

# **APPLICATION TO AMEND THE ZONING BY-LAW**

**To permit 412 temporary truck and trailer storage and parking for a period of three-years.**

**11176 Highway 50**

**City of Brampton File: OZS-2023-0042**

**Application by:**

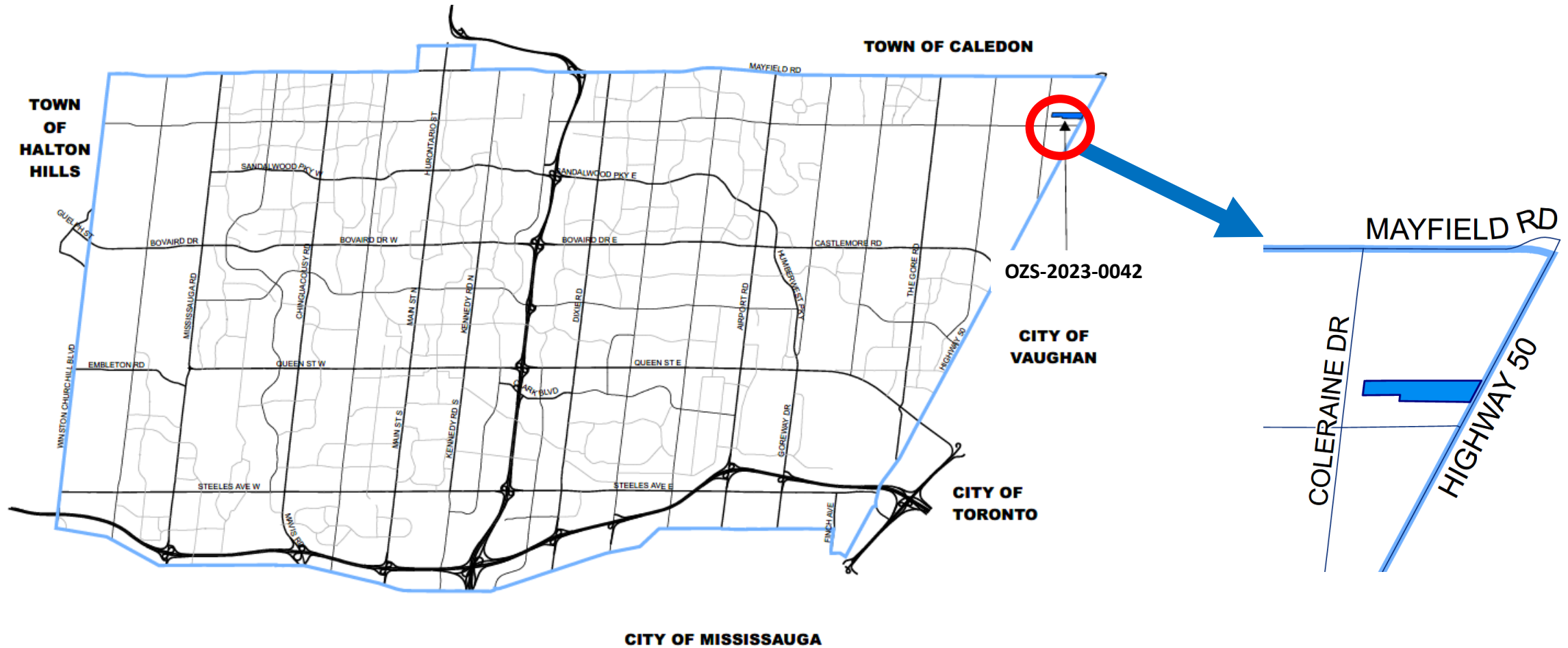
**BRUTTO CONSULTANTS on behalf of ROYAL LASER**

