

APPLICATION TO AMEND THE ZONING BY-LAW

To allow for a continuous zone across the subject lands and facilitate the development of an underground Stormwater Management Tank and 3 industrial buildings

5203 Old Castlemore Road

City of Brampton File : OZS-2023-0038

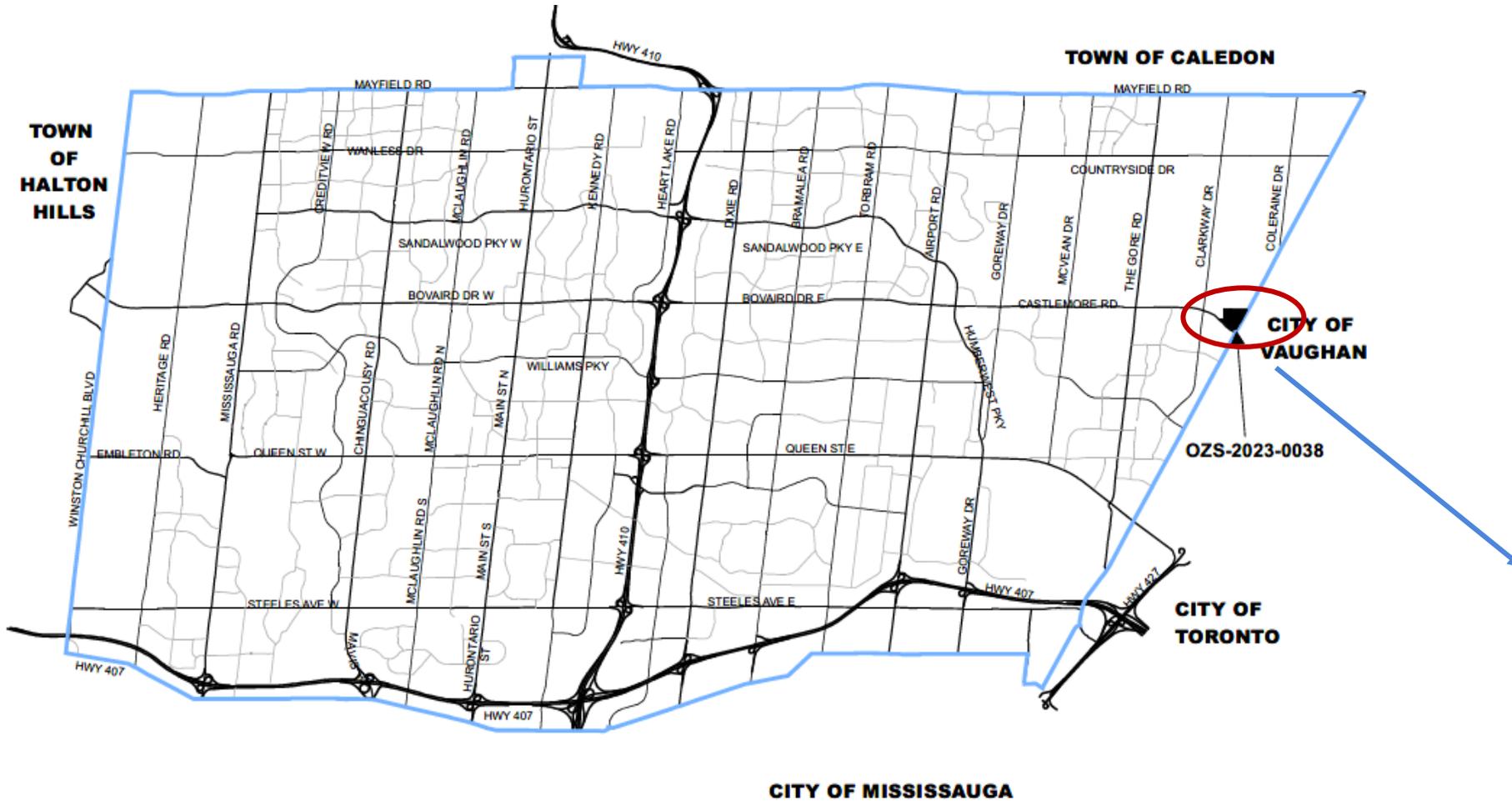
Application by:

MHBC Planning Limited on behalf of Glenshore Investments Inc.

