



# BRAMPTON

## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, April 22, 2024**

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management  
Allan Parsons, Director, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
Nelson Cadete, Manager, Transportation Planning  
Carolyn Crozier, Manager, Development Services  
Arjun Singh, Planner, Development Services  
Harjot Sra, Planner, Development Services  
Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning  
Shawnica Hans, Acting City Clerk, Legislative Services  
Tammi Jackson, Legislative Coordinator  
Richa Ajitkumar, Legislative Coordinator  
Gagandeep Jaswal, Acting Legislative Coordinator

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#### 1. **Call to Order**

The meeting was called to order at 7:02 p.m. and adjourned at 7:58 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan (arrived - 7:14 p.m.), Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

## **2. Approval of Agenda**

### **PDC073-2024**

That the agenda for the Planning and Development Committee Meeting of April 22, 2024, be approved, as amended, as follows:

#### **To add:**

Item 7.5 – Staff Presentation re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 7.6 – Staff Report re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 9.1 – Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Item 9.2 – Discussion Item at the request of Chair Palleschi re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Item 11.7 – Correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

#### **To refer** the following items to the May 1, 2024 Council meeting:

Item 6.1 – Delegation re: Shared E-scooter Pilot Program – Update

Item 7.3 – Staff Presentation re: Shared E-scooter Pilot Program – Update

Item 7.4 – Staff Report re: Shared E-scooter Pilot Program – Update

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Consent Motion**

Nil

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

(See Item 6.3)

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

**PDC074-2024**

That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

Item 6.2 was brought forward and dealt with at this time.

Harjot Sra, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

The following delegation addressed Committee and expressed their concerns, comments and suggestions with respect to the subject application:

- Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and questions from the delegate with respect to the following:

- the outdoor parking proposal does not conform with the Region of Peel Official Plan, Brampton Official Plan, or the Secondary Plan
- inadequate consideration of the Provincial Policy Statement or Growth Plan
- lack of a noise impact study
- lack of a transportation impact study
- request for the applicant to address concerns and engage in public consultation

Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd., noted that the intended use of the proposed application is temporary, and therefore an amendment is not required to the Official Plan or the Secondary Plan. He also noted that a traffic impact study and noise impact study has been submitted to planning staff.

The following motion was considered:

**PDC075-2024**

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042 to the Planning and Development Committee Meeting of April 22, 2024, be received:
  1. Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

2. Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd.

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Shared E-scooter Pilot Program – Update

**Dealt with under Item Approval of Agenda – Recommendation PDC073-2024**

- 6.2 Delegation re: Application to Amend the Zoning By-Law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

**Dealt with under Item 5.2 - Recommendation PDC075-2024**

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

The delegation request was withdrawn.

- 6.4 Delegation re: Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Brampton GO

Item 6.5 was brought forward and dealt with at this time.

Sylvia Roberts, Brampton Resident, expressed the following concerns, comments, suggestions and questions with respect to the subject matter:

- transportation data needs to be collected
- public consultation is required
- the environmental assessment does not factor in how Metrolinx will complete the proposed increase to the amount of train services at the Bramalea GO station
- inadequate transportation infrastructure

The following motion was considered:

**PDC076-2024**



April 19, 2024

Via E-Mail: [harjot.sra@brampton.ca](mailto:harjot.sra@brampton.ca)

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tel: +1 416 815 4365

file # 59657-1

The Corporation of the City of Brampton  
Planning & Development Committee  
2 Wellington Street West  
Brampton, ON L6Y 4R2

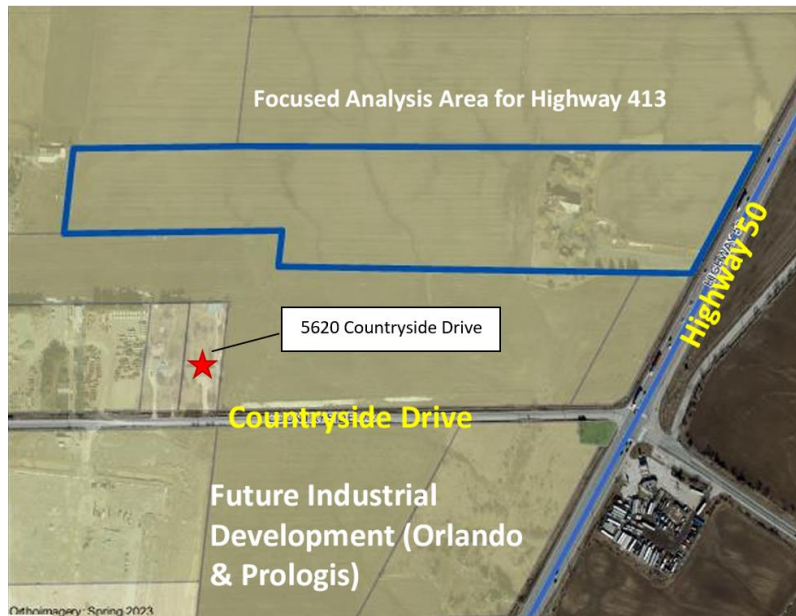
Attention: Peter Fay, City Clerk  
Harjot Sra, Development Planner

Dear Sirs/Mesdames:

**Re: Agenda Item 5.2 - April 22, 2024  
Planning and Development Committee Meeting  
Statutory Public Meeting re: Temporary Zoning By-law Amendment  
File No.: OZS-2023-0042 - 11176 Highway 50, Ward 10**

We are counsel to Mary Di Biase, the owner of the lands municipally known as [REDACTED] in the City of Brampton.

