

Application to temporarily amend the Zoning By-law

To facilitate the temporary use of the subject lands for
outside storage of oversized motor vehicles and trailers

10120 Highway 50 (11 Highway 50)

City of Brampton File : OZS-2024-0029

Application by:

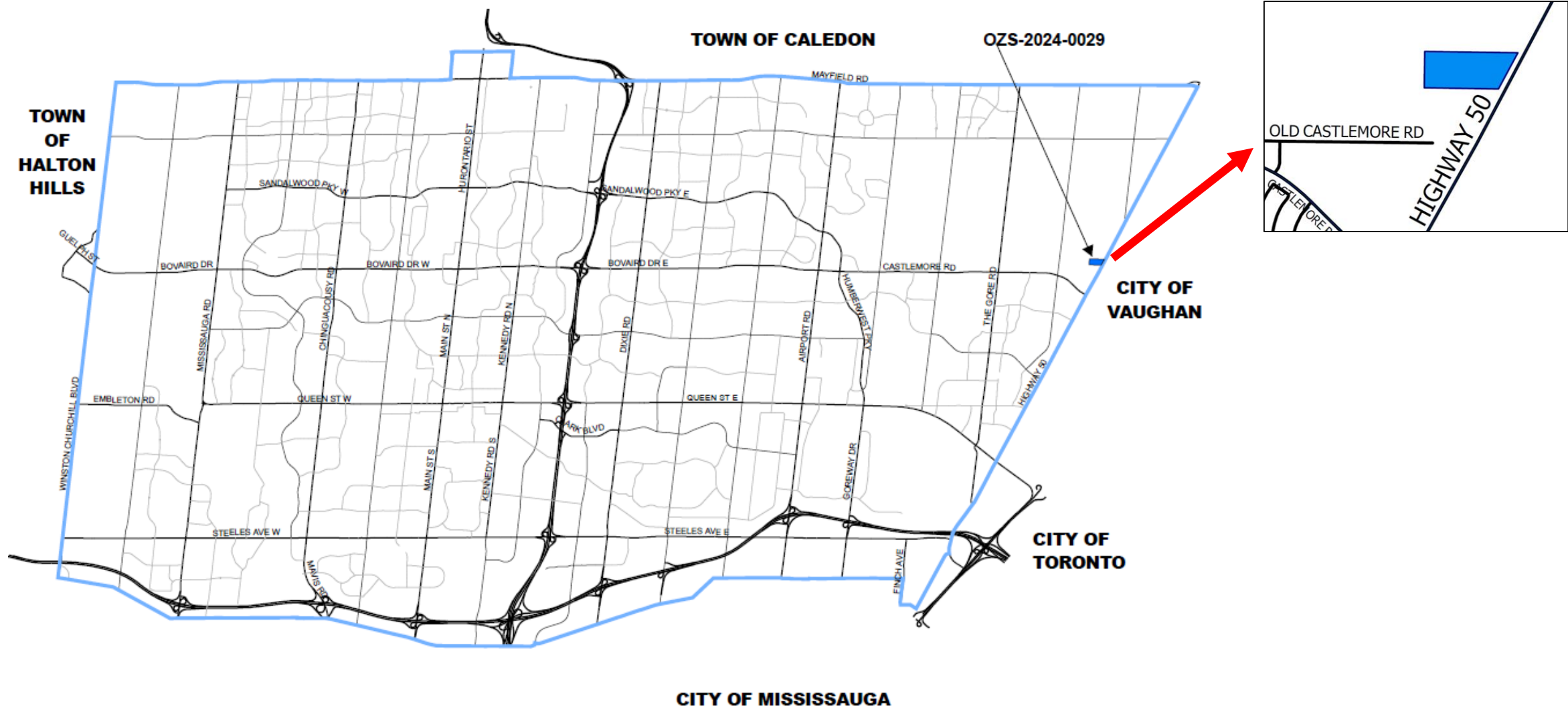
First Gulf Corporation on behalf of **Highway 50 Holding**

