

APPLICATION TO AMEND THE ZONING BY-LAW

To permit the development of an industrial building consisting of a 38,238 square metres.

South of Countryside Drive and West of Highway 50

City of Brampton File : OZS-2025-0003

Application by:

Mainline Planning Services Inc. on behalf of AMB AMALCO BP 1 & 3 CANCO, INC.

WARD : 10

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

AREA CONTEXT



North: Agricultural

Countryside Drive, beyond which are lands designated for future Industrial uses in the Official Plan. Immediate north there is an approved Temporary Use Zoning By-law (City File No. OZS-2024-0045/OZS-2024-0064) for outdoor storage and truck/trailer parking.

South: Agricultural

Lands designated for future Industrial land uses. Immediately south there are lands subject to a temporary use development application (City File No. OZS-2024-0008), beyond which are Prologis Phase 1 lands which consist of an industrial building.

East: Industrial

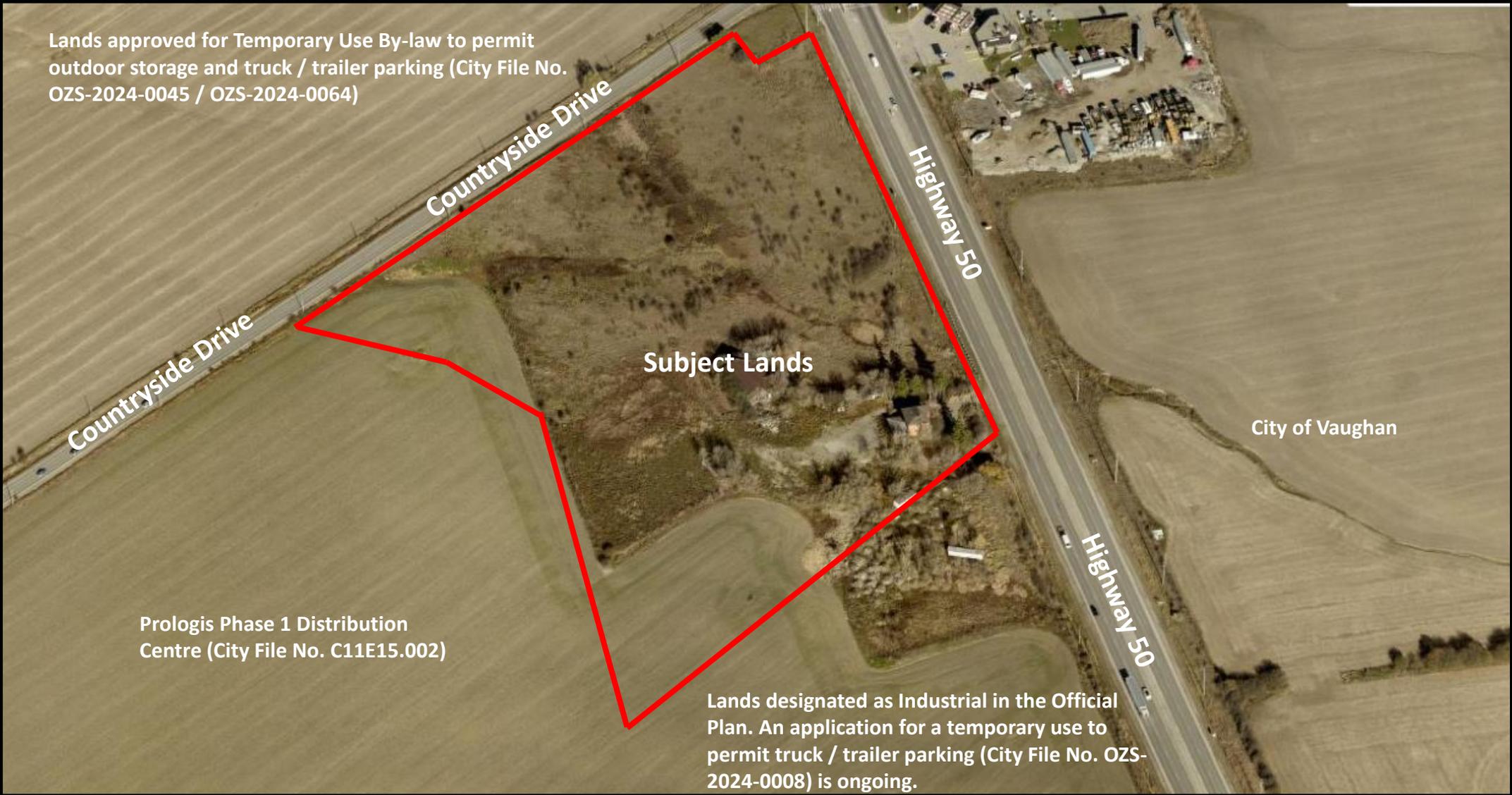
Highway 50, beyond which are agricultural and industrial lands in the City of Vaughan.