**WARD : 10**

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR**

**CITY COUNCILLOR / DEPUTY MAYOR: HAKIRAT SINGH**

# LOCATION OF SUBJECT PROPERTY

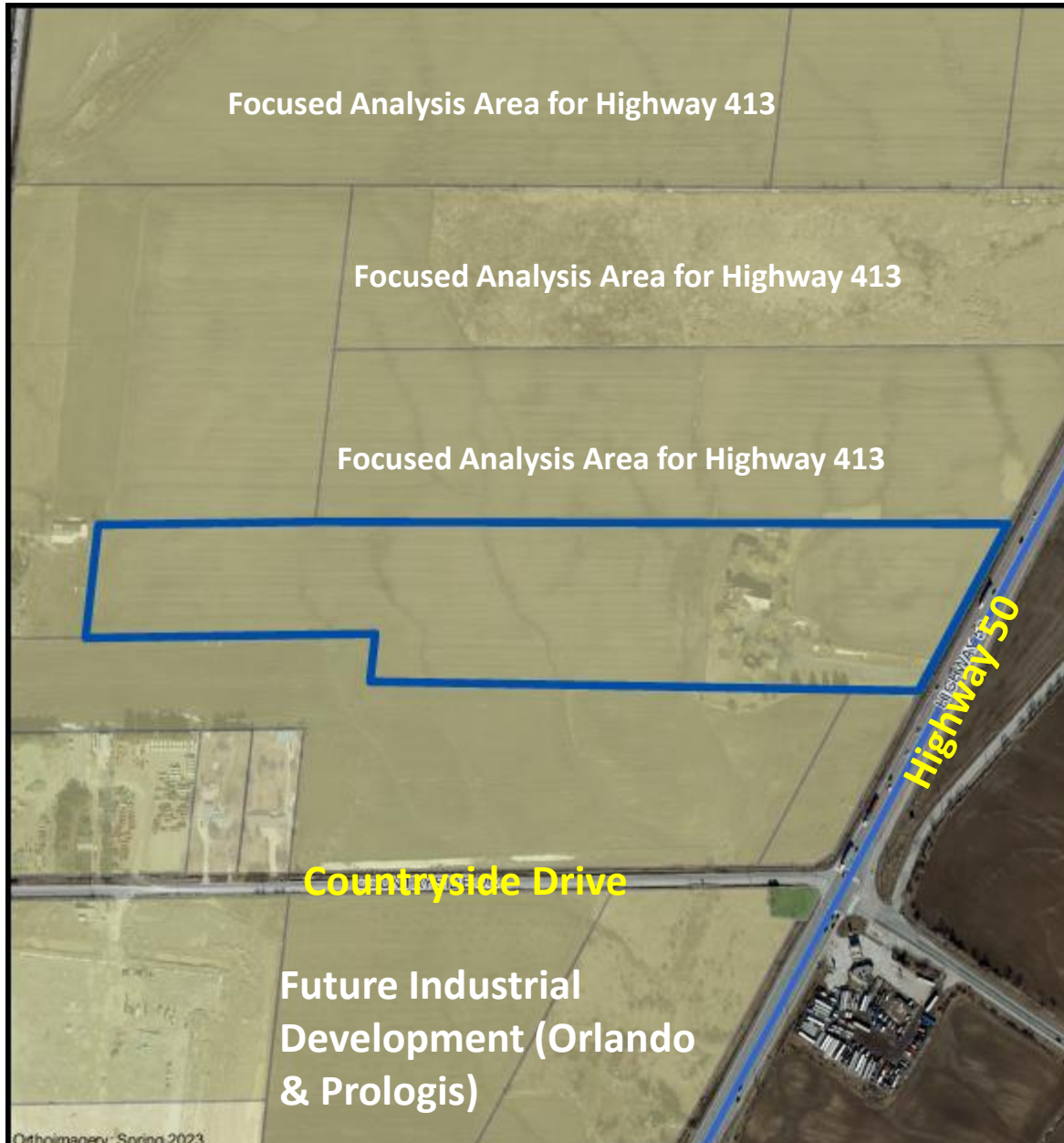


# AREA CONTEXT

- North:** Agricultural lands, designated as Focused Area of Analysis by the Ministry of Transportation regarding the planned Highway 413 corridor;
- South:** Agricultural lands, that has received approval for a temporary zoning by-law amendment for the purposes of truck parking.
- East:** Two truck parking lots and an outdoor storage container lot, Focused Analysis Area for Highway 413;
- West:** Highway 50, beyond which is the City of Vaughan.

