

APPLICATION TO TEMPORARILY AMEND THE ZONING BY-LAW

To facilitate the temporary use (3 years) of the property for outdoor storage of oversized motor vehicles, consisting of 27 parking spaces.

394 Orenda Road

City of Brampton File : OZS-2024-0041

Application by:

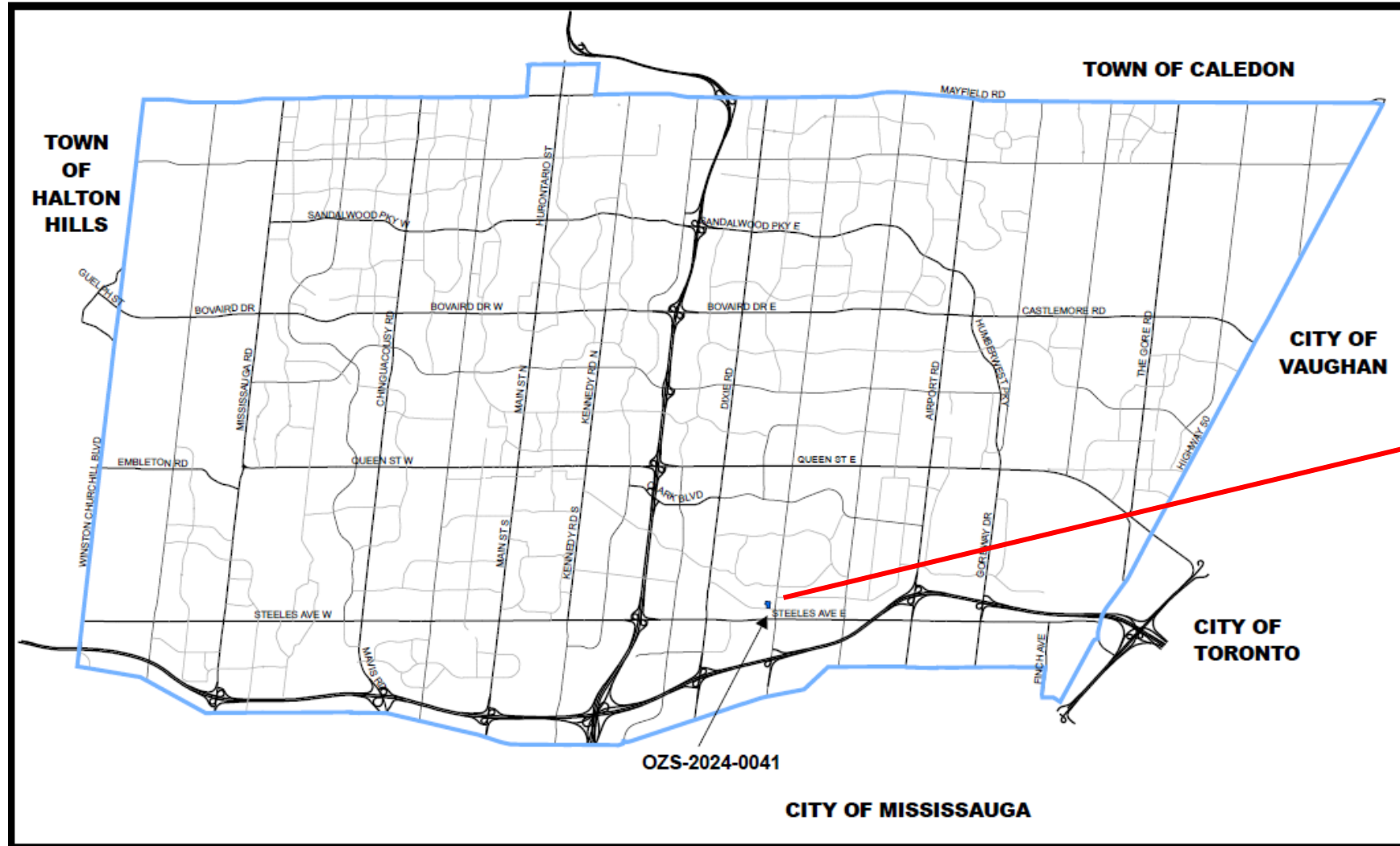
KING CONSULTANTS INC. on behalf of 222270 ONTARIO INC.

WARD : 7

REGIONAL COUNCILLOR: PAT FORTINI

CITY COUNCILLOR: ROD POWER

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Industrial uses and low-rise residential along Avondale Boulevard.

South:

Orenda Road, beyond which contains industrial uses and Steeles Ave East and Brampton GO.

East:

Industrial and commercial uses fronting Bramalea Road.

West:

Victoria Crescent, beyond which contains industrial uses.



