



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 4/28/2025

**Date:** 2025-03-31

**File:** OZS-2023-0038

**Subject:** **Recommendation Report - Application to Amend the Zoning By-law**  
*(To facilitate the development of an underground Stormwater Management Tank and three proposed industrial/commercial buildings)*  
**Glenshore Investments Inc. - MHBC Planning Limited**  
 5203 Old Castlemore Road  
 Ward 10

**Contact:** Megan Fernandes, Development Planner, Development Services  
 Angelo Ambrico, Manager, Development Services

**Report number:** Planning, Bld & Growth Mgt-2025-228

**RECOMMENDATIONS:**

1. That the report from Megan Fernandes, Development Planner, Development Services, to the Planning and Development Committee of April 7, 2025, re: **Recommendation Report, Application to Amend the Zoning By-law**, MHBC Planning Limited/ Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038 be received;
2. That the Application for a Zoning By-law Amendment submitted by MHBC Planning Limited on behalf of Glenshore Investments Inc. 5203 Old Castlemore Road, Ward 10, File OZS-2023-0038 be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the City's Official Plan, and for the reasons set out in the Recommendation Report;
3. That prior to forwarding the zoning by-law amendment to Council for enactment, staff will obtain clearance from the Toronto and Region Conservation Authority with respect to the subject development application;
4. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 10) to this report be adopted;

**OVERVIEW:**

- This report recommends approval of an amendment to the existing Zoning By-law designations on the site to remove a “Floodplain” designation, which will accommodate a private underground Stormwater Management Tank and modest revisions to the maximum permitted height, lot coverage and density of the 3 industrial/commercial buildings
- Two statutory Public Meetings were held in relation to this application, the first was held on January 15, 2024, and a second was held on April 7, 2025. The second Public Meeting was required due to changes that the applicant proposed after the first public meeting was held. The changes proposed making the storm water management area from an at grade facility to an underground facility. Written correspondence from one member of the public was received from the January 15, 2024, Planning and Development Committee meeting.
- The subject property is designated ‘Business Corridor’ and ‘Open Space’ in the City’s Official Plan. An amendment to the Official Plan is not required.
- The subject property is designated ‘Mixed Commercial/Industrial’ and ‘Valleyland’ in the Bram East Secondary Plan (Area 41a). The subject lands are also part of the Highway 427 Industrial Secondary Plan (Area 47) but do not currently have a designation. An amendment to the Secondary Plan is not required to facilitate the proposed development.
- A housekeeping amendment to the Secondary Plan will be required in the future to ensure the lands are not subject to designations in two separate secondary plans. The amendment will remove the lands from the Bram East Secondary Plan (Area 41a) and provide a designation for the lands in the Highway 427 Industrial Secondary Plan (Area 47).
- The subject property is zoned ‘Industrial Business – Special Section 3558 (MBU-3558)’, ‘Floodplain (F)’ and ‘Open Space (OS)’ by By-Law 270-2004, as amended. The amendment to the Zoning By-law rezones the “Floodplain” zoned lands on the site to match the adjacent zoning of the lands, “Industrial Business – Section 3558”. The amendment deletes and replaces the site-specific zoning to permit an underground stormwater tank use as well as updated modest permissions for maximum height, maximum lot coverage and maximum floor space index.

- **The proposal is consistent with the City of Brampton’s Strategic Focus Areas of “Environmental Resilience & Sustainability” and “Growing Urban Centres & Neighbourhoods” by contributing to an economy that thrives with communities that are strong and connected.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the City of Brampton Official Plan.**

## **BACKGROUND:**

This application to amend the Zoning By-law was submitted by MHBC Planning Limited, on behalf of Glenshore Investments Inc. on November 3, 2023. This application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the Planning Act. A formal Notice of Complete Application was provided to the applicant on November 22, 2023.