## Legend

	Agricultural		Residential		Subject Lands
	Open Space		City Limit		



# Aerial Photo



Subject Lands

# Site Photos



View looking north from Countryside Drive.

# Site Photos



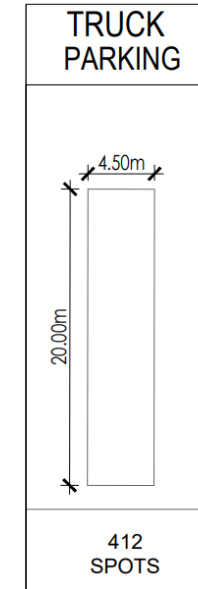
View looking east from Highway 50

# DEVELOPMENT PROPOSAL

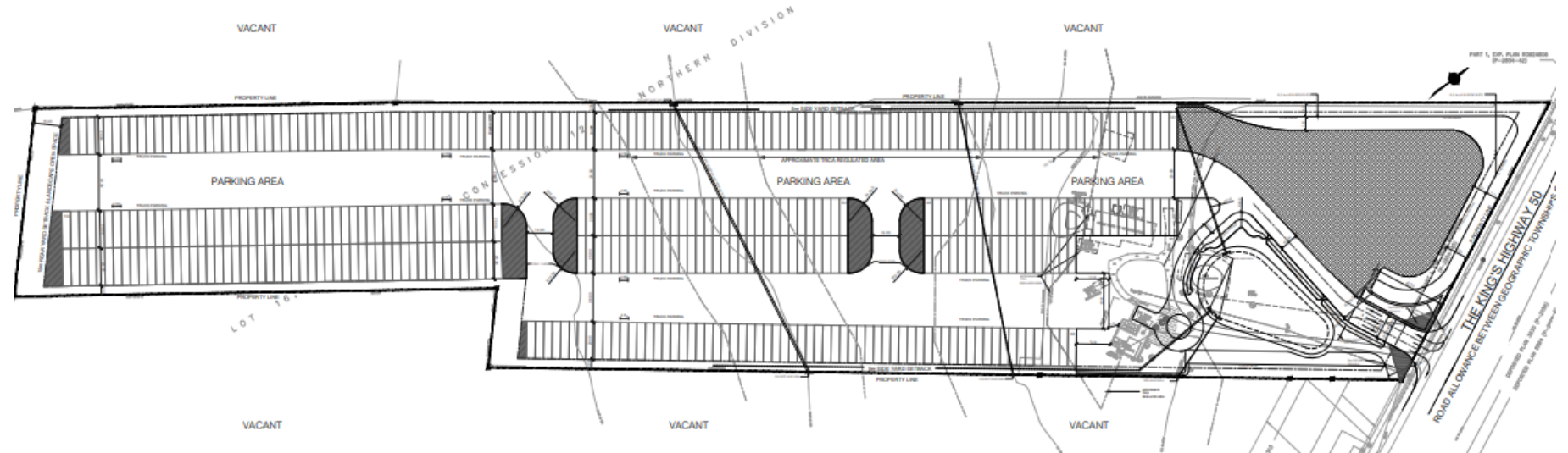
## An Application to Amend the Zoning By-law:

To facilitate the site development of 24.88 acres  
(10.06 hectares) with:

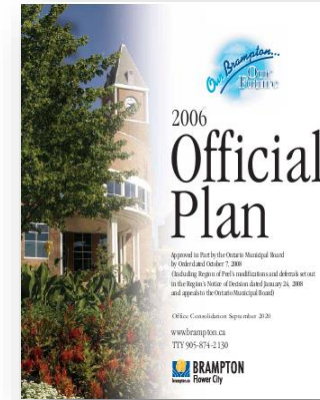
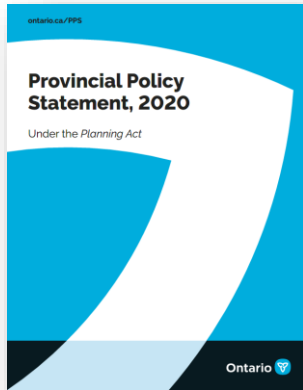
- 412 temporary truck and trailer storage and parking



