

PUBLIC INFORMATION MEETING

City-Initiated Amendment to the Zoning By-law

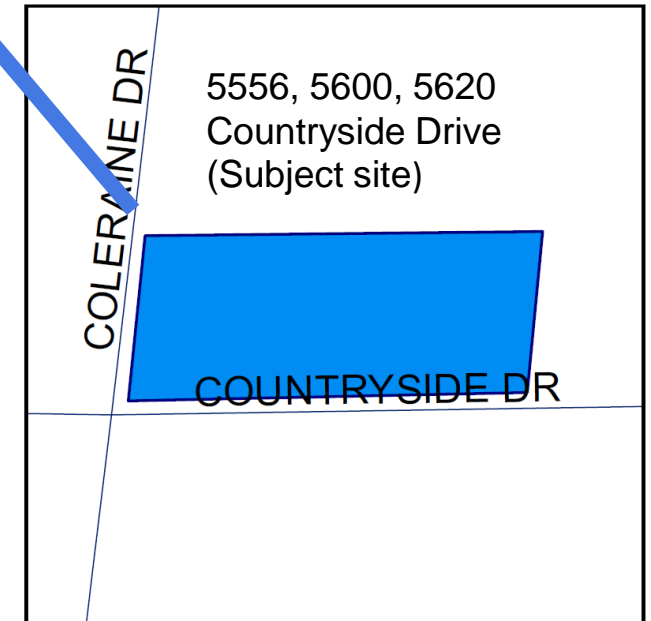
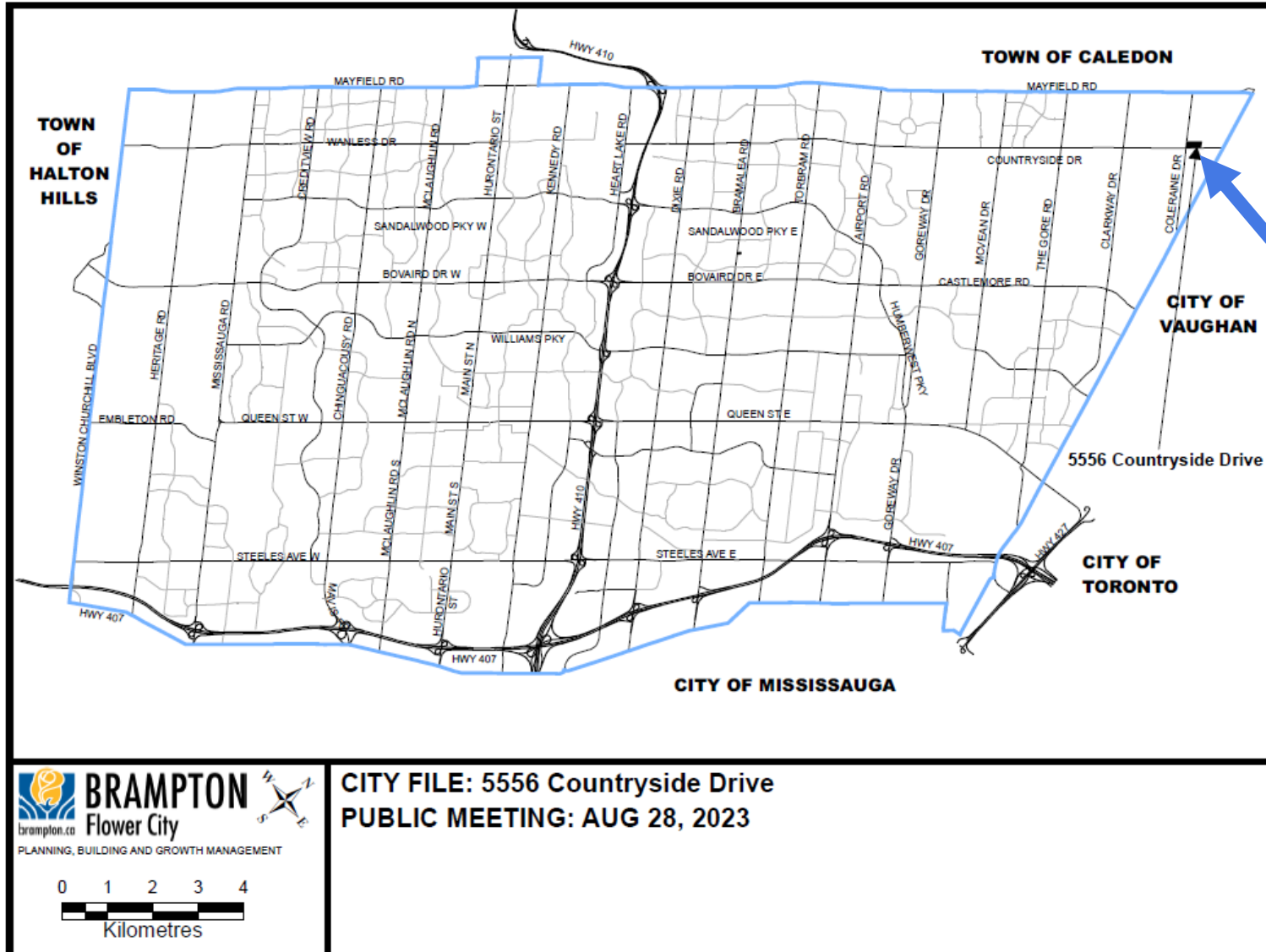
5556, 5600 & 5620 Countryside Drive

