

Date: 2022-05-16

File: **OZS-2022-0020**

Subject: Information Report
Application to Amend the Zoning By-law
(To facilitate the development of a transportation facility consisting of a warehouse/truck repair area with an office portion on the site.)
2820453 Ontario Inc. – Candevcon Limited
0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50)
Ward: 10

Contact: Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, Andrew.Ramsammy@brampton.ca, 905-874-3485; and,
Steve Ganesh, Manager, Planning, Building and Economic Development, Steve.Ganesh@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-419

Recommendations:

1. **THAT** the report titled: **Information Report, Application to Amend the Zoning By-law, Candevcon Limited – 2820453 Ontario Inc., 0 Old Castlemore Road – Ward 10 (City File: OZS-2022-0020 and Planning, Bld & Economic Development-2022-419)**, dated May 16, 2022 to the Planning and Development Committee Meeting of June 6, 2022 be received; and,
2. **THAT** 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 the development of a transportation facility consisting of a warehouse/truck repair area with an office portion on the site.**

- The property is designated “Industrial” and “Open Space” in the Official Plan and “Logistics/Warehouse/Transportation” and “Valleyland” 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 “Agricultural (A)” 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:

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 March 30, 2022. The Site Plan application process has been initiated for this proposed development. A Site Plan Pre-Consultation meeting for application PRE-2021-0192 was held on November 2, 2021. The existing structures on site are proposed to be removed.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law to facilitate the development of a transportation facility consisting of a warehouse/truck repair area with an office portion on the site.

Details of the proposal are as follows:

- To amend the Zoning By-law to a site specific Industrial Two zone (M2-XXXX), Floodplain (F) and Open Space (OS) zone to accommodate the proposed transportation facility.
- To accommodate a proposed industrial building with an approximate Gross Floor Area of 2415 square metres.
- To accommodate a proposed industrial building height of 11 metres.

- Uses proposed to be permitted by the proposed By-law Amendment include Industrial and Accessory uses as outlined in Appendix 8.
- Access to the site is from Old Castlemore Road.

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

The lands have the following characteristics:

- A total site area of 4.05 hectares (10 acres);
- A total frontage of approximately 124 metres (406 ft);
- Rainbow Creek Natural Heritage System extends into the western side of the site; and
- Two structures currently exist on the property.

The surrounding land uses are described as follows:

North	Agricultural lands, to the north-west are lands part of Block Plan 47-1 proposed for residential uses as part of application OZS-2021-0060;
East	Agricultural lands and a single detached residential dwelling;
South	Agricultural lands proposed for future employment and commercial uses as part of application OZS-2020-0010;
West	Rainbow Creek Natural Heritage System (NHS), beyond the NHS are lands proposed for residential uses as part of OZS-2021-0050, located in Block Plan 47-1.

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 notes the following specific considerations that need to be addressed:

- Appropriate noise mitigation measures for adjacent land uses;
- Encroachment within the Rainbow Creek corridor; and
- Verification of sustainability score and exploring opportunities to achieve a score greater than Bronze.

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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Attachments:

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
Appendix 9: Sustainability Snapshot