

Application to Amend the Zoning By-law

To permit temporary truck and trailer storage, parking, a recreational facility and warehouse facility with associated structures for a period of three (3) years.

0 Mayfield Road

City of Brampton File: OZS-2024-0054

Application by:

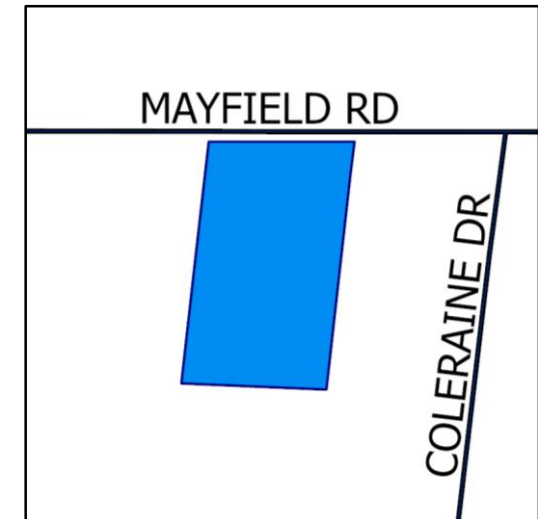
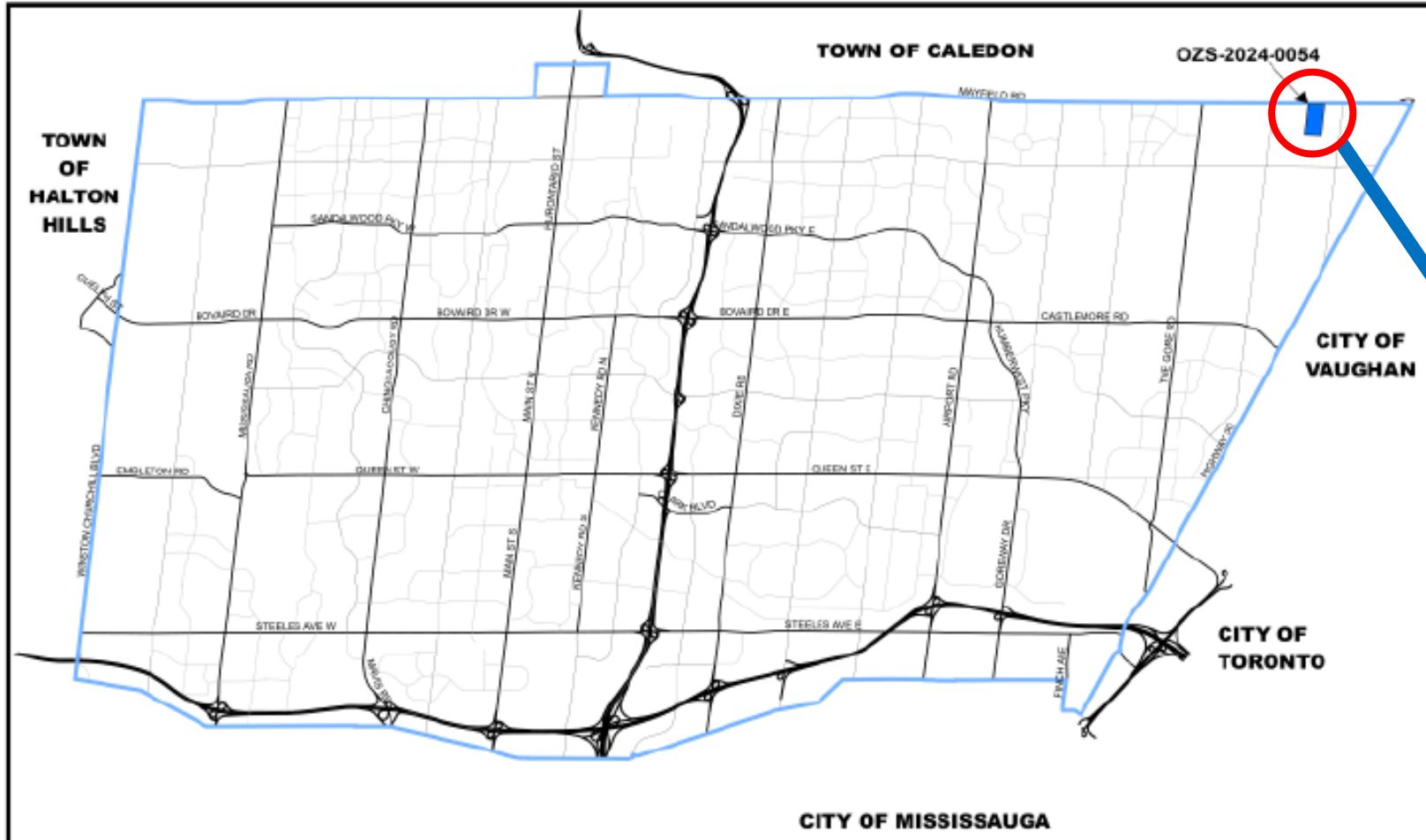
KLM PLANNING on behalf of 2538948 ONTARIO INC.