WARD : 10

REGIONAL COUNCILLOR: Gurpartap Toor

CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Agricultural lands.

South: Countryside Drive, beyond which are future industrial uses subject to development application File: C11E15.002.

East: Agricultural lands, beyond which is Highway 50.

West: Coleraine Drive, beyond which are proposed Institutional uses subject to MZO Initiated Application OZS-2022-0005, beyond which are agricultural lands.

Legend

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	

AREA CONTEXT



SITE PHOTOS



Views from the intersection of Countryside Dr and Coleraine Drive -facing north-east



Views from Countryside Drive -facing west

SITE PHOTOS



View of property at 5600 Countryside Drive – facing north

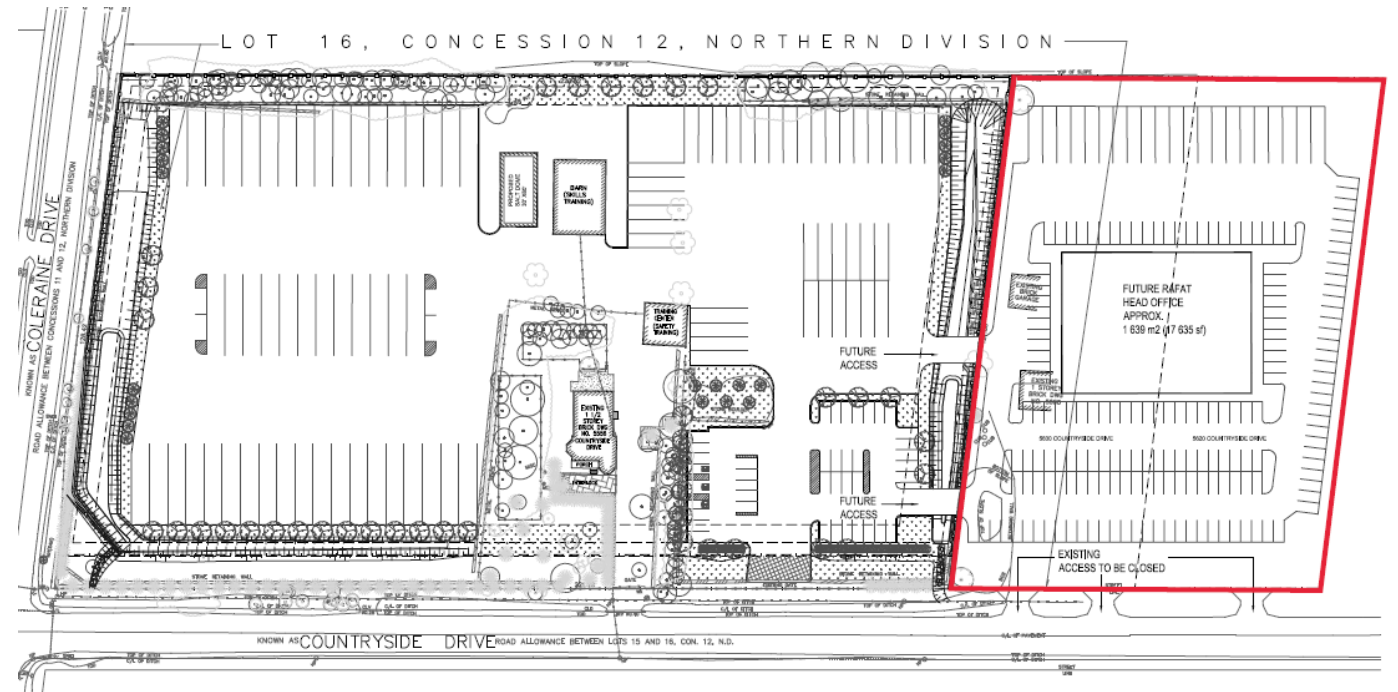


View of property 5620 Countryside Drive – facing north

DEVELOPMENT PROPOSAL

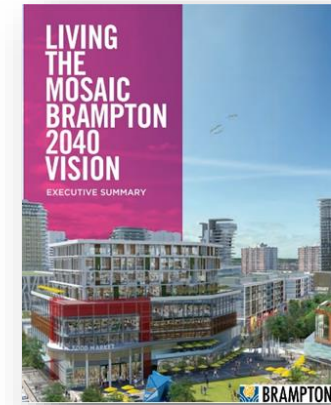
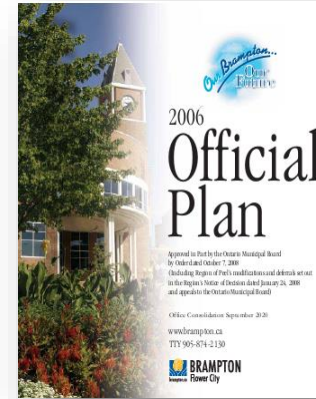
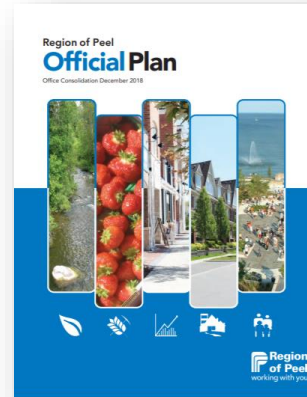
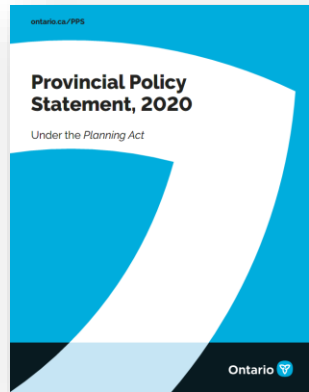
The City-Initiated Zoning By-law Amendment proposes:

- To facilitate the development of a permanent office use (1,600 square metres / 17,500 square feet and associated outdoor storage use.
- To permit non-industrial uses in conjunction with the office use.
- To provide internal vehicular access for the proposed office use.
- To use a Holding (H) symbol in the Zoning By-law to be lifted once arrangements are made to consolidate the subject properties and post financial securities.



