

**Date:** 2023-07-12

**File:** OZS-2022-0020

**Subject:** **Recommendation 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, Development Services  
  
Angelo Ambrico, Manager, Development Services,

**Report Number:** Planning, Bld & Growth Mgt-2023-593

**Recommendations:**

1. That the report from Andrew Ramsammy, Development Planner, Development Services to the Planning and Development Committee Meeting of July 31<sup>st</sup>, 2023, re: **Recommendation Report**, Application to Amend the Zoning By-law, **2820453 Ontario Inc. – Candevcon Limited**, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10 (OZS-2022-0020, and Planning, Building and Growth Management-2023-593), be received;
2. That Application to Amend the Zoning By-law submitted by Candevcon Limited. on behalf of 2820453 Ontario Inc., File: OZS-2022-0020, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated July 12<sup>th</sup>, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 of 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 22(6.1) and Section 34(17) 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 accommodate the proposed development of a transportation facility consisting of a warehouse/truck repair area with an office portion on the site.**
- **The subject 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 “Agricultural (A)” by By-law 270-2004, as amended. The draft Zoning By-law Amendment attached as Attachment 10 will implement the proposed industrial uses.**
- **A Statutory Public Meeting for this application was held on July 25<sup>th</sup>, 2022. No members of the public attended the Statutory Public Meeting to speak to the application. Inquiries were received from the public, however no written correspondence expressing concern or issues was received. Details of the Statutory Public Meeting, are summarized in Attachment 9 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 represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan.**

**Background:**

The application was submitted by Candevcon Ltd. on behalf of 2820453 Ontario Inc. on March 22, 2022. 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.

A Statutory Public Meeting was held on July 25<sup>th</sup>, 2022 to provide information about the application to the public which satisfies the notice and statutory public meeting

requirements in the Planning Act and the Public Meeting policies in S. 5.30 of the Official Plan.

### **Current Situation:**

#### Proposal (Attachment 1)

The application is proposing to amend the Zoning By-law to permit industrial land uses which will 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 (M2-3707), Floodplain (F) and Open Space (OS) zone to accommodate the proposed transportation facility. A list of the proposed permitted uses also include:
  - Industrial
    - the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop, motor vehicle body shop and a motor vehicle washing establishment;
    - non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair, and rental equipment, and a transportation terminal but not a junk yard, salvage yard, wrecking yard, quarry or pit;
    - a warehouse
  - Accessory
    - An associated office.
- A total Gross Floor Area (GFA) of 2,415 square meters (based on current concept plan as shown in Attachment 1. Some modification to the concept plan may occur at time of the future site plan application);
- The proposed industrial building is limited to have a height of 13 metres.
- A total of thirty three (33) vehicular parking spaces and forty-nine (49) trailer parking spaces.
- Site access is proposed from Old Castlemore Road.

#### Property Description and Surrounding Land Use (Attachment 2):

The current conditions on-site are as follows:

- The subject property has a total site area of 4.05 hectares (10 acres);

- The subject land has a total frontage of approximately 124 metres (406.8 feet) on Old Castlemore Road; and
- Rainbow Creek Natural Heritage System extends into the west and north side of the property.

The surrounding land uses are 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.

#### Additional Considerations - Old Castlemore Road Improvements

To accommodate the industrial uses for proposed developments located along Old Castlemore Road, portions of Old Castlemore Road east of the Rainbow Creek Corridor to Regional Road 50 is required to be rebuilt to the City's Industrial Road Standards (Class 'A' Standards). The following is required to occur prior to Site Plan approval:

- Old Castlemore Road is to be stopped up and closed at the east side of Rainbow Creek and adhere to the City standard cul-de-sac design and the intersection of Regional Road 50 is to be signalized. The road works will be completed as part of subdivision application (OZS-2020-0010) on the south side of Old Castlemore Road, east of Rainbow Creek which is currently draft approved.
- The costs associated with the road works will be shared by way of a cost share agreement between the developing land owners for this area. The road work and addition of a cul-de-sac is illustrated on the concept plan attached as Attachment 1
- In addition, the road works involving Old Castlemore road include the removal of the existing culvert at Rainbow Creek and reinstatement of the valley.
- A Site Plan application is required for any development on the subject lands. Conditions will be applied to the future site plan agreement pertaining to the reconstruction of Old Castlemore Road to City Industrial Road Standards prior to the release of an approved site plan.

It is noted the attached Conceptual Site Plan (Attachment 1) may require some modification, but will be accommodated via a future site plan application.

## Zoning By-law Amendment

The proposed amendment to the Zoning By-law 270-2004 is required to rezone the lands from the current “Agricultural – A Zone” to an “Industrial Two – 3707”, “Floodplain” and “Open Space” zone to facilitate the proposed transportation facility, and formalize the industrial uses in the Zoning By-law.

The ‘Industrial Two - 3707 (M2-3707)’ zone is proposed with site-specific provisions relating to minimum landscape open space, outside storage and parking. The site-specific provision relating to minimum landscape open space will permit retaining walls and noise barriers in required landscape open space areas. The purpose of this provision is to implement noise mitigation measures to adjacent land uses. Site specific provisions are included to restrict the location of outdoor storage of goods and materials on site and to adequately screen outdoor storage from public view.

The western and northern portion of the property designated as Valleyland in the City of Brampton Official Plan is proposed to be zoned as Floodplain. An ‘Open Space’ zone is also proposed to the rear of the property to accommodate a Stormwater Management Pond as shown on the concept plan attached as Attachment 1. The schedule depicting the proposed zones can be found attached in Attachment 10.