AERIAL VIEW



 Subject Lands

SITE VISIT



View of the property from Orenda Rd looking north



View of the property from Orenda Rd looking northwest

SITE VISIT



View of the property from Victoria Crescent looking southeast



View of the property from Victoria Crescent looking east

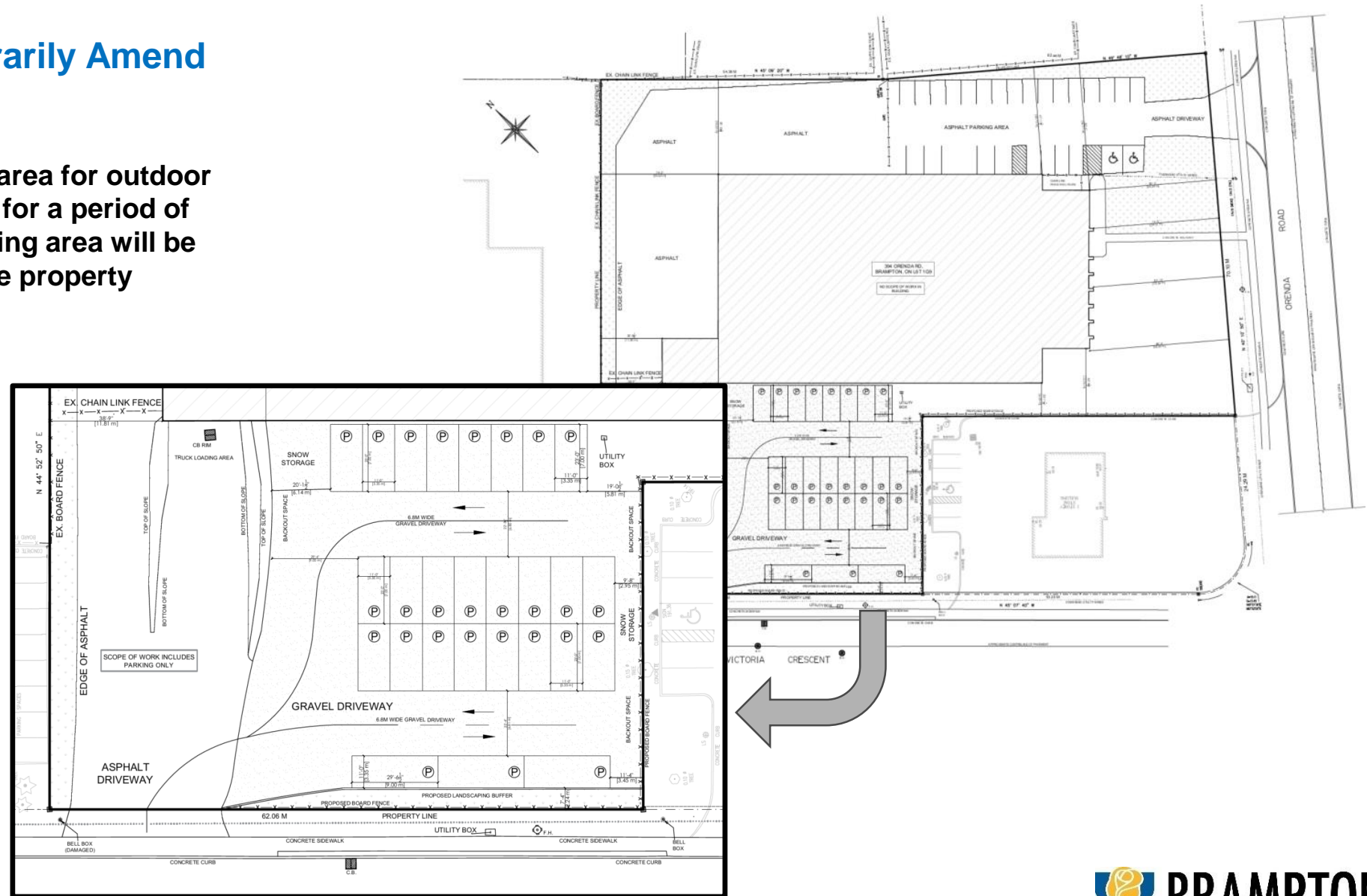
DEVELOPMENT PROPOSAL

An application to Temporarily Amend the Zoning By-Law

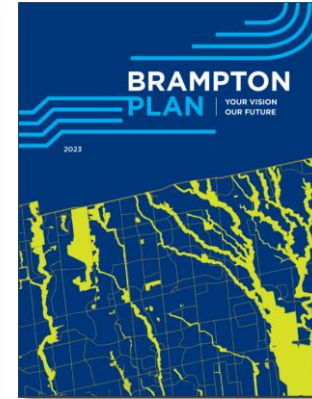
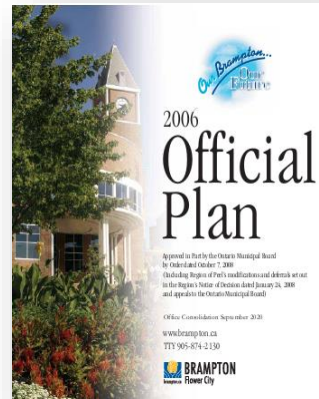
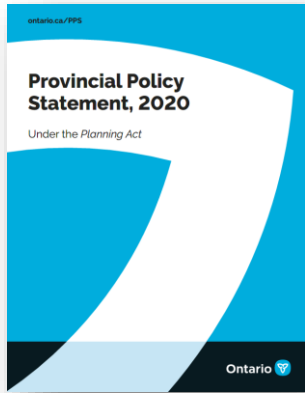
To temporarily permit a parking area for outdoor storage of commercial vehicles, for a period of three (3) years. The vehicle parking area will be located at the exterior yard of the property fronting Victoria Crescent.

Further details include:

- 27 parking stalls:
 - 24 stalls with a measurement of 3.35m x 7m
 - 3 parallel stalls with a measurement of 3.35m x 9m
- Vehicle entrance to the parking area will be from the existing access off Victoria Crescent.