WARD : 10

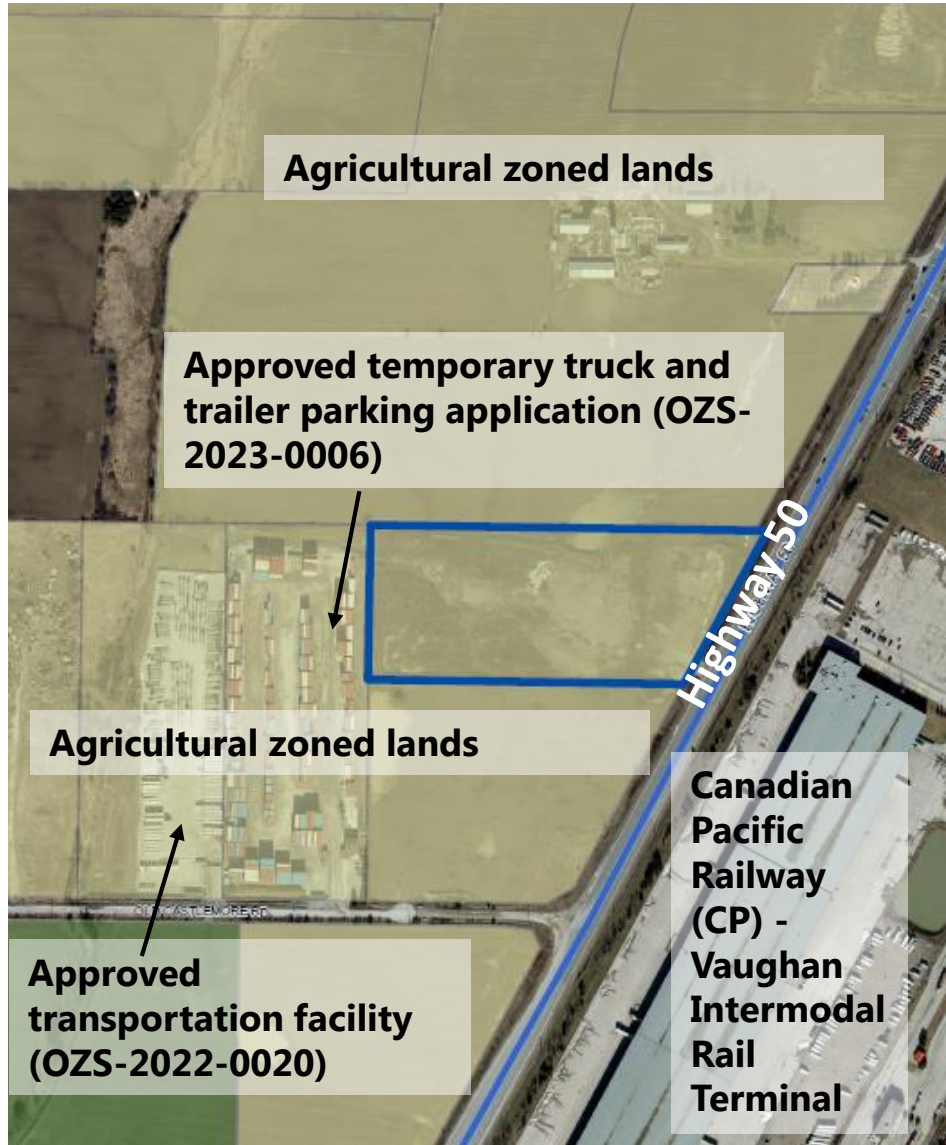
REGIONAL COUNCILLOR: Gurpartap Singh Toor

DEPUTY MAYOR/CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT




North: Agricultural lands

South: Agricultural lands

East: Canadian Pacific Railway (CP) - Vaughan Intermodal Rail Terminal; and

West: Trailer parking and outside storage, agricultural lands that are designated for future employment uses and residential uses further west, Rainbow Creek tributary.