WARD : 10

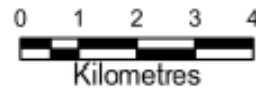

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

DEPUTY MAYOR/CITY COUNCILLOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



 **BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT



0 1 2 3 4
Kilometres

CITY FILE: OZS-2024-0054
PUBLIC MEETING: September 23rd, 2024

AREA CONTEXT



North: Mayfield Road, beyond which is the City of Caledon;

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.

Legend

SUBJECT LAND	Industrial	Residential
Agricultural	Institutional	Utility
Commercial	Open Space	



Aerial Photo



Subject Lands

Site Photos



Looking West from Mayfield Road



Looking East from Mayfield Road

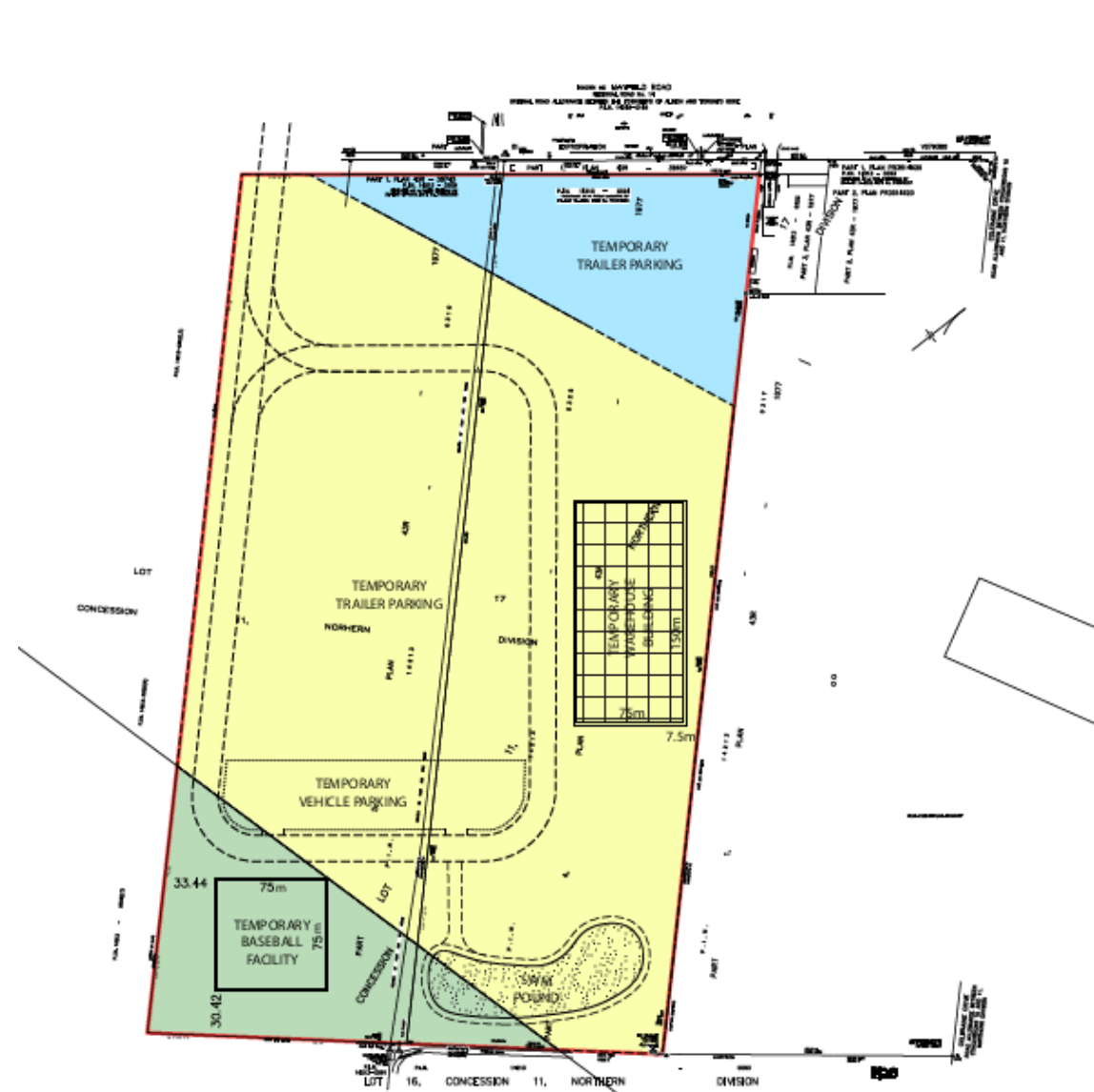
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