PLANNING FRAMEWORK SUMMARY



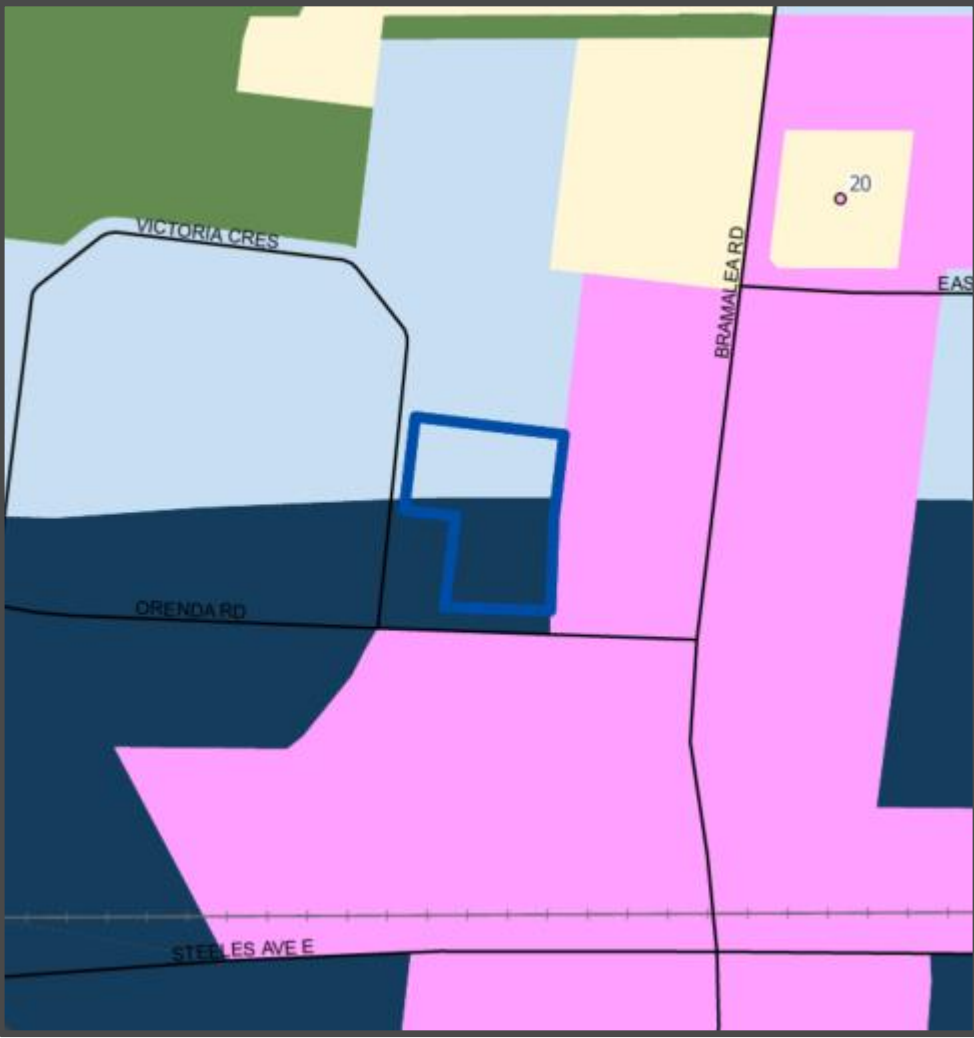
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)*
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Brampton Mobility Hub Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN (2006)



- NO AMENDMENT NUMBER
- RAILWAYS
- OFFICE
- UTILITY
- MAJOR WATERCOURSES
- BUSINESS CORRIDOR
- OPENSOURCE, UTILITY/OPENSOURCE
- Subject Lands
- L.B.P.I.A. OPERATING AREA
- INDUSTRIAL
- RESIDENTIAL

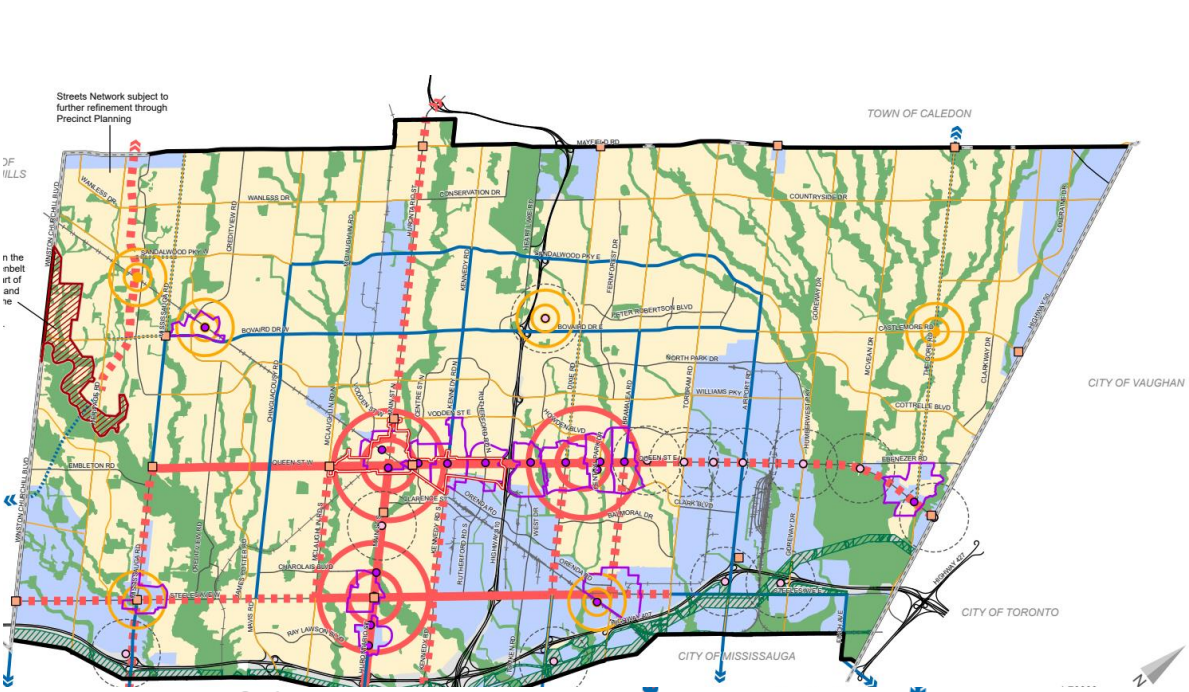


- **Schedule A Use Designation:** Industrial and Business Corridor
- **Permitted Uses:**
 - **Industrial:** industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related and uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use.
 - **Business Corridor:** a broad range of employment and employment-related uses. Certain lands within the Business Corridor designation are planned to accommodate a broad range of business, service, and institutional uses to serve the general public and adjacent employment areas.