West: Industrial

Prologis Phase 1 lands which consist of an industrial building, beyond which is Coleraine Drive.



AERIAL VIEW



Subject Lands

SITE VISIT



Viewpoint looking east towards the subject site



Viewpoint looking south-east towards the subject site



Viewpoint looking south-west to Prologis Phase 1 Distribution Centre

DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law

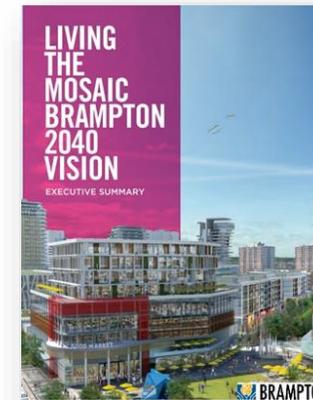
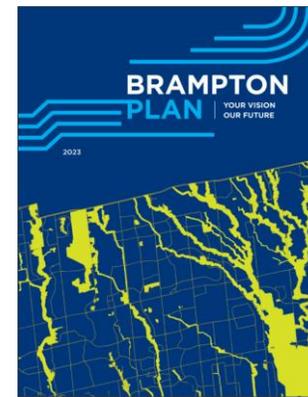
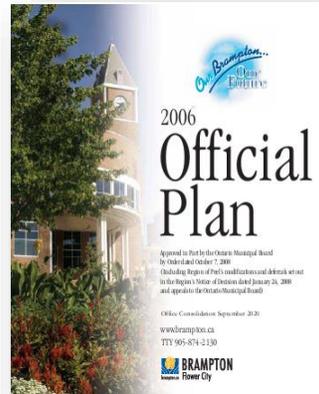
To facilitate the development of a 38,238 square metre industrial building.

Further details include:

- Site Area – 4.62 hectares (11.62 acres)
- Office Space – 382.38 square metres
- Warehouse Space – 37,855.99 square metres
- A total of 284 parking spaces:
 - 276 standard parking spaces
 - 8 accessible parking spaces
- A total of 56 loading spaces
- Site Access:
 - Signalized intersection shared with the Orland development on Coleraine Drive;
 - The existing driveway on Countryside Drive; and,
 - Two additional right-in right-out driveways are proposed;



