



Report
Staff Report
 The Corporation of the City of Brampton
 6/17/2024

Date: 2024-06-06

File: OZS-2023-0042

Subject: **Recommendation Report**
 Temporary Use By-law Amendment Application
(To permit a temporary truck and trailer parking lot consisting of 412 parking spaces)
Brutto Planning Consultants Ltd. – Highway 50 Business Park Ltd.
 11176 Highway 50
 Ward 10

Contact: Angelo Ambrico, Manager, Development Services,

Report number: Planning, Bld & Growth Mgt-2024-491

RECOMMENDATIONS:

- That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of June 17th, 2024, re: **Recommendation Report, Application for Temporary Zoning By-Law Amendment, Brutto Planning Consultant Ltd. – Highway 50 Business Park Ltd., 11176 Highway 50, Ward 10**, be received;
- That the application for Temporary Zoning By-law Amendment submitted by Brutto Planning Consultant Ltd. on behalf of Highway 50 Business Park Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
- That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 10 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
- That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and

- That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **This report recommends the approval of the proposed Temporary Use By-law Application to permit the interim storage of truck and trailers up to September, 2025. Staff recommends the use of a “Holding (H)” symbol with the By-law, which would be lifted once some outstanding technical issues are satisfied.**
- **The property is designated “Industrial” in Schedule A: General Land Use Designations of the Official Plan. The Industrial designation permits a full range of industrial activities ranging from light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution. No amendment to the Official Plan is required to permit the proposed temporary use.**
- **The property is designated “Prestige Industrial”, “Corridor Protection Area”, and “Scoped Appealed Lands” in the Highway 427 Industrial Secondary Plan. No amendment to the Secondary Plan is required to facilitate the proposed temporary use.**
- **As per Zoning By-law 270-2004, as amended, the subject property is zoned Agricultural (A) which permits agricultural uses and associated non-agricultural uses such as a single detached dwelling. A Temporary Zoning By-law Amendment is required to facilitate the proposed development.**
- **A statutory Public Meeting for this application was held on April 22nd, 2024. One (1) member of the public spoke and submitted written piece of correspondence. Details of the public meeting are included in Attachment 9 of this report.**
- **The subject property is located within the Ministry of Transportation Protection Corridor & proposed Highway 413 corridor. The Ministry of Transportation has confirmed they are only supportive of the proposed temporary use until September 2025, after which they plan on having additional consultation with landowners.**
- **Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and**

no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;

- **A Holding (H) Symbol is recommended to be added to the Temporary Use Zoning By-law, whereby neither the proposed truck storage use or any site alterations will be permitted until the H is lifted, which is not to occur until the following matters are resolved the satisfaction of the City or Region of Peel, as noted:**
 - **a revised Traffic Impact Study (Region of Peel),**
 - **a revised Functional Servicing Report (City of Brampton),**
 - **Noise Study (City of Brampton),**
 - **Scoped Heritage Impact Assessment (City of Brampton);**
- **The report aligns with the strategic focus area “Growing Urban Centres & Neighbourhoods”. The Temporary Zoning By-law Amendment will support goods movement in the Region of Peel.**

BACKGROUND:

Brutto Planning Consultant Inc. submitted an application on behalf of the owner, Highway 50 Business Park Inc., to temporarily amend the Zoning By-Law to permit truck and trailer parking as an interim use. An original pre-consultation application was submitted on September 6, 2023. The formal development application was submitted to the City on April 12, 2024. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on April 22nd, 2024. One (1) member of the public spoke and submitted written piece of correspondence.

The applicant had previously submitted an application to construct a permanent industrial development on the subject property (City File: OZS-2023-0013), however this application was not supported by the Ministry of Transportation (MTO) given its location with the Focused Analysis Area for Highway 413. The proposed development sought to build a wide range of industrial buildings with an accessory commercial component. At full build-out, a total of 43,001 square metres (462,859 square feet) of industrial space was proposed.

