirements and restrictions:

(1)	Minimum Lot Area	600 square metres;
(2)	Minimum Lot Width	18.0 metres;
(3)	Minimum Lot Depth	20.0 metres;
(4)	Minimum Front Yard Setback	4.5 metres but 6.0 metres to the front of a garage;
(5)	Minimum Rear Yard Setback	3.6 metres;
(6)	Minimum Interior Side Yard Setback	1.2 metres;
(7)	Maximum Building Height:	13 metres
(8)	Maximum Encroachment for a window bay and fireplace	i) Front yard: 2.0 metres; ii) Interior side yard: 0.5 metres;
(9)	Maximum encroachment of balconies, decks, porches, with or without foundations or cold cellars including eaves and cornices	i) Front yard: 2.0 metres; ii) Interior side: 0.9 metres; iii) Rear Yard: 3.0 metres;
(10)	Maximum driveway width	Notwithstanding Section 10.9.1(B)(7), the maximum driveway width shall be 9 metres or the width of the garage, which ever is greater;

3813.3 Shall also be subject to the requirements and restrictions relating to the R1E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3813.2.”

“3815 The lands designated R1E(H)-14.5-3815 on Schedule A to this by-law:

3815.1 Shall only be used for the purposes permitted within the R1E-14.5-3811 zone.

3815.2 Shall be subject to the requirements and restrictions of the R1E-14.5-3811 zone.

3815.3 Holding (H):

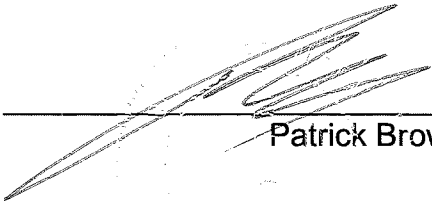
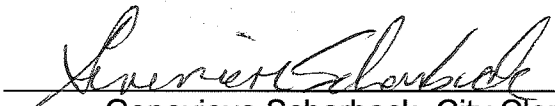
- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
 - a. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to decommission and purchase part of the Lauderhill Road cul-de-sac, or, satisfactory alternate arrangements are made should the cul-de-sac not be declared surplus, to the satisfaction of the Commissioner of Planning, Building, and Growth Management.”

ENACTED and PASSED this 5th day of February, 2025.

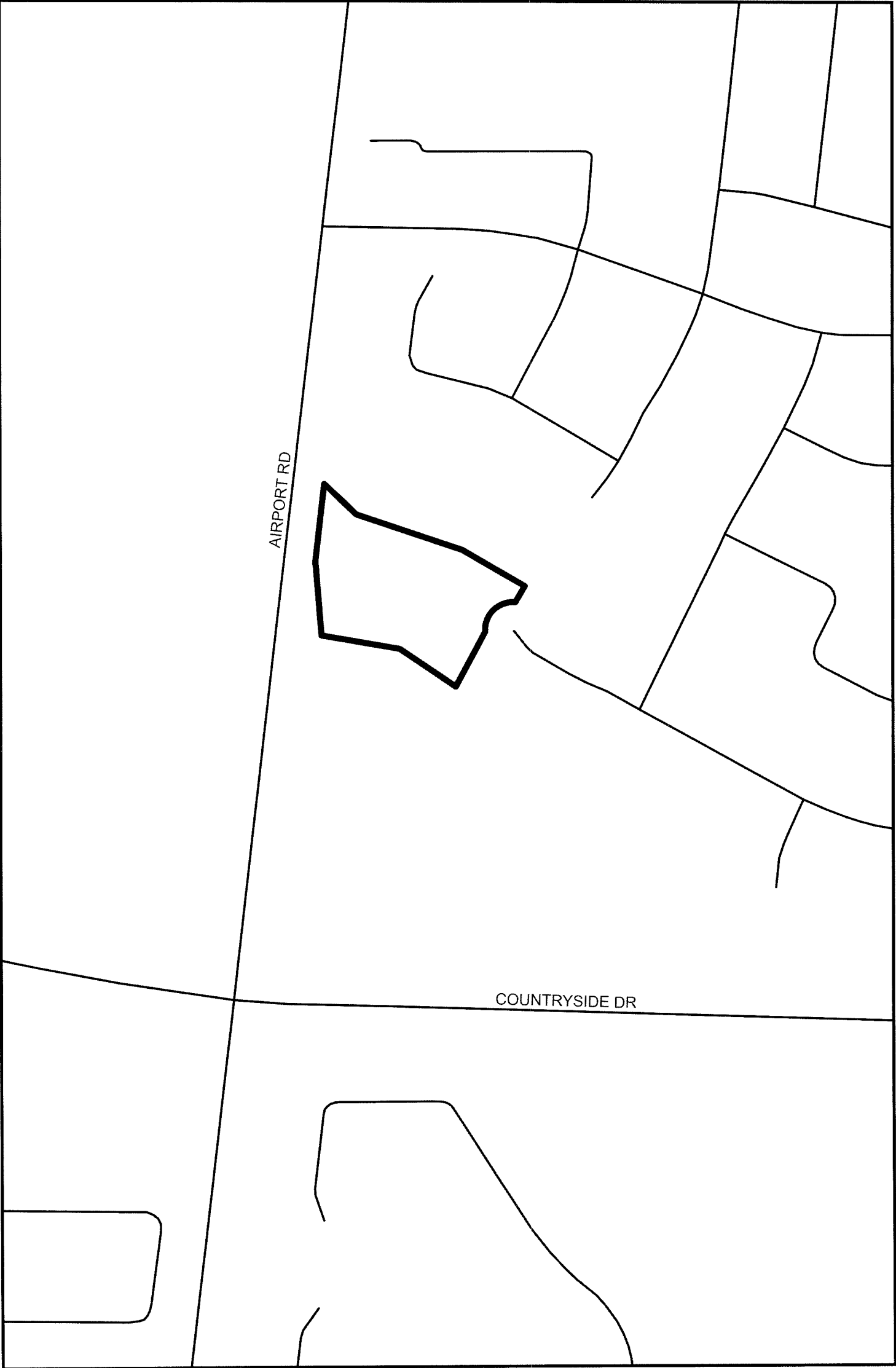
Approved as to
form.
2025/Jan/24
MR

Approved as to
content.
2025/Jan/22
AAP

(OZS-2021-0046)


Patrick Brown, Mayor
Genevieve Scharback, City Clerk





 Subject Lands  MAJOR  MINOR



KEY MAP