



Report
Staff Report
 The Corporation of the City of Brampton
 6/9/2025

Date: 2025-05-26

File: OZS-2025-0003

Subject: **Recommendation Report – Application to Amend the Zoning By-law**
(To permit the development of a 1-storey, 38,238 square metres industrial building)
AMB AMALCO BP 1 & 3 CANCO, INC. – Mainline Planning Services Inc.
 South of Countryside Drive and West of Highway 50
 Ward 10

Contact: Chinoye Sunny, Development Planner, Development Services & Design

 Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-398

RECOMMENDATIONS:

1. That the report from Chinoye Sunny, Development Planner, Development Services & Design, to the Planning and Development Committee Meeting of June 9th, 2025, re: **Recommendation Report – Application to Amend the Zoning By-law**, AMB AMALCO BP 1 & 3 CANCO, INC – Mainline Planning Services Inc., South of Countryside Drive and West of Highway 50, Ward 10, File: OZS-2025-0003, be received;
2. That the Application to Amend the Zoning By-law submitted by Mainline Planning Services Inc. on behalf of AMB AMALCO BP 1 & 3 CANCO, INC. be approved on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Brampton Plan and for the reasons set out in this Planning Recommendation Report;
3. That the amendments to the Zoning By-law, generally in accordance with Attachment 11 attached to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- **This report recommends approval of an amendment to the Zoning By-law to facilitate the development of a 1-storey, 38,238 square metres industrial building.**
- **The property is designated ‘Industrial’, ‘Open Space’, ‘Corridor Protection Area’ and ‘Special Policy Area’ in Schedule A: General Land Use Designation of the Official Plan. No amendment to the Official Plan is required to permit the proposed development.**
- **The property is designated ‘Employment Areas’ in Schedule A1: City Structure and ‘Employment’ in Schedule 2: Designation, as per Brampton Plan.**
- **The property is designated ‘Logistic/Warehouse/Transportation’, ‘Valleylands’ and ‘Scoped Appealed Lands’ in the Highway 427 Industrial Secondary Plan (Area 47). No amendment to the Secondary Plan is required to permit the proposed development.**
- **The subject property is split-zoned Agricultural – Section 1735 (A-1735) and Agricultural (A) which permits agricultural purposes, a single detached dwelling, and purposes accessory to the other permitted purposes. A Zoning By-law Amendment is required to facilitate the proposed development.**
- **The Statutory Public Meeting for this Minor Amendment application is also scheduled to occur at the June 9, 2025, Planning and Development Committee meeting, earlier in the meeting’s agenda. The same Planning and Development Committee meeting is proposed for both the Public Meeting and the Recommendation Report, considering that the proposed industrial use was already previously approved for a large portion of the subject property (refer to City File No. C11E15.002), and to help provide an expedited process for this employment generating development. At the time of writing this report, there has been no formal comment received by the public on the application. If questions arise from the public meeting which are not able to be adequately responded to, Council may consider referring this matter back to staff.**
- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to**

an economy that thrives with communities that are strong and connected.

- **The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, the Regional Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2024).**

BACKGROUND:

The lands subject to the Zoning By-law amendment are located at 0 Countryside Drive, which is south of Countryside Drive, east of Coleraine Drive, and west of Highway 50. Mainline Planning Services Inc. submitted an application on behalf of AMB AMALCO BP 1 & 3 CANCO, INC. (Prologis) on January 21, 2025.

The Statutory Public Meeting for this application is also scheduled to occur at the June 9, 2025, Planning and Development Committee meeting, earlier in the meeting's agenda. The same Planning and Development Committee meeting is proposed for both the Public Meeting and the Recommendation Report, considering that this industrial use was previously approved for a large portion of the subject property (refer to City File No. C11E15.002), and to help provide an expedited process for the employment generating development. At the time of writing this report, no correspondence was received by City Planning staff with respect to this proposal from members of the public. If questions arise from the public meeting which are not able to be adequately responded to, Council may consider referring this matter back to staff.