On behalf of our client, we are writing to express our client's significant concern with the proposed Temporary Zoning By-law Amendment (the "**Application**") for 11176 Highway 50 (the "**Subject Property**") which is being brought forward for information at the Planning & Development Committee on April 22, 2024. The Application proposes to amend City of Brampton Zoning By-law 270-2004 (the "**Zoning By-law**") to facilitate a temporary outdoor oversized motor vehicle parking lot/truck parking lot for 412 truck vehicles and outdoor storage (the "**Proposed Development**"). Our client's property is located south of the Subject Property along Countryside Road. The location of our client's property and the Subject Property are as follows:



The Subject Property is currently zoned Agricultural (A) Zone under the Zoning By-law. The Application proposes to amend the Zoning By-law to permit temporary outside storage, oversized vehicle parking, vehicle parking, Parking Lot, an accessory building for the purpose of storing salt, and an office as an accessory use, for a period of no more than three years. The sole purpose of the Proposed Development is to facilitate the outdoor parking of 412 trucks, with the majority of proposed truck parking located at the southwestern part of the Subject Property. As our client's property is located south of the Subject Property, the Proposed Development will significantly impact and interfere with our client's lands.

### **No consideration of the Provincial Policy Statement or Growth Plan**

All planning decisions of the City of Brampton Council must be consistent with the Provincial Policy Statement, 2020 (the "PPS") and must conform to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan"). The Applicant has failed to provide any reasoning as to why its proposed temporary use by-law is consistent or conforms with either document.

In particular, policies 1.2.6.1 and 1.3.2.2 of the PPS directs *major facilities*, inclusive of transportation facilities, and industrial and manufacturing uses to provide separation or mitigation from *sensitive land uses*, which are defined to include residential uses. The goal of these policies are to promote the long-term operation and economic viability of planned employment areas. The applicant has failed to demonstrate any intended separation or mitigation measures from the existing sensitive land uses to the proposed temporary use. Similar policy direction can be found at policies 2.2.5.8 of the Growth Plan. As such it is our

client's position that the proposed development is not consistent with the PPS and does not conform with the Growth Plan.

### **The Application does not conform with the Region of Peel Official Plan**

The Subject Property is designated Urban System, Designated Greenfield Area, Employment Area in Schedules E-1, E-3, and E-4 to the Region of Peel Official Plan. Policy 5.8.45 requires that Employment Areas within the Region "shall be planned and designed to minimize surface parking". The proposed use, being primarily surface parking does not conform to the Region's vision for its Employment Areas as a result.

### **The Application does not conform with the City of Brampton Official Plan**

The Subject Property is currently designated Employment and Designated Greenfield Area in Schedule 1 and Industrial, Special Study Area, and Corridor Protection Area within Schedule "A" to the City of Brampton Official Plan (the "**Official Plan**"). The Subject Property is further designated Prestige Industrial, Corridor Protection Area and Scoped Appeal Lands within Schedule SP 47(a) in the Highway 427 Industrial Secondary Plan (the "**Secondary Plan**").

Section 5.2.7 of the Secondary Plan establishes policies for lands designated Prestige Industrial, including Policy 5.2.7.2 (ii) which explicitly prohibits outdoor storage, including truck trailer parking, as a primary use within the Prestige Industrial designation. As, the primary purpose of the Application is to permit a large-scale parking lot for truck trailers, this use does not conform with the Secondary Plan.

Further, Section 5.10.2 of the Official Plan establishes specific policies for the enactment of a temporary use by-law, including Policies 5.10.2(i), which requires Council to be satisfied that the proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses. In addition, Policy 5.10.2(ii) states that in the enactment of a temporary use by-law, the City shall be satisfied that the temporary proposed use does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation.

Our client's lands are an existing residential use located near to the Subject Property. The cover letter submitted by Brutto Consulting Ltd. dated March 12, 2024, indicates that a Transportation Impact Study and a Noise Study were submitted as part of the Application, however, these documents have not been made available through BramPlan. Based on the available information, the applicant has not provided sufficient evidence that the Application meets the requirements of Policies 5.10.2 (i) and (ii). The addition of hundreds of oversized trucks will have significant noise impacts and significantly increase truck traffic on the streets surrounding the Subject Property, for which sufficient servicing and transportation capacity is an issue, inconsistent with the Official Plan policies. In addition, the proposed truck and vehicle parking and outdoor storage will be viewed directly from the rear of our client's property, and no adequate truck screening or landscaping is proposed that would provide adequate screening of same.



## Public Consultation Strategy

As part of the Application, Brutto Consulting Ltd. has provided a Public Consultation Strategy. We note that the strategy does not consider consultation with landowners in the surrounding area. As our client's lands are located less than 85 m away from the Subject Property, it is our opinion that the Applicant should be required to consult with our client.

Accordingly, for the foregoing reasons, our client strongly objects to the Proposed Development.

Please contact the undersigned should you have any questions. Please also provide written notice of any and all decisions relating to this matter.

Yours truly,

Cassels Brock & Blackwell LLP



Melissa Winch

MW/OA

CC: Jennifer Evola, Cassels Brock & Blackwell LLP ([jevola@cassels.com](mailto:jevola@cassels.com))  
City Clerk's Office, City of Brampton ([cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca))  
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