A statutory Public Meeting for this application had been held on January 15, 2024. One piece of correspondence was received at that public meeting. Staff subsequently presented a Recommendation Report to Planning and Development Committee on January 29, 2024, supporting the proposal.

A second statutory Public Meeting for the application is scheduled for April 7, 2025 – which is required due to changes that the applicant had proposed after the first public meeting was held. The changes proposed are to install a below grade stormwater management facility, and modest increases to the size, height, lot coverage and FSI of the three proposed buildings. If comments are received stemming from the second public meeting (not held at the time of writing this Recommendation Report), staff will consider those and inform the Committee and Council about any notable items potentially needing resolution when this report is being considered.

## **Previous Development Applications**

A previous Zoning By-law Amendment Application (together with a Draft Plan of Subdivision Application) via File: OZS-2020-0010 was received in 2020, and was subsequently approved by Council to permit industrial/commercial business uses. The associated Draft Plan of Subdivision proposed the creation of one industrial block, a valleyland block for the Rainbow Creek tributary and associated buffers and compensation areas. The Draft Plan of Subdivision was draft approved on June 21, 2023 by the Commissioner of Planning, Building and Growth Management, but it has not yet received final approval (for registration). The future upgrade of Old Castlemore Road to industrial standards is a requirement of the subdivision registration. An engineering submission for the road upgrades was received in November 2023, and staff comments were released to the applicant in December 2023. Staff are currently

waiting on an engineering resubmission from the applicant to address technical comments.

A Site Plan Application (File: SPA-2022-0051) has also been submitted to facilitate the proposed industrial development.

Through the review of the file and discussions with Planning and Engineering staff, it was determined that in lieu of a physical Stormwater Management Pond, an underground Stormwater Management Tank could provide the same benefits of and on-site water control. By moving the Stormwater Management feature underground, there is greater flexibility and opportunity to optimize the proposed development..

## **CURRENT SITUATION:**

### **Proposal (Attachment 1)**

This application seeks to rezone a portion of the site from 'Floodplain' to 'Industrial Business'. The updated "Industrial Business" zoning will permit the proposed underground Stormwater Management Tank as well as modest increases to the permitted maximum height, density and lot coverage of the three proposed industrial/commercial buildings.

### ***Details of the Proposed Development***

Details of the proposed development are as follows:

- Access is provided through Old Castlemore Road, Castlemore Road and Highway 50. Access was approved through previous development application, OZS-2022-0010 and associated Site Plan Application SPA-2022-0051.
- An underground Stormwater Management Tank whereas the previous proposal contemplated a Stormwater Management Pond;
- Three industrial/commercial buildings (which were previously approved through OZS-2020-0010) revised Gross Floor Area (GFA) of the buildings has been increased to approximately 61,450 m<sup>2</sup> (622,833 square feet). The revisions to the proposed industrial buildings are outlined below:
  - Building A – 6,619 m<sup>2</sup> to 9,783 m<sup>2</sup>
  - Building B - 5,350 m<sup>2</sup> to 8,269 m<sup>2</sup> and also encroaches into the area currently zoned 'Floodplain'.
  - Building C – 34,980 m<sup>2</sup> to 39,810 m<sup>2</sup>

In order to facilitate the proposed revisions to the buildings as well as permit an underground water tank, the following changes are proposed in the zoning by-law amendment:

- Rezoning the "Floodplain" zone to an "Industrial Business – Section 3558" zone. This is the same site-specific zoning of the adjacent areas on the site

and done so that the zoning for the proposed industrial development is further streamlined.

- Deleting the previous “Industrial Business – Section 3558” zoning and replacing it in entirety with an updated version that include permissions for an underground water tank (ie. Flood and erosion control use) and updated development standards applicable to the three proposed buildings;
- A maximum building height of 15.1 m whereas the by-law requires a maximum of 13.7 m, except where a building is within 70.0 m of both Regional Road 50 and Castlemore Road, the maximum requirement is 20.0 m (3558.2(5));
- A maximum lot coverage of 55% whereas the by-law requires a maximum of 50% (3558.2(6)); and,
- A maximum floor space index of 0.55 whereas the by-law requires a maximum FSI of 0.5 (3558.2(7)).