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

CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

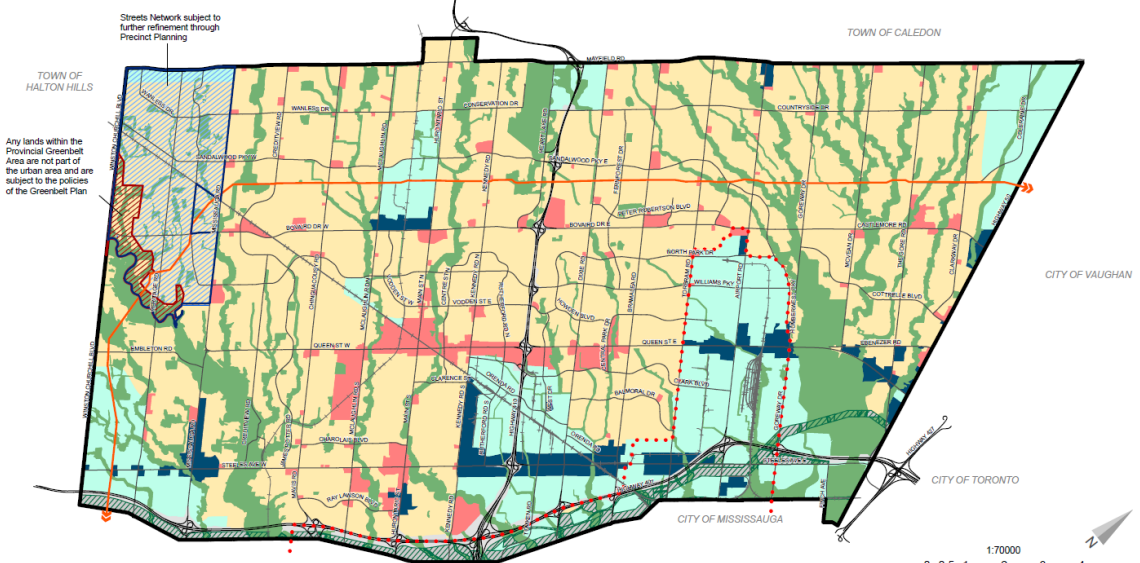
- Designated 'Employment Areas', Town Centre, Primary MTSA within Schedule 1A – City Structure
- Designated MTSA – KIT-2 within Schedule 1B – Major Transit Station Area
- Designated 'Mixed-Use Employment' within Schedule 2 – Designations
- Designated 'Mixed-Use (Mid-Rise Mixed Use)' within Schedule 13A – Brampton Major Transit Station Areas



Overlays

- Employment Areas
- Community Areas
- Natural Heritage System
- Regional Urban Boundary
- Urban Centres
- Town Centres
- Primary Urban Boulevards
- Secondary Urban Boulevards
- Corridors
- Planned Corridors
- Support Corridor
- Transit Station
- Planned Major Transit Station
- Primary Major Transit Station Areas
- Greenbelt Plan - Protected Countryside Area
- Urban Growth Centre
- Gateways

Schedule 1A – City Structure



Designations

- Mixed Use
- Neighbourhoods
- Employment
- Mixed-Use Employment

Overlays

- Natural Heritage System
- Parkway Belt West
- Lester B. Pearson International Airport (LBPIA) Operating Area
- Greenbelt Plan
- TransCanada Pipeline
- Heritage Heights Secondary Plan Area
- North West Brampton Development Area

Base Map Features

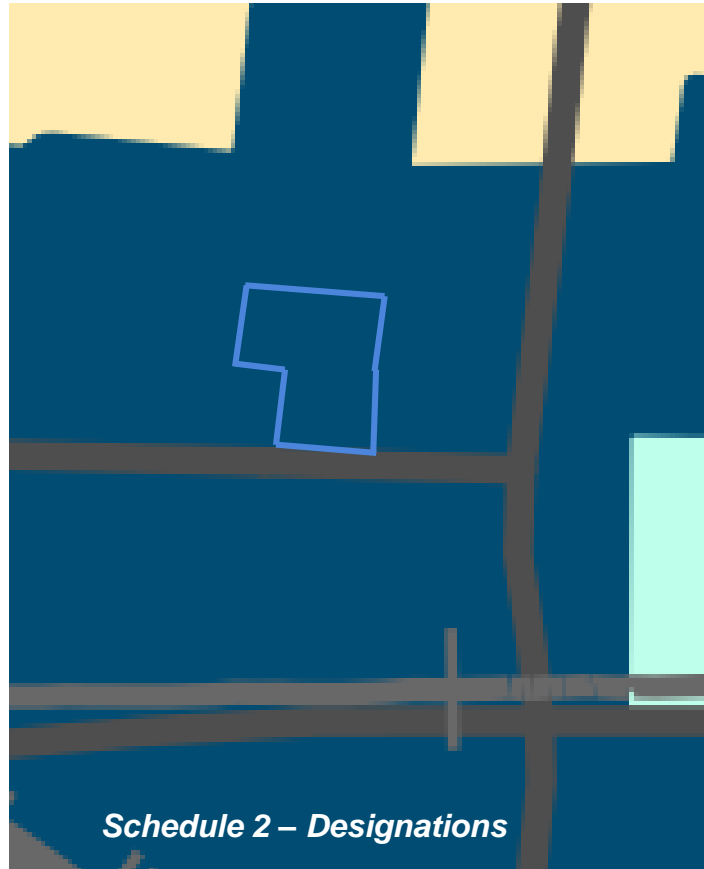
- Railway
- Highway
- Major Streets

Scale: 0 0.5 1 2 3 4 Kilometres
Date: October 2023
Planning, Building and Growth Management
Brampton Plan

