

**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 Bousfields Inc. on behalf of Countryside Brameast Holdings GP Inc. (file: OZS-2025-0007) with a proposal to Amend the Zoning By-law for the removal of a “Holding (H)” symbol from lands that are zoned ‘Industrial Four (H)-3727(M4(H)-3727)’ to facilitate development of Industrial uses and permissions of Zoning By-law Section M4-3727.

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 of Countryside Drive and west of Coleraine Drive. The lands are municipally known as 0, 5200 Countryside Drive.

Proposal:

The subject lands are zoned ‘Industrial Four (H)-3719 (M4(H)-3727)’. The intent of the Holding Symbol was to demonstrate confirmation to the satisfaction of the Commissioner of Planning, Building and Growth Management that:

1. Confirmation that a satisfactory Functional Servicing Report be provided and approved to the satisfaction of the Toronto and Region Conservation Authority, the Region of Peel, and the City of Brampton.
2. That appropriate arrangements are made to address site servicing to the satisfaction of the City of Brampton and Region of Peel.
3. That appropriate arrangements are made between the applicant, the City of Brampton, and its consultant, to the satisfaction of the Commissioner of Planning, Building and Growth Management, for the Countryside Drive design project to provide a single storm sewer system to service both development lands and Countryside Drive on an ultimate basis, including but not limited to design, front-end financing, construction, maintenance and securities. If the timing does not work to install the combined storm sewer system, the applicant shall install an interim storm sewer system and associated infrastructures to service the development lands until the ultimate storm sewer servicing system for Countryside Drive has been implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate storm sewer system.

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 a revised Functional Servicing Report has been submitted and approved by City, TRCA, and Regional staff. Staff is also satisfied that appropriate arrangements are in place through the concurrent Site Plan application (SPA-2023-0079) to provide a single storm sewer system on Countryside Drive to service the development on an ultimate basis. At this time, City staff have received all necessary departmental clearances to lift the Holding symbol.

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 October 22, 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 Michelle Hui, Development Planner at michelle.hui@brampton.ca and/or send comments to the Development and Design Division, 3rd Floor, 2 Wellington Street West, Brampton, Ontario L6Y 4R2.



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City of Brampton

