

**Date:** 2021-07-02

**File:** **OZS-2020-0010, 21T-20003B**

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
(To permit development of industrial business uses)  
**Glenshore Investments Inc. – MHBC Planning Limited**  
5203 Old Castlemore Road  
Ward: 10

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**Report Number:** Planning, Bld & Ec Dev-2021-236

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision, **Glenshore Investments Inc. – MHBC Planning Limited**, 5203 Old Castlemore Road, Ward 10 (OZS-2020-0010, 21T-20003B, and Planning, Building and Economic Development-2021-236), dated July 2, 2021 to the Planning and Development Committee Meeting of July 26, 2021 be received;
2. **THAT** the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by MHBC on behalf of Glenshore Investments Inc., Ward 10, Files: OZS-2020-0010 and 21T-20003B be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. **That** the amendments to the Zoning By-law, generally in accordance with Appendix 9 of this report, be adopted.

**Overview:**

- **This application proposes a Draft Plan of Subdivision along with amendment to the Zoning By-law to permit the development of industrial business uses. The proposed Draft Plan of Subdivision will create four (4) industrial business blocks, one stormwater management facility, two blocks for future development, one natural heritage system block, compensation blocks, and buffer blocks.**
- **The property is designated as “Business Corridor” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Mixed Commercial/Industrial” and “Valleyland” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.**
- **The property is zoned Agricultural (A) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed uses.**
- **A Statutory Public Meeting for this application was held on July 27, 2020. No delegation requests or written comments were received prior to the Public Meeting. Details of the Statutory Public Meeting are included in Appendix 12 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**
- **The proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

**Background:**

This application was received on May 5, 2020 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On May 20, 2020 staff issued formal notice that the application was deemed to be a complete application.

## **Current Situation:**

### Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law and Draft Plan of Subdivision has been filed in support of the proposed development.

Details of the proposal are as follows:

- To create four (4) industrial business blocks;
- To create one (1) stormwater management facility;
- To create a Valleyland Block for Rainbow Creek tributary with associated buffers and compensation areas;
- To create one (1) public road; and,
- To create two (2) blocks for future development.

### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Located west of Highway 50, north of Castlemore Road, and south of Old Castlemore Road;
- Currently vacant with agricultural uses;
- Contain Rainbow Creek tributary on the west side of the property; and,
- Irregularly shaped with an area of approximately 15.00 ha (37.07ac) and frontage along Castlemore Road.

The surrounding land uses are described as follows:

North: Across Old Castlemore Road there are lands in agricultural use with a single detached dwelling.

South: Directly across Castlemore Road there are vacant lands in agricultural use. Further south there is an existing low density residential neighbourhood.

East: Highway 50 runs along the entire length of the property, which marks the boundary with the City of Vaughan. Across Highway 50, there is a large

warehouse facility and railway terminal. There is a gas station located at the southeast corner of the intersection.

West: There is vacant land in agricultural use. Further west there are single detached dwellings on estate sized lots.

### **Summary of Recommendations:**

This report recommends that Council approve the Draft Plan of Subdivision application and enact the Zoning By-law Amendment attached hereto as Appendix 9.

### Planning Analysis Summary:

Staff has reviewed the proposed Draft Plan of Subdivision and Zoning By-law Amendment and found that this application represents good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 51(24) of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 11 of this report.

### Community Engagement:

The proposed Draft Plan of Subdivision and Zoning By-law Amendment were 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. A copy of all department/agency comments are included in Appendix 13 of this report. 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.

A Statutory Public Meeting for this application was held on July 27, 2020. There were no delegations at the meeting and no written submissions were received. Details of this meeting are included in Appendix 12 of this report.

### **Corporate Implications:**

### Financial Implications:

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

### Other Implications:

There are no other corporate implications associated with this application.

### **Term of Council Priorities:**

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposed development will provide employment opportunities.

### Living the Mosaic – 2040 Vision:

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

### **Conclusion:**

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Draft Plan of Subdivision and Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision and Zoning By-law Amendment be approved.

Authored by:

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Submitted by:

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David Barrick  
Chief Administrative Officer

**Attachments:**

Appendix 1:	Concept Plan
Appendix 1A:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Block Plan Designation
Appendix 6:	Zoning Designations
Appendix 7:	Existing Land Use Plan
Appendix 8:	Heritage Resources Plan
Appendix 9:	Draft Zoning By-law Amendment
Appendix 10:	Draft Conditions of Draft Plan Approval
Appendix 11:	Detailed Planning Analysis
Appendix 12:	Results of Public Meeting
Appendix 13:	Results of Application Circulation