Staff is satisfied the proposed amendment to the Zoning By-law captures the intent of the Official Plan. Special provisions in the Zoning By-law amendment relating to minimum landscape open space, outside storage and parking.

### Summary of Recommendations:

This report recommends that Council approve a Zoning By-law amendment that is generally in accordance with Attachment 10, respectively. The By-law will accommodate the future approval of a site plan application for this use on this site.

### Planning Analysis Summary

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-law is consistent with the Provincial Policy Statement, the goals and objectives of the City’s Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

The proposal is located within the ‘Urban System’ as defined in Schedule E-1 of the Region of Peel Official Plan, and is located within the ‘Industrial’ and ‘Employment’ designation in the City of Brampton Official Plan. The proposed development is an efficient use of lands within the City’s built-up area, and the Region’s ‘Urban System’. There is clear direction in the Growth Plan and Provincial Policy Statement to encourage the efficient development of lands with municipal sewage and water services, and to promote compact built form, and diversity of land uses for complete communities. The proposed development aligns with provincial direction to promote development that is more compact and makes efficient use of land, and infrastructure.

Please refer to Attachment 8 “Detailed Planning Analysis” for additional details.

### **Matters of Provincial Interest**

#### *Planning Act*

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2(a)(k)(h) and (p) of the Planning Act. Upgrades to Old Castlemore Road will ensure that future development is adequately serviced by transportation infrastructure, while ensuring the orderly development of safe and healthy community, in accordance with Section 2(h) of the *Planning Act*.

Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

#### *Provincial Policy Statement (PPS):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 1.1.1 (b) of the PPS which speaks to accommodating an appropriate mix of employment types. The proposal will also contribute to the mix and range of employment uses and encourages a diverse economic base by adding to the range of economic activities and employment uses in the area which aligns with Section 1.3.1(a) and (b).

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

#### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe:*

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject property is located within the Designated Greenfield Area – Conceptual of the Growth Plan and will contribute to achieving a complete community and encourage economic development and competitiveness by introducing employment use that will efficiently use land and contribute to the variety of employment opportunities and employment density. The recommendations conform to the applicable sections of the Growth Plan.

### **Municipal Planning Documents**

#### *Region of Peel Official Plan:*

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” and “Designated Greenfield Area” designation in the Regional Official Plan. The proposed Zoning By-law Amendment conforms to the Regional Policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that efficiently use resources. Staff is satisfied that the proposed development conforms to the Region of Peel Official Plan.

*City of Brampton Official Plan:*

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the design of the development is consistent with the policies and that all technical matters have been resolved.

The lands are designated “Employment”, “Designated Greenfield” and “Open Space” on Schedule 1 – City Concept, and “Industrial” and “Open Space” on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The “Employment” designation includes various employment generating land uses such as industrial, retail, business and office uses. The “Industrial” designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. The permitted uses proposed in the Zoning By-law Amendment align with the permitted uses of the Industrial designation and contributes to the employment growth 2031 targets making efficient use of the land that is designated for employment.

The application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the City of Brampton Official Plan.

*Highway 427 Industrial Secondary Plan Area 47 Policy Review:*

The subject property is designated “Logistics/Warehouse/Transportation” and “Valleyland” in the Highway 427 Industrial Secondary Plan (Area 47). The “Logistics/Warehouse/Transportation” designation permits a range of industrial uses from prestige industrial to outdoor storage of good and materials, including the uses proposed in the Zoning By-law Amendment. The proposed by-law also includes site-specific provisions to provide appropriate landscape buffers, setbacks and screening requirements to mitigate potential impact of the industrial operation and outdoor storage on adjacent uses. The Valleyland designation represents the Rainbow Creek Corridor that occupies the west and north side of the property. The technical matters have been resolved with both TRCA and City of Brampton providing clearance to the supporting reports and proposed development which includes appropriate setbacks, buffers and compensation area have

been provided to protect the existing natural area. Staff is satisfied that the proposed development aligns with the policies of the Highway 427 Industrial Secondary Plan (Area 47).

### Community Engagement

The proposed Zoning By-law amendment was 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. 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 25<sup>th</sup>, 2022. There were no delegations from members of the public at the meeting and three (3) inquiries were received expressing interest to the proposal, however no written correspondence expressing concern or issues was received.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is 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 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:**

The Development Services & Design Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed Zoning By-law Amendment represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the City of Brampton Official Plan and the Highway 427 Industrial Secondary Plan. In summary, the proposal is appropriate for the development of the subject land and Staff therefore recommend that the Zoning By-law Amendment be approved.

Authored by:

Reviewed by:

---

Andrew Ramsammy  
Development Planner, Development  
Services  
Planning, Building and Growth  
Management

---

Allan Parsons MCIP, RPP  
Director, Development Services  
Planning, Building, and Growth  
Management

Submitted by:

Approved by:

---

Steve Ganesh MCIP, RPP  
Commissioner  
Planning, Building and Growth  
Management

---

Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

Attachment 1: Concept Plan  
Attachment 2: Location Map  
Attachment 3: Official Plan Designations  
Attachment 4: Secondary Plan Designation  
Attachment 5: Zoning Designations  
Attachment 6: Aerial & Existing Land Use  
Attachment 7: Heritage Resources  
Attachment 8: Detailed Planning Analysis  
Attachment 9: Public Meeting Summary and Analysis  
Attachment 10: Draft Zoning By-law Amendment

Attachment 11: Results of Application Circulation  
Attachment 12: Sustainability Snapshot  
Attachment 13: Conceptual Landscape Plan