



Report
Staff Report
 The Corporation of the City of Brampton
 9/3/2024

Date: 2024-09-05

File: **OZS-2024-0054**

Subject: **RECOMMENDATION REPORT**
Application to Temporarily Amend the Zoning By-law
(To facilitate the temporary use of the subject lands in order to permit truck and trailer yard, a recreational facility and warehouse facility with associated structures for a maximum of three (3) years)
KLM Planning – 2538948 Ontario Inc. and 2835755 Ontario Inc.
0 Mayfield Road
Ward: 10

Contact: Arjun Singh, Planner, Development Services & Design
 Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2024-709

RECOMMENDATIONS:

1. That the report from Arjun Singh, Development Planner, Development Services to the Planning and Development Committee of September 23, 2024, re: **Recommendation Report, Application to Temporarily Amend the Zoning By-Law**, KLM Planning – 2538948 Ontario Inc. and 2835755 Ontario Inc., City File OZS-2024-0054, 0 Mayfield Road, Ward 10, be received;
2. That the application for an Amendment to the **Zoning By-law** submitted by **KLM Planning**, on behalf of **2538948 Ontario Inc. and 2835755 Ontario Inc.** (File: OZS-2024-0054) be approved, on the basis that it represents good planning, including 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 this Recommendation Report;
3. 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 11 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;

4. That prior to staff forwarding the by-law to Council for enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law;
5. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- **The applicant submitted an amendment to temporarily amend the Zoning By-Law to permit a truck and trailer yard, a recreational facility and warehouse facility with associated structures for a maximum of three (3) years.**
- **The property is designated ‘*Employment*’ on Schedule 2 - Designations of the Brampton Plan. The property is designated ‘Business Park’ and ‘Corridor Protection Area’ in the Highway 427 Industrial Secondary Plan (SP47). An amendment to the Official Plan and Secondary Plan is not required to facilitate the temporary use.**
- **The property is zoned ‘*Agricultural*’ (A) as per Zoning by By-law 270-2004, as amended. A temporary amendment to the Zoning By-Law is required to permit the development. The draft Zoning By-Law is attached as Attachment 10.**
- **The Statutory Public Meeting for this Minor Amendment application is also scheduled to occur at the September 23, 2024, Planning and Development Committee meeting, earlier in the meeting’s agenda. The same Planning and Development Committee meeting is proposed for both the Public Meeting and the Recommendation Report, considering that this use was previously permitted for a large portion of the subject property, and to help provide an expedited process. At the time of writing this report, there has been no formal comment received by the public on the application. Should any additional comments be received at the public meeting, staff will consider and take comments under advisement and resolve any issues prior to the enactment of the amending By-law.**
- **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;

- **Staff recommends the use of a “Holding (H)” symbol with the By-law. The Holding Symbol will be lifted upon receipt of the outstanding studies required for the approval of the application.**
- **A future Lifting of the H application and Site Plan application is 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**
- **The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.**
- **The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected.**

BACKGROUND:

KLM Planning, on behalf of 2538948 Ontario Inc. and 2835755 Ontario Inc. submitted an application to temporarily amend the Zoning By-law on August 20, 2024.

At the time of writing this report, no correspondence was received by City Planning staff with respect to this proposal from members of the public. Should there be concerns from the public at the time of the public meeting, staff will take feedback under advisement, and resolve issues prior to the enactment of any By-laws.

Previous Temporary Use and Site Plan Applications

The subject property is comprised of two separate parcels, and zoned for agricultural use. A temporary use by-law (By-law #69-2021) was approved in 2021 for the easterly parcel under City File: OZS-2020-0024 to permit 460 oversized motor vehicles, transport trailers and accessory office (including an office trailer) for a period of three (3) years. This by-law expired on April 21, 2024.

However, work began on the site without obtaining the necessary Site Plan Approval under City File: SPA-2021-0178 thereafter. The key issues that remain for the Site Plan application include the Region of Peel approval for the site access to be located on

Mayfield Road, property dedication requirements for the gratuitous dedication of lands to meet the ultimate right of way for Mayfield Road of 55.5 metres, and the construction of an upgraded access location including storage and taper lane requirements. During the course of the pre-mature development of the land, an enlarged access was created onto Mayfield Road and storage operations were expanded to include additional accessory structures, shipping containers, and liquid storage containers, which were not permitted under either Zoning By-law 270-2004 or Temporary By-law 69-2021. These violations were identified by Enforcement and contributed to the City's decision to bring the property into compliance.