City staff and the applicant have been working together to refine the technical details associated with the proposal. There is also a concurrent site plan application (File: SPA-2025-0048) where staff have reviewed other technical components of the proposal given the site already is partial zoned for industrial development. The effect of this report is to recommend approval of the Zoning By-law, generally in accordance with Attachment 11 to this report.

It is important to note, that this application is part of a larger redevelopment project within the area. The majority of the subject property was rezoned 'Industrial Four – Section 3598 (M4-3598)' as part of City File No. C11E15.002. The application C11E15.002 was submitted by Prologis Inc. to permit the development of the site for an industrial business centre, which includes office and warehouse distribution uses. The rezoning for the application was approved on August 10th, 2022 and the application is currently in the registration process of their subdivision application.

A portion of the lands associated with File: C11E15.002 was strategically rezoned as Agricultural – Section 1735 (A-1735) as the area was within the Ministry of Transportation (MTO) Highway 413 Focus Analysis Area (FAA). As per the recent

December 2024, interactive MTO Highway 413 mapping, the lands have been removed from the FAA, as such the lands can be rezoned for industrial purposes.

CURRENT SITUATION:

Proposal

An application to amend the Zoning By-law has been filed with the City to permit industrial uses. The proposal seeks to facilitate the construction of a 1-storey multi-tenant industrial building with office and warehouse uses. This development application will facilitate the construction of a third distribution building within the Prologis Brampton Distribution Center. The proposed industrial development will be required to submit a future site plan application prior to seeking building permits.

Details of the Proposal (refer to Attachment 1)

This application to amend the Zoning By-law has been filed to permit the development of an industrial building. The subject property is located west of Highway 50, south of Countryside Drive, and east of Coleraine Drive and is municipally addressed as 0 Countryside Drive.

Details of the proposal are as follows:

- Approximately 382.38 square metres of office space;
- Approximately 37,855.99 square metres of warehouse space;
- A total of 284 parking spaces:
 - 276 standard parking spaces; and,
 - 8 accessible parking spaces;
- A total of 56 loading spaces
- Access to the site will be shared with the existing phase of the development:
 - 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;

Property Description and Surrounding Land Use (refer to Attachment 6)

The lands have the following characteristics:

- The lands are located west of Highway 50, south of Countryside Drive, and east of Coleraine Drive and is approximately 4.62 hectares (11.62 acres);
- The lands have a street frontage of approximately 270 metres along Countryside Drive and approximately 230 metres along Highway 50; and,
- The lands are currently flat with an existing dwelling on the property.

The surrounding land uses are described as follows:

- **North:** Countryside Drive, beyond which are lands designated for Industrial in the Official Plan. In addition, the property directly north has permission for a three year Temporary Use Zoning By-law (City File No. OZS-2024-0045/OZS-2024-0064) that was approved for outdoor storage and truck/trailer parking.
- **South:** Lands designated for Industrial in the Official Plan. In addition, there is an active development application proposing a Temporary Use Zoning By-law Amendment for outdoor storage and truck/ trailer parking. (City File No. OZS-2024-0008), beyond which are Prologis Phase 1 lands which consist of an industrial building.
- **East:** Highway 50, beyond which are agricultural and industrial lands in the City of Vaughan.
- **West:** Prologis Phase 1 lands which consist of an industrial building, beyond which Coleraine Drive.

Further details on this application can be found in the Detailed Planning Analysis contained in Attachment 10, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Summary of Recommendations

This report recommends that Council approve the proposed amendment to the Zoning By-law, generally in accordance with Attachment 11. The proposed industrial building represents good planning, is consistent with the Provincial Policy Statement, the Region of Peel Official Plan, and the Brampton Official Plan. Please see associated details in Attachment 10 – Detailed Planning Analysis.

Zoning By-law Amendment

The subject properties are currently zoned ‘Agricultural – Section 1735 (A-1735)’ and Agricultural (A), as per By-law 270-2004 as amended. The zoning designation does not permit the proposed industrial uses.

