

Statutory Public Information Meeting

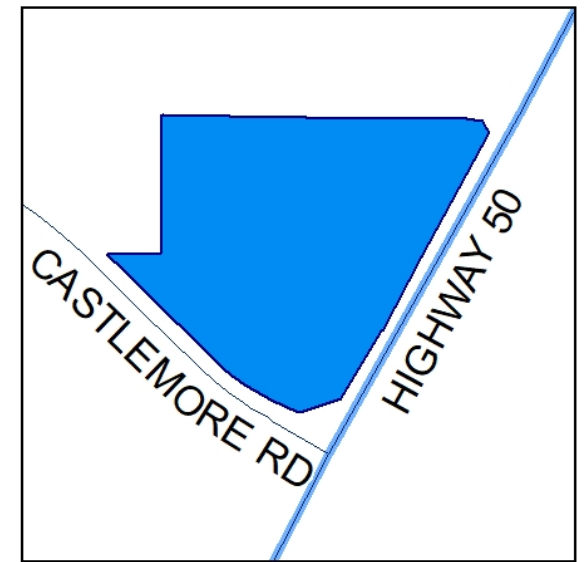
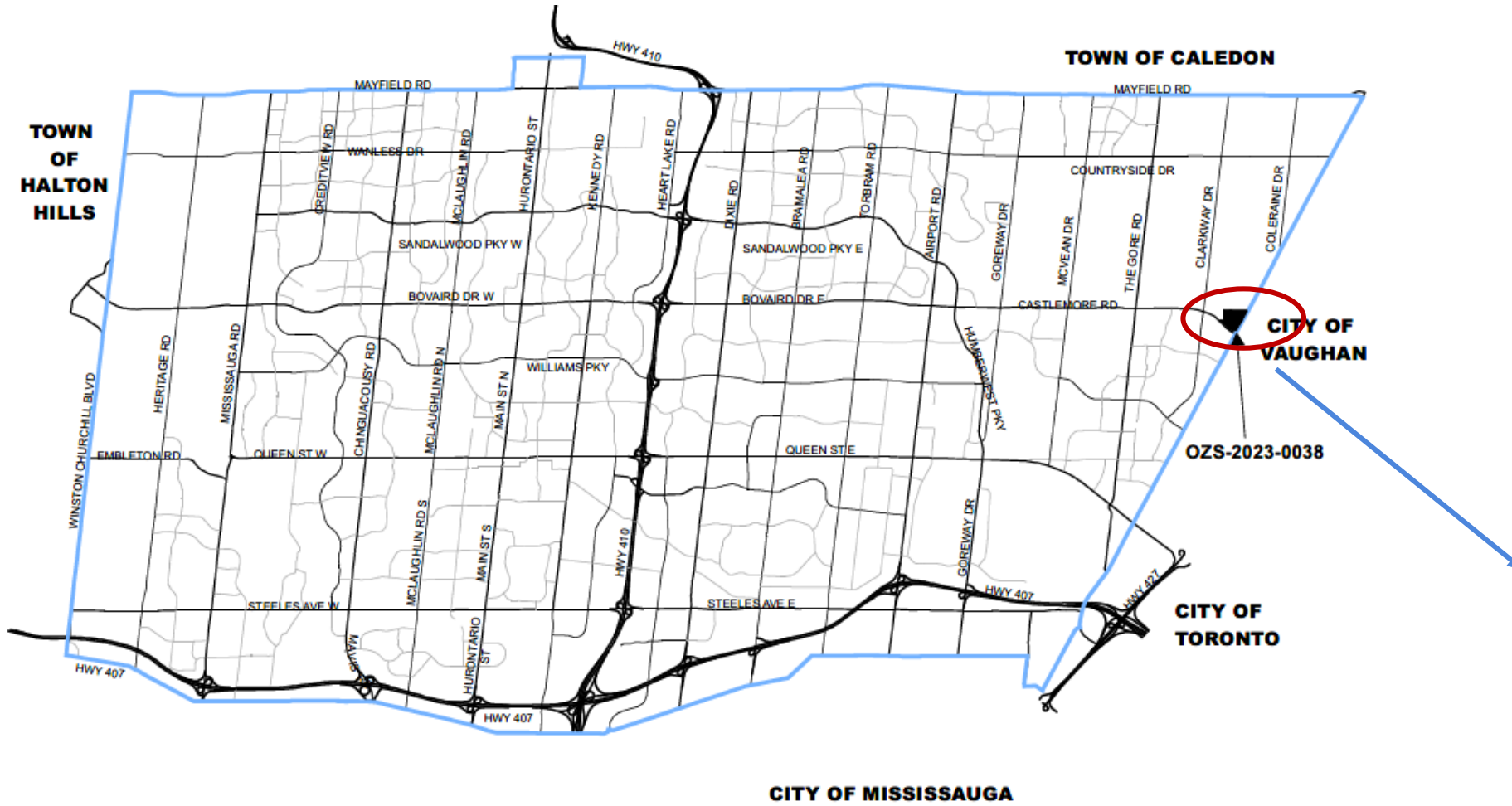
APPLICATION TO AMEND THE ZONING BY-LAW