Despite the previous non-compliance, the applicant has demonstrated a commitment to improving their practices and working collaboratively with the City to remedy the issues. The applicant is seeking a new temporary use by-law for the easterly parcel in addition to the parcel directly west for similar uses with the inclusion of a Recreational Facility which will be further reviewed through a subsequent Site Plan Application. This temporary use, represents a positive step forward for this land. The project's alignment with the City's planning objectives and responsible development will contribute to the local logistics infrastructure, businesses, and the overall economic vitality of the area. The conditions for the proposed Holding Provision (H) proposed below, can ensure that the project only proceeds once a satisfactory site plan is received and remaining technical matters are resolved that will address road safety concerns on Mayfield Rd.

CURRENT SITUATION:

Proposal (Attachment 1):

A proposal to temporarily amend the Zoning By-law has been filed with the City to develop the subject property located on the west side of Coleraine Drive, south of Mayfield Road. The proposal seeks to permit the development of the subject site for a truck and trailer yard, a recreational facility and warehouse facility with associated structures for a maximum of three (3) years.

Details of the proposal are as follows (please refer to Attachment 1):

- Permitted uses include:
 - Outside storage of oversized motor vehicles and transport trailers;
 - An accessory Office, including an office trailer;
 - Recreational facility;
 - Warehousing facilities; and
 - Temporary structures and buildings accessory to the principal use.
- A Temporary Recreational Facility approximately 5,600 square metres in size
- A Temporary Warehousing Building approximately 11,250 square metres in size
- A Stormwater Management Pond

Property Description and Surrounding Land Use (Please refer to Attachment 6):

The lands have the following characteristics:

- No municipal address, and therefore municipally referred to as 0 Mayfield Road, and is comprised of two individual parcels;
- have a total lot area of approximately 19.8 hectares (48.9 acres);
- have a frontage of approximately 345 metres along Mayfield Road;
- It is noted that the eastern portion of the site was previously used for oversized truck and trailer storage - and is currently unoccupied;
- There is currently no legal access to the subject site

The surrounding land uses are described as follows:

North:	Mayfield Road, beyond which is the Town of Caledon and agricultural and industrial uses;
South:	Agricultural and industrial uses, recently approved Temporary Zoning By-law Amendment to permit truck and trailer parking (City File OZS-2023-0032);
East:	Agricultural and industrial uses, recently approved Temporary Zoning By-law Amendment to permit truck and trailer parking (City File OZS-2023-0029);
West:	Agricultural and Industrial uses

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 7), 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 3 years from adoption, 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 similar temporary use by-laws within the Highway 413 Corridor Protection Area until September 2025. This has not been provided in writing by the MTO for this particular property at this time. Staff are recommending that the temporary use by-law be in place until September 2025, and that the by-law only be enacted once written confirmation is received by the MTO that they have no objection to the temporary use by-law.

Should the Ministry of Transportation (MTO) confirm that the temporary use may be permitted to 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.

Outstanding Studies

At the time of writing this Report, City staff have identified that the following two (2) studies are required prior to the removal of the Holding (H) symbol in the Temporary Zoning By-Law Amendment. Staff are advancing this report given there are outstanding studies as the proponent is proposing a recreational facility.

- Traffic Impact Study (TIS)
- Functional Servicing Report (FSR)

Furthermore, staff may request an additional H provision to require the applicant to submit a satisfactory site plan with the inclusion of a recreational facility to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Details of the issues with these studies are noted below:

Traffic Impact Study

The submission of a Traffic Impact Study to the satisfaction of the City and Region of Peel remains outstanding.

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

Functional Servicing Report

The submission of a Functional Servicing Report to the satisfaction of the City, Region of Peel and TRCA remains outstanding.

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

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 and Traffic Impact Study 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 in addition to temporary warehousing and a temporary recreational facility. 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, Traffic Impact Study, and submission of a Site Plan Application 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. *That written confirmation be provided by the Region of Peel Commissioner of Public Works and the City of Brampton that a satisfactory Traffic Impact Study has been completed in accordance with Region of Peel & City of Brampton Terms of Reference.*
- III. *Confirmation that a satisfactory Site Plan application has been submitted including a Recreational Facility to the satisfaction of the Commissioner of Planning Building and Growth Management*

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed Zoning By-law Amendment Application. This report further recommends that Council approve the Zoning By-law amendment generally in accordance with the attached Attachment 10.

