

APPLICATION TO AMEND THE ZONING BY-LAW

To permit the temporary use of the Subject Lands for open storage including Truck Parking consisting of 190 trailer parking bays.

0 Highway 50

City of Brampton File: OZS-2024-0008

Application by:

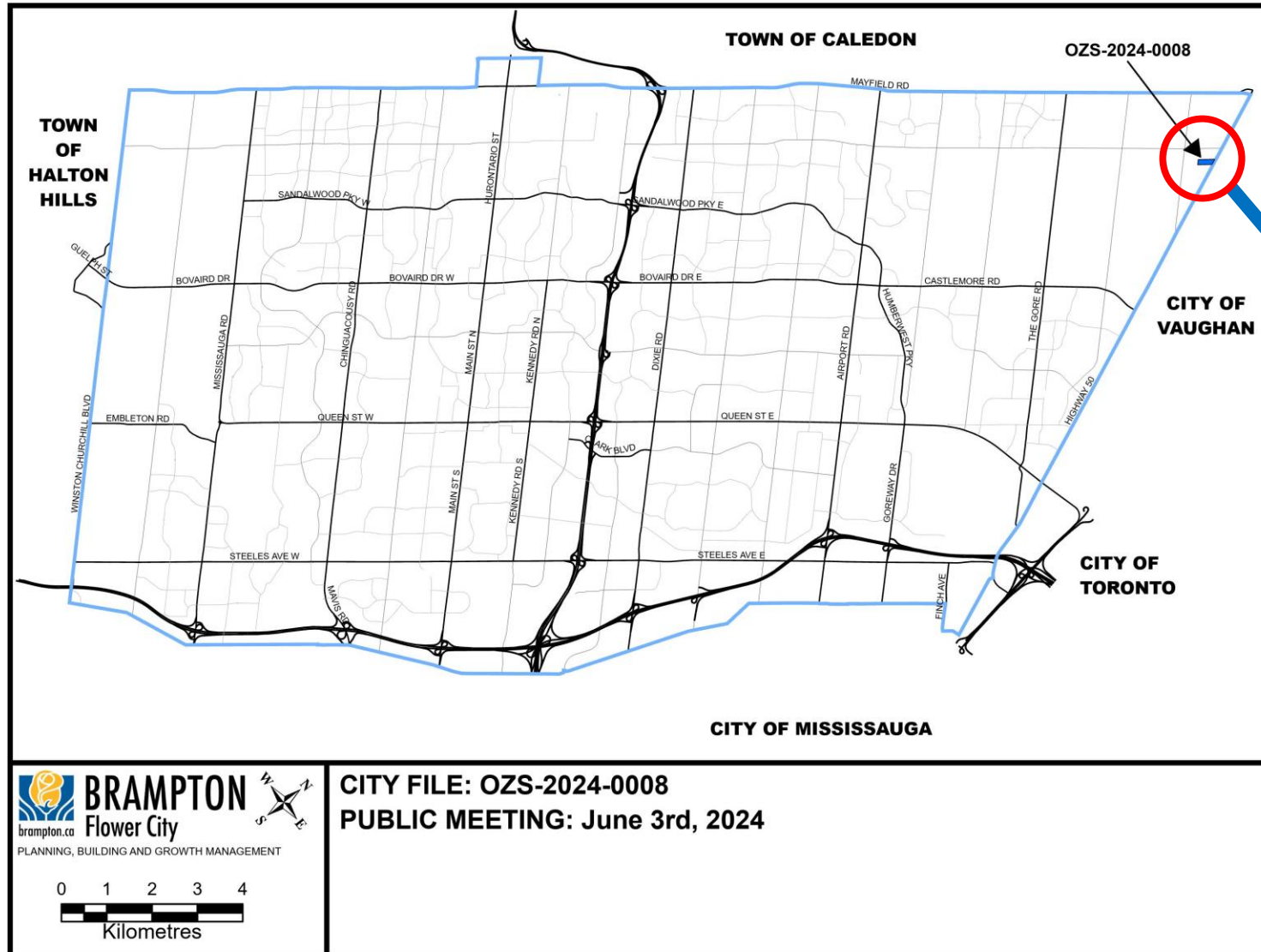
BLACKTHORN DEVELOPMENT CORP. on behalf of 2798536 Ontario Inc.