WARD : 10

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR/DEPUTY MAYOR: HARKIRAT SINGH**

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Old Castlemore Road, Agricultural and Transportation facility

South: Castlemore Road, Agricultural and Open Space Uses

East: Highway 50, City of Vaughan, CPKC Railway: Vaughan Intermodal Terminal

West: Fines Avenue, currently Agricultural lands planned for, future residential development including low-rise and mid-rise residential



SITE VISIT



Viewpoint from
View Looking south from Old Castlemore Rd

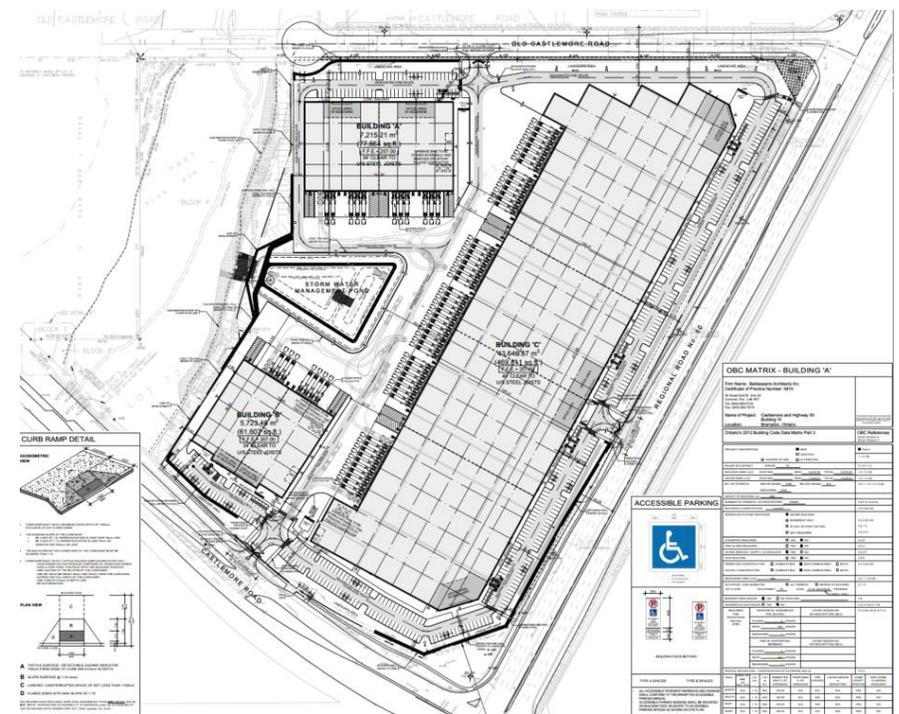


Viewpoint from
View Looking north from Castlemore Rd

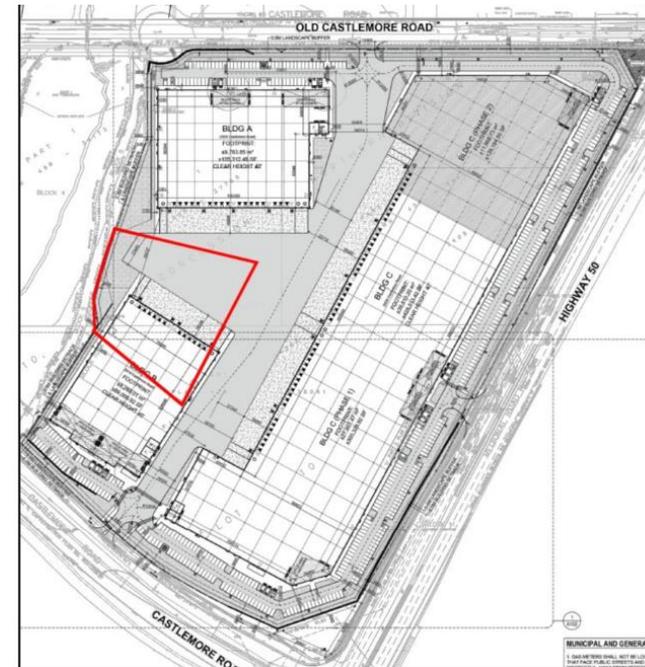
APPLICATION BACKGROUND

- The subject site was previously zoned to permit industrial land uses, and a stormwater management pond, via file OZS-2021-0010.