Conceptual Site Plan for 5556, 5600 and 5620 Countryside Drive

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

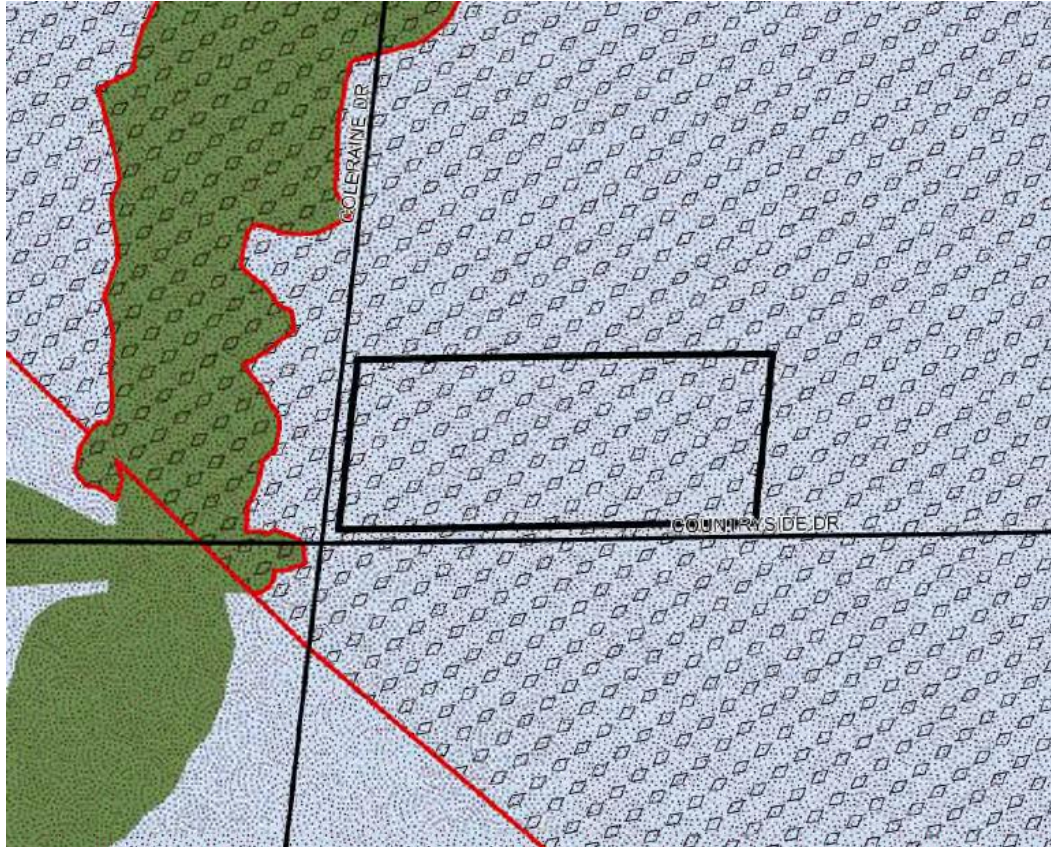
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 47 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

*Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN

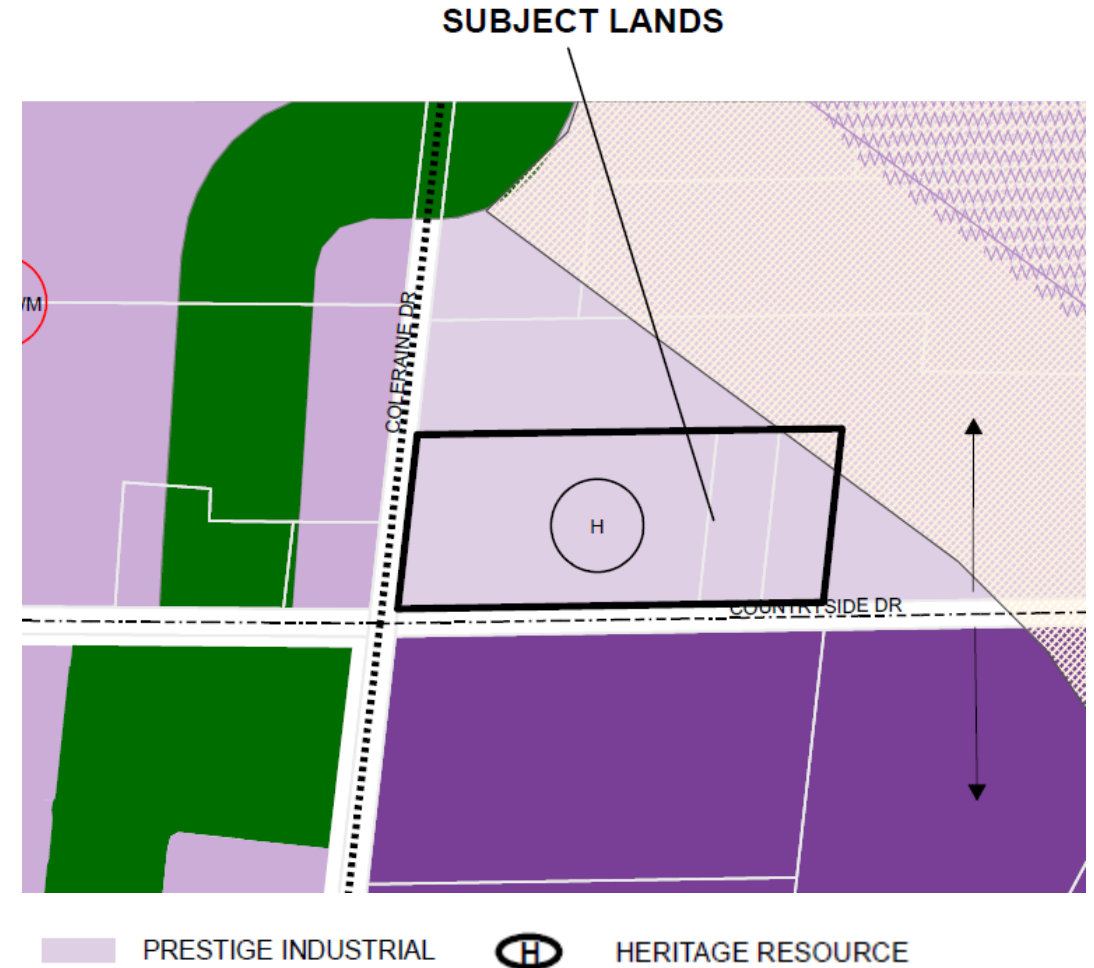


- The property is designated 'Industrial' and 'Corridor Protection Area' in the Official Plan.
- The 'Industrial' designation permits a full range of industrial activities ranging from light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution.
- An Amendment to the Official Plan is **not required** to accommodate the proposed office uses and associated outdoor storage.

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Highway 427 Industrial Secondary Plan Area 47