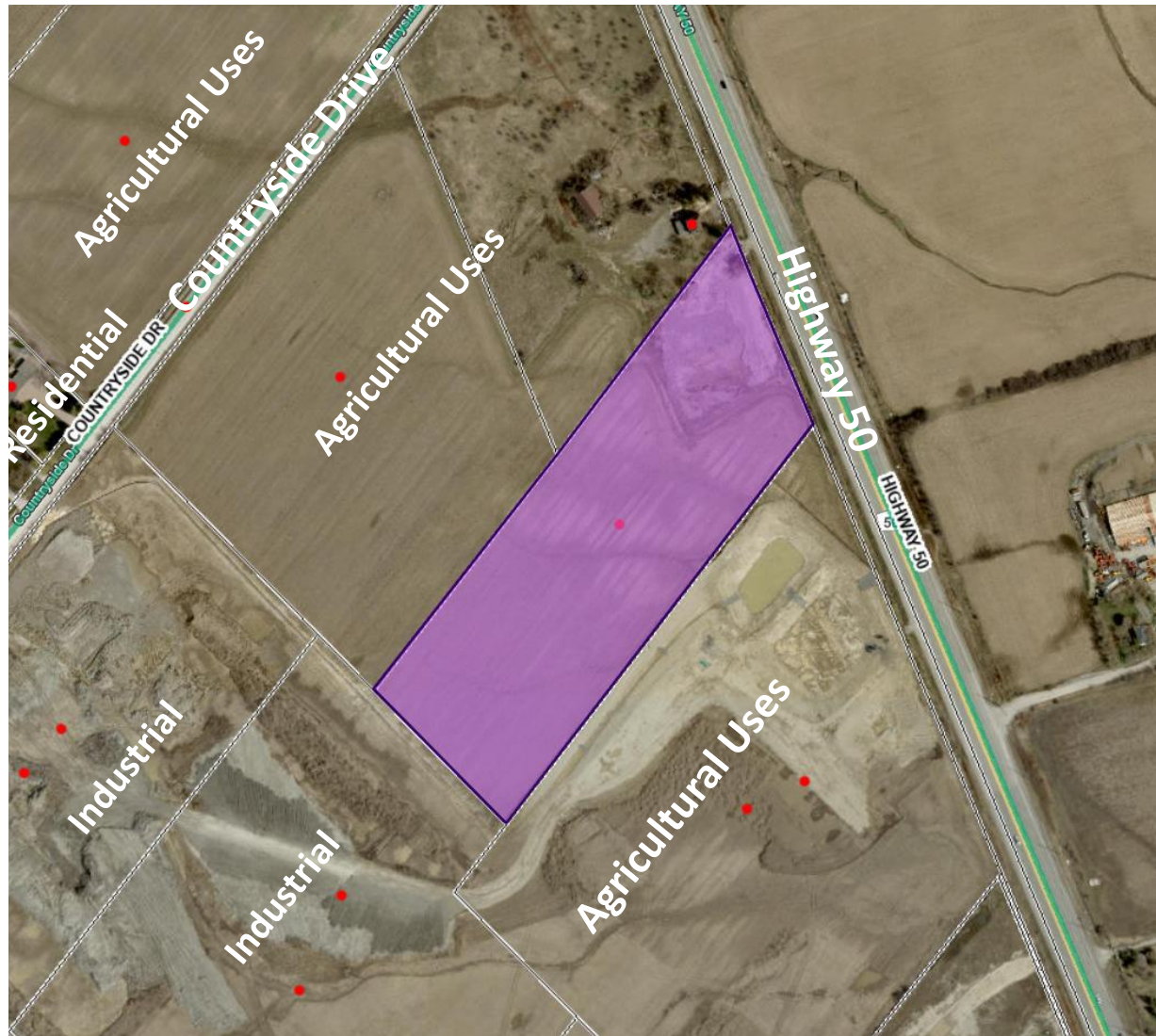
WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY





AREA CONTEXT

North: Countryside Drive, beyond which are agricultural uses and single detached residential dwellings;

South: Agricultural uses;

East: Highway 50 and agricultural uses; and,

West: Industrial uses.