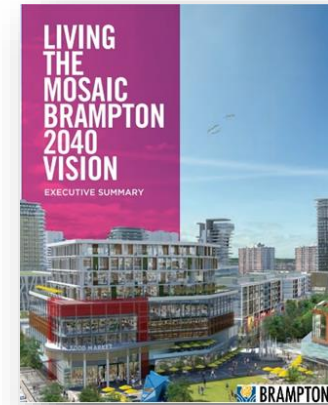
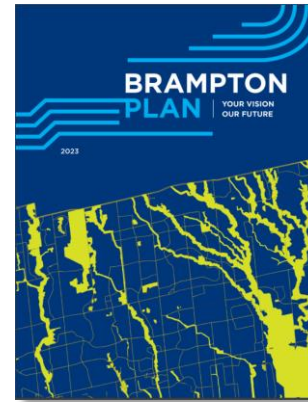
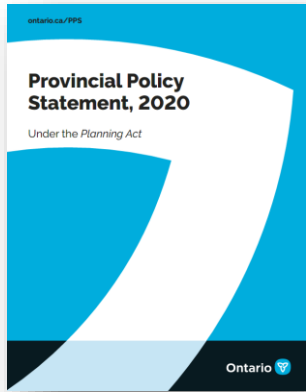
To temporarily facilitate the site development of 48.9 acres (19.8 hectares) for a period of three (3) years with:

- temporary truck and trailer storage
- parking
- a recreational facility; and a
- warehouse facility with associated structures

A Temporary Use By-Law was previously approved on the eastern portion of the subject lands under City File OZS-2020-0024 – which recently expired on April 21st, 2024.



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

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION (2006)