5203 Old Castlemore Road
City of Brampton file: OZS-2023-0038

Application by:
MHBC Planning Limited on behalf of Glenshore Investments Inc.

WARD : 10
REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR: HAKIRAT SINGH

Location of Subject Property



Area Context

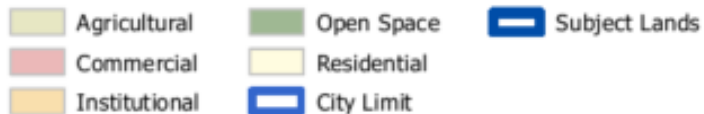


North: Agricultural and future industrial lands

South: Castlemore Road, and beyond are existing commercial, agricultural and open space uses

East: Highway 50, City of Vaughan, beyond which is the CPKC Vaughan Intermodal Terminal

West: Existing agricultural lands that will be developed for future residential uses in Secondary Plan 47.



AERIAL PHOTO



SITE PHOTOS



View Looking North from Old Castlemore Rd



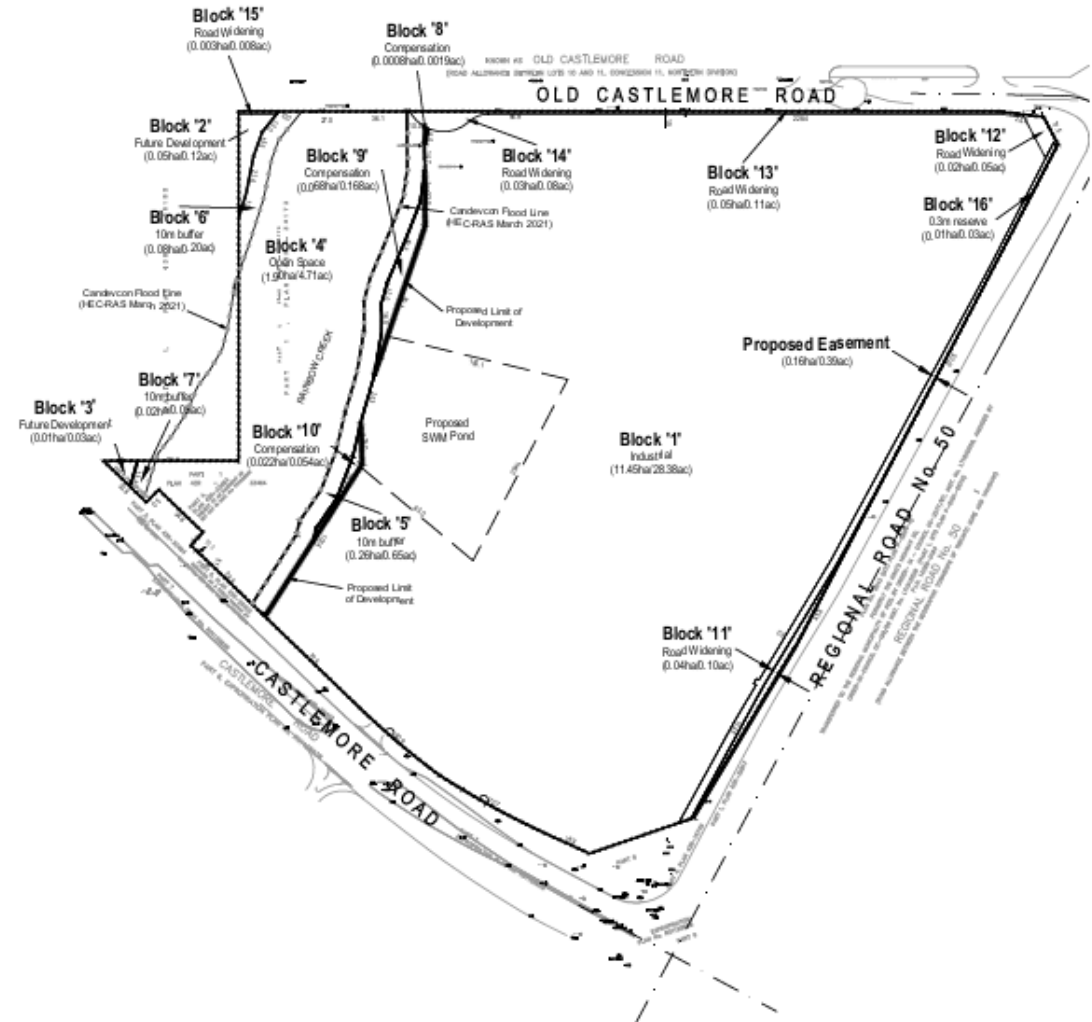
View Looking South from Castlemore Rd

Development Proposal

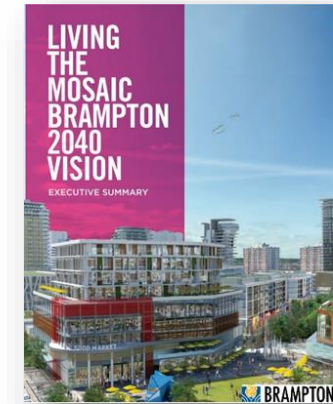
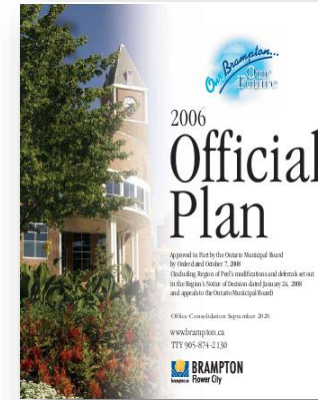
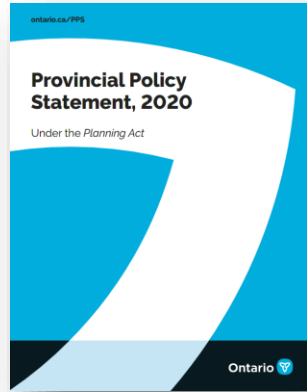
An application to Amend the Zoning By-law:

The purpose of the application is to facilitate the rezoning to allow for a continuous zone designation across the subject lands. The proposed 0.91 hectare Storm Water Management Pond is a private facility and proposed to be zoned 'Industrial Business'.