The effect of this report to the Committee is to recommend approval of the Temporary Use By-law, generally in accordance with Attachment 10 to this report.

CURRENT SITUATION:

Proposal

A Temporary Use By-law to amend the Zoning By-law permissions to permit the development the 10 hectares (24.88 acres) parcel for the purposes of temporary truck and trailer parking.

Details of the Proposal (refer to Attachment 1)

This application to temporarily amend the Zoning By-law has been filed to permit 412 truck and trailer parking spaces. The subject property is located west of Highway 50, north of Countryside Drive, and is municipally addressed as 11176 Highway 50.

Details of the proposal are as follows:

- 412 truck and trailer parking spaces, measuring 20 metres by 4.5 metres;
- A storm water management pond and 2.4 metre berms near the Highway 50 frontage;
- The retention of the existing 2 storey dwelling on the property;
- 5 metre side yard setbacks, and a 15 metre rear yard setback, which includes landscaping and screening.

Property Description and surrounding Land Use (refer to Attachment 6)

The lands have the following characteristics:

- A total site area of approximately 10 hectares (24.88 acres);
- An approximate frontage of 167.18 metres along Highway 50; and,
- There is an existing single detached dwelling, a barn with an attached silo and a metal shed, which are to remain on the subject property.

The surrounding land uses are described as follows:

North: Lands designated for future industrial uses, which are also located within the Focused Analysis Area for Highway 413;

South: Lands designated for future industrial uses. An active pre-consultation application (PRE-2022-0041) for a similar temporary use is also proposed directly south of the subject property. Two existing single detached dwellings are currently located on Countryside Drive, however, these lands are designated for future industrial uses.

East: Immediately to the east is Highway 50, beyond which is the City of Vaughan;

West: Coleraine Drive, beyond which are similar temporary use applications for temporary truck and trailer uses. Lands located north-west of the subject property are also located within the Focused Analysis Area for Highway 413.

Further details on this application can be found in the Detailed Planning Analysis contained in Attachment 8 which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Ministry of Transportation Protection Corridor & Proposed Highway 413 Corridor

The subject lands are located within the Ministry of Transportation (MTO) Focused Analysis Area for the Highway 413 transportation corridor. Based on the location of the future Highway 413 corridor, there are limitations to the approval of a permanent development on these lands which makes a temporary use appropriate from a land use planning perspective at this point in time. Options for permanent uses on the subject site will be better established as the MTO provides more information on the future planning of the Highway 413 corridor.

Brampton is a major national logistics hub of warehousing and light manufacturing with links by rail, air, and roads. The movement of goods has an integral role in the logistics economy and job sector of Brampton. From a land use planning perspective, the subject property is designated for industrial uses within the Official Plan and Highway 427 Industrial Secondary Plan. However, based on the most recent mapping provided by the Ministry of Transportation (see Attachment 8), a portion of the subject property may be required for the proposed Highway 413 Corridor. As such, temporary truck parking as an interim use is deemed as an appropriate land use, as there will be no permanent structures on site and the Temporary Use By-Law will expire in September 2025, unless otherwise extended by the MTO.

At the time of writing this report, the Ministry of Transportation has provided feedback that they are supportive of the temporary use by-law for truck and trailer storage within the Highway 413 Corridor Protection Area until September 2025. Staff are recommending that the temporary use by-law be in place until September 2025, which is attached as Appendix 10 to this report.

Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025 at a later date, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act. In accordance with Section 39(2) of the Planning Act, Council may support the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 11 to this report.

Following the expiry of the Temporary Use Zoning By-Law, City staff would like to get a better understanding of the permanent uses proposed for the subject property in alignment with the City's Official Plan and Highway 427 Secondary Plan.

Refinement of Existing Studies

At the time of writing this Report, City staff have identified that the following three studies require some revision prior to the removal of the Holding (H) symbol in the temporary zoning by-law amendment.