- This application (file: OZS-2023-0038) was previously presented at a statutory public meeting on January 12, 2024. Staff also forwarded a supportive Recommendation Report on January 29, 2024.
- At that time, the application proposed a physical Stormwater Management Pond. No development was previously proposed on Stormwater Management Pond Block.

Previous proposal



Current Site Plan proposal with 'Floodplain (F)' delineated



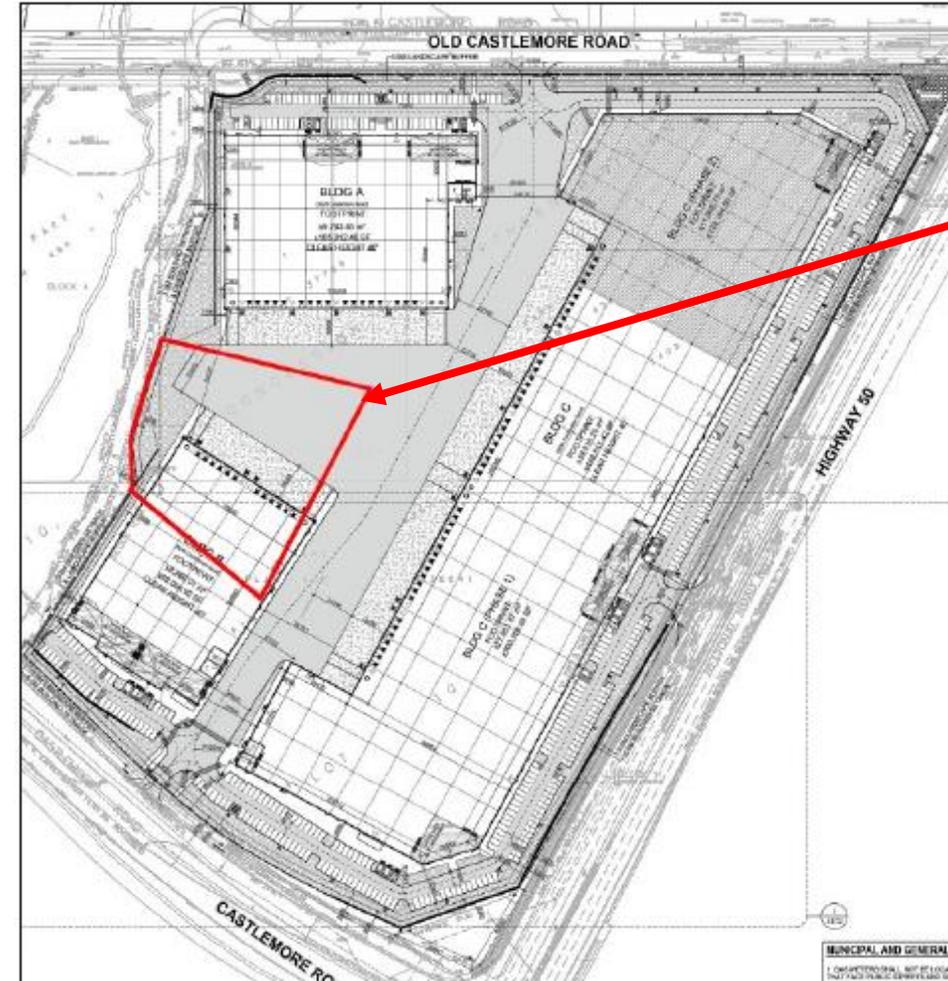
DEVELOPMENT PROPOSAL

An application Amend the Zoning By-law:

- The purpose of the application is to facilitate the rezoning of the subject lands from a Floodplain (F) zone to the adjacent Industrial Business – Special Section 3558 zone (MBU-3558).
- This will facilitate the development of an underground stormwater management tank as well as expansions to the buildings previously approved on site under City File: OZS-2020-0010 approved on August 11, 2021.

