

**NOTICE OF INTENT TO PASS A ZONING BY-LAW
TO REMOVE A HOLDING SYMBOL IN ACCORDANCE WITH THE
REQUIREMENTS OF THE PLANNING ACT**

The City of Brampton has received a request by Blackthorn Development Corp. (file: OZS-2024-0066) with a proposal to Amend the Zoning By-law for the removal of a “Holding (H)” symbol from lands that are zoned ‘Industrial One (H)-3719 (M1(H)-3719)’ to facilitate development of Industrial and Non-Industrial uses and permissions of Zoning By-law Section M4-3719.

In accordance with the requirements of the Planning Act, the purpose of this notice is to advise of the City of Brampton’s intent to pass a Zoning By-law Amendment to remove the “H” Symbol from the property’s zoning designation.

Location:

The subject lands are located at the north-east corner of Countryside Drive and Coleraine Drive. The lands are municipally known as 5556, 5600 and 5620 Countryside Drive.

Proposal:

The subject lands are zoned ‘Industrial One (H)-3719 (M1(H)-3719)’. The intent of the Holding Symbol was to demonstrate confirmation to the satisfaction of the Commissioner of Planning, Building and Growth Management that (1) the three parcels (5556, 5600 and 5620 Countryside Drive) are assembled under one ownership and (2) confirmation that financial securities are in place for the establishment of an office use.

The applicant is proposing to remove the holding (“H”) symbol to facilitate the development of the lands for industrial purposes.

Recommendation:

Staff supports the removal of the “H” symbol, as evolution of the Countryside Drive Road Widening and other industrial developments within SP47 have changed the circumstances in which this holding provision was originally required. There are new opportunities to achieve consolidated site access with recently submitted development applications in the immediate vicinity of the subject parcels. Furthermore, all three subject parcels independently conform to the applicable provisions of both the parent M1 zone and site specific M1-3719 zone.

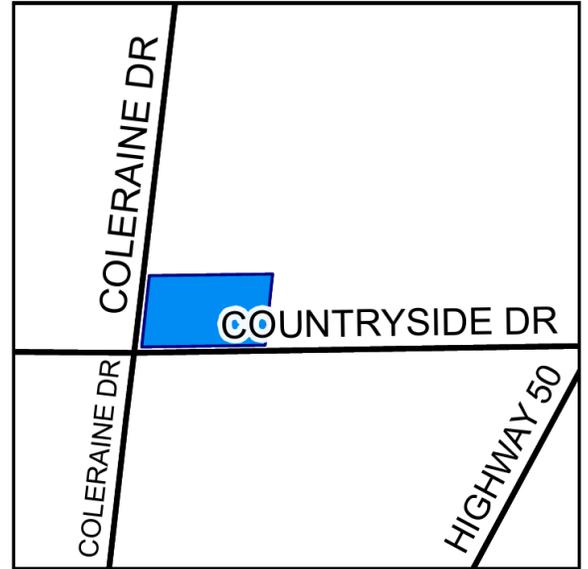
Furthermore, Site Plan Approval will be required in order to facilitate the proposed office and truck parking uses, and financial security in conjunction with a site plan application for that use is expected to be received shortly. Upon the receipt of the security, City Planning Staff are of the opinion that this Holding provision can be removed from Zoning By-law 270-2004, as amended by By-law 216-2017.

NOTE: Through the City of Brampton's delegated process, the By-law to remove the holding symbol will be approved by the Commissioner, Planning Building and Growth Management (or delegate).

If you have comments on this application, please submit correspondence (including letters, videos) related to this application to the staff person noted below. Correspondence regarding this application will be accepted until January 31, 2025.

In accordance with Section 36 of the Planning Act, no public meeting is required. Decisions related to this application are only appealable by the applicant.

FOR MORE INFORMATION: Please contact Samantha Dela Pena, Development Planner at samantha.delapena@brampton.ca and/or send comments to the Development and Design Division, 3rd Floor, 2 Wellington Street West, Brampton, Ontario L6Y 4R2.



A handwritten signature in blue ink that reads 'Allan Parsons'.

Allan Parsons, MCIP, RPP
Director, Development Services and Design
Planning, Building and Growth Management
City of Brampton