This proposed amendment will bring the Subject Area into the same zone as the balance of the property which was approved as part of OZS-2020-0010 on August 11, 2021



Planning Framework Summary



The application will be evaluated based on:

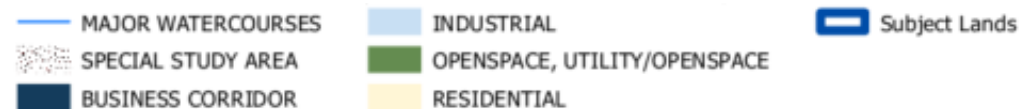
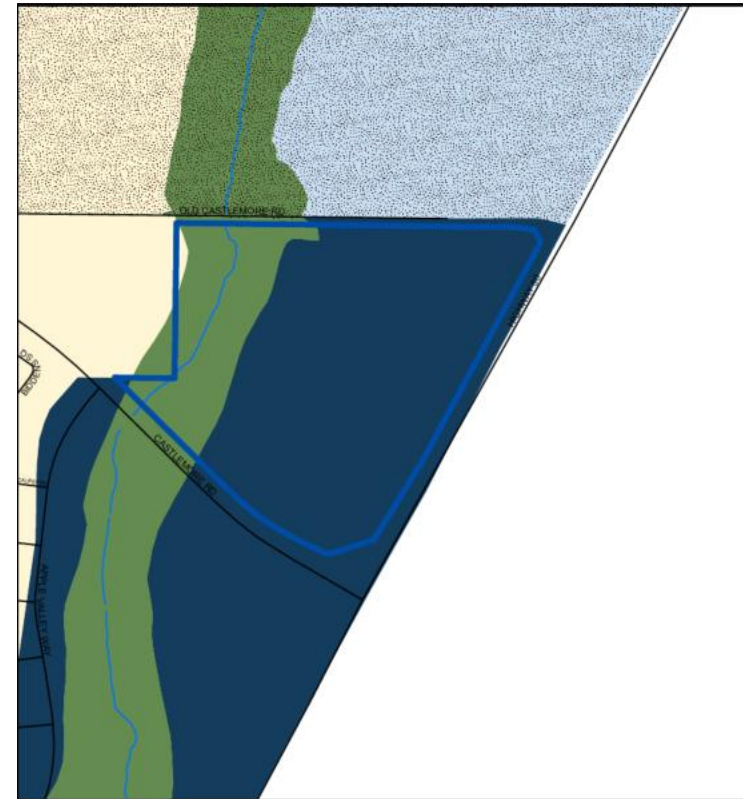
- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan (Area 47) / Bram East Secondary Plan (Area 41)

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan Designation

- Designated 'Business Corridor' and "Open Space" within the Official Plan (OP).
- Permits a broad range of employment and employment-related uses.
- An amendment to the OP is not required



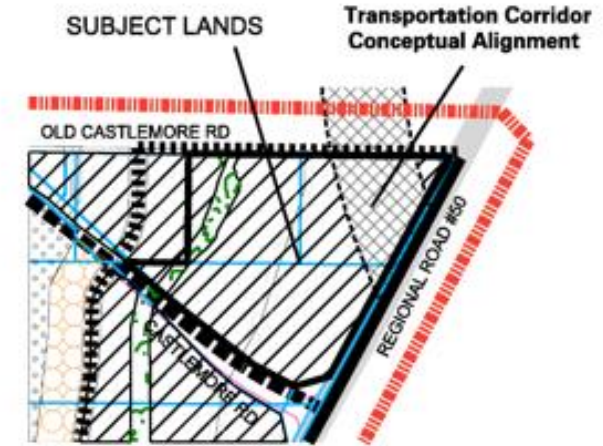
Current Planning Context: Secondary Plan Designation

Bram East Secondary Plan (Area 41a)

- Designated as “Mixed Commercial/Industrial” and “Valleyland” in the Bram East Secondary Plan.

Highway 427 Industrial Secondary Plan (Area 47)

- The subject lands have been added to the SP47 Secondary Plan, but do not currently have a designation within that Secondary Plan.
- Through a future housekeeping amendment, it is anticipated that the designations from the Bram East Secondary Plan (SP41a) will be transferred to the Highway 427 Industrial Secondary Plan.