### ***Application to Amend the Zoning By-law***

The subject lands are currently zoned ‘Industrial Business – Special Section 3558 (MBU-3558)’ ‘Floodplain (F)’ and ‘Open Space (OS)’ as per Zoning By-law 270-2004, as amended. This designation permits (a) flood and erosion control (b) any conservation area or purposes (c) public park or (d) golf course. It further states that no person shall, within any Floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control. An amendment to the zoning by-law is required to establish the specific land use provisions and regulations to permit the proposed private underground SWM tank and permissions for increased height, lot coverage and density of the three proposed buildings.

The draft Zoning By-law Amendment (Refer to Attachment 10) proposes a site-specific Industrial Business zone to permit a privately owned underground SWM Tank Facility and permissions for increased building height, lot coverage, and floor space index (FSI). As noted earlier in the report, through the review of the associated site plan application, SPA-2022-0051, staff had flagged that variances would be required to these three development standards. As there is an ongoing zoning by-law amendment application, staff have incorporated updated permissions regarding the height, lot coverage and density in this zoning by-law amendment.

### **Property Description and Surrounding Land Use (Attachment 2)**

The current conditions on-site are as follows:

- Municipally known as 5203 Old Castlemore Road;

- Frontage of approximately 393 metres along Old Castemore Road;
- Total site area of approximately 14.27 hectares (35.26 acres);
  - Lands designated 'Floodplain' are located on the on the western side of the subject lands adjacent to Rainbow Creek;

The surrounding land uses are described as follows:

North	Agricultural and future industrial lands;
South	Existing commercial, agricultural and open space uses;
East	Highway 50, beyond which is the Canadian Pacific Kansas City Limited (CPKC) Vaughan Intermodal Terminal, which is located in the City of Vaughan and a gas station at the southeast corner of the intersection;
West	Existing agricultural lands that will be developed for future residential uses in Secondary Plan 47.

### **Application Circulation:**

At the time of writing of this Report, City staff have not received final comments and/ or clearances from the Toronto and Region Conservation Authority (TRCA). Through preliminary discussions with the TRCA no issues have been identified for this application, but Staff will wait for formal clearance prior to Council enactment of the Zoning By-law.

### ***Summary of Recommendations***

This report recommends that Council approve the proposed Zoning By-law Amendment generally in accordance with Attachment 10 of this report.

### **PLANNING ANALYSIS SUMMARY**

This proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The application to amend the Zoning By-law is consistent with the Provincial Planning Statement and the goals and objectives of the City's Official Plan. The proposal and implementing documents represent good planning and consistent with the Provincial Policy Statement and the City of Brampton Official Plan.

## **Matters of Provincial Interest**

### ***Planning Act, R.S.O., 1990***

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2(a)(f)(h) and (p) of the Planning Act. The proposed use is located in an appropriate location for the proposed development in accordance with Section 2 (p). This proposal supports the orderly development of safe and healthy community. The proposed application is in an appropriate location for the proposed industrial development comprised of an underground Stormwater Management Tank and three industrial/commercial buildings. It is consistent with the surrounding land use context and provides additional employment and commercial opportunities in Brampton.

Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

### **Provincial Planning Statement (PPS) (2024)**

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy 8 framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing supportive policies from both documents. It came into effect October 20th, 2024. The document provides direction on matters of provincial interest related to land use planning and development.

The application is consistent with Section 2.8.2 and 2.9 of the PPS which speaks to development of employment areas and incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems.

The application is consistent with Section 3.6 of the PPS which relates to planning for stormwater management.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

## **Municipal Planning Documents**

### ***City of Brampton Official Plan (2006)***

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the

design of the development is consistent with the policies and that all technical matters have been resolved.