PLANNING FRAMEWORK SUMMARY



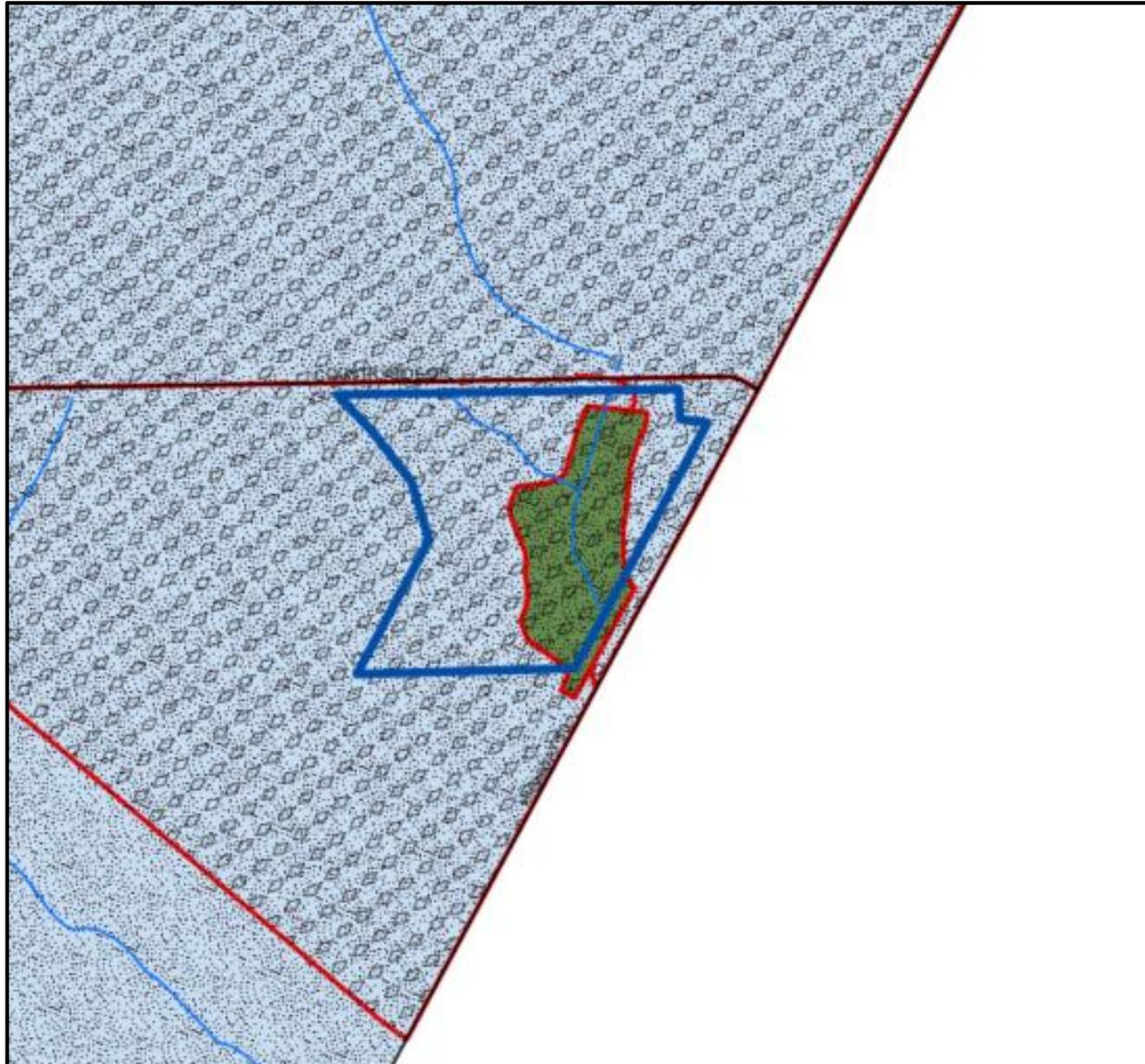
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Highway 427 Industrial Secondary Plan (SP47)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)



- **OP Land Use Designation:** Industrial, Open Space (Utility/open space), Special Study Area, and Corridor Protection Area
- **Permitted Uses in the Industrial Designation:**
The “Industrial” designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution.

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



CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- **OP Land Use Designation:** Employment
- **Permitted Uses in the Residential Designation:**
The 'Employment' designation permit land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes.

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



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan (Area 47)

Land Use Designation:

- Logistic/Warehouse/Transportation;
- Valleyland;
- Scoped Appealed Lands.