Legend

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	

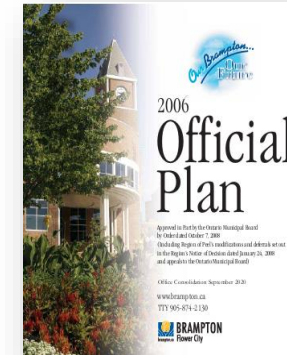
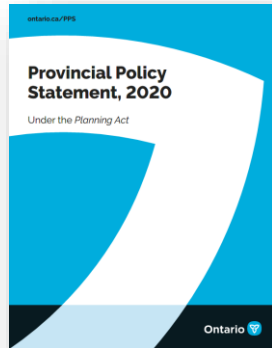


Site Photos



Views of Subject Property looking West, from Highway 50

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

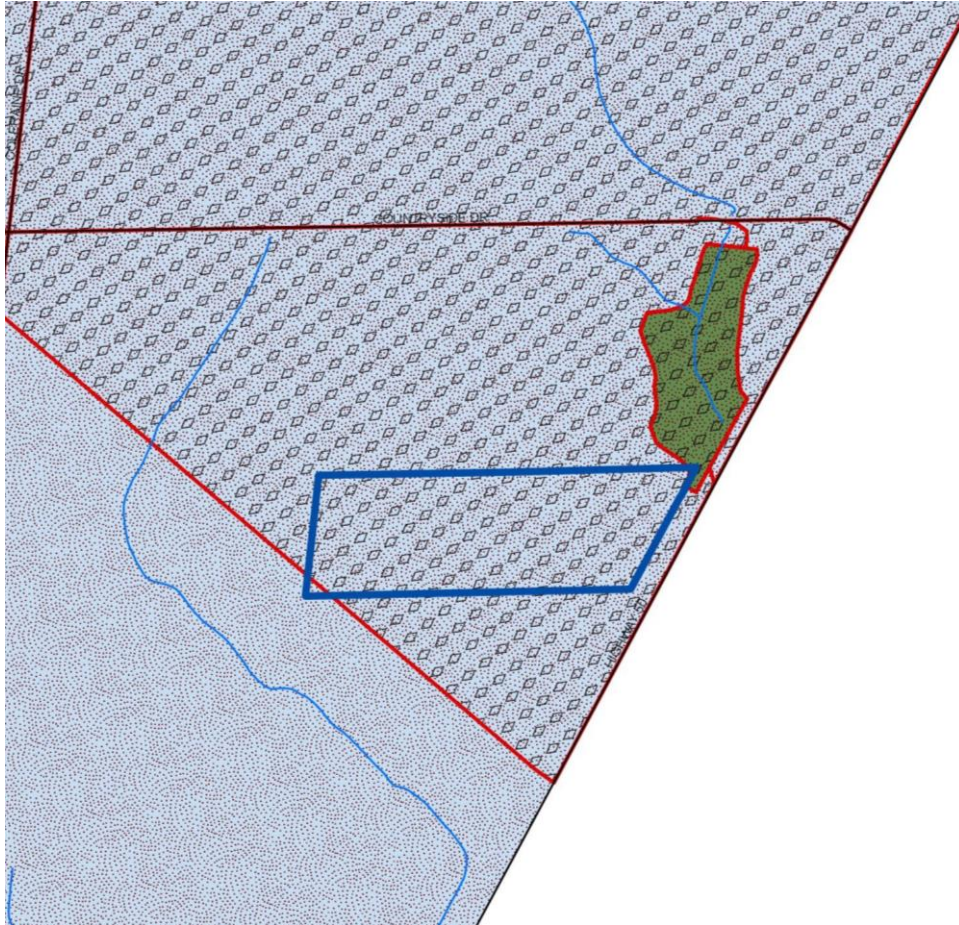
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Council Approved Brampton Plan
- Highway 427 Industrial Secondary Plan (SP47)

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



OP Land Use Designation:

“Industrial” & within a “Corridor Protection Area”
(Schedule A – General Land Use Designations)

The property is designated ‘Industrial’ and is within a ‘Corridor Protection Area’ in the Official Plan, which permits the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.