 Agricultural
 Open Space

 Residential
 City Limit

 Subject Lands



Aerial View



Subject Lands

SITE VISIT



Viewpoint looking north, towards Countryside Drive



Viewpoint looking west, towards Coleraine Drive

DEVELOPMENT PROPOSAL

An application to temporarily amend the Zoning By-law

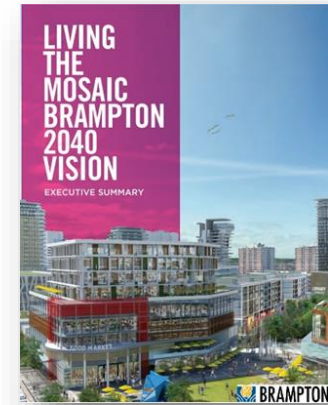
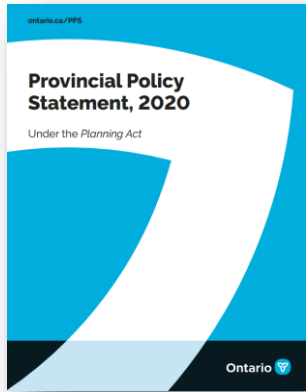
To facilitate the temporary use of the subject lands for a gravel truck and trailer parking yard.

Further details include:

- Zoning by-law amendment application was previously approved to permit truck transport terminal and associated industrial and outside storage uses on the site. A site plan application (SPA-2021-0006) has also been submitted for the transport terminal contemplated.
- The temporary use application is to permit truck and trailer parking yard for three years until the ultimate development scenario can be facilitated.
- 266 trailer parking spaces
- Existing full moves access on Highway 50 is proposed as access for the temporary truck and trailer parking application.
- For the ultimate development concept of the lands, the Region has approved a left-in, right-in and right-out access to and from Highway 50 and another right-out access is proposed at the southern limit of the lands.



PLANNING FRAMEWORK SUMMARY



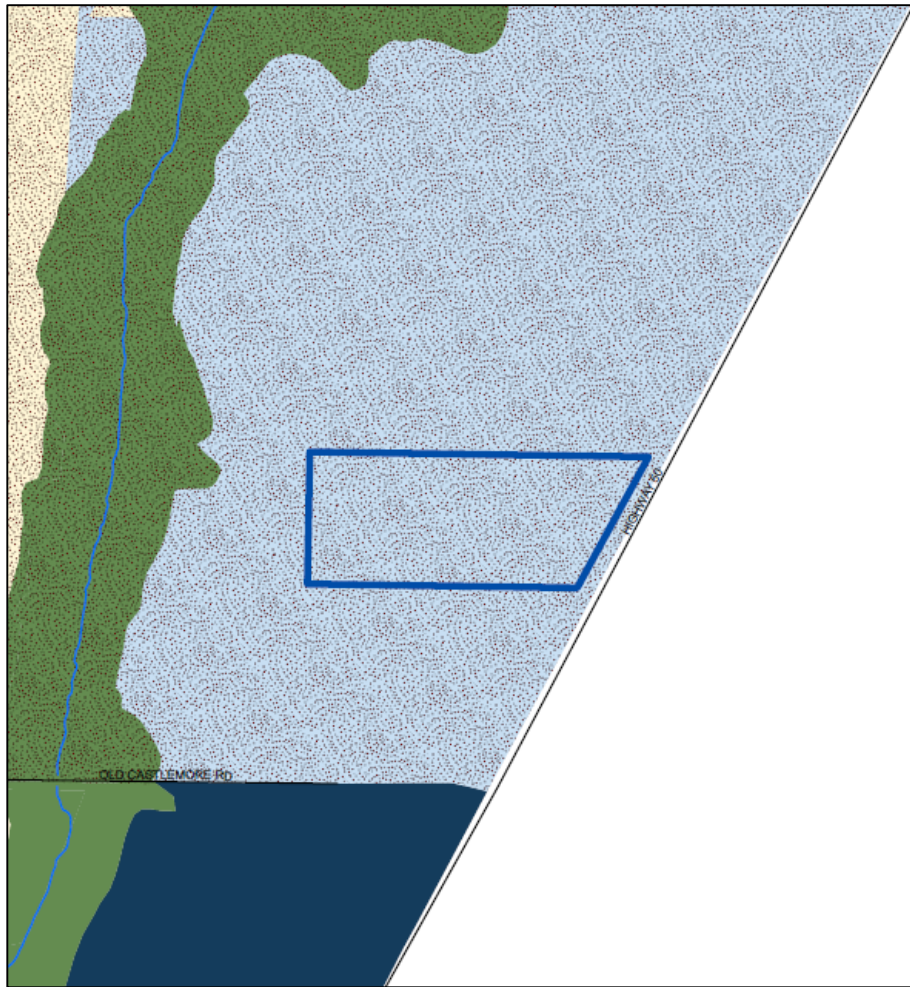
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Highway 427 Industrial Secondary Plan (2020)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