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS: Low / Medium Density	Collector Road
Medium Density	Local Road
EMPLOYMENT LANDS: Mixed Commercial / Industrial	OPEN SPACE: Valleyland
ROAD NETWORK : Highway	Secondary Plan Boundary

Current Planning Context: Zoning By-law

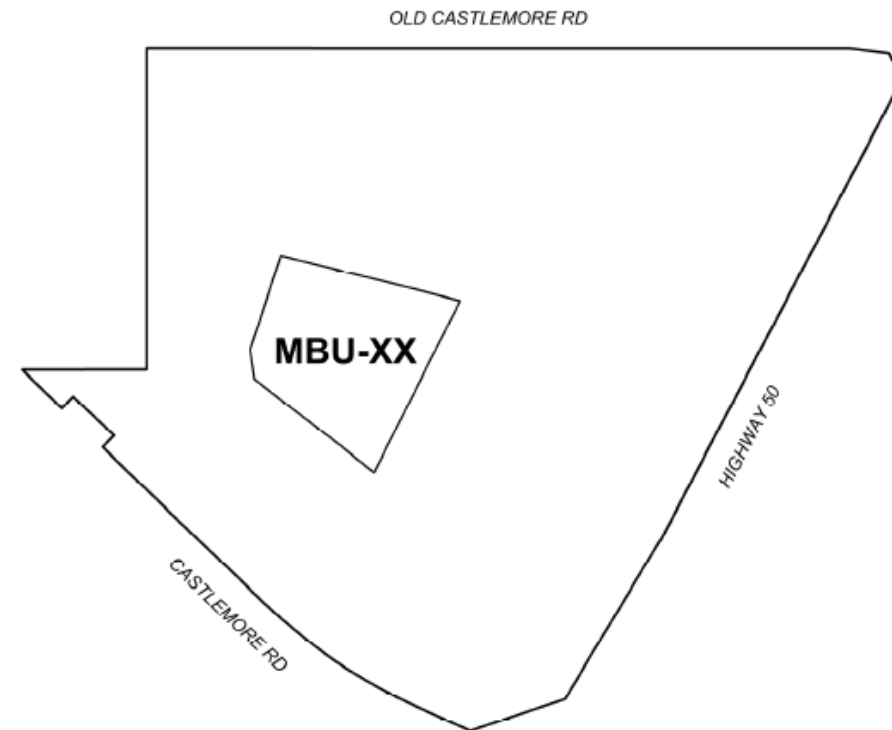
Current Zoning:

- 'Industrial Business – Special Section 3558 (MBU-3558)'
- 'Floodplain (F)'
- 'Open Space (OS)'
- An amendment to the Zoning By-law is proposed to zone the portion of the lands proposed for a private Storm Water Management Pond to an 'Industrial Business' designation.