An amendment to the Secondary Plan **is not required** to facilitate the proposed development.

EMPLOYMENT

- OFFICE NODE
- LOGISTIC/WAREHOUSE/TRANSPORTATION
- BUSINESS PARK

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- WETLAND RESTORATION AREA
- VALLEYLAND

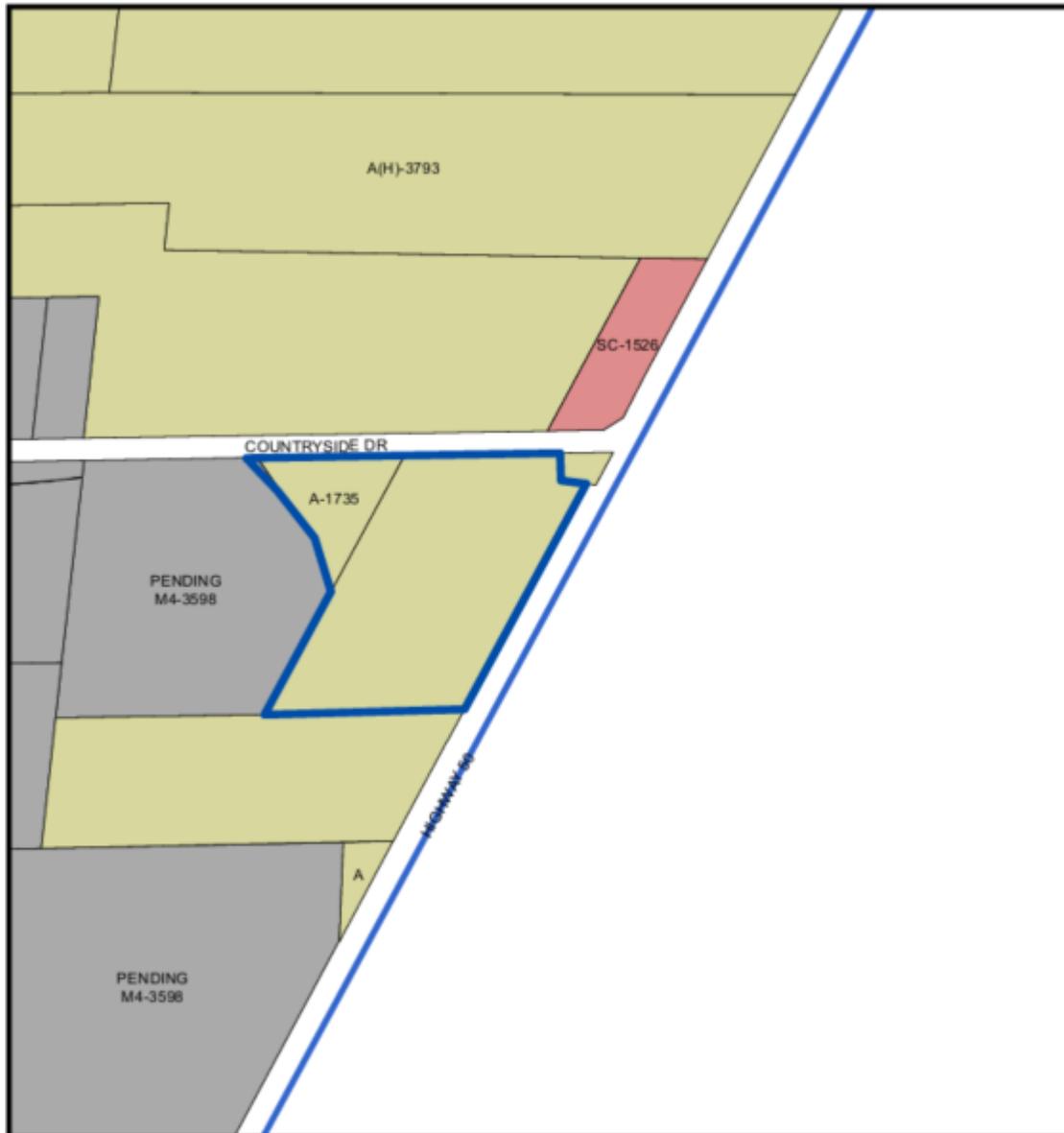
UTILITIES AND INFRASTRUCTURE

- TRANS CANADA PIPELINE
- Corridor Protection Area (Reduced in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2018)
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- HERITAGE RESOURCE
- SWM FACILITY
- SPECIAL POLICY AREA
- CEMETERY
- SP-47 BOUNDARY
- SCOPED APPEALED LANDS

Subject Lands



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) Zone and Agricultural - Section 1735 (A-1735) Zone