— MAJOR WATERCOURSES
SPECIAL STUDY AREA
BUSINESS CORRIDOR

INDUSTRIAL
OPENSOURCE, UTILITY/OPENSOURCE
RESIDENTIAL

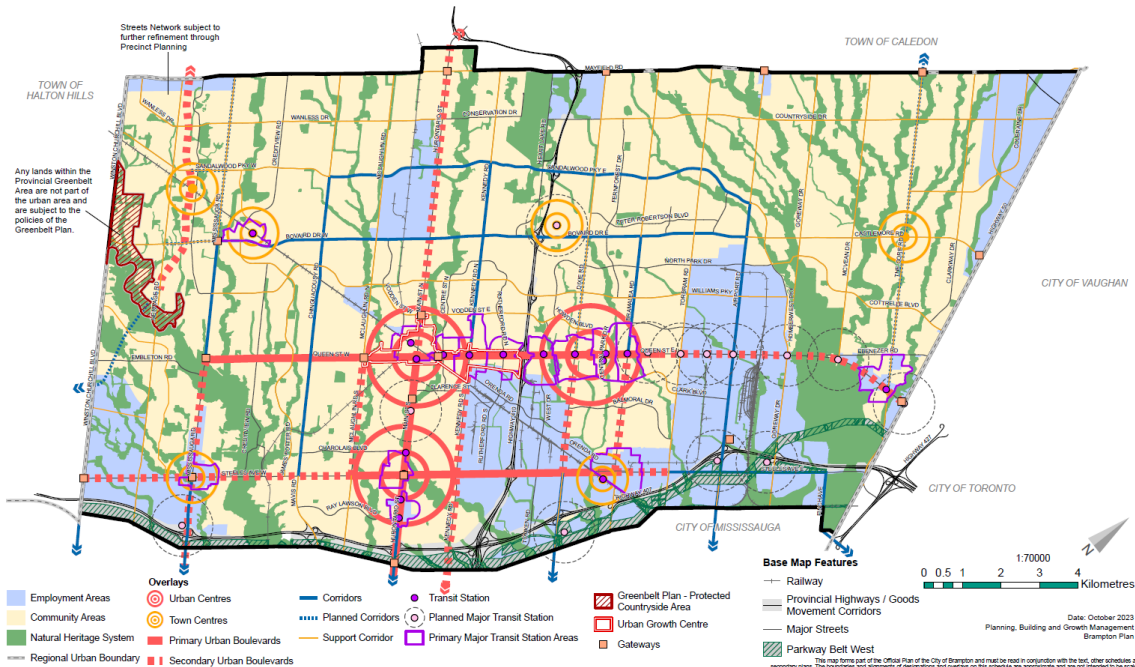
Subject Lands

- **OP Land Use Designation:** Industrial (Schedule A-General Land Use Designations)
- **Permitted Uses:** A full range of industrial, manufacturing, distribution, mixed industrial/commercial warehouses, data processing and related uses are permitted. Service uses, retail uses, open space, public and institutional uses are also permitted.