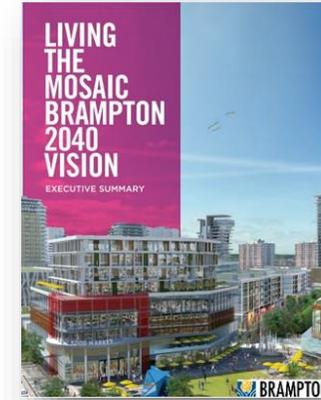
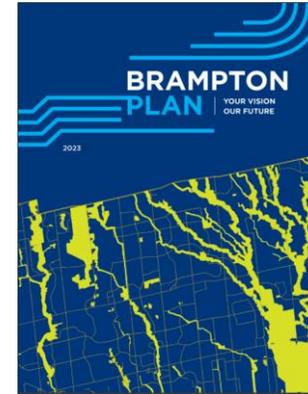
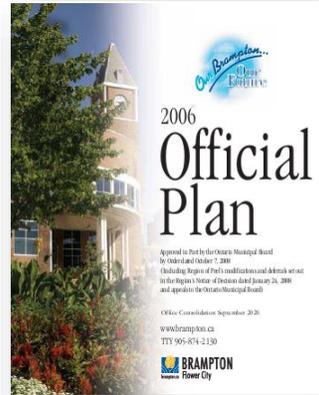
The revised plan proposes the following changes to GFA:

- Building A – 6,619 m² to 9,783 m²
- Building B - 5,350 m² to 8,269 m²
- Building C – 34,980 m² to 39,810 m²



Lands currently zoned Floodplain to be rezoned to adjacent Industrial Business zone

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

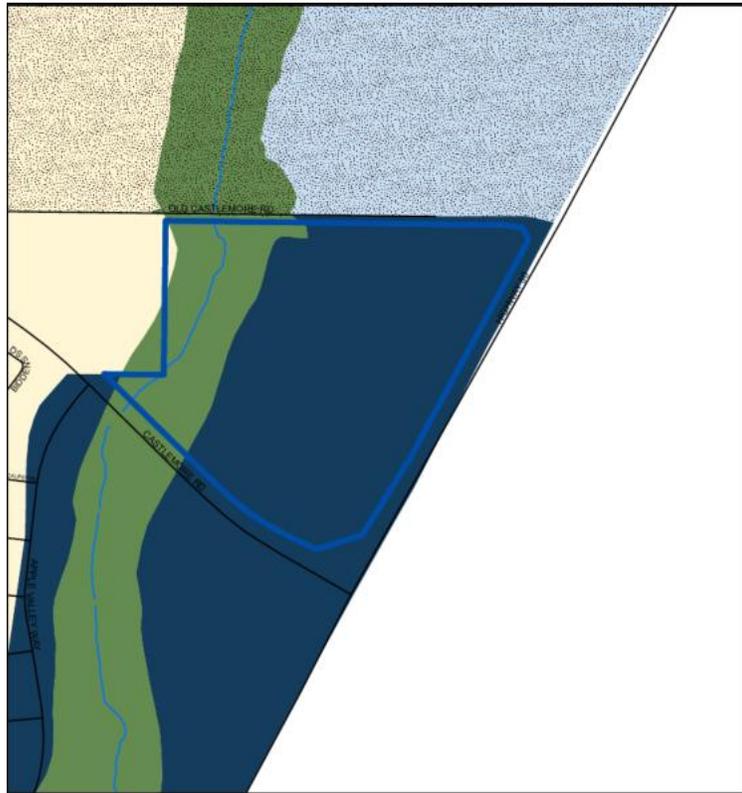
- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Highway 427 Industrial Secondary Plan (Area 47)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)