Permitted uses in the Agricultural (A) Zone include but are not limited to:

- Agricultural purposes;
- A single detached dwelling;
- Supportive Housing Residence;
- Cemetery
- Purposes accessory to the other permitted purposes.

The 'Agricultural – Section 1735 (A-1735)' allows the site to be used for a golf driving range until December 12, 2004, after which time only the permissions in the 'Agricultural (A)' zone category shall apply.

A Zoning By-Law Amendment **is required** to facilitate the development.



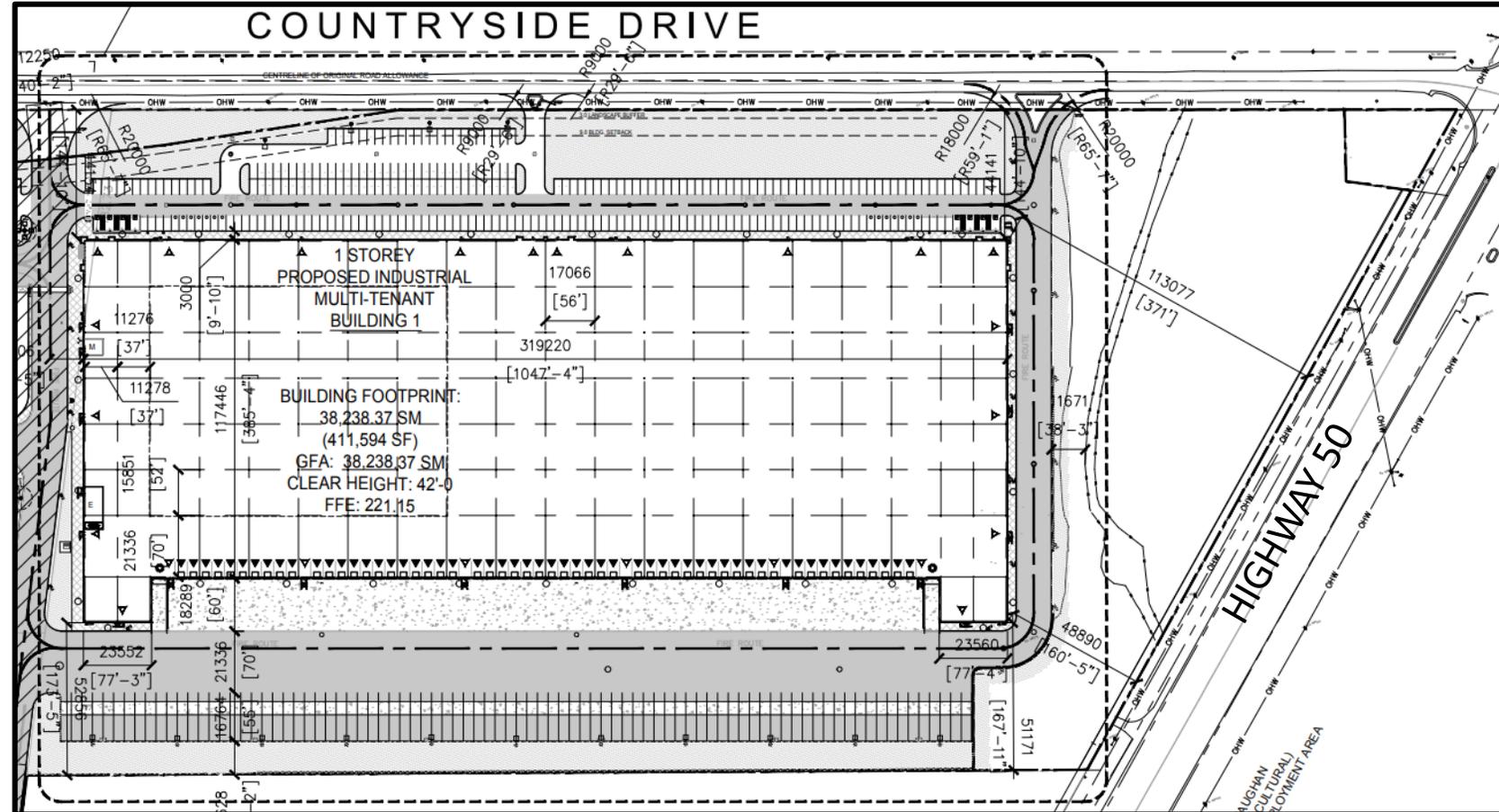
PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Agricultural (A) and Agricultural – Section 1735 (A-1735 to Industrial Four – Section 3598 (M4-3598).