SITE STATISTICS		
	EXISTING ZONE BY-LAW 270-2004	PROVIDED
ZONING	AGRICULTURE ZONE - A	
SITE AREA		100,676 m <sup>2</sup> 1,083,666 sq/ft 24.88 acres
SETBACKS		
FRONT YARD	MIN. 12m	MIN. 12m
REAR YARD	MIN. 15m	MIN. 15m
SIDE YARD	MIN. 7.5m	MIN. 5m
LANDSCAPED AREA		3m ALONG ALL LOT LINES
2-STOREY DWELLING		10,821 m <sup>2</sup> 116,476 sq/ft 2.67 acres
TRUCK PARKING AREA		84,776 m <sup>2</sup> 912,521 sq/ft 20.94 acres



# PLANNING FRAMEWORK SUMMARY



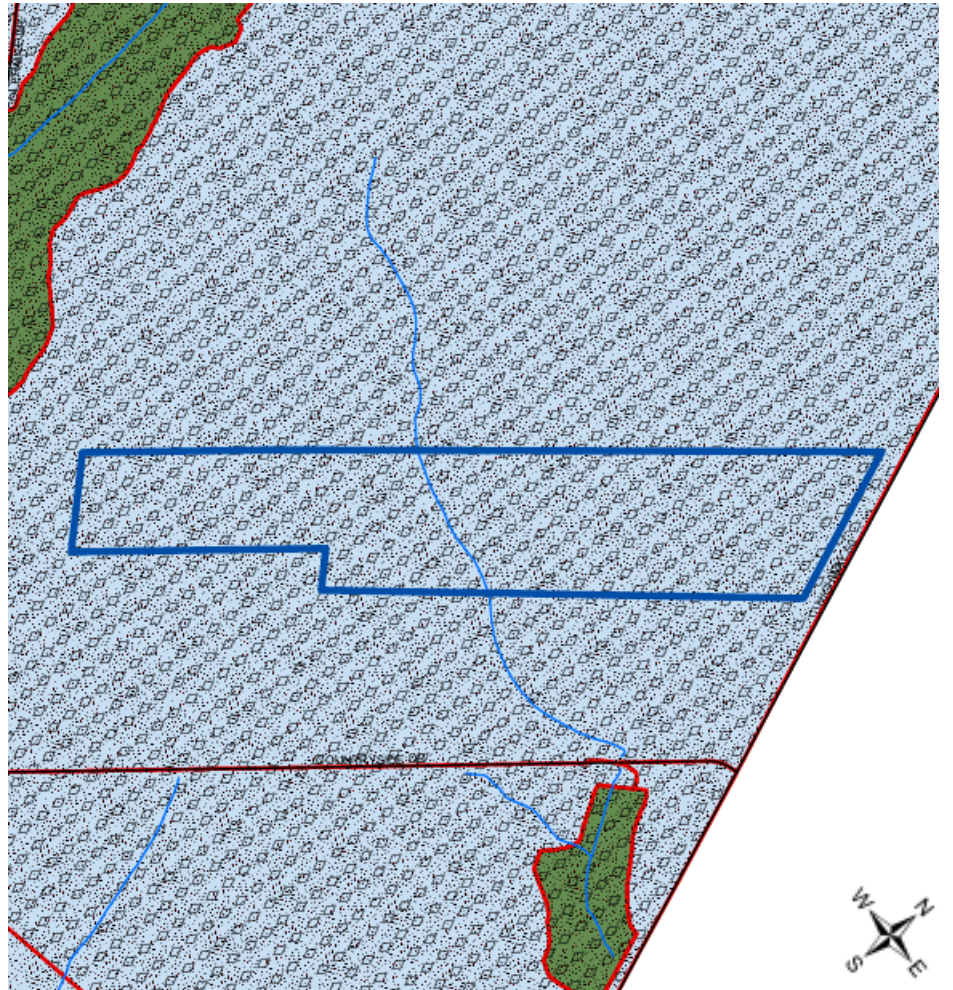
## The application will be evaluated based on:

- 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 427 Industrial Secondary Plan

## Also following the principles of:

- Brampton 2040 Vision

# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



## OP Land Use Designation:

“Industrial” and “Special Study Area”