- Functional Servicing Report (FSR);
- Traffic Impact Study (TIS);
- Noise Impact Study; and
- Scoped Heritage Impact Study

Details of the issues with these studies are noted below:

Functional Servicing Report

Minor revisions are required to the Functional Servicing Report to demonstrate how the City's minimum criteria for stormwater quantity, quality, and water balance can be achieved on the subject site, as well as additional details pertaining to the feasibility of overall servicing. A satisfactory Functional Servicing Report will be required prior to the lifting of the Holding (H) symbol.

Traffic Impact Study

Minor refinements to the Traffic Impact Study are required to satisfy Region of Peel requirements as Highway 50 is a Regional Road. The Region supports a left-in/right-in/right-out access to this development and the access will need to be shifted further north along the frontage of the site to meet Regional spacing requirements. The TIS requires an updated functional design, including geometrics for a southbound right turn lane and northbound left turn lane, as well as a proxy sites for Regional review.

A Holding Symbol (H) condition has been added to the Temporary Zoning By-Law to ensure all minor technical matters associated with the TIS are satisfactory to the City and Region of Peel prior to lifting of the Holding Symbol.

Noise Impact Study

A satisfactory Noise Impact Study is required to be submitted by the applicant to satisfy the Ministry of Environment Conservation and Parks (MECP) guidelines. At the time of writing this report, a Noise Impact Study was received and is currently under review by City Engineering staff. City staff are recommending the use of a Holding (H) symbol, which will require a satisfactory Noise Impact Study to demonstrate that appropriate noise mitigation measures are implemented on-site.

Heritage Impact Assessment

Minor refinements to the Scoped Heritage Impact Assessment are required to demonstrate appropriate mitigation measures between the impacts of the temporary use and the existing designated heritage house on the subject property. The designated heritage house is proposed to be retained on site and minor updates are required to the Heritage Impact Assessment to ensure mitigation strategies are in place to preserve the heritage structure.

City Staff recommend that the Holding (H) symbol shall not be lifted until such time that a satisfactory Scoped Heritage Impact Assessment has been provided by the applicant to ensure the appropriate heritage mitigation measures are implemented on-site.

Future Block Plan Requirement

Although not required prior to the lifting of the Holding symbol, it is noted that any future permanent use, temporary use extension, and/or Highway 413 project completion may require a Block Plan to manage Highway 413 alignment, road network access, and stormwater management. A Block Plan, including a Block Plan level Functional Servicing Report, will be required in the future to understand how these lands will be serviced and accessed on a permanent basis.

Application to Amend the Zoning By-Law

The subject property is zoned “Agricultural – A” by By-Law 270-2004 as amended. The Temporary Use By-Law is required to permit the proposed temporary truck and trailer parking use. The By-law will include site-specific provisions regarding the temporary storage of oversized motor vehicles.

Holding (H) Provision

A Holding (H) symbol is recommended for the lands and is included in the proposed Temporary Use By-law. The H symbol is intended to protect the lands until the Functional Servicing Report, Noise Impact Study, and Traffic Impact Study are completed to City staff's satisfaction, prior to the proposed temporary use permissions commencing. Specifically, the H Symbol prohibits the development of the lands until the following is satisfied:

. *Holding (H):*

- 1) *Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.*
- 2) *The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:*
 - I. *Confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the City of Brampton, the Region of Peel and the Toronto Region Conservation Authority;*

- II. *Confirmation that a satisfactory Noise Report has been approved to the satisfaction of the City of Brampton;*
- III. *Confirmation that a satisfactory Scoped Heritage Impact Assessment has been approved to the satisfaction of the City of Brampton; and*
- IV. *That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact has been completed in accordance with Region of Peel Terms of Reference.*

Summary of Recommendations:

This report recommends that Council approve the proposed Temporary Use By-law, generally in accordance with the one attached to this report as Attachment 10. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

Planning Analysis Summary

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application to allow temporary land use permissions 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 proposed By-law, with the changes recommended by Staff, represents good planning. Please refer to Attachment 8 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed temporary use is supportable on an interim basis, given the proposals location within the Ministry of Transportation Protection Corridor and the proposed Highway 413 transportation corridor. There are no permanent structures proposed on the subject property and would not impact the ability for the construction of Highway 413, of the construction of future prestige industrial land uses on the subject property. Planning staff are satisfied that the location of development has regard for matters of Provincial interest in accordance with Section 2(p) of the Planning Act.