Schedule 2 – Designations

CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023

OFFICIAL PLAN DESIGNATION



Designations

- Mixed Use
- Neighbourhoods
- Employment
- Mixed-Use Employment

- Natural Heritage System
- Parkway Belt West

Overlays

- Lester B. Pearson International Airport (LBPIA) Operating Area
- Greenbelt Plan
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- Heritage Heights Secondary Plan Area
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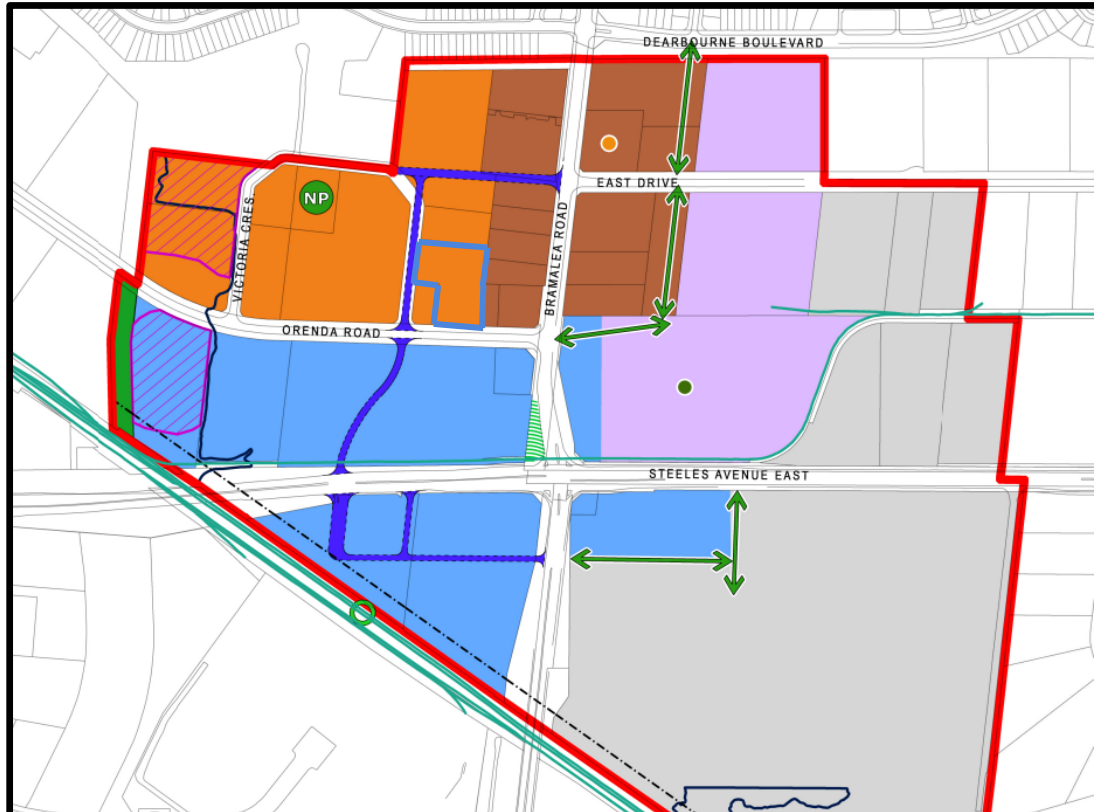
- **Permitted Uses:**

- **Mixed-Use Employment (Schedule 2):** Predominately major office, commercial uses (i.e. commercial recreation, hotels, convention centres, motels, etc. that support major office employment), retail , restaurant and other service uses below Major Retail, limited range of light industrial uses, service commercial uses and public facilities.
- Where open storage and/or outdoor processing of goods and materials as accessory/ancillary uses are permitted, the zoning by-law shall ensure it is screened by fencing and landscaping, where viewed from adjacent streets and neighbouring land uses.

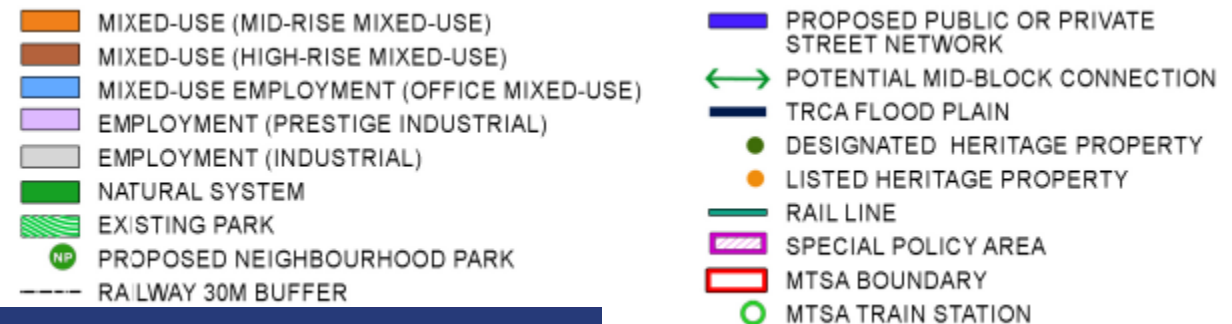
An amendment to the Official Plan **is not required** to facilitate the development.



CURRENT PLANNING CONTEXT: MTSA KIT-2 BRAMALEA GO



- **MTSA Land Use Designation:** Mixed-Use (Mid-Rise Mixed Use)
- Schedule 13A is now approved but some aspects of the Bramalea GO MTSA land use plan have been appealed, staff are awaiting further direction to be provided by the Ontario Land Tribunal.