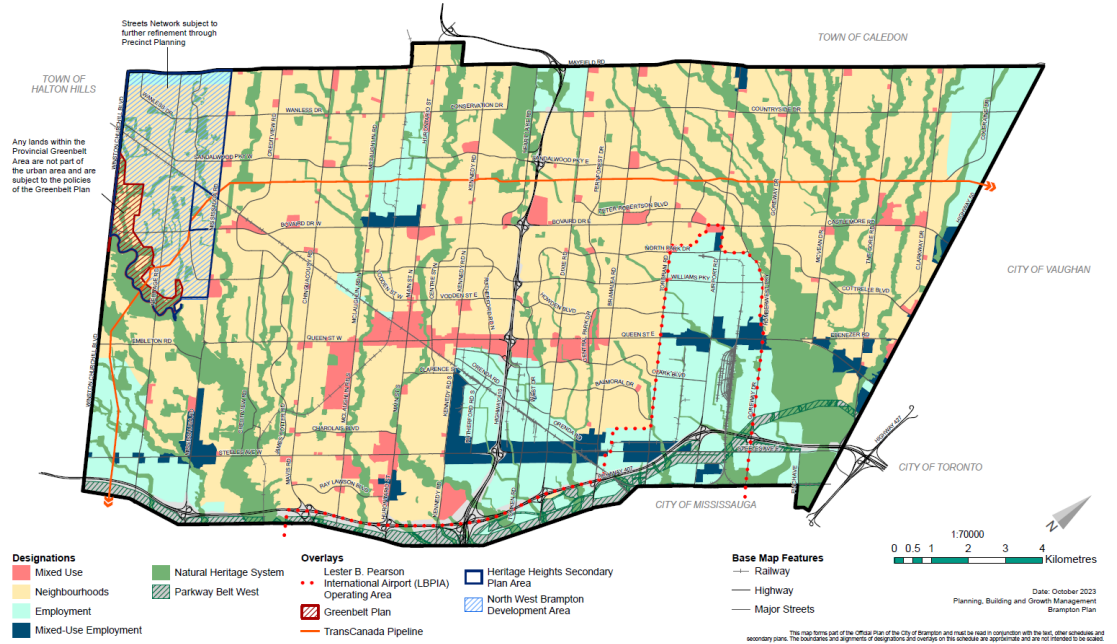
An amendment to the Official Plan is not required to facilitate the development.