DESIGNATION



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



Subject Lands

- 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: BRAMPTON PLAN (2023)

Brampton Land Use Designation:

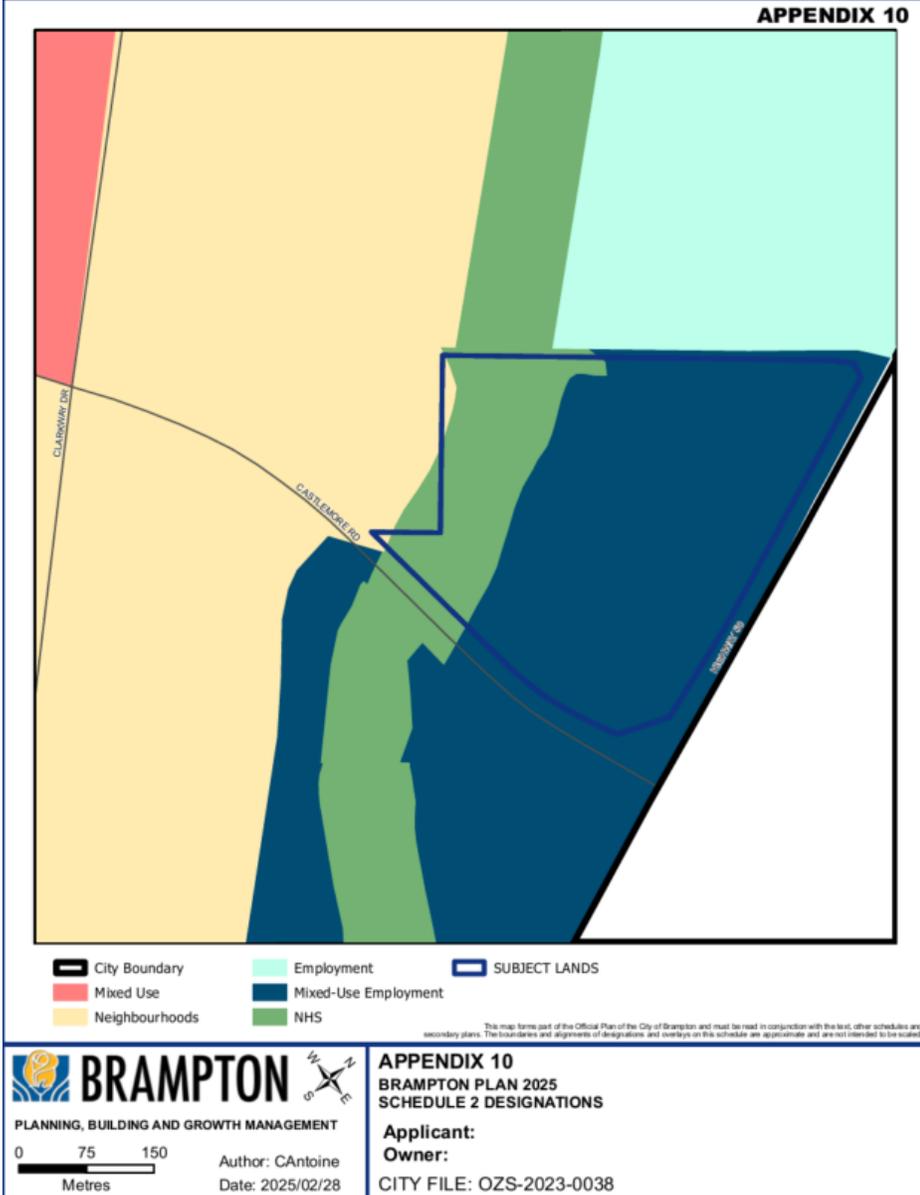
(Schedule 2 – Designations) The lands are designated:

- Mixed-Use Employment
- Natural Heritage System and
- Neighbourhoods

Permitted uses include:

- Office
- Business and business park
- Service uses
- Institutional
- Commercial
- Industrial

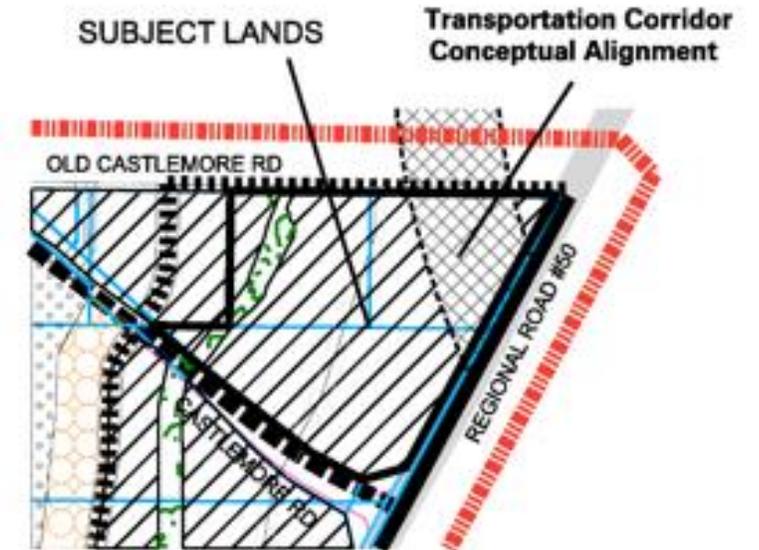
An amendment to the Brampton Plan Official Plan is **not required** for the proposed development.



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram East Secondary Plan (Area 41a)

- Designated as “Mixed Commercial/Industrial” and “Valleyland”.
- Through a future housekeeping amendment, the lands will be removed from SP41.



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 Zones:

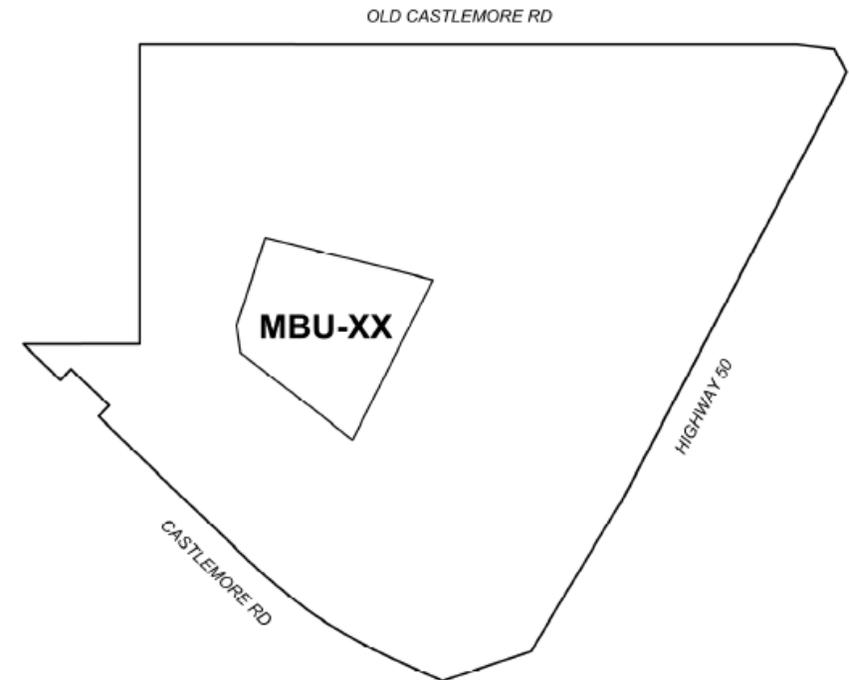
- Industrial Business – Special Section 3558 (MBU-3558)
- Floodplain (F)
- Open Space (OS)