SCHEDULE 13a | BRAMPTON MAJOR TRANSIT STATION AREAS
KIT-2 BRAMALEA GO LAND USE PLAN

 **BRAMPTON**



 **BRAMPTON**

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION





Brampton Mobility Hub Secondary Plan (Area 9)






Land Use Designation:

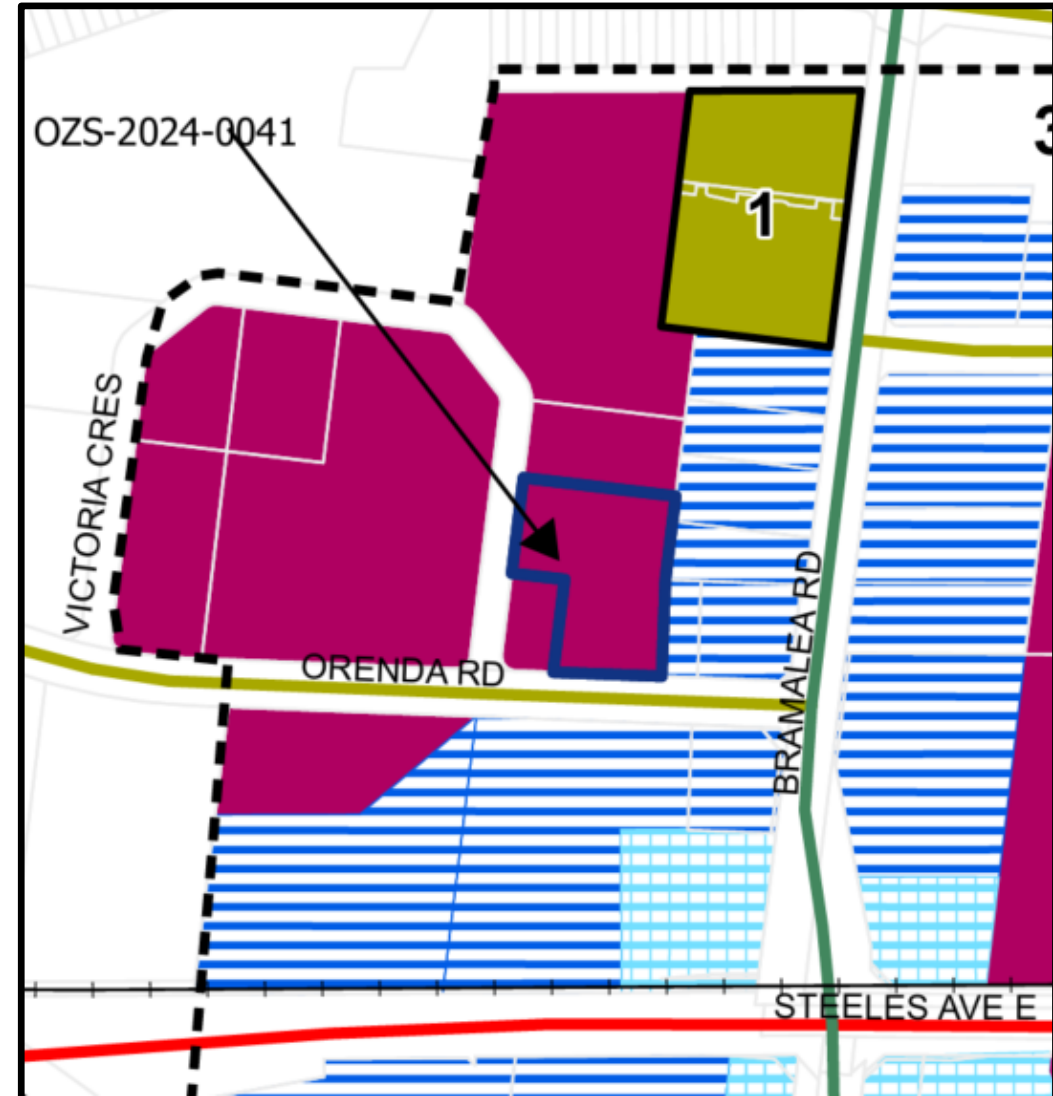
- Mixed Industrial Commercial
 - Activities under this designation shall include warehousing, manufacturing, processing, repair and servicing, the storage of goods and products, as well as offices ancillary to an industrial use.
 - As per 5.1.4.6 (iv) outside storage, including truck trailer parking, shall not be permitted as a primary use. Outside storage areas associated with a permitted use shall not directly abut arterial roads and be appropriately set back and screened in accordance with the requirements of the zoning bylaw

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

LAND USE DESIGNATION

-  MIXED USE - OFFICE & RETAIL
-  OFFICE
-  HIGH DENSITY RESIDENTIAL
-  MIXED EMPLOYMENT COMMERCIAL

-  BRAMALEA GO STATION
-  SECONDARY PLAN NO. 9 BOUNDARY
-  SPECIAL SITE AREAS
- ROADS**
 -  COLLECTOR ROAD
 -  MAJOR ARTERIAL ROAD



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Industrial One A (M1A) Zone

Permitted uses in the Industrial One A (M1A) Zone include but are not limited to:

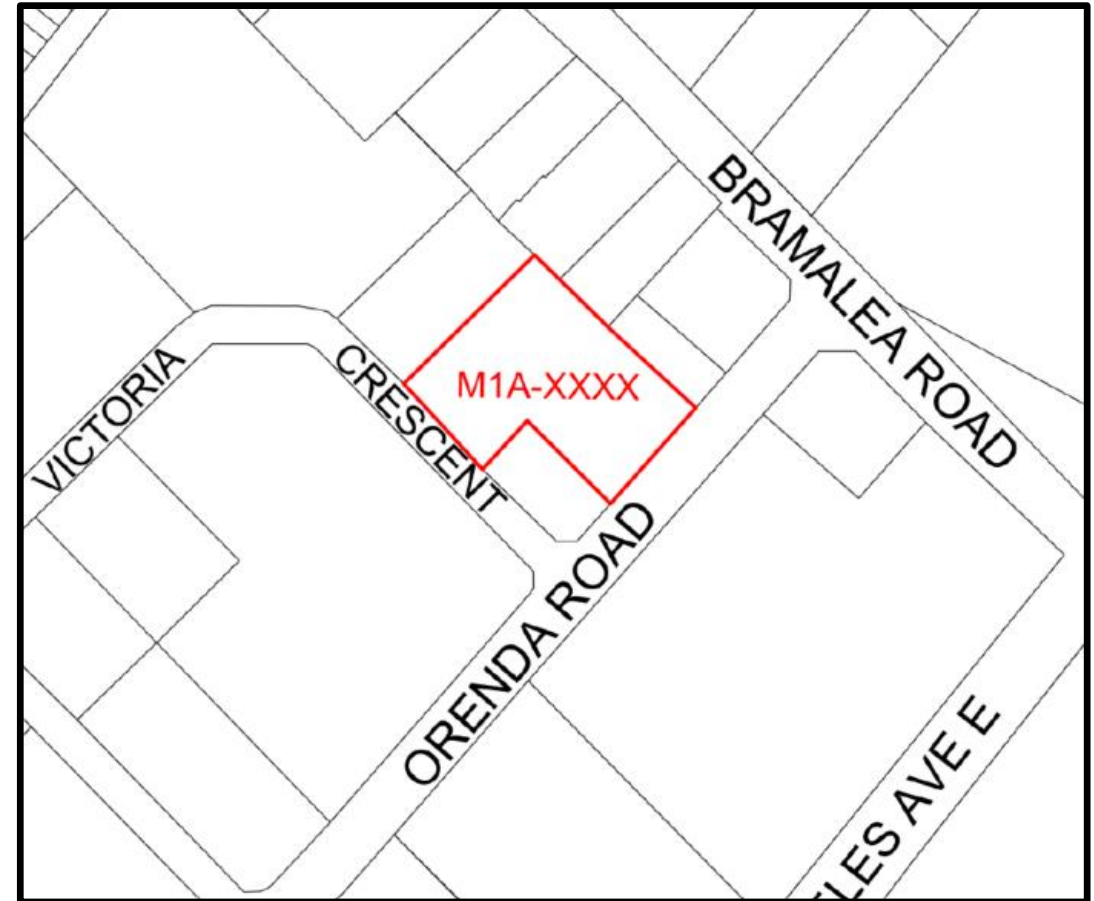
- Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
- A printing establishment
- A radio or television broadcasting and transmission establishment
- An associated educational use

A Zoning By-Law Amendment **is required** to facilitate the development.



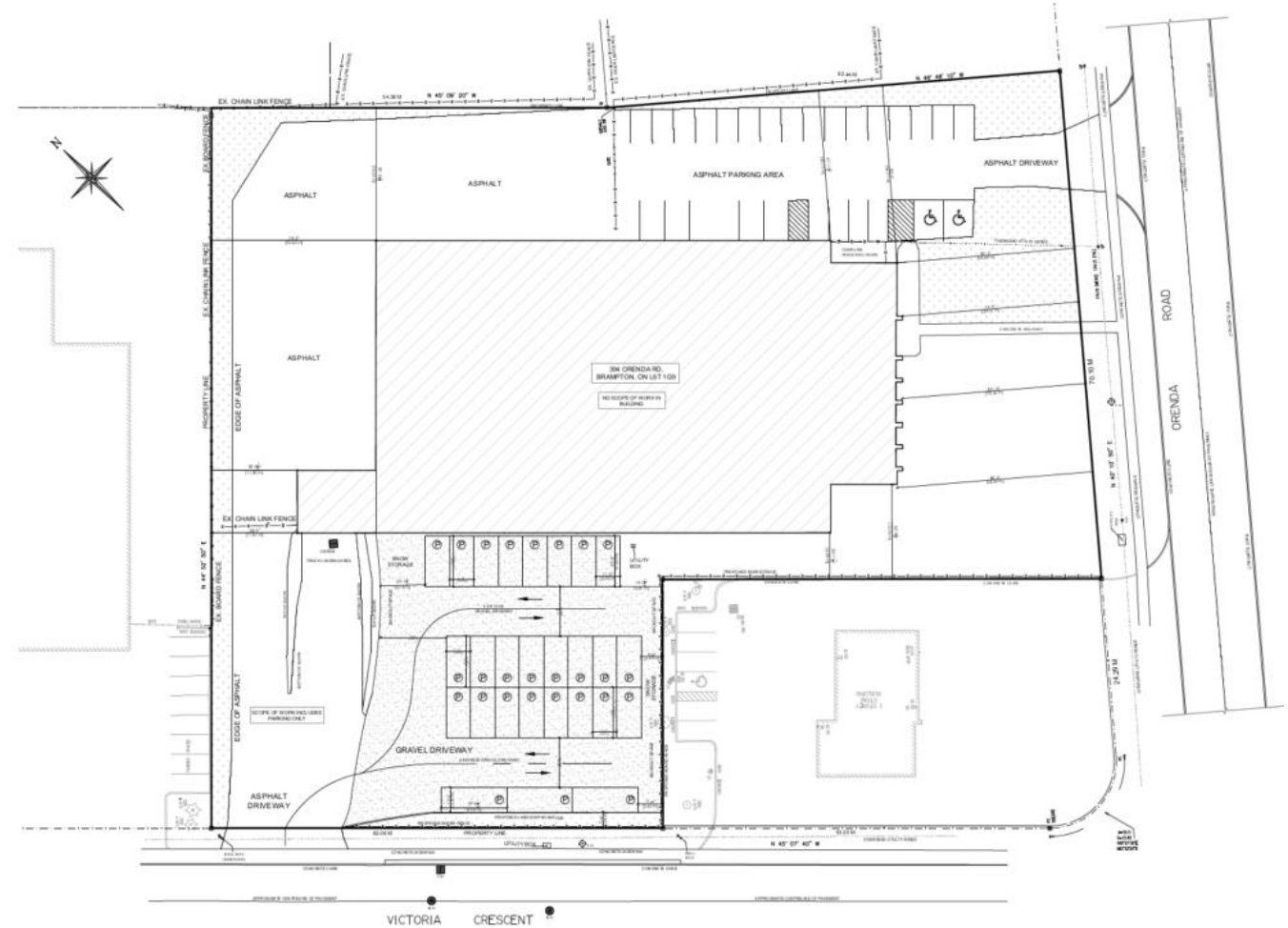
PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Industrial One A (M1A) – Temporary Use By-law	<p>Permitted uses:</p> <ul style="list-style-type: none">• The purposes permitted in the Industrial One A Zone• Outdoor storage of motor vehicles in association with an existing business for a period of three (3) years• A min. 2.24 metre wide landscape strip along a lot line abutting a street or an Institutional Zone• Maximum of 27 oversized motor vehicle parking spaces