CURRENT PLANNING CONTEXT: BRAMPTON PLAN

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



Schedule 1A – City Structure



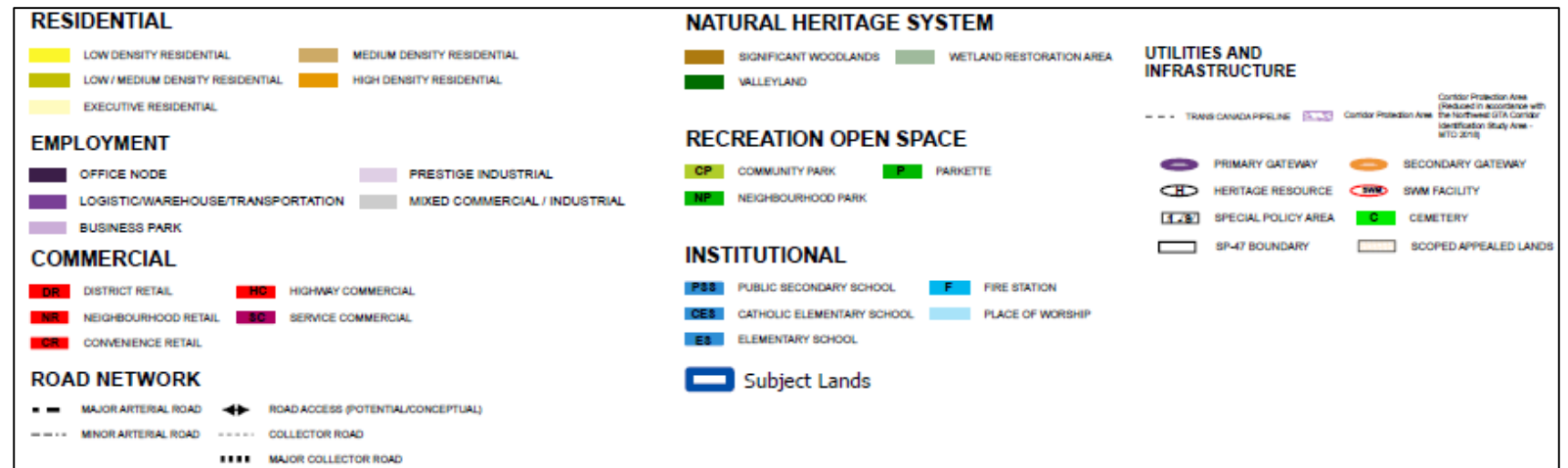
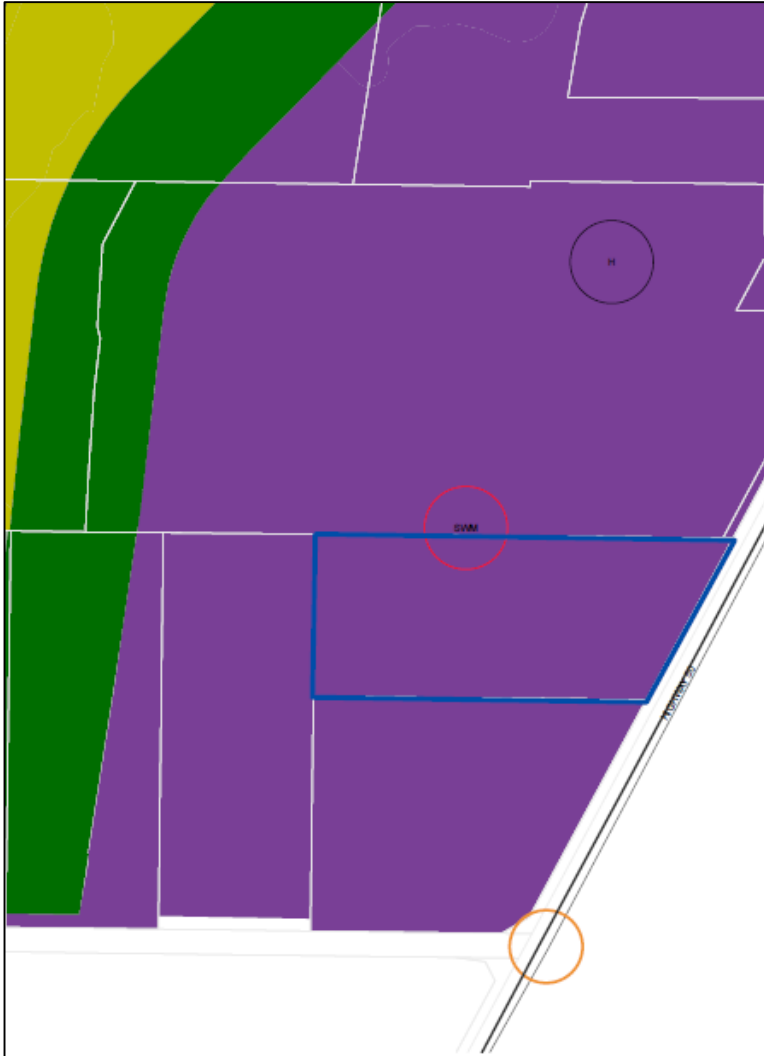
Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan (Area 47)