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

— MAJOR WATERCOURSES
SPECIAL STUDY AREA

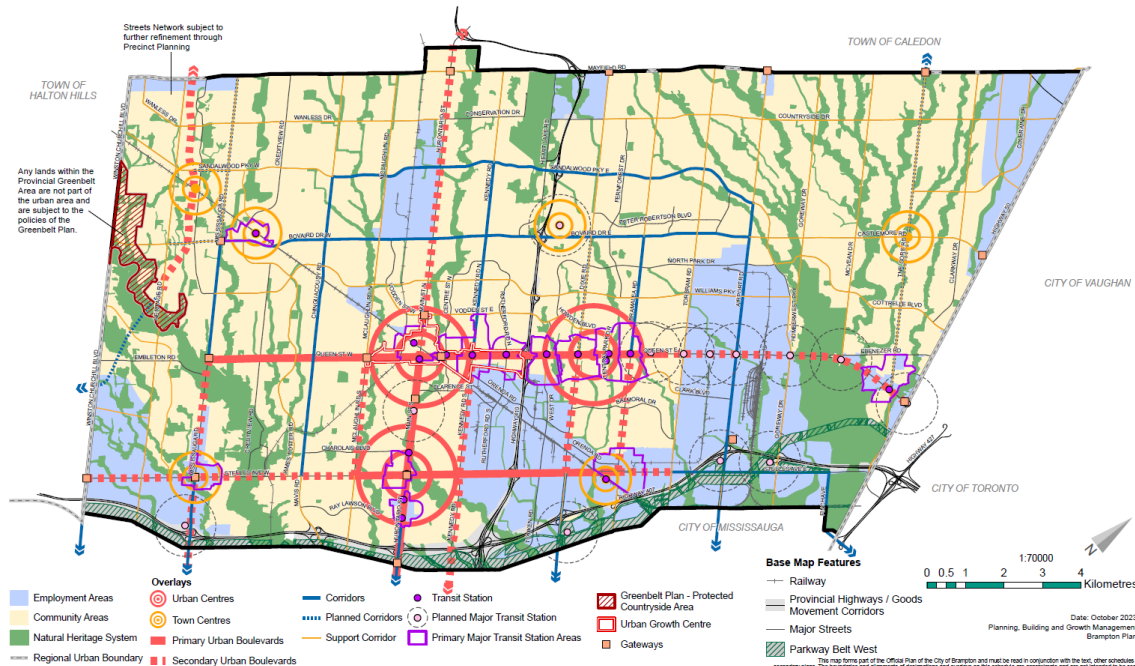
△ CORRIDOR PROTECTION AREA
INDUSTRIAL

OPENSOURCE, UTILITY/OPENSOURCE
Subject Lands

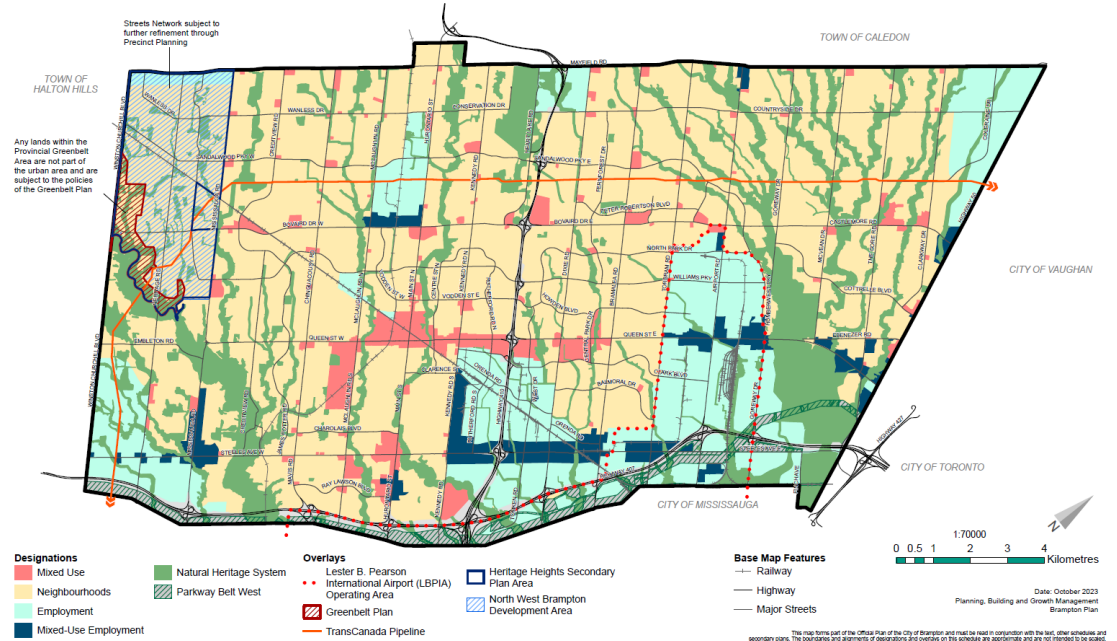


CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Employment Areas' within Schedule 1A – City Structure of the Brampton Plan
- Designated 'Employment' within Schedule 2 – Designations