The subject lands are designated 'Employment', 'Open Space', and 'Designated Greenfield Area' on Schedule 1 – City Concept 'Business Corridor' and "Open Space" on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The 'Business Corridor' Official Plan designation permits a broad range of employment and employment-related uses.

*4.4.1.2 Through the Secondary Plan process, the Business Corridor designation will be broken down as appropriate into various sub-designations (such as Prestige Industrial, Office, Mixed Commercial/Industrial, Highway Commercial, Service Commercial, Highway and Service Commercial and Business) and specific policies will be set out with respect to industrial, office, retail and service uses, restaurants, hotels and motels, and entertainment uses along with the appropriate requirements and restrictions as follows:*

*i. Office Uses:*

*Corporate offices, ancillary offices, business-serving office uses within industrial malls, and free-standing office uses will be permitted through various sub-designations subject to criteria related to the following:*

- consideration of the estimated economic/employment demand for the area;*
- density of the surrounding area, with a permitted maximum density of 0.5 FSI, where such office uses are not located along intensification corridors ;*
- location of site within the Business Corridor area, with a preference given for sites in the proximity of major roads which are, or have the potential to be, serviced by public transit; and, • issues related to site design, including parking, outdoor storage and service areas, and landscaping.*

*ii. Major Office*

*Major Offices may be permitted on lands designated Business Corridor which are suitably designated in the applicable Secondary Plan, provided that such lands are also located within a Mobility Hub or Intensification Corridor. A proposal for a Major Office development on lands designated Business Corridor not within a Mobility Hub or Intensification Corridor may be considered subject to an amendment which must have regard to the potential impact on the Central Area.*

*iii. Retail Uses:*

*Retail uses in excess of 1,000 square metres (individual store or a cluster of stores) not already permitted in a Secondary Plan that was in force prior to the approval of Amendment 2006-043 are subject to Sections 4.4.1.8 and 4.4.1.9.*

*iv. Restaurant Uses:*

*Restaurant uses may be permitted through specific subdesignations subject to the following criteria:*



- *One restaurant per industrial mall, with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning Bylaw;*
- *Free-standing restaurants to be permitted in the appropriate sub-designations in Secondary Plans subject to locational and maximum Gross Leasable Area restrictions;*
- *Restaurant campuses (3 or more restaurants developed on the same site and/ or planned as a unit) may be permitted where specifically designated in Secondary Plans, subject to an evaluation of the potential impact on the Central Area, where appropriate.*

*Section 4.4.1.5 (viii) of the Official Plan states that "at the development review or Secondary Plan stage, the planning of Business Corridor designations shall satisfactorily address the following matters: (viii) The siting, massing and landscaping of development that will contribute to a unified and cohesive street edge".*

The "Open Space" designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system. Modest increases to the previously approved buildings and proposed underground Stormwater Management Tank contemplated in this application are in keeping with the noted designations and the conditionally approved Draft Plan of Subdivision, 21T-2003B.

The proposal generally confirms to the "Business Corridor" and "Open Space" designations of the Official Plan. Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the City of Brampton Official Plan.

### ***Brampton Plan (2023)***

Brampton's new Official Plan, The Brampton Plan, was adopted by Brampton City Council in October 2023 and approved by the Region of Peel in May 2024. The updated August 2024 Office Consolidation incorporates the Region's decision and modifications. Please note that there are portions of the Brampton Plan that are under appeal. In total there are sixteen appeals of Brampton Plan. Staff is assessing all appeals to determine scope, and which parts of Brampton Plan are in force. The Brampton Plan provides clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The subject lands are partially located within a Provincially Significant Employment Zone (PSEZ) and Designated Greenfield Area on Schedule 5 – Provincial Plans and Policy Areas of the Council-approved Brampton Plan. PSEZ's are identified by the Province for the purposes of long-term planning for job creation and economic development. As per the Council approved Brampton Plan, the subject lands are designated 'Employment Areas' and 'Gateways' on Schedule 1a – City Structure and 'Mixed-Use Employment' on Schedule 2 – Designations. The planned context for the Mixed-Use Employment designation in Brampton will be to accommodate a broad range of office, business and business park, service, and institutional uses to serve the