- **Land Use Designation:**
Logistic/Warehouse/Transportation

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Industrial Two- Section 33594 (M2-3594)

Permitted uses in the M2-3594 zone include but are not limited to:

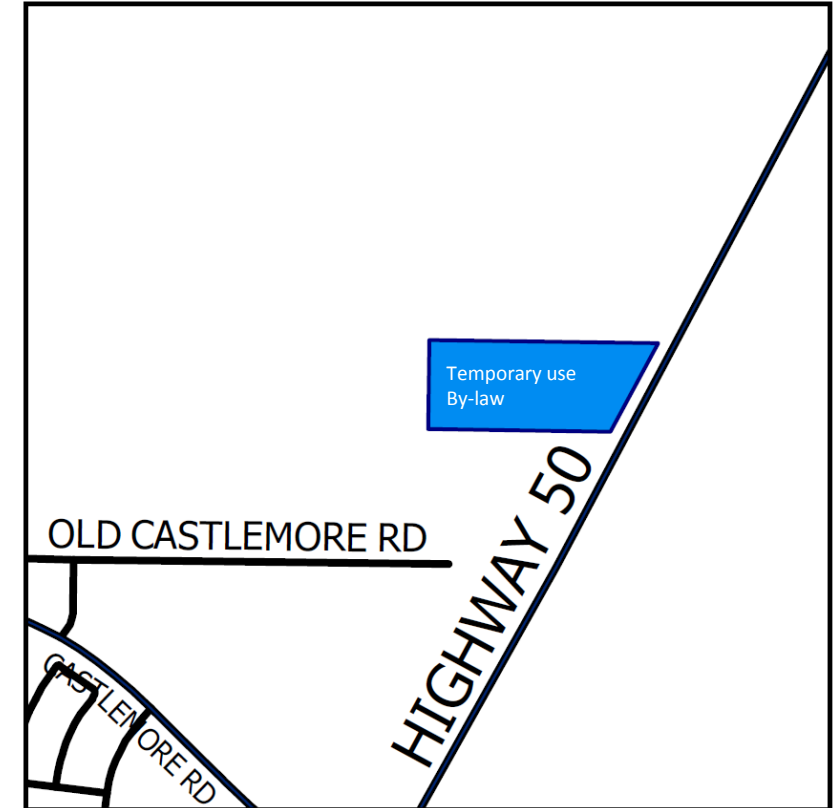
- the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
- non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit a motor vehicle body shop
- a printing establishment
- a warehouse