Schedule 1A – City Structure



Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN



Highway 427 Industrial Secondary Plan (SP47)

Land Use Designations:

- Logistic/Warehouse/Transportation

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

RESIDENTIAL

LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
LOW / MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL
EXECUTIVE RESIDENTIAL	

EMPLOYMENT

OFFICE NODE	PRESTIGE INDUSTRIAL
LOGISTIC/WAREHOUSE/TRANSPORTATION	MIXED COMMERCIAL / INDUSTRIAL
BUSINESS PARK	

NATURAL HERITAGE SYSTEM

SIGNIFICANT WOODLANDS	WETLAND RESTORATION AREA
VALLEYLAND	

RECREATION OPEN SPACE

COMMUNITY PARK	PARKETTE
NEIGHBOURHOOD PARK	

COMMERCIAL

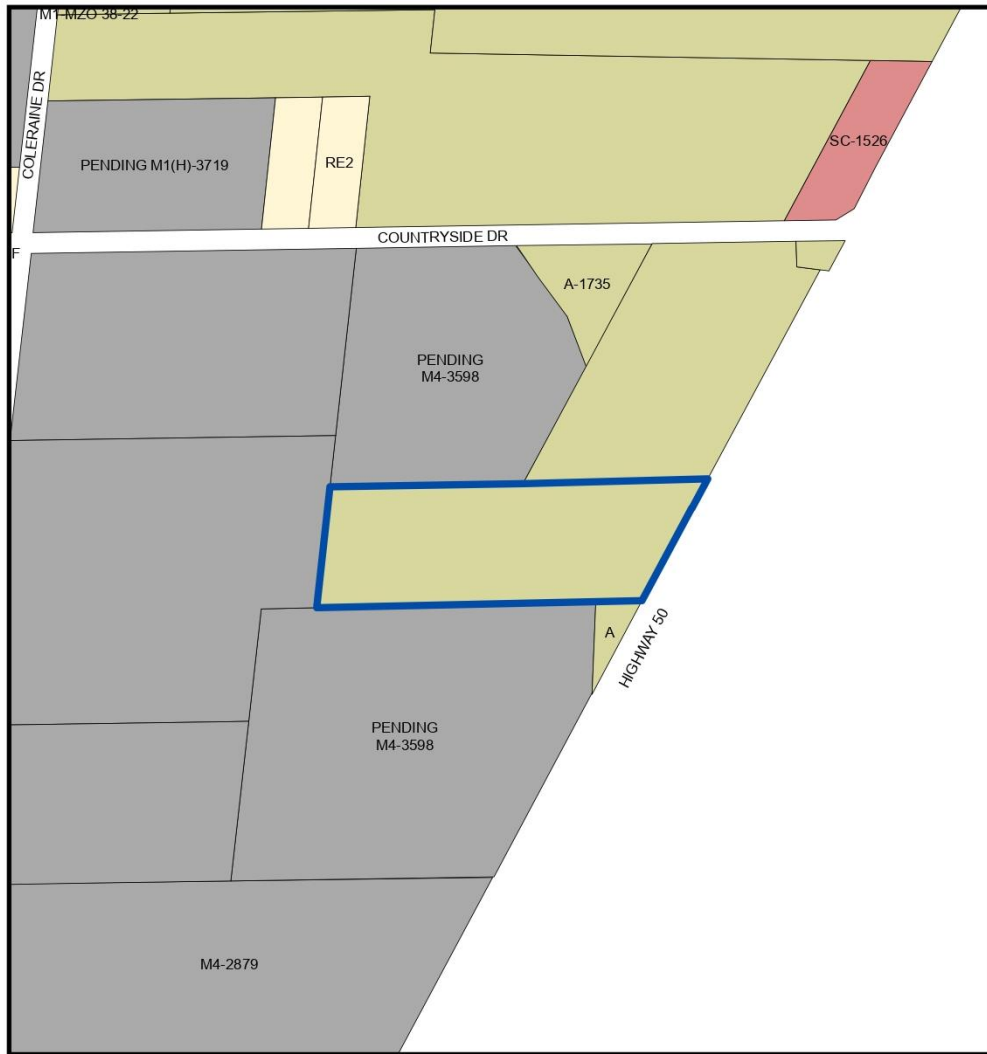
DISTRICT RETAIL	HIGHWAY COMMERCIAL
NEIGHBOURHOOD RETAIL	SERVICE COMMERCIAL
CONVENIENCE RETAIL	