general public and adjacent Employment Areas in a more compact, vertical and urban form in support of the designation's proximity to the transit network. The proposed Stormwater Management tank and minor revisions to the proposed buildings are in keeping with the Brampton Plan. Staff is satisfied that the proposed Zoning by-law Amendment conforms to the Brampton Plan (2023).

### ***Bram East Secondary Plan (Area 41)***

The subject lands are designated "Mixed Commercial/Industrial" and "Valleyland" in the Bram East Secondary Plan. The proposal generally conforms to the intent of this plan. This includes:

*Section 3.2.11 the development of lands designated Mixed Commercial Industrial on Schedule SP41(a) shall coincide with the Business Industrial policies of Part I, section 4.2 and other relevant policies of the Official Plan*

*Permitted uses typically include motels, restaurants, retail warehousing (such as furniture and appliance stores, home improvement centres, toy and sporting goods stores), automotive sales, service and repair facilities, specialty food and grocery stores up to 600 m<sup>2</sup> (6,500 square feet), prestige industrial uses with or without ancillary retail, office or service functions, warehousing operations, parks, open space and community service uses.*

*Outdoor or open storage of materials or goods and automotive body shops are not permitted. Notwithstanding any other policies in this secondary plan, supermarkets are not permitted within the Mixed Commercial Industrial designations, except for within an area bounded by Fogal Road to the north, Highway 50 to the east, Queen Street East to the south and the Claireville Tributary to the west. Entertainment uses are not permitted unless they are regional serving entertainment uses in accordance with Official Plan policy 4.2.2.2. Hotels are not permitted except for those Mixed Commercial Industrial designations located east of The Gore Road and south of Ebenezer Road, and on the Woodlands site in accordance with policy 3.3.5.5 of this plan uses in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.*

*Section 3.3.1 Lands designated Valleyland on Schedule SP41(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility and contribution to the ecological integrity of the West Humber Watershed. Designated Valleylands shall remain in primarily a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.*

*3.3.2 Building setbacks may be imposed from the margin of Hazard Lands so as to have regard for the extent and severity of existing and potential hazards. Setbacks shall be determined by the Conservation Authority and the City prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.*

*5.5.1 In addition to the Valleyland designation, Storm Water Management Facilities are permitted in all land use designations on Schedule SP41(a) provided such facilities are integrated with adjacent uses in a manner acceptable to the Conservation Authority and the City.*

*5.5.2 Storm water management practices within Secondary Plan Area 41 shall address such concerns as flow (quantity) attenuation, water detention (quality), erosion/siltation control and design requirements, as appropriate. General principles for storm water management within the West Humber River shall be determined by the Conservation Authority and the City in accordance with the Subwatershed Management Study (Aquafor Beech Limited). Storage requirements within the Bram East Secondary Plan Area Number 41 will be approximately 250 cubic metres per hectare of developable land in order to address the above noted concerns.*

*5.5.3 A detailed drainage and engineering report will be undertaken for any development in Secondary Plan Area Number 41 and will be subject to approval by the Conservation Authority and the City prior to the registration of any individual plans of subdivision. The approval of the Ministry of Transportation is also required as the report relates to drainage impacts on provincial roads.*

This proposal continues to align with the permitted uses of “Mixed Commercial/Industrial” and “Valleylands” designation which includes wide range of business industrial uses which adhere to the permissions and restrictions set out for the mixed commercial industrial designation. A provision was included in the draft Zoning By-law Amendment (Attachment 10) which includes the provision for flood and erosion control. Staff are satisfied that the proposed privately owned Underground Stormwater Management Tank use and modest permissions for increased height, lot coverage and density aligns with the policies of the Bram East Secondary Plan (Area 41). This proposal will facilitate a form of development that aligns with the intent of the area to accommodate an appropriate amount of distribution of density, height and massing.