The proposed Zoning By-law Amendment will be rezoned to Industrial Four – Section 3598 (M4-3598) which permits industrial and non-industrial uses, including but limited to, an office, warehouse, manufacturing centre, as well as include site-specific provisions to regulate building height, building setbacks, and permitted uses. A portion of the property will also be zoned as Open Space (OS) as shown in Attachment 11 to this report.

As per Schedule A of the Official Plan and Schedule SP47(a) of the Highway 427 Industrial Secondary Plan, the subject lands include a valleyland feature. A protection

zone will be implemented into the Zoning By-law to limit development on that specific portion of the land.

PLANNING ANALYSIS SUMMARY

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement (2024), the Region of Peel Official Plan, the City's Official Plan, and other applicable City of Brampton guidelines and priorities.

The proposed By-law, with the changes recommended by Staff, represents good planning. Please refer to Attachment 10 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act, R.S.O, 1990

This development proposal has regard for the matters of the Provincial Interest, as set out in Section 2 of the Planning Act.

The proposal is to permit the development of an industrial building with office and warehouse uses which allows for economic growth and employment opportunities in accordance with Sections 2h), k) and l) of the Planning Act. The proposed development will be compatible with the existing Prologis Distribution Centre, as this is the third building incorporated in the business distribution centre. No negative impacts to the surrounding community are anticipated in accordance with Section p) of the Planning Act. The proposed development will contain a well-designed and high-quality built form that will enhance and contribute to the existing distribution centre in accordance with Section r) of the Planning Act.

Based on the above, Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Planning Statement, 2024

The proposed development is located within a Settlement Area as defined in provincial and municipal planning documents. Policy 3.5.1 of the PPS states that major facilities and sensitive land use shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, and to ensure the long term economic viability of major facilities in accordance with provincial guidelines and procedures. The proposed development supports a land use pattern that avoids risk to public health and safety.

The subject property is located within a location planned for industrial uses. The proposed development implements appropriate buffers, landscape treatments, and

noise mitigation measures that will be implemented through the By-law amendment and Site Plan approval process.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Planning Statement.

Municipal Planning Documents

Region of Peel Official Plan, 2022

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Included in that omnibus bill are Planning Act changes first introduced through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including Peel Region, as of July 1, 2024. On this date, the Region of Peel Official Plan (RPOP) became a plan of the local municipalities, and as such the City of Brampton is required to implement and ensure applications conform to the RPOP.

The subject lands are located within the 'Urban System' as delineated in "Urban System" in Schedule E-1: Regional Structure. The proposed development represents an efficient built form that will optimize the use of an underutilized and utilize existing infrastructure.

The proposed development contributes to a healthy, complete urban community in accordance with S.5.4.10 and S.5.6.2. It provides diversified land uses through the inclusion of office and warehouse uses and will also have access to surrounding transit options and active transportation. The proposal will utilize existing and planned infrastructure and as such will contribute toward the optimization of the use of Regional resources. The proposal is a representative of efficient growth and development, which will assist in achieving the Regional growth and employment targets for the City of Brampton. The proposal and its location within the Regional Urban Boundary are consistent with the Regional Official Plan's goal of ensuring that development and redevelopment takes place in a timely, orderly and sequential manner.

The proposal is of a compact and efficient built form while efficiently using land, services, and infrastructure, with consideration of the characteristics of the existing surrounding residential communities and services in accordance with Section 5.6.3. The proposal will assist Brampton in fulfilling numerous planning objectives including meeting and accommodating Regional Growth and Employment forecasts. Furthermore, the proposal directs development to the urban system in accordance with Section 5.6.11 of the Region of Peel Official Plan.