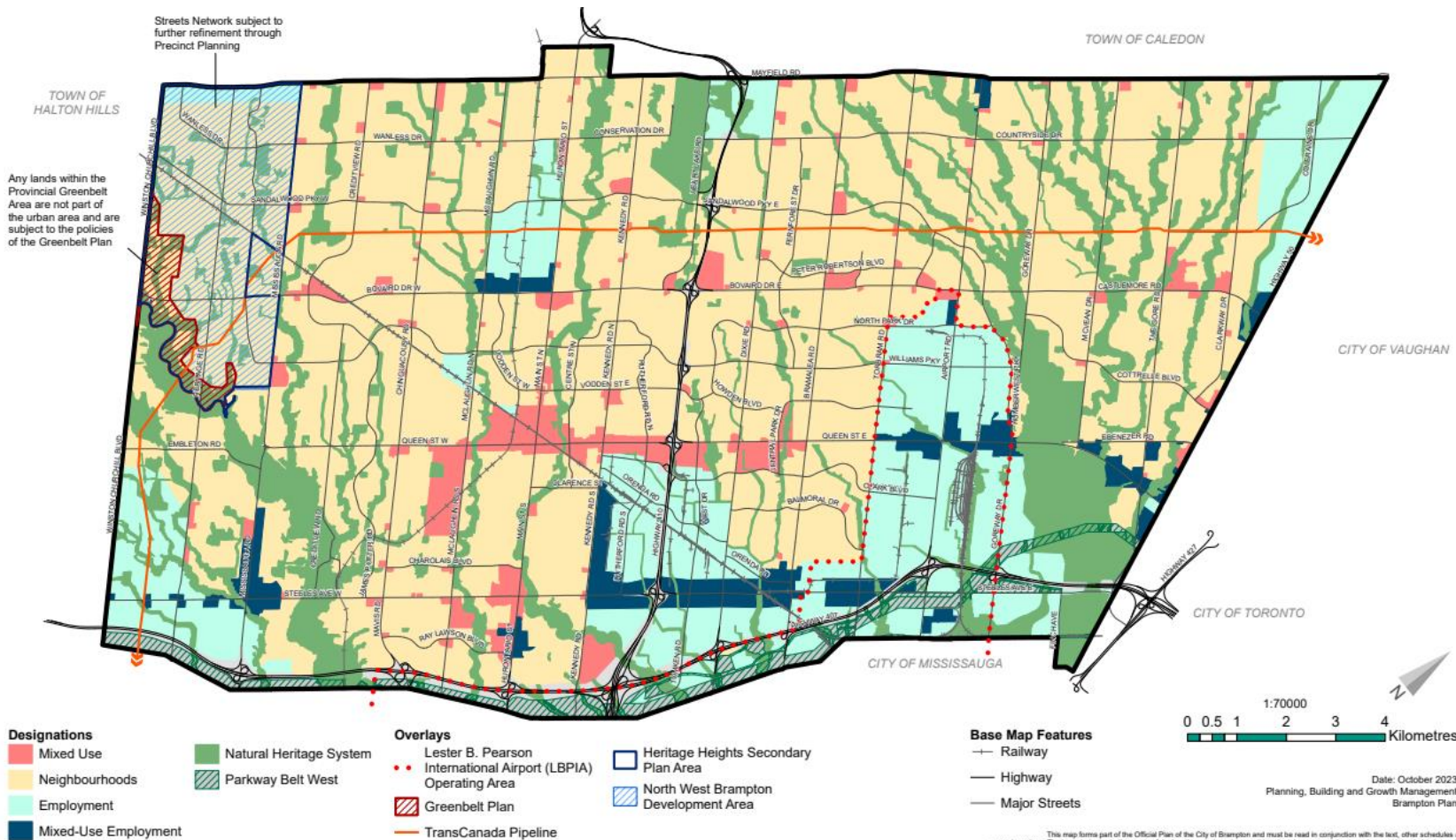
(Schedule A – General Land Use Designations)

The property is designated ‘Industrial’ and ‘Special Study Area’ in the Official Plan, which permits industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high-performance industrial uses such as research and development facilities are also permitted.

An amendment to the Official Plan is **not** required for the proposed development.