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



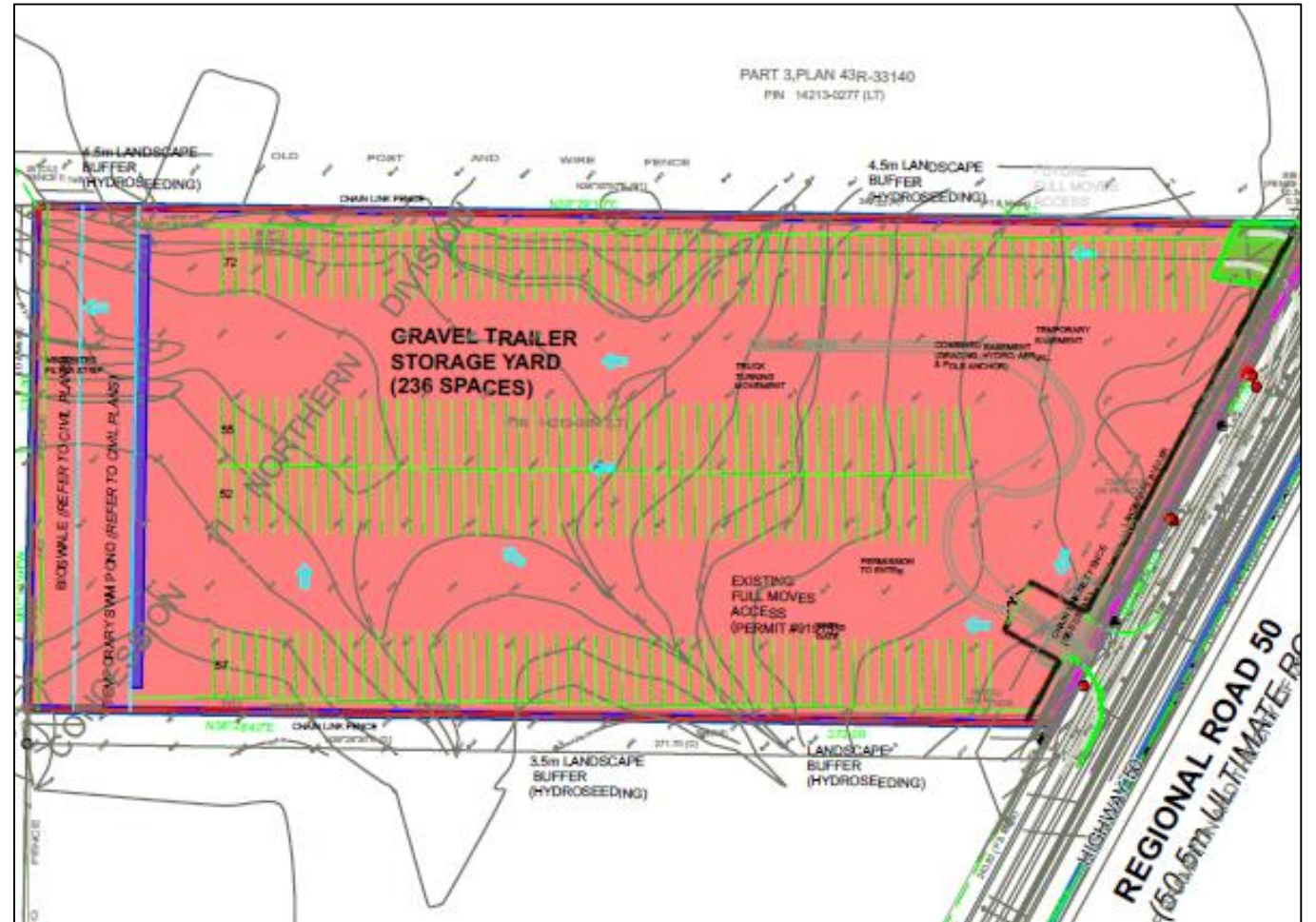
PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Industrial Two-Section 3594 (M2-3594) - Temporary Use Zoning By-law	<p>Permitted uses:</p> <ul style="list-style-type: none">• The purposes permitted in the Industrial Two – Section 3594 zone• Outside storage of oversized motor vehicles and trailers for a period of three years• A Parking lot <p>Minimum landscape strips along rear lot line, interior lot lines and along Regional Road 50 range from 1.5m to 6.0m</p> <p>Fence permitted in required Landscape Open Space in the front yard</p>



KEY ISSUES / CONSIDERATIONS

- Appropriate truck and trailer screening and landscaping is required to screen outside storage from Highway 50
- Existing access on Highway 50 will be used for this temporary trailer yard application while future upgrades to Highway 50 are completed.
- Satisfactory technical documents are required before proposed trailer yard can be facilitated



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-2024-0029**

4. On the [OZS-2024-0029 file page](#) click:

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

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. It also features a CAPTCHA and a 'Remember me on this computer' checkbox. The bottom screenshot shows the file details page for file number OZS-2024-0029, which is an OPA ZBA Subdivision in a Submitted status. It includes a 'Documents' tab and a list of documents with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action. Below the list, there are instructions for document naming and resubmission.

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!