The proposal will contribute to a complete community and intensify once underutilized lands to incorporate an industrial building within the existing Prologis Distribution Centre. Furthermore, in accordance with Sections 5.6.19.2 and 5.6.19.4, the proposed development incorporates a connection to the existing public sidewalk system which provides a pedestrian-friendly walkable access to other land uses in the community.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan (2006)

The property is designated 'Industrial', 'Open Space', 'Corridor Protection Area' and 'Special Study Area' in Schedule A: General Land Use Designations. The "Industrial" designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution. The proposed industrial building conforms to the uses of the 'Industrial' zone as it will be used for office and warehousing purposes. The Special Study Area designation is related to ongoing comprehensive land use studies as the lands are part of Clarkway Drive/ Castlemore Road / Mayfield Road Special Study Area. The purpose of this study is to designate additional employment land and find opportunities to identify existing designated lands were identified, in accordance with S.4.14.1.1. Lands in the Corridor Protection Area are being protected for the accommodation of the arterial road network and high order transportation facilities required within this area of Brampton, in accordance with S.4.14.2.3.2 and S.4.14.2.3.3.

The City of Brampton is anticipated to receive significant residential and employment growth with the expectation that portions of the growth is accommodated for within the built-up area using existing servicing. The City of Brampton Official Plan encourages the balance of commercial development to balance residential uses. The proposal is expected to achieve the minimum density on the lands that are being rezoned for employment uses.

The proposal conforms to the 'Open Space' designation of the Official Plan. The proposed draft Zoning By-law Amendment identifies that the 'Open Space' area will be placed in a protective zone which will limit development on that specific portion of the land. The subject site is occupied by one (1) single-detached residential dwelling with accessory structures which includes a detached garage and shed. The existing dwelling is officially listed in Brampton's Heritage Registrar as a built heritage resource that possesses cultural heritage values. As part of the future site plan application, a Heritage Impact Assessment (HIA) will be submitted and reviewed to determine the structural integrity of the heritage dwelling.

The proposed land use changes are supportable from a land use planning perspective, and are consistent with the intent of the Official Plan. Staff is satisfied that the proposed application to amend the Zoning By-law conforms to the City of Brampton's Official plan and therefore an amendment is not required.

Brampton Plan (2023)

The property is designated 'Employment Area' in Schedule 1A and 'Employment' in Schedule 2: Designations of the Official Plan. 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.

The proposed industrial development effectively addresses and fulfills these outlined objectives as it strategically aligns with the City's comprehensive vision for economic growth and sustainable development, in accordance with S.2.2.8, S.2.2.8.1, S.2.2.8.3. It is conveniently accessible through the planned and existing local and region road network, as well as the provincial highway system. In accordance with S.2.2.8.9 and S.2.2.8.10, the proposal leverages the proximity to key transportation infrastructure as described, the development can ensure a high level of connectivity and accessibility for the movement of goods and services, thereby facilitating efficient trade and business operations in the City and Region.

The proposed development will contribute to the creation of a vibrant and dynamic economic landscape, promoting the growth of the business community, and to support the operation of various industries while also accommodating the needs of the local workforce in accordance with. The jobs and economic opportunities created in the proposed development will enhance the overall accessibility for both future businesses and employees in the area, fostering a thriving and integrated community within the industrial district.

Based on the above, Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the 'Brampton Plan'.

Highway 427 Industrial Secondary Plan (Area 47)

The property is designated 'Logistic/Warehouse/Transportation', 'Scoped Appealed Lands', and 'Valleyland' within the Highway 427 Industrial Secondary Plan (Area 47).

The subject property is located within a location planned for industrial uses. The proposed industrial building is consistent with the Secondary Plan designation. The proposed development implements appropriate buffers, landscape treatments, and noise mitigation measures that will be implemented through the By-law amendment and Site Plan approval process in accordance with S.5.2.9.2 and S.5.2.9.4.