This development proposal has regard for the matters of Provincial interest as set out in Section 2 and Section 39 of the Planning Act.

Provincial Policy Statement (PPS):

The proposed development is located within a Settlement Area as defined in the Provincial Policy Statement documents. The proposal is also located in an Employment Area and in close proximity to major goods movement transportation infrastructure networks such as Highway 50 and Highway 427. The proposed temporary use will not prevent the lands from being developed for long-term logistics and transportation uses in accordance with the City's Official Plan policies in the future to meet long-term employment needs.

Policy 1.2.6.1 of the PPS states that major facilities and sensitive land use shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, and to ensure the long term economic viability of major facilities in accordance with provincial guidelines and procedures.

The subject property is located within a location planned for industrial land uses, and in close proximity to the existing CPKC Railway – Vaughan Intermodal Terminal, Highway 50 and the northerly extension of Highway 427. Two existing residential dwellings exist within the immediate vicinity, where appropriate buffers, landscape treatments, and noise mitigation measures will be implemented through the Lifting of the H and Site Plan approval process.

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 proposal conforms to the Growth Plan by directing development within the delineated built-up area and within an area with existing public service facilities. The proposed development is temporary in nature and will not prevent the lands from being developed in the future for higher-order employment uses and/or the proposed Highway 413 transportation corridor. The proposal will support the movement of goods in the Region of Peel until September, 2025 as per the temporary zoning by-law.

Policy 2.2.5.8 states that development of sensitive land uses, major retail uses, or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment. The subject property is located within a location planned for industrial land uses, and in close proximity to the existing CPKC Railway – Vaughan Intermodal Terminal, Highway 50 and the northerly extension of Highway 427. Two existing residential dwellings exist within the immediate vicinity, where appropriate buffers, landscape treatments, and noise mitigation measures will be implemented through the Lifting of the H, and Site Plan approval process.

The recommendations conform to the applicable sections of the Growth Plan.

Municipal Planning Documents

Region of Peel Official Plan:

The subject lands are designed “Employment Area” as per Schedule E-4 of the Region of Peel Official Plan. The proposed temporary truck and trailer parking lot will support the goods movement network as the lands within Highway 427 Industrial Plan evolve to support a variety of logistics, industrial, and employment uses. The proposed truck and trailer parking lot will service the surrounding land uses and larger goods movement network in the Region of Peel until September, 2025. The proposed temporary use will not significantly impact the ability for future Highway 413 transportation infrastructure to be constructed in the future, as there are no permanent structures or buildings on the subject site.

Staff is satisfied that the proposed development will help achieve the goals and objectives of the Region of Peel Official Plan.

City of Brampton Official Plan (2006):

The property is designated “Industrial” and “Special Study Area” in Schedule A: General Land Use Designations of the Official Plan. The “Industrial” designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution. As previously mentioned in this report, there are limitations to development on this subject site based on the proposed Highway 413 Transportation Corridor.

The proposed temporary truck and trailer parking lot has been assessed in accordance with the policies of the City of Brampton Official Plan, including *Section 5.10 Temporary Use By-Laws*.