| Proposed Zone | Permitted Uses | Highlight of proposed Zone |
|---------------------------------|--|--|
| Industrial Four– 3598 (M4-3598) | <ul style="list-style-type: none"> • Permitted Uses: <ul style="list-style-type: none"> • a warehouse; • the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and, • an office • Only in conjunction with the uses permitted in sections 3598.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes; <ul style="list-style-type: none"> • bank, trust company or financial institution; • a retail establishment; • a convenience store; • a dining room restaurant, a take-out restaurant, a convenience restaurant; • a service shop; • a printing or copying establishment; • a commercial school; • a health centre; and, • a day nursery; • Purposes accessory to the other permitted purposes | <ul style="list-style-type: none"> • All of the industrial (warehouse, manufacturing, packaging, processing, repairing) • Uses permitted in the Prestige Industrial (M4) zone category; • Non-industrial (office, hotel, conference centre, and associated commercial / retail uses to a maximum of 15% of the primary use; and, • Outdoor Storage, that will be subject to locational and screening criteria; |
| Floodplain (F) | <ul style="list-style-type: none"> • Permitted Uses: <ul style="list-style-type: none"> • flood and erosion control; • any conservation area or purposes; • public park; • golf course | <ul style="list-style-type: none"> • A protection zone will be implemented into the Zoning By-law to limit development on that specific portion of the land. |

KEY ISSUES / CONSIDERATIONS

- The development proposes an industrial development which will contribute to the employment growth within the City.
- Land use compatibility and appropriateness of the built form to the existing community.
- The need to upgrade Countryside Drive to Industrial Truck Standards.
- Appropriate building setbacks and the inclusion of a protective zone for the adjacent environmental features to be implemented through the Zoning By-law Amendment process.
- Appropriateness of proposed non-industrial land uses.



NEXT STEPS

Notice of complete application

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](#) link:

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

2. Click the [Search for An Application](#) link:

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

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

File Number: **OZS-2025-0003**

4. On the [OZS-2025-0003 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 web application. The top screenshot is the login page, which includes 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. It also features a CAPTCHA and a 'Login' button. The bottom screenshot shows the file details page for 'File OZS-2024-0032: OPA ZBA Subdivision' with a status of 'Submitted'. It includes a 'Documents' tab and a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

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.

- **City Planner contact:**
Chinoye Sunny
Development Planner
City of Brampton
Chinoye.Sunny@Brampton.ca
- **Applicant contact:**
James Davidson
Mainline Planning Services Inc.
Jdavidson@mainlineplanning.com

Thank you!