INSTITUTIONAL

PUBLIC SECONDARY SCHOOL	FIRE STATION
CATHOLIC ELEMENTARY SCHOOL	PLACE OF WORSHIP
ELEMENTARY SCHOOL	



CURRENT PLANNING CONTEXT: ZONING BY-LAW



RESIDENTIAL INDUSTRIAL Subject Lands
COMMERCIAL AGRICULTURAL



Current Zone: Agricultural (A)

Land Use Permissions:

Agricultural

- (1) agricultural purposes as defined in Section 5 of this by-law

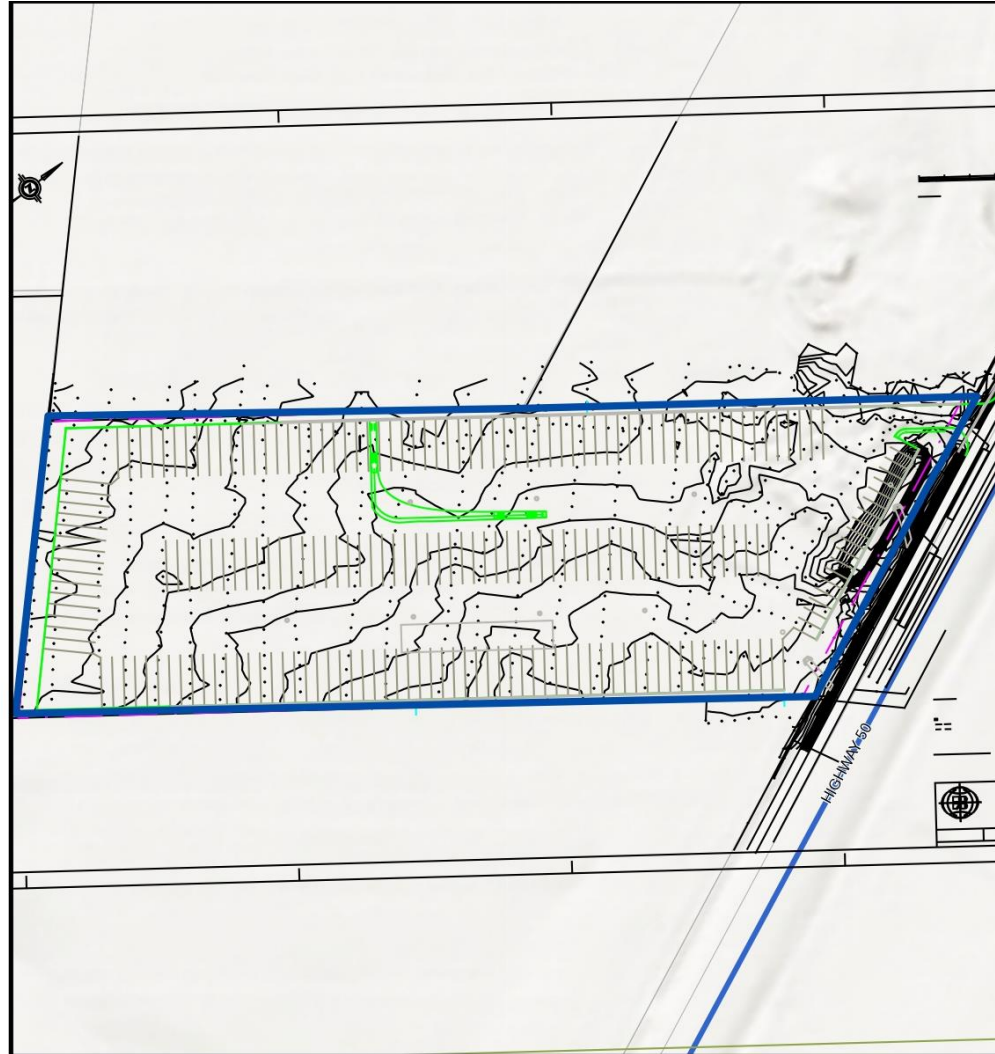
Non-Agricultural

- (1) a single detached dwelling
- (2) Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
- (3) a cemetery
- (4) an animal hospital
- (5) a kennel
- (6) a home occupation

Accessory

- (1) purposes accessory to the other permitted purposes
- An amendment to the Zoning By-law **is required**.