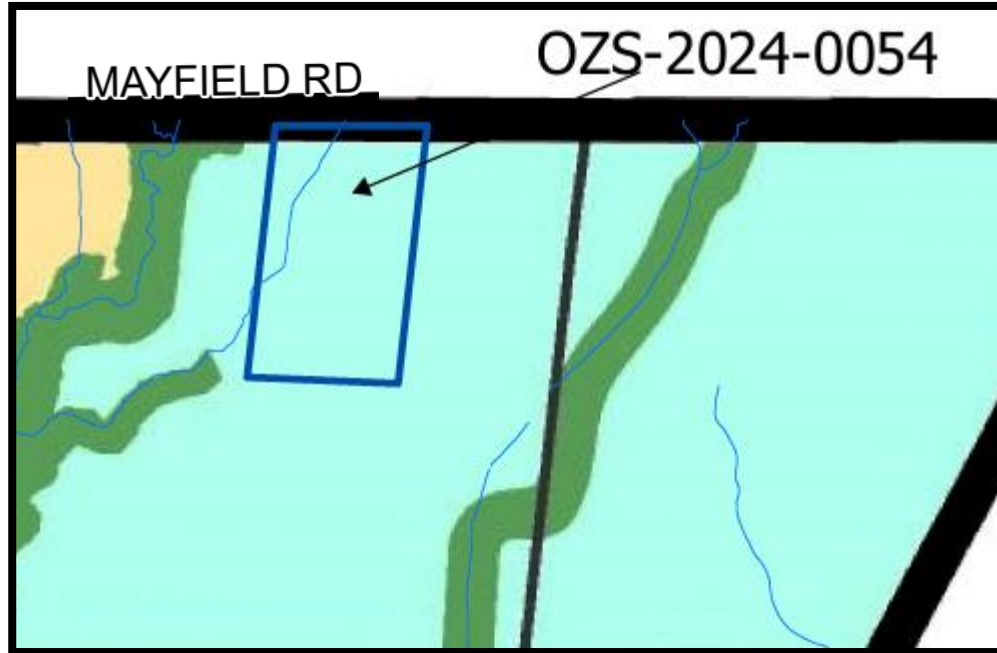


- **OP Land Use Designation:** Industrial (Schedule A – General Land Use Designations)
- **Permitted uses:** A full range of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, and complimentary uses subject to specific Secondary Plan policy & designations.