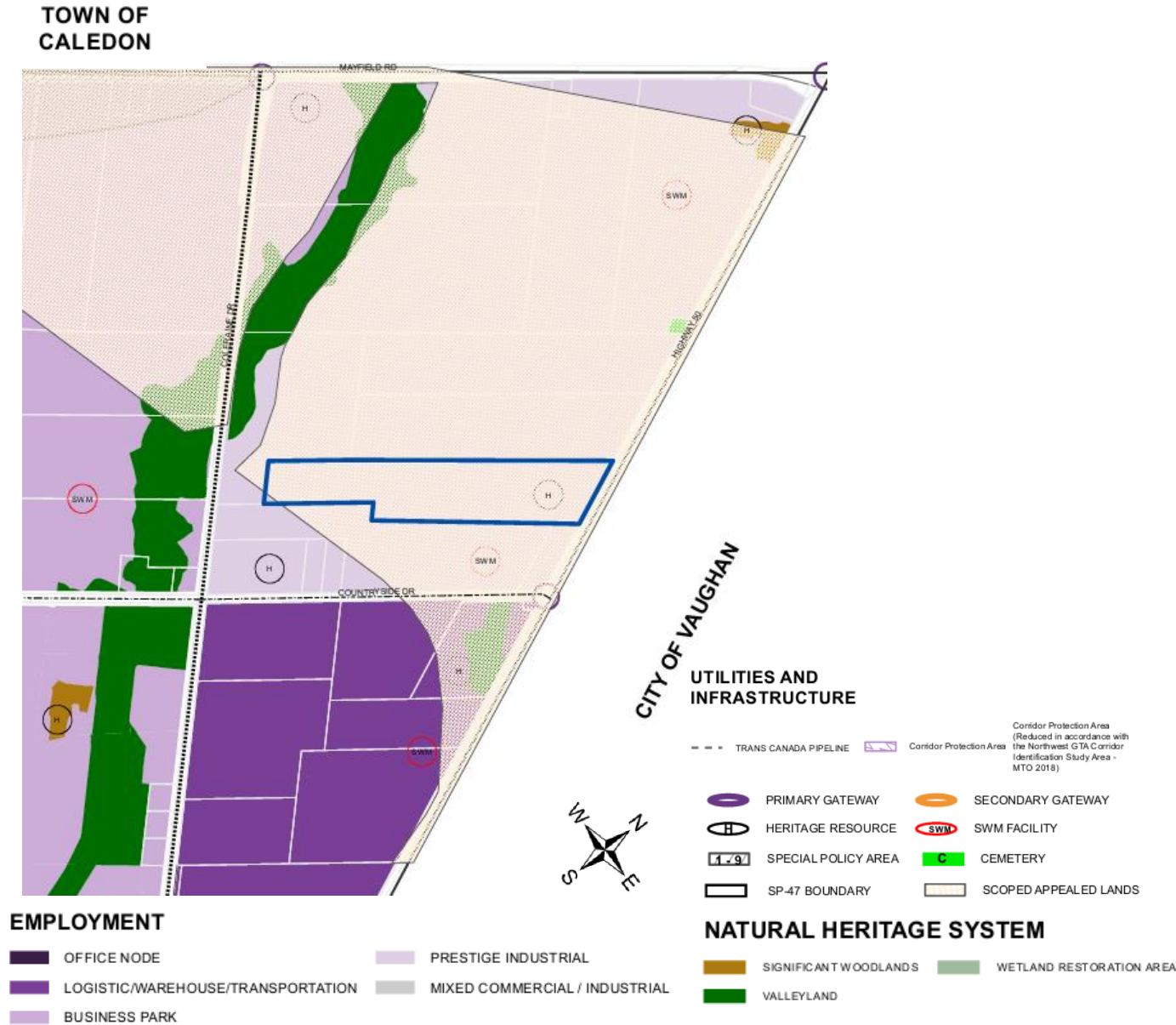
# PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Mixed-Use *Employment*' and 'Natural Heritage System' within Schedule 2 – Designations of the Brampton Plan



Schedule 2 – Designations

# CURRENT PLANNING CONTEXT: SECONDARY PLAN



## Highway 427 Industrial Secondary Plan (Area 47)

### Land Use Designations:

- Prestige Industrial
- Special Policy Area
- Corridor Protection Area

An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

# CURRENT PLANNING CONTEXT: ZONING BY-LAW

## Current Zone: Agricultural (A)

### Agricultural (A) Land Use Permissions:

- Agricultural purposes
- A single detached dwelling
- Supportive Housing Residence
- Cemetery
- Animal hospital / kennel
- Home Occupation
- Accessory uses

An amendment to the Zoning By-law **is required**.