- **Land Use Designation:** 'Prestige Industrial' and 'Heritage Resource'
- The designation permits a wide range of employment uses including office use, manufacturing uses and warehousing.
- Outdoor storage including truck trailer parking as a primary use shall not be permitted.
- An amendment to the Secondary Plan **may be required** to permit the proposed outdoor storage.



CURRENT ZONING CONTEXT: ZONING BY-LAW

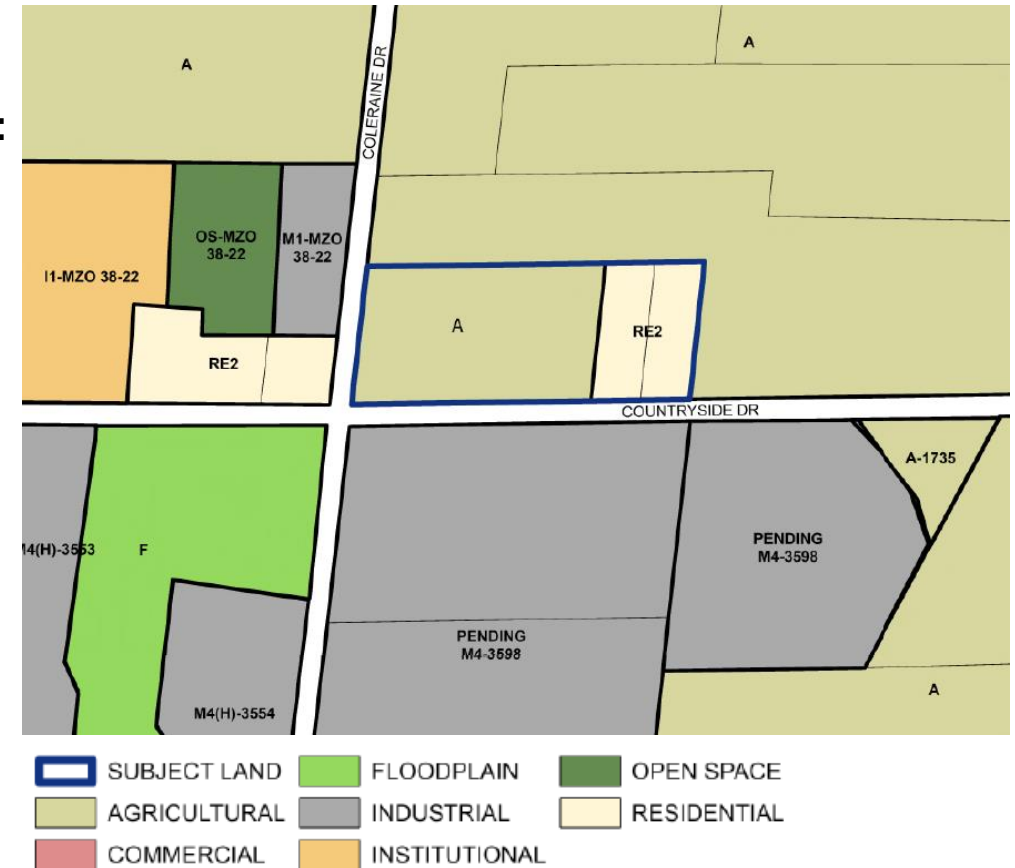
Current Zone: Agricultural (A) and Residential Rural Estate Two (RE2)