An amendment to the Zoning By-law is required to facilitate the proposed underground storm water management tank and to provide a continuous zone permitting expansions to the buildings on the subject lands.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

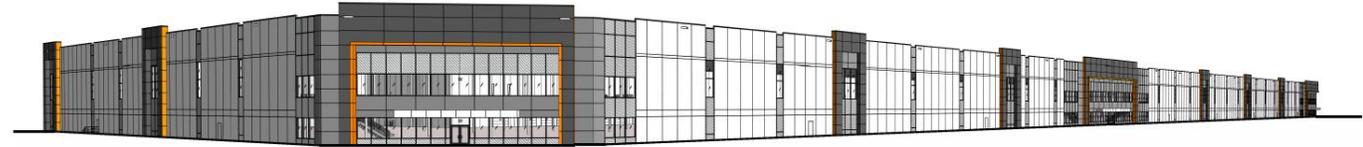
Proposed Zone	Highlight of proposed Zone
<p>Industrial Business – Section XX (MBU-XX)</p>	<p>The 'Industrial Business Zone' designation is aligned with the surrounding zoning category.</p> <p>Some of the permitted uses included:</p> <ol style="list-style-type: none"> 1. Flood and erosion control 2. an office 3. a bank, trust company or financial institution 4. a drycleaning and laundry establishment <p>Uses permitted under Section MBU-3757.1 shall be subject to the following requirements and restrictions:</p> <ol style="list-style-type: none"> 1. Minimum lot width: 30.0 metres 2. Minimum front yard depth: 6.0 metres 3. Minimum interior side yard width: 3.0 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15.0 metres and (2) a property zoned residential or institutional, the minimum requirement is 9.0 metres. 4. Minimum exterior side yard width: 3.0 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 6.0 metres 5. Maximum building height: 13.7 metres, except where a building within 70.0 metres of both Regional Road 50 and Castlemore Road the maximum requirement is 20.0 metres 6. Maximum lot coverage: 50% 7. Maximum Floor Space Index: 0.5



KEY ISSUES / CONSIDERATIONS

Considerations:

- As part of the associated plan of subdivision application for OZS-2020-0010/21T-20003B – Old Castlemore Road is to be upgraded to industrial standards.
- The proposed re-design of the Stormwater Management Pond to an underground tank permits more developable area at grade.



Key Issues

- Technical revisions will be required to the draft approved Draft Plan of Subdivision application.

NEXT STEPS

Notice of complete application – November 21, 2023

Circulation to departments and agencies

Notice of 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 THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](https://planning.brampton.ca/CitizenAccess/Default.aspx) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning) link:

<https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: **OZS-2023-0038**

4. On the [OZS-2023-0038 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline website. The top screenshot is the login page, featuring a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A 'Login' button is visible. The bottom screenshot shows the file information page for file number OZS-2023-0038, titled 'OPA ZBA Subdivision'. It displays the status 'In Review-Pre Public Meeting' and a 'Documents' section with a table of uploaded files.

Name	File Number	Type	Size	Latest Upload	Upload Date	Action
RD_Planning Justification Report.pdf	OZS-2023-0038	Planning Justification Report	19.23 MB	11/27/2023	11/03/2023	Actions
RD_Cover Letter.pdf	OZS-2023-0038	Initial Documentation	249.65 KB	11/27/2023	11/03/2023	Actions
RD_Stormwater Management Brief.pdf	OZS-2023-0038	Functional Servicing and Stormwater Management Report	36.71 MB	11/27/2023	11/03/2023	Actions
RD_Submission Checklist for Floodplain Zone.pdf	OZS-2023-0038	Other	944.58 KB	11/27/2023	11/03/2023	Actions
RD_Survey.pdf	OZS-2023-0038	Survey	431.44 KB	11/27/2023	11/03/2023	Actions
RD_Zoning Amendment Application Form.pdf	OZS-2023-0038	Other	457.85 KB	11/27/2023	11/03/2023	Actions

CONTACT 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!