PROPOSED ZONING BY-LAW AMENDMENT



 Subject Lands

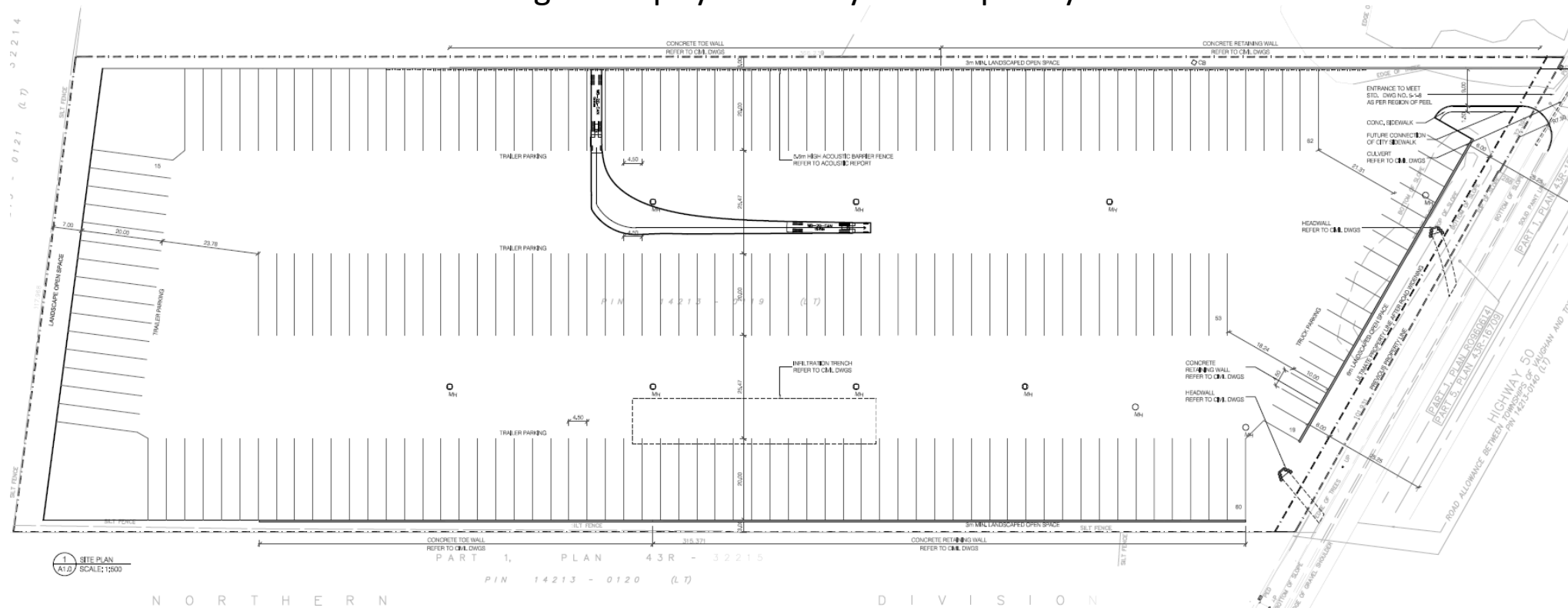
The proposed Zoning By-Law Amendment seeks to permit the temporary use (3-years) of the subject lands for open storage including truck parking consisting of:

- 190 trailer parking bays measured at 20 metres by 4.5 metres;
- 19 truck parking bays measured at 10 metres by 4.5 metres;
- One full movement access proposed from Regional Road No. 50 (Highway 50)
- Landscaping around the perimeter of the site (3 metre strips)



KEY ISSUES / CONSIDERATIONS

- Safety concerns and traffic impacts in relation to increased truck traffic and other activities along Highway 50 in northeast Brampton.
- Sufficient landscape buffers and the need to screen outdoor storage from Highway 50
- Ultimate land uses following the expiry of the 3-year temporary use