KEY ISSUES / CONSIDERATIONS

- Clarification on the type of commercial trucks that are being proposed on the subject property.
- Consideration for the dimension of the parking stalls in relation to truck size and turning maneuvers.
- Appropriate truck and trailer screening and landscaping is required to screen the storage of trucks from public view along Victoria Crescent



NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of 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

ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

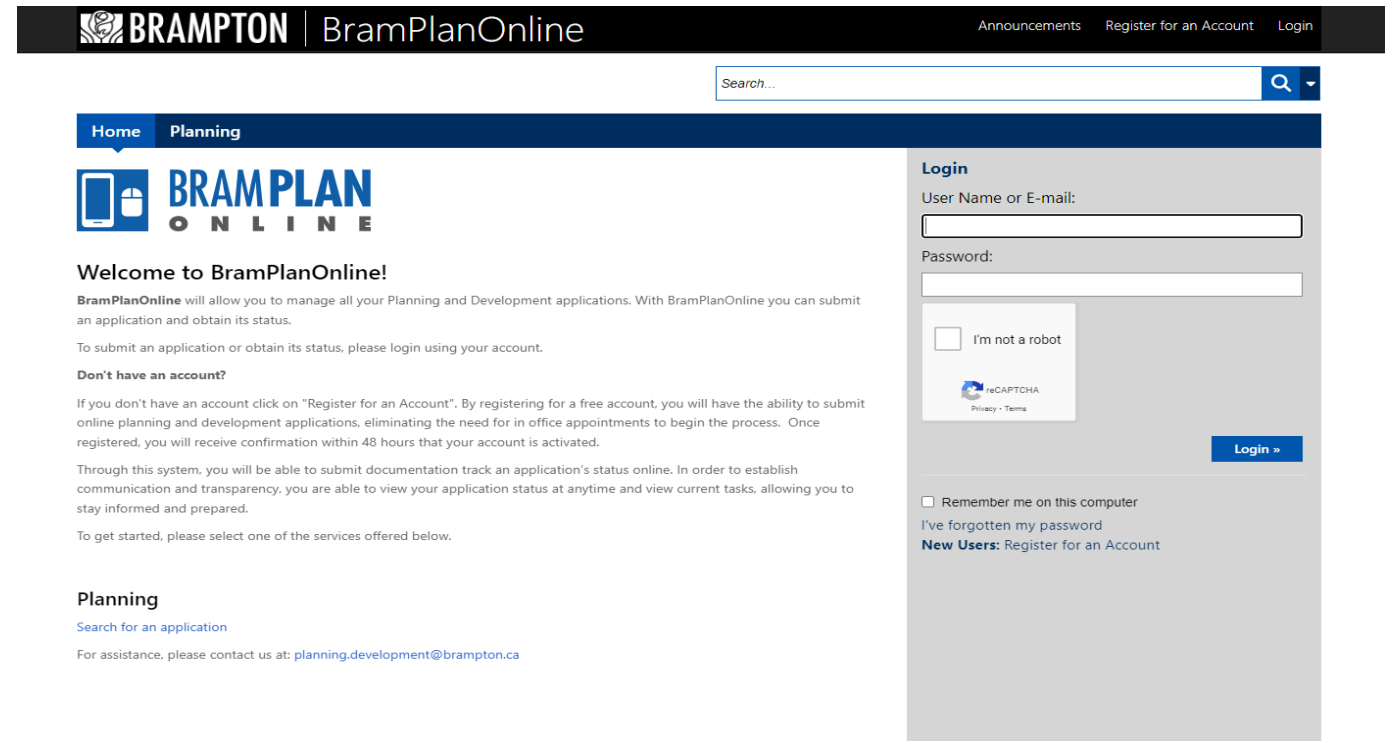
<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: **OZS-2024-0041**

4. On the [OZS-2024-0041 file page](#) click:

The File Info Tab and click documents to review all application drawings and documents.



The screenshot displays the BramPlanOnline website interface. At the top, there is a navigation bar with the Brampton logo and the text "BRAMPTON | BramPlanOnline". To the right of the navigation bar are links for "Announcements", "Register for an Account", and "Login". Below the navigation bar is a search bar with the placeholder text "Search...". The main content area is divided into two columns. The left column features a "Home" and "Planning" navigation menu, the BramPlanOnline logo, and a "Welcome to BramPlanOnline!" message. Below the welcome message, there is a paragraph explaining the system's purpose: "BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status." This is followed by instructions on how to submit an application and obtain its status, and a section titled "Don't have an account?" which provides information on how to register for an account. The right column contains a "Login" form with fields for "User Name or E-mail:" and "Password:". Below the password field is a checkbox for "I'm not a robot" and a reCAPTCHA widget. A "Login >" button is located at the bottom right of the login form. At the bottom of the page, there is a "Planning" section with a link for "Search for an application" and contact information for assistance: "For assistance, please contact us at: planning.development@brampton.ca".

CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!