

# Public Information Meeting

**APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW**

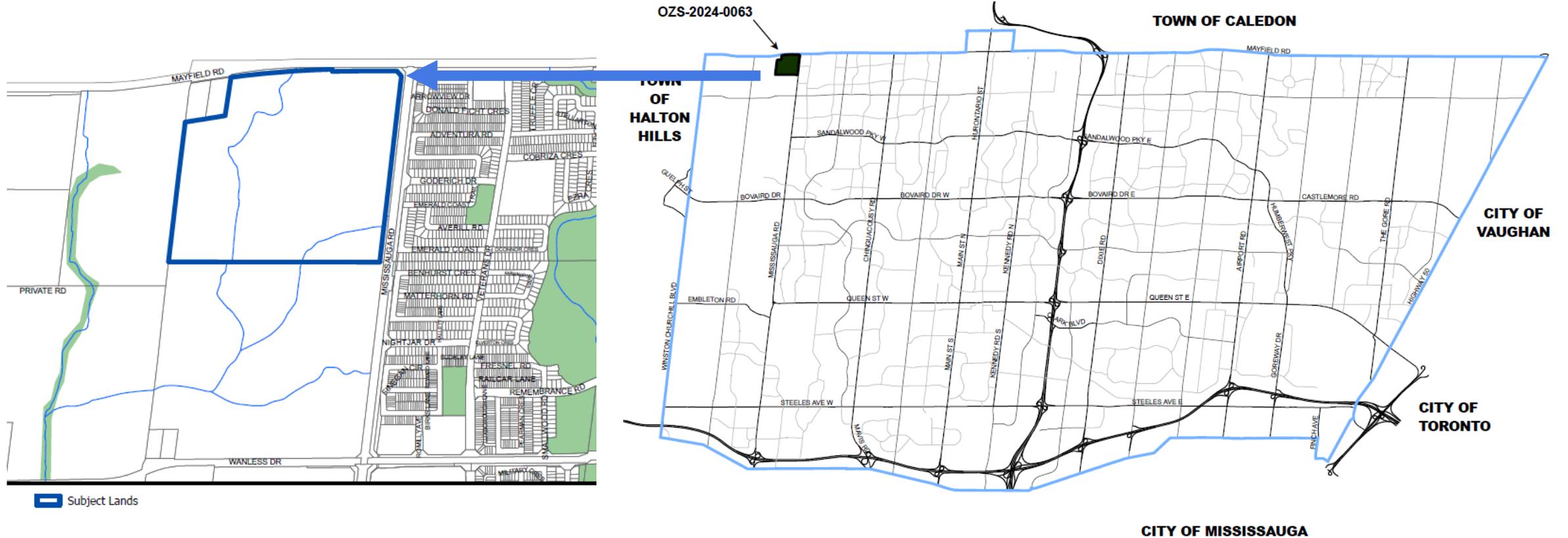
**11722 MISSISSAUGA ROAD  
City of Brampton File : OZS-2024-0063**

**Application by:**

**MHBC Planning Limited - 11722 Mississauga RD JV., 1000302127 Ontario Inc  
WARD : 6**

**REGIONAL COUNCILLOR: Navjit Kaur Brar  
REGIONAL COUNCILLOR: Michael Palleschi**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