Proposed Zoning By-law Amendment

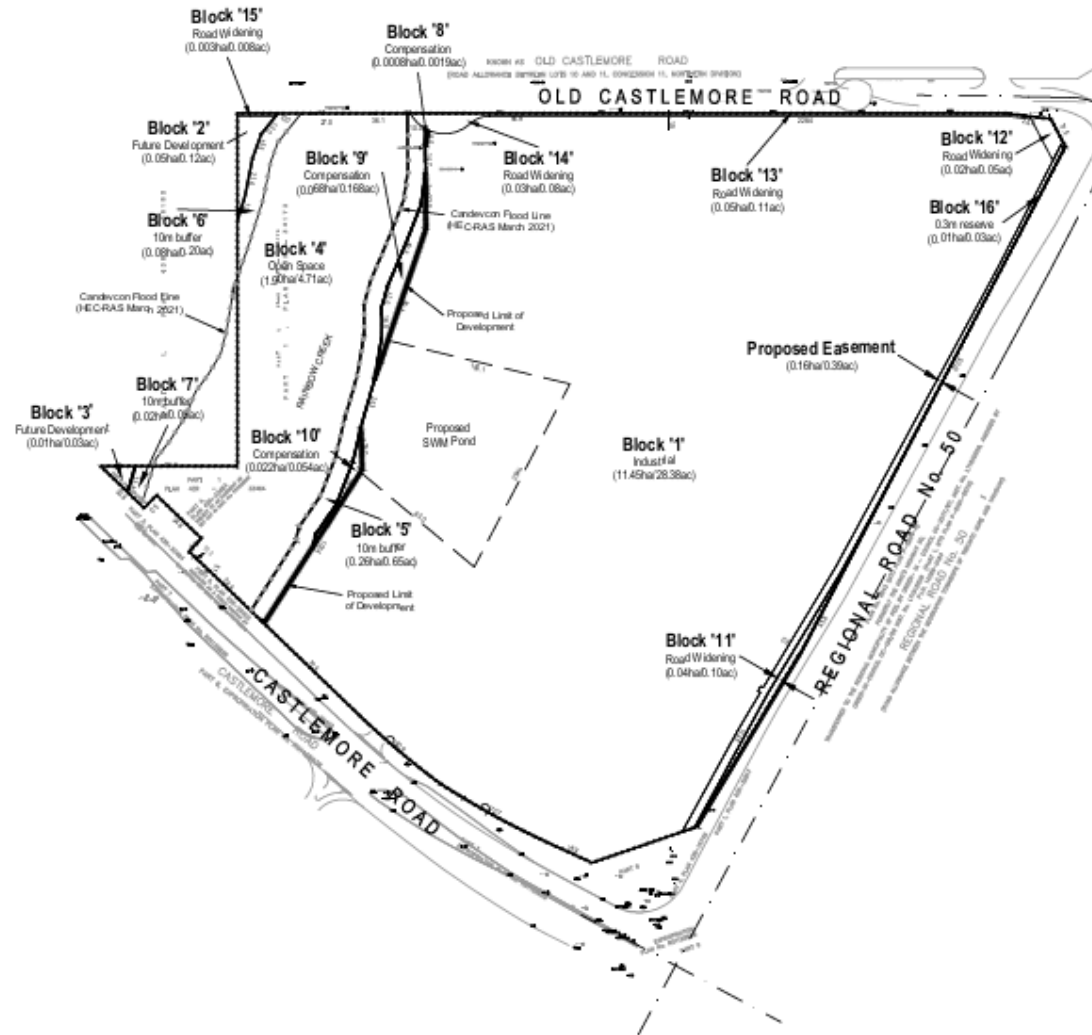
Proposed Zone	Highlight of proposed Zone
Industrial Business – Section XX (MBU-XX)	<ul style="list-style-type: none">The 'Industrial Business Zone' designation is aligned with the surrounding zoning category.



Considerations

Considerations:

- Planning staff have no concerns with the proposal. The subject property was previously approved for industrial uses through City File: OZS-2020-0010;
- As part of the associated plan of subdivision application (File: OZS-2020-0010) Old Castlemore Road is to be upgraded to industrial standards.



Next Steps

Notice of complete application – November 21, 2023

Circulation to departments and agencies

Notice of statutory public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:
File Number: OZS-2023-0038
3. On the **'OZS-2023-0038'** file page click: The File Info Tab, and click documents to review all application drawings and documents.

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Home Planning

File OZS-2023-0038:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

File Info

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. Please follow this link to find the document naming and saving conventions.
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
RO_Planning Justification Report.pdf	OZS-2023-0038	Planning Justification Report	19.23 MB	11/27/2023	11/03/2023	Actions
RO_Cover Letter.pdf	OZS-2023-0038	Initial Documentation	249.65 KB	11/27/2023	11/03/2023	Actions
RO_Stormwater Management Brief.pdf	OZS-2023-0038	Functional Servicing and Stormwater Management Report	36.71 MB	11/27/2023	11/03/2023	Actions
RO_Submission Checklist for Floodplain Zone.pdf	OZS-2023-0038	Other	944.58 KB	11/27/2023	11/03/2023	Actions
RO_Survey.pdf	OZS-2023-0038	Survey	431.44 KB	11/27/2023	11/03/2023	Actions
RO_Zoning Amendment Application Form.pdf	OZS-2023-0038	Other	457.85 KB	11/27/2023	11/03/2023	Actions

Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!