A portion of the property is designated 'Valleyland' within the Secondary Plan. Although typically development on valleyland features are not permitted, S.5.3.1.1, S.5.3.1.2, and S.5.3.1.7 states that the limits of a valleyland feature may be refined through the completion of the Master Environmental Servicing Plan, Environmental Implementation Report or Environmental Impact Study. Minor refinements to the valleyland features that do not impact the function of the feature or result in any significant decrease in size of the final valleyland may be considered as per S.5.3.1.4. The proposal contemplates the development of an industrial building on the subject lands. The footprint of the industrial building is proposed to encroach into the valleyland feature, since the impact to the valleyland is minimal, an amendment to the Secondary Plan is not required. In

accordance with S.5.3.1.3, a protection zone will be implemented into the Zoning By-law to protect the valleyland feature.

Based on the above, Staff is satisfied that the proposed Zoning By-law is consistent with the policies of the Highway 427 Industrial Secondary Plan (SP47).

Zoning By-law

To facilitate the proposed employment uses, the applicant is proposing to rezone the lands to 'Industrial Four – Section 3598 (M4-3598)' and Open Space (OS). This is an existing zone that is currently the zoning designation for the majority of the Prologis Distribution Centre. The M4-3598 zone permits the following uses:

- 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;

In addition, the following site specific zoning requirements are provided to ensure that the proposed development achieves the prescribed objectives, policies and principles of the Official Plan and area Secondary Plan. These provisions stipulate:

- Where the openings for waste disposal and loading facilities on any building face a public street, they shall be screened from view from the street;
- Garbage and refuse storage shall be screened within an enclosure constructed from materials that are compatible with the main building climate controlled area within a building; and,
- Building setbacks for the industrial building.

As per Schedule A of the Official Plan and Schedule SP47(a) of the Highway 427 Industrial Secondary Plan, the subject lands include a valleyland feature. A protection zone will be implemented into the Zoning By-law to limit development on that specific portion of the land.

At this time, Staff is satisfied with the recommended Zoning By-law Amendment and note that a protective zone shall be included in the by-law prior to enactment.

Community Engagement

Notice of the statutory public meeting for this application (to also be held at the same Planning and Development Committee meeting for the consideration of this Recommendation Report - June 9th 2025) was circulated to property owners within 240 metres of the subject lands through mail service and by advertisement on the City's website and the Brampton Guardian. Notice signs were also placed on the subject lands. These notices exceed the Planning Act's requirements.

This report along with the complete application requirements, including studies, have been posted to the City's website.

The same Planning and Development Committee meeting (June 9, 2025) is proposed for both the Statutory Public Meeting and the Recommendation Report, considering that the proposed industrial land use was already previously approved for a large portion of the subject property, and to create an expedited process (refer to City File No. C11E15.002) for the proposed employment generating development.

At the time of writing this report, there has been no formal comment received by the public on the application. If questions arise from the public meeting which are not able to be adequately responded to, Council may consider referring this matter back to staff.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications identified at this time. 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 application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. 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.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law Amendment is generally in accordance with Attachment 11, represents good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development is consistent with the Provincial Policy Statement (2024). Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2023), and the Highway 427 Industrial Secondary Plan (Area 47).

The report recommends that Council enact the Zoning By-law Amendment generally in accordance with Attachment 11. The Zoning By-law Amendment application is appropriate for the orderly development of the lands considering the following:

- The proposal has regard for matters of provincial interest under the Planning Act;
- The proposal is consistent with the Provincial Policy Statement (2024);
- The development proposes an industrial development which will contribute to the employment growth within the City; and
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Zoning By-law Amendment, as the proposal is in regard for the public interest.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Map
- Attachment 4 – Secondary Plan Map
- Attachment 5 – Zoning Map
- Attachment 6 – Aerial and Land Use Map
- Attachment 7 – Heritage Resources Map
- Attachment 8 – Brampton Plan Map

- Attachment 9 – Results of External Circulation
- Attachment 10 – Detailed Planning Analysis
- Attachment 11 – Draft Zoning By-law Amendment
- Attachment 11A – Draft Zoning By-law Amendment Schedule