The proposed development application meets the applicable criteria of enacting a Temporary Use By-Law outlined in Section 5.10.2 of the City of Brampton Official Plan:

- The proposal does not create and/or aggravate any situation detrimental to adjacent complying uses in accordance with Section 5.10.2(i), as the lands are planned for industrial uses and mitigation measures for existing residential uses related to noise and odour will be further reviewed through the Lifting of the H and Site Plan application.
- The Functional Servicing Report has been reviewed by City of Brampton Staff and confirms that the proposal does not require the extensions or expansion of existing municipal services in accordance with Section 5.10.2(i).
- The Traffic Impact Study (TIS) has been reviewed by the Region of Peel. The Region confirmed they are supportive of a left-in/right-out access to this development and that the access needs to be shifted further north on Highway 50. Minor refinements are needed to the TIS at this time and a Holding symbol has been added to the By-law, which requires written confirmation from the Region of

Peel that updates to the TIS are completed to their satisfaction report surrounding area in accordance with Section 5.10.2(ii).

- The temporary use does not interfere with the development of adjacent areas given the long-term development restrictions within the MTO Protection Corridor Area proposed Highway 413 in accordance with 5.10.2(iii).

The proposed development and temporary zoning by-law amendment included in Attachment 10 of this report addresses the policies in Section 5.10 of the Official Plan. Staff is satisfied that the proposed temporary development is in accordance with the City of Brampton Official Plan.

Regionally Approved 'Brampton Plan':

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan is scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal.

The property is designated 'Employment' in Schedule 2: Designations of the Official Plan. The 'Employment' designation permit land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. As previously mentioned in this report, there are limitations to development on this subject site based on the proposed Highway 413 Transportation Corridor.

The proposed temporary truck and trailer parking lot has been assessed in accordance with the policies of the City of Brampton Official Plan, including *Sections 5.12.42 to 5.12.45 - Temporary Use By-Laws*.

The proposed development application meets the applicable criteria of enacting a Temporary Use By-Law outlined in Sections 5.12.42 to 5.12.45 of the City of Brampton Official Plan:

- As the development application does not propose any permanent structures or buildings, the proposed use will be of temporary nature and will not entail major construction or investment. There will be no hardship in reverting to the original uses upon termination of the temporary use in accordance with Section 5.12.43(b).
- As the subject area is designated for industrial uses, the proposed temporary use is compatible with the surrounding land uses and character of the surrounding area in accordance with Section 5.12.43(c).
- The Functional Servicing Report has been reviewed by City of Brampton Staff for high level comments and confirms that the proposal does not require the extensions or expansion of existing municipal service in accordance with Section 5.12.43(d).
- The Traffic Impact Study (TIS) has been reviewed by the Region of Peel. The Region confirmed they are supportive of a left-in/right-out access to this

development and that the access needs to be shifted further north on Highway 50. Minor refinements are needed to the TIS at this time and a Holding symbol has been added to the By-law, which requires written confirmation from the Region of Peel that updates to the TIS are completed to their satisfaction report surrounding area in accordance with Section 5.10.2(ii).

- As the Temporary Use proposes truck and trailer parking for an interim period until September 2025, the proposed use includes sufficient parking facilities entirely on-site in accordance with Section 5.12.43(f).
- Based on all of the above, the proposed use is generally desirable and compatible with the surrounding community in accordance with Section 5.12.43(g).

The proposed development and temporary zoning by-law amendment included in Attachment 8 of this report addresses the policies in Section 5.12.42 to 5.12.45 of the Brampton Plan. Staff is satisfied that the proposed development is in accordance with the City of Brampton Official Plan.

Highway 427 Industrial Secondary Plan:

The subject property is designated “Prestige Industrial”, “Corridor Protection Area”, and “Scoped Appealed Lands” in the Highway 427 Industrial Secondary Plan. The proposed use is temporary and as such, does not require an amendment to the Brampton Official Plan, or the Secondary Plan which constitutes a chapter of the Official Plan, in accordance with policy 5.10 (Temporary Use By-laws).