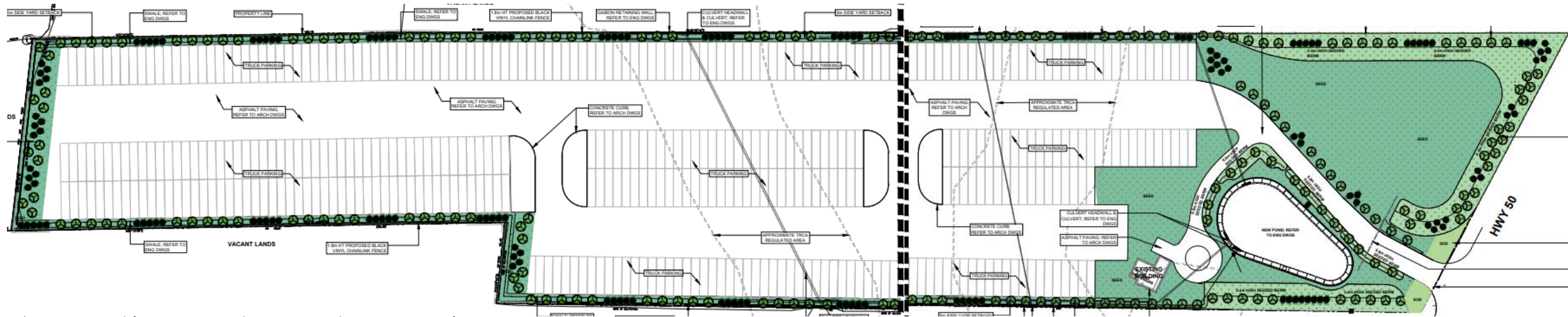
# PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural (A).”

Proposed Zone	Highlight of proposed Zone
Agricultural (A)	<ul style="list-style-type: none"><li>• Permitted Uses:<ul style="list-style-type: none"><li>• Outside storage;</li><li>• Parking Lot;</li><li>• An accessory building for the purpose of storing salt;</li><li>• An office as an accessory use.</li></ul></li></ul>
	<ul style="list-style-type: none"><li>• Minimum Front Yard Depth: 12.0 metres including to the oversized motor vehicles and transport trailers storage area to an accessory building</li><li>• Minimum Interior and Interior Side Yard Width: 5.0 metres</li><li>• Minimum Rear Yard Depth: 15.0 metres</li><li>• Minimum Landscaped Open Space: Minimum 3.0-metre-wide strip shall be provided along all lot lines, except at stormwater management facilities or at approved driveway locations</li><li>• Maximum number of Oversized Motor Vehicles and/or Trailer Parking Spaces: 412;</li><li>• A fence shall be permitted in the front yard, rear yard, exterior side yard, and interior side yard</li></ul>

# KEY ISSUES / CONSIDERATIONS

- A portion of the Subject Property is located within the Highway 413 Corridor Protection Area and requires approval from the Ministry of Transportation (MTO) for temporary use permissions
- The City requires a satisfactory Traffic Impact Study (TIS) to assess the traffic impacts on Highway 50, which is a Regional Road
- Appropriate truck screening and landscaping is required to screen the storage of trucks and trailers from public viewing



	EXISTING ZONE BY-LAW 270-2004		PROVIDED
	AGRICULTURE ZONE - A		
412 SPOTS	ZONING	AGRICULTURE ZONE - A	
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	SETBACKS		
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# PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – March 7, 2024 |

