

**Date:** 2022-01-21

**File:** **OZS-2021-0051**

**Subject:** **INFORMATION REPORT**  
Application to Amend the Zoning By-Law  
(*Zoning By-law Amendment application to facilitate a multi-use building with a one storey warehouse/internal storage component, mezzanine and surface parking lot*)  
**PMB Holdings Ltd. - Weston Consulting**  
10810 Coleraine Drive  
West side of Coleraine Drive, south of Countryside Drive  
Ward: 10

**Contact:** Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, [Andrew.Ramsammy@brampton.ca](mailto:Andrew.Ramsammy@brampton.ca)  
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Steve Ganesh, Manager, Planning, Building and Economic Development, [Steve.Ganesh@brampton.ca](mailto:Steve.Ganesh@brampton.ca), (647)624-8533

**Report Number:** Planning, Bld & Ec Dev-2022-054

**Recommendations:**

1. **THAT** the report from Andrew Ramsammy, Development Planner, Planning and Development Services, dated January 21, 2022 to the Planning and Development Committee Meeting of February 14, 2022 entitled “**Information Report**”, Application to Amend the Zoning By-Law, **PMB Holdings Ltd. – Weston Consulting**. Ward: 10, (**Planning, Bld & Ec Dev-2022-054** and **File: OZS-2021-0051**) be received; and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- The application is proposing to amend the Zoning By-law to facilitate a multi-use building with a one storey warehouse/internal storage component, mezzanine and surface parking lot.
- The property is designated “Industrial” and “Special Study Area” in the Official Plan and “Business Park” in the Highway 427 Industrial Secondary Plan (Area 47). An amendment to the Official Plan and Secondary Plan is not required.
- The property is zoned as “Residential Rural Estate Two (RE2) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed use.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

**Background:**

The subject property is designated as Industrial and Special Study Area within the Official Plan and Business Park in the Highway 427 Industrial Secondary Plan (Area 47).

This application has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1), Section 35 (10.4), and Section 22 (6.1) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on December 10, 2021.

**Current Situation:**Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law to facilitate a multi-use building with a one storey warehouse/internal storage component, mezzanine and surface parking lot.

Details of the proposal are as follows:

- To amend the Zoning By-law to a site specific industrial designation to accommodate a multi-use building with a one storey warehouse/internal storage component and mezzanine.

- The layout of the proposed building is in the form of an industrial mall arrangement where it could be sub-divided into six individual units;
- The proposed building has a total Gross Floor Area (GFA) of 1,215.31sq.m (13,081.49 sq.ft);
- A proposed building height of 8.7m (28.54 ft.);
- Site to be accessed by a full access driveway from Coleraine Drive; and
- A total of 34 parking spaces are proposed.

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

The lands have the following characteristics:

- A total site area of approximately 0.4 hectares (1 acre);
- A total frontage of approximately 64 metres (209.97 feet) along Coleraine Drive; and
- Has a one storey single detached dwelling on the property, proposed to be demolished.

The surrounding land uses are described as follows:

North:	Three single detached dwellings, each situated on approx. 1 acre lots;
South:	Agricultural land; subject to a Plan of Subdivision application by Orlando Development, file: C11E15.002
East:	Coleraine Drive, beyond which is a single detached dwelling and agricultural land; subject to a Plan of Subdivision application by Orlando Development, file: C11E15.002, and
West:	Agricultural land, and Rainbow Creek which runs north/south, which is subject to a Plan of Subdivision application by Orlando Development, file: C11E15.002

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

At this time, Staff has noted the following considerations that will need to be addressed:

- Appropriate setback and noise mitigation to adjacent residential uses;
- The opportunity for loading spaces; and
- Potential to achieve and/or exceed the minimum sustainability score.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

#### Public Meeting Notification Area:

This application has been circulated to all relevant City departments and external agencies for comment and a sign informing the public of the submission of a development application for the property is erected on the site.

Notice of the statutory public meeting has been provided by mail to all property owners within 240 metres of the subject lands, and also through the Brampton Guardian, which exceeds the requirements of the Planning Act. The notices were provided at least 20 days in advance of the public meeting as per Planning Act requirements.

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

#### **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. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

##### Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

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

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

## Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Andrew Ramsammy  
Development Planner I  
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Development

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Director, Development Services  
Planning, Building & Economic Development

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc., P.Eng.  
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David Barrick  
Chief Administrative Officer

## Appendices:

- Appendix 1: Concept Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Information Summary