City of Brampton Zoning By-Law:

The subject property is zoned ‘Agricultural - A’ by By-law 270- 2004, as amended. This report recommends a temporary zoning by-law amendment to permit site-specific exceptions to the Agricultural – A zone. The site-specific performance standards will result in appropriate screening to reduce the aesthetic impacts of the proposed temporary truck and trailer parking on the streetscape, and the recommended H symbol ensures the land use permissions for truck and trailer storage does not commence until such time as the conditions of the H provision are fulfilled.

Staff is satisfied with the recommended Temporary Use By-law for the truck and trailer storage.

Community Engagement:

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Attachment 9 – Results of Public Meeting. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on April 22nd, 2024. One (1) member of the public spoke and submitted written piece of correspondence. Details of the results of the Public Meeting are included in Attachment 9 of this report. A summary chart is included below:

Concerns Raised at Public Meeting	Staff Response
Impacts to Residential Uses: Screening & Landscaping Treatments	<p>The applicant is required to provide a 3-metre landscaped buffer along all lot lines to screen the truck and trailer parking from abutting properties and any residential uses.</p> <p>A maximum height of 4.15 metres for oversized motor vehicles is also included as a site-specific exception in the zoning by-law amendment to reduce the visual impacts of the proposed use on future residential uses.</p> <p>The proposed uses on the site are short-term and are permitted for a maximum of 3 years.</p>
Uses Permitted: Outdoor Storage, Truck and Trailer Parking	<p>The subject lands are located within the Ministry of Transportation (MTO) Protection Corridor and the proposed Highway 413 transportation corridor. As such, temporary truck parking as an interim use until September 2025 is deemed as an appropriate land use given the long-term development restrictions with proposed Highway 413. The proposed use represents the appropriate location for the development in accordance with Section 2 (p).</p>
Access to Studies	<p>The applicant is required to ensure all satisfactory studies, including a Functional Servicing Report, Traffic Impact Study and Noise Study are approved prior to any development or site alteration occurring on site.</p> <p>A Holding Symbol (H) condition has been added to the Temporary Zoning By-Law to ensure all minor technical matters associated with the FSR, TIS and Noise Study are satisfactory to the City and Region of Peel prior to lifting of the Holding Symbol.</p> <p>A Site Plan application is also required prior to any development and/ or site alteration taking place on the subject lands, and prior to any truck and trailer operations taking place on the subject lands.</p>

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’.

Strategic Focus Area:

The report aligns with the strategic focus area “Growing Urban Centres & Neighbourhoods”. The Temporary Zoning By-law Amendment will support goods movement in the Region of Peel.

Conclusion:

Staff is satisfied that the proposed Temporary Use By-law Amendment represents good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development conforms to provincial plans including the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

The report recommends that Council enact the Temporary Use By-law Amendment attached hereto as Attachment 10. The By-law is appropriate for the orderly development of the lands considering the following:

- The proposed temporary use aligns with policies within the City of Brampton Official Plan (2006) and Regionally approved ‘Brampton Plan’, specifically *Section 5.10 – Temporary Use By-Laws* and *Sections 5.12.42 to 5.12.45 - Temporary Use By-Laws*, respectively;

- The subject lands are located within the Ministry of Transportation (MTO) Protection Corridor and significant portions of the site are located within the proposed Highway 413 transportation corridor. The MTO has confirmed they are only supportive of the proposed temporary use until September, 2025, after which they plan on additional consultation with landowners. As such, temporary truck parking as an interim use is deemed as an appropriate land use, as there will be no permanent structures on site and the Temporary Use By-Law will expire in September, 2025;
- The proposed temporary use will support goods movement in the Region of Peel;
- The appropriate measures will be implemented to reduce the visual impacts of proposed truck and trailer parking on any neighbouring residential uses; and
- The appropriate measures will be implemented to ensure that staff comments are addressed via a revised Functional Servicing Report, Traffic Impact Study and Noise Study, through the implementation of a Holding (H) symbol in the Temporary Zoning By-Law Amendment.

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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