Through a future housekeeping amendment to be submitted by Staff, the lands will be removed from this Secondary Plan and be provided a new designation in the Highway 427 Industrial Secondary Plan.

### ***Highway 427 Industrial Secondary Plan (Area 47)***

The subject lands are located within the SP47 area but are not designated at this time. A future housekeeping amendment will be prepared by Staff in the future to delete the lands from the Bram East Secondary Plan (Area 41) and provide a designation in this plan.

### ***City of Brampton Zoning By-Law***

The subject lands are currently split-zoned 'Industrial Business – Special Section 3558 (MBU-3558)', 'Floodplain (F)', 'Open Space (OS)'. An amendment to the Zoning By-Law is required to rezone a portion of the subject lands currently zoned 'Floodplain (F)' with the site-specific "Industrial Business (MBU)" zone that the adjacent properties on the site are also zoned. The permitted uses will include the industrial uses as well as uses for erosion and flood control. The proposed Zoning By-law Amendment also provides permissions for modest increases to the building height, density and lot coverage of the three industrial buildings. Staff is satisfied that the proposed Zoning By-law Amendment is appropriate for the orderly development of the lands.

### **Community Engagement**

The proposed Zoning By-law amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

The Statutory Public Meeting for this application will be held on April 7, 2025 and this recommendation report will be presented to Planning and Development Committee on April 28, 2025. Planning Staff will respond to the comments received through any discussion in association with this report, to be considered by the Planning and Development Committee in its evaluation of the application. The original Statutory Public Meeting for this application was held on January 15, 2024. One (1) piece of written correspondence were received on the application. A summary of the issues raised and a response to those issues are included in the summary chart below:

Concern Raised	Staff Response
Concern regarding the required noise mitigation and attenuation measures to control industrial related noise at the source as lands to the west have been planned for residential development.	Through the associated site plan application (SPA-2022-0051), a 2.5 metre concrete noise wall has been included along parts of the western lot limit where the noise source is present. Additional landscaping is also provided along the western lot line. All noise mitigation and attenuation matters will continue to be

	reviewed as part of the associated Site Plan and Draft Plan of Subdivision applications.
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A copy of department/agency comments are included in Attachment 9 of this report. This report along with the complete application requirements, including studies have been posted to the City's Website.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

### **Other Implications:**

There are no other corporate implications associated with this application.

## **STRATEGIC FOCUS AREA:**

The proposal is consistent with the Strategic Focus Area "Environmental Resilience & Sustainability" as Stormwater management (SWM) features help promote resilience of the environment by managing water runoff from surrounding uses and "Growing Urban Centres & Neighbourhoods" by creating strong and connected communities. This development proposal will facilitate the development of underutilized lands and will assist in growing of Brampton's economy by helping to create complete communities that are strong and connected.

## **CONCLUSION:**

Staff is satisfied that the proposed Zoning By-law Amendment represents good planning because it is consistent with the Provincial Policy Statement and is in keeping with the general principles of the Brampton Official Plan. This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10.

Staff will bring forward the enacting by-law for Council's consideration and decision once the TRCA clearance is received. In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

Reviewed by:

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### **Attachments:**

- Attachment 1 – Concept Plan
- Attachment 1B – Previous Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4A – Bram East Secondary Plan (Area 41a)
- Attachment 4B – Highway 427 Industrial Secondary Plan (Area 47)
- Attachment 5 – Zoning Designations
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Heritage Resources
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Previous Draft Zoning By-law Amendment
- Attachment 12 – Previous Staff Recommendation Report (January 2024)