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



CURRENT PLANNING CONTEXT: BRAMPTON PLAN



Designations

Mixed Use

Neighbourhoods

Employment

Mixed-Use Employment

Natural Heritage System

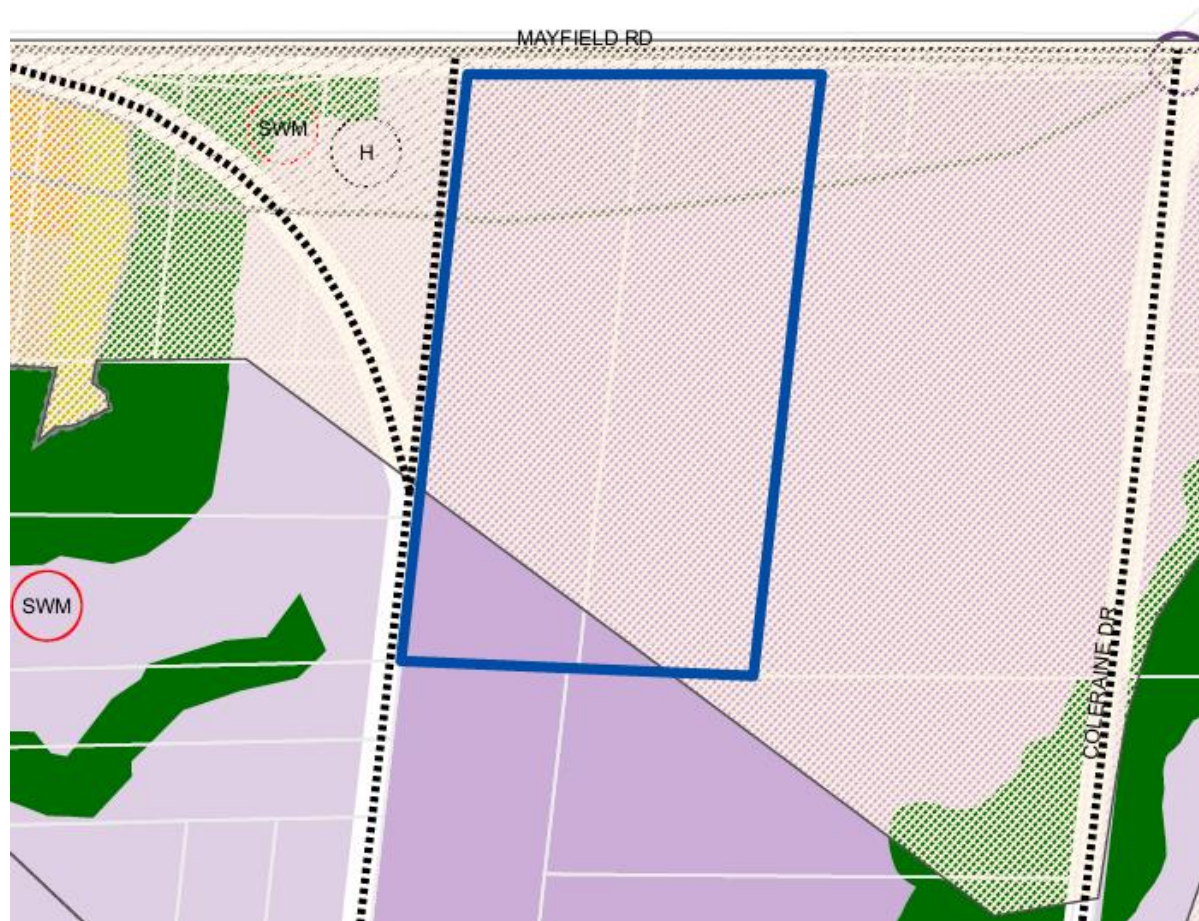
Parkway Belt West



- **OP Land Use Designation:** Employment (Schedule 2 –Designations)
- **Permitted uses:** Heavy and light industrial uses, including but not limited to manufacturing, processing, warehousing, distribution, storage, transportation facilities, truck parking, offices, vehicle repair and services, vehicle sales and service, industrial trade schools, utilities, vertical agriculture and controlled environment agriculture, agri-food sector businesses, and ancillary functions.

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






CURRENT PLANNING CONTEXT: SECONDARY PLAN













Highway 427 Industrial Secondary Plan (Area 47)

- **Land Use Designation:** 'Business Park', 'Corridor Protection Area' and 'Scoped Appealed Lands'.
- An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