Agricultural (A):

- Land Use Permissions
 - Agricultural and accessory purposes
- Select non-agricultural uses include:
 - A single detached dwelling
 - Supportive housing residences
 - Cemetery
 - Animal hospital
 - Kennel
 - Home occupation

Residential Rural Estate Two (RE2):

- Land Use Permissions
 - A single detached dwelling
 - Supportive Housing Residence Type 1

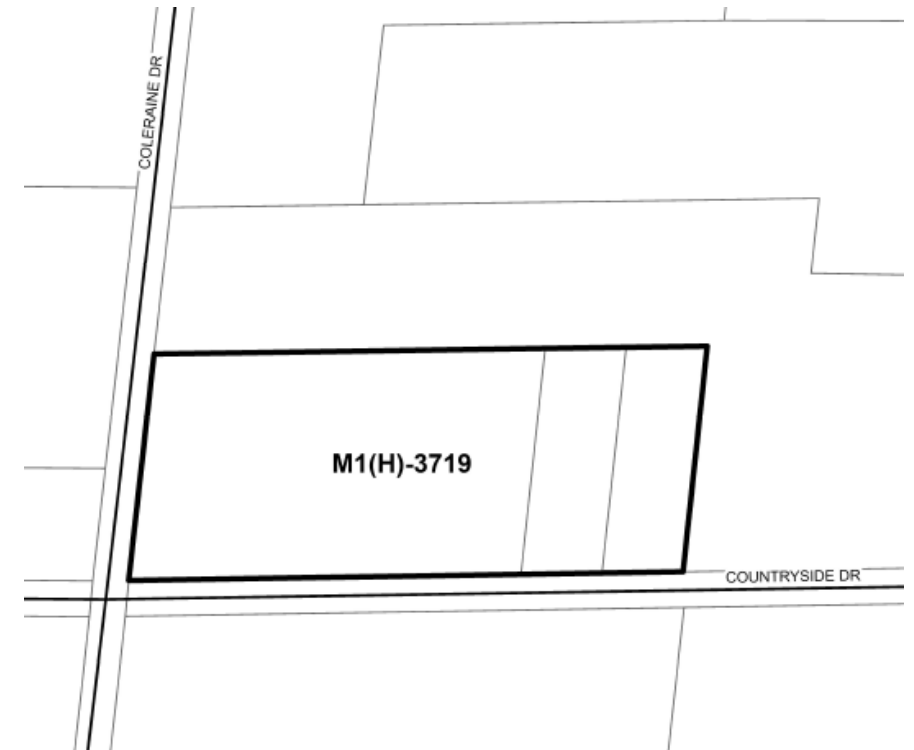


- An amendment to the Zoning By-law is required to permit the proposed use.

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Agricultural (A)' and 'Residential Rural Estate Two (RE2)' zones to 'Industrial One – Holding (M1(H))' zone.

Proposed Zone	Highlight of proposed Zone
SITE-SPECIFIC INDUSTRIAL ONE – HOLDING (M1(H))	<ul style="list-style-type: none">• Permits a permanent office use.• Permits non-industrial uses in conjunction with the office use.• Permit outdoor storage accessory to the office use.• Adds a holding (H) symbol provision that would require site-specific objectives regarding land assembly and arrangements for the securing of office uses prior to removal of the H symbol.



KEY ISSUES & CONSIDERATIONS

- **Potential Amendment to the Secondary Plan**
 - In addition to a Zoning by-law Amendment, a Secondary Plan Amendment may also be required to permit the proposed accessory outdoor storage use.
- **Capacity of Public Roads**
 - Coleraine Drive currently prohibits heavy truck traffic
 - Countryside Drive currently only allows for traffic with reduced vehicle loads
- **Screening of Outdoor Storage Uses**
 - The proposed outdoor storage use will need to be screened from public view on Countryside and Coleraine Drive and adjacent properties



WE ARE HERE IN THE PLANNING PROCESS

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

CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Simran Sandhu

Advisor, Special Projects

City of Brampton

Simran.Sandhu@Brampton.ca

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing near the bus stop. In the background, there is a large, multi-story building with a curved facade and many windows. To the right of the main building, there is a tall, narrow structure with a clock face near the top. The entire image is overlaid with a semi-transparent blue filter.

Thank you!