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – (Not deemed complete)

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

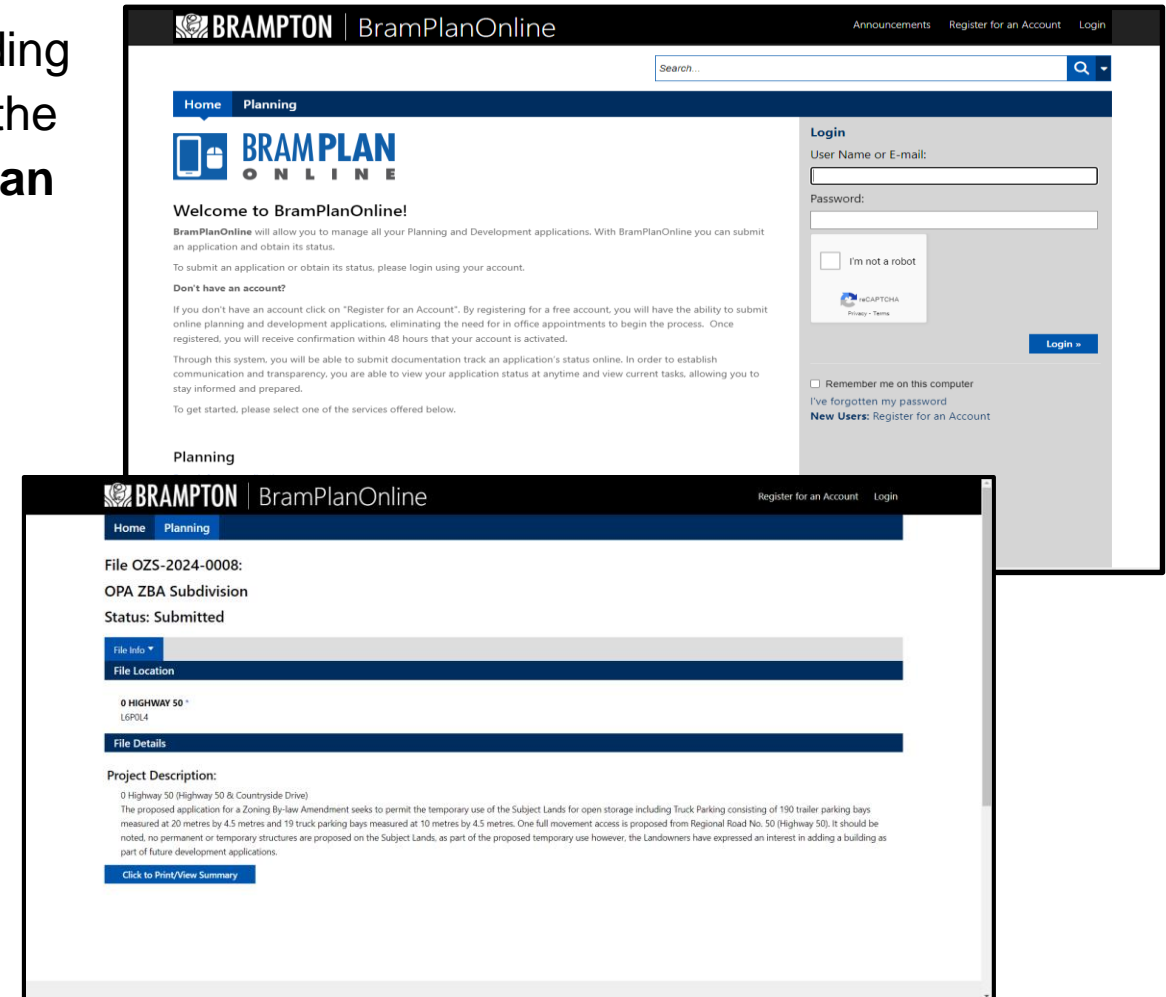
Appeal Period

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-2024-0008**.
3. On the [OZS-2024-0008 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



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:**

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Planner I

City of Brampton

Sadaf.shahidhussain@brampton.ca

Applicant information:

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Blackthorne Development Corp.

mrogato@blackthorncorp.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, a large, multi-story brick building with a curved facade and many windows is prominent. To the right of this building is a tall, narrow structure with a clock face near the top. Further right, another building with a sign that says "CANADA 150" is visible. The entire image has a blue overlay.

Thank you!