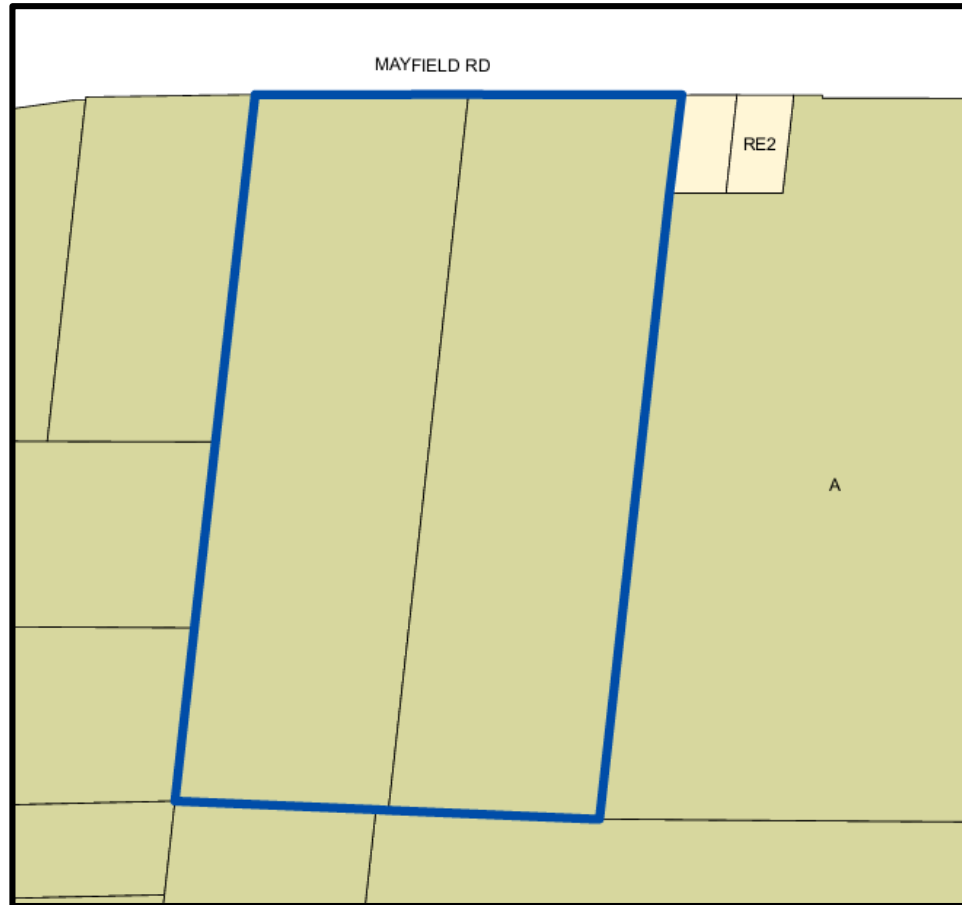
EMPLOYMENT

 OFFICE NODE	 PRESTIGE INDUSTRIAL
 LOGISTIC/WAREHOUSE/TRANSPORTATION	 MIXED COMMERCIAL / INDUSTRIAL
 BUSINESS PARK	

 TRANS CANADA PIPELINE	 Corridor Protection Area (Reduced in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2018)
 PRIMARY GATEWAY	 SECONDARY GATEWAY
 HERITAGE RESOURCE	 SWM FACILITY
 SPECIAL POLICY AREA	 CEMETERY
 SP-47 BOUNDARY	 SCOPED APPEALED LANDS



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural

Land Use Permissions:

Agricultural

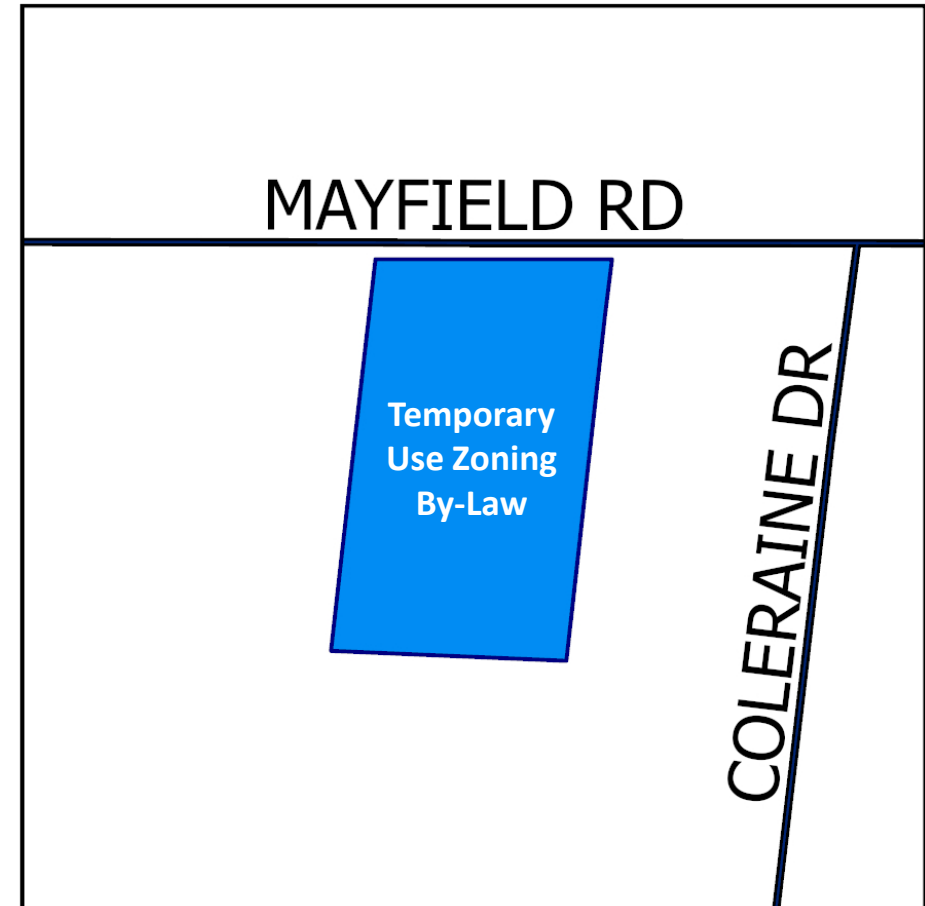
- Agricultural purposes

Non-Agricultural

- A single detached dwelling
 - Supportive Housing Residences
 - Cemetery
 - Animal Hospital / Kennel
 - Home Occupation
 - Accessory Uses
- An amendment to the Zoning By-law **is required**.