The proposed development represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Attachment 8 – Detailed Planning Analysis.

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.

Planning Act, (2020):

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.

The 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), (2020):

The proposed development is located within a Settlement Area as defined in the Provincial Policy Statement documents. 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 long term industrial land uses. It is noted that existing residential dwellings are within the immediate vicinity. Appropriate buffers, landscape treatments, and noise mitigation measures will be implemented through the future 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, (2020):

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.

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.

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

City of Brampton Official Plan:

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 a future Site Plan application
- The Functional Servicing Report will be reviewed by staff through the proposed Holding Provision to confirm it does not require the extensions or expansion of existing municipal services in accordance with Section 5.10.2(i).
- The Traffic Impact Study (TIS) is to be reviewed by staff through the proposed Holding symbol within the attached By-law, which requires written confirmation from the Region of Peel and City that they have been completed to their satisfaction in accordance with Section 5.10.2(ii). A revised/updated Noise Report will be required prior to Site Plan Approval.
- 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.

Brampton Plan 2023

Brampton’s new Official Plan, the Brampton Plan (“City OP”), was adopted by City Council in November 2023 and approved by the Region of Peel in May 2024, and came into effect on June 6th, 2024.

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.

Section 2.2.8 of the Brampton Plan states that “within Employment Areas, new ideas, talent, and both local and foreign investment converges to revitalize older industrial areas, intensify employment opportunities, and expand economic opportunities in Designated Greenfield Areas”. Lands within the Employment designation may be used for a range of employment uses including manufacturing, warehousing, distribution, logistics, office, storage, truck parking, ancillary uses, and ancillary commercial uses such as outdoor storage areas and display or parking of heavy equipment. Additionally, ancillary uses such as open spaces are permitted, and retail and commercial uses which are below Major Retail thresholds may be permitted provided they are located on the periphery of the Employment designation, provide a buffer to sensitive land uses to maintain land use compatibility, and are in close proximity to transit service.

The proposed temporary truck and trailer parking lot along with the recreational facility have 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 proposed uses are permitted in the Employment Designation the proposal is confirming to the policies of Brampton Plan as noted in Section 5.12.43(a)
- 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 will be reviewed by staff through the proposed Holding Provision to confirm it does not require the extensions or expansion of existing municipal services in accordance with Section 5.12.43(d).
- The Traffic Impact Study (TIS) is to be reviewed by staff through the proposed Holding symbol within the attached By-law, which requires written confirmation from the Region of Peel and City that the TIS have been completed to their satisfaction in accordance with Section 5.12.43(e). Sufficient on site parking is proposed to accommodate the use in accordance with 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 10 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 (Area 47):

The subject property is designated “Business Park” and “Corridor Protection Area” in the Highway 427 Industrial Secondary Plan. The proposed uses are 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 & 5.12 (Temporary Use By-laws).

City of Brampton Zoning By-law 270-2004

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 and recreational facility on the streetscape, and the recommended H symbol ensures the land use permissions for truck and trailer storage and recreational facilities 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, commenting agencies, and property owners within 240 metres of the subject lands in August 2024, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

The Statutory Public Meeting for this application is also scheduled to occur at the September 23, 2024, Planning and Development Committee meeting, earlier in the meeting’s agenda. The same Planning and Development Committee meeting is proposed for both the Public Meeting and the Recommendation Report, considering that the proposed truck storage was already previously permitted to occur on a large portion of the subject property, and to create an expedited process. At the time of writing this report, there has been no formal comment received by the public on the application. Should any additional comments be received at the public meeting, staff will consider and take comments under advisement and resolve any issues prior to the enactment of the amending By-law.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the development of underutilized lands and will assist in growing of Brampton's economy by helping to create complete communities that are strong and connected.

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'

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law amendment represents good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10 respectively as the following criteria have been met:

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 for similar application 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 unless an extension is granted by the MTO and Council;

- 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 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 and Traffic Impact Study through the implementation of a Holding (H) symbol in the Temporary Zoning By-Law Amendment.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

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Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – MTO Proposed Highway 413 Project Route
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Zoning By-law Amendment