Circulation to commenting departments and agencies

Notice of statutory 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

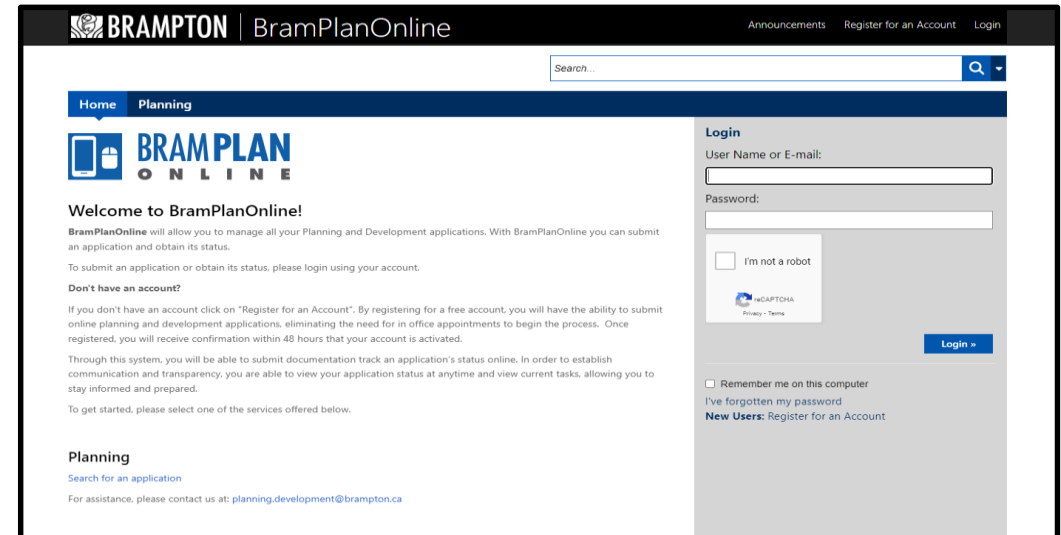
Appeal Period

# ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0042**.
3. On the [OZS-2023-0042 file page](#), click the “File Info” tab to select the “Documents” tab.

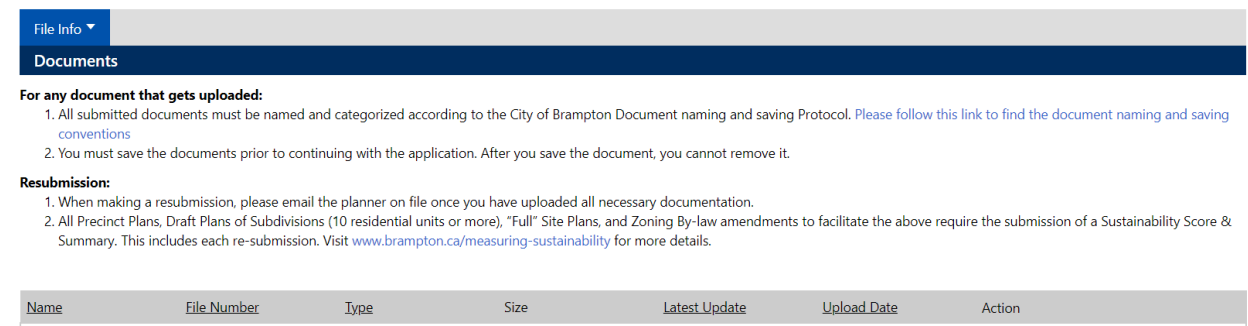
You can select the individual documents for review / download.



File OZS-2023-0042:

OPA ZBA Subdivision

Status: Submitted



Name	File Number	Type	Size	Latest Update	Upload Date	Action
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# CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Harjot Sra  
Development Planner  
City of Brampton  
[Harjot.Sra@Brampton.ca](mailto:Harjot.Sra@Brampton.ca)

**Applicant information:**

Francesco Fiorani  
[ffiorani@bruttoconsulting.ca](mailto:ffiorani@bruttoconsulting.ca)

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. The word "Wellington" is written on the top of the bus stop, and a "zum" logo is visible on its side. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story building with a curved facade and many windows. To the right of this building is a tall, brick clock tower with a clock face. Further right, there is a vertical sign that reads "CANADA 150". The entire image has a blue overlay.

# Thank you!