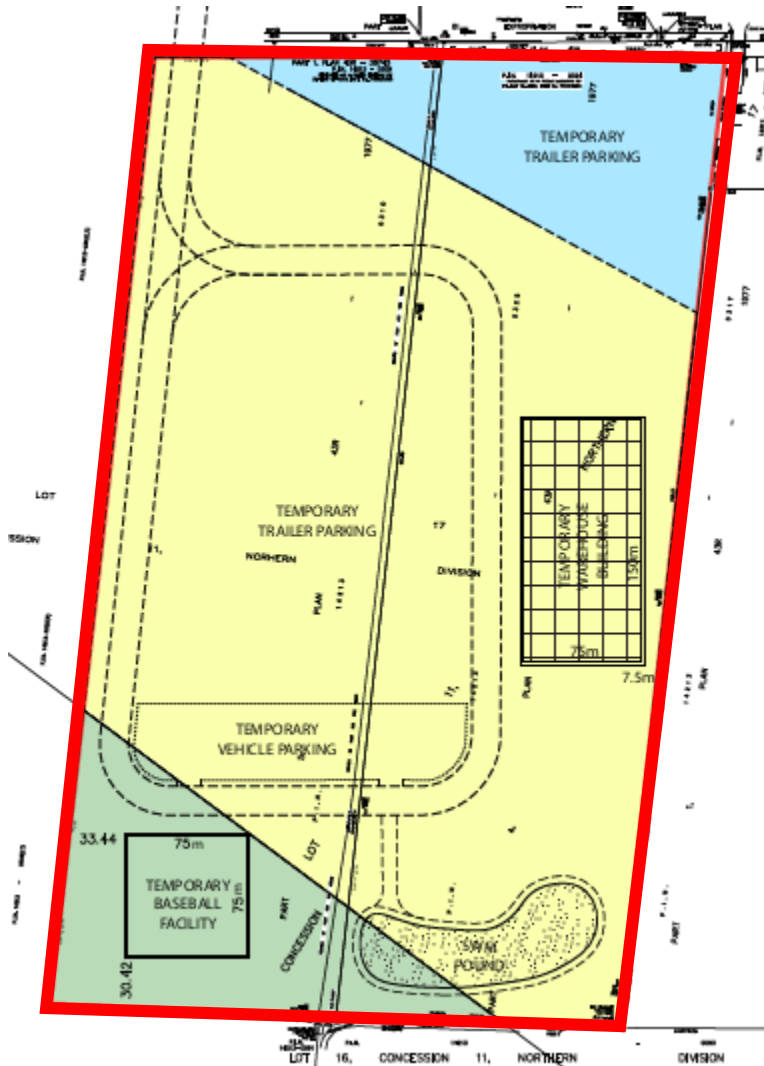
PROPOSED ZONING BY-LAW AMENDMENT


Proposed Zone	Highlight of proposed Zone
Agricultural Holding A (H) - XXXX	<ul style="list-style-type: none">• Permitted Uses:<ul style="list-style-type: none">• Outside storage• Parking lot• A recreational facility• A warehouse• Accessory building



KEY ISSUES / CONSIDERATIONS

- Portion of the subject property is located within the Highway 413 Corridor Protection Area and requires approval from the Ministry of Transportation (MTO) for temporary use permissions;
- Satisfactory technical documents including Functional Servicing Report, Environmental Impact Study and Transportation Impact Study are required to assess servicing capacity, environmental considerations and traffic impacts and access to Mayfield Road; and
- Provision of appropriate screening such as landscape buffers to screen outdoor storage from Mayfield Road.
- Location of recreation facility on the site relative to safe access to users, considering the industrial activities on other portions of the site.



 Subject Lands

NEXT STEPS

Notice of Complete Application

Circulation to Departments and Agencies

Notice of Statutory 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-2024-0054**

4. On the [OZS-2024-0054 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. A CAPTCHA and a 'Remember me' checkbox are also present. The bottom screenshot shows the file details page for 'File OZS-2024-0032: OPA ZBA Subdivision' with a status of 'Submitted'. It features a 'Documents' tab and a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

CONTACT INFORMATION

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

- **City Planner contact:**

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City of Brampton

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- **Applicant information:**

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KLM Planning

MSmith@klmplanning.com

Thank you!