**North:** Mayfield Road, and beyond are Agricultural lands and an industrial site in the Town of Caledon

**South:** Agricultural lands

**East:** Mississauga Road, and beyond is a low-density residential neighbourhood

**West:** Agricultural lands and two residential properties

# SITE PHOTOS

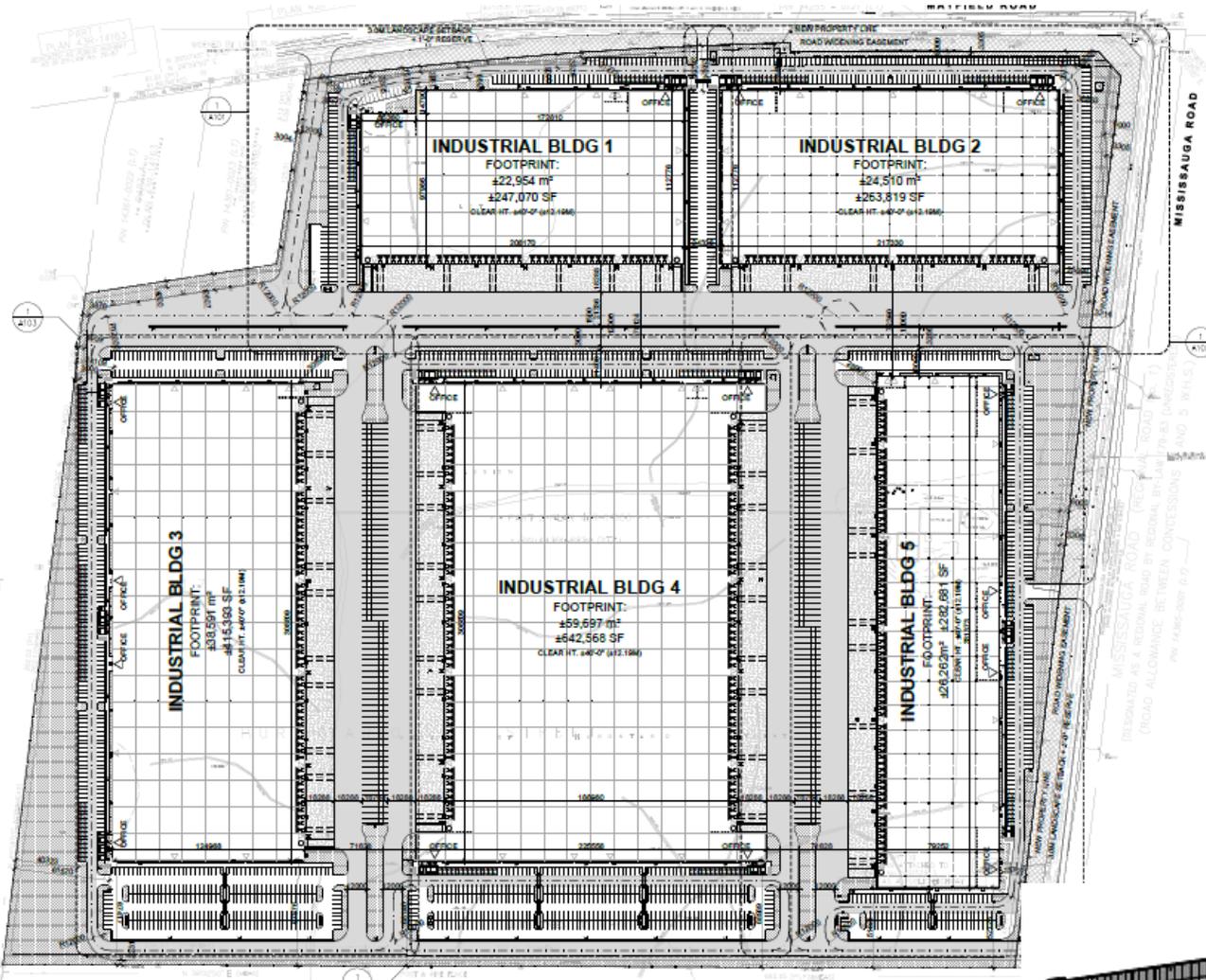


View from Mayfield Road



View from Mississauga Road

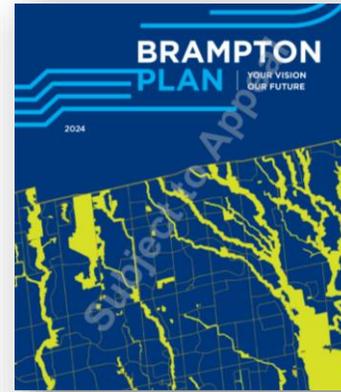
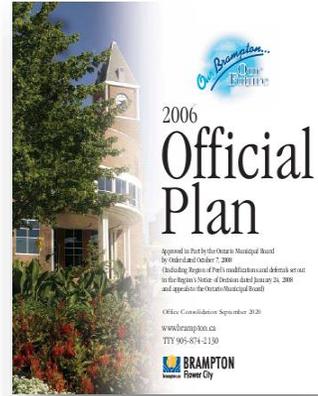
# DEVELOPMENT PROPOSAL



- Five (5) one (1) storey industrial buildings that are to each accommodate a warehouse and ancillary office area.
- Total gross floor area of 172,012 sqm (including 162,470 sqm of warehouse area and 9,542 sqm of office area).
- Two (2) vehicular accesses on Mayfield Road and three accesses on Mississauga Road via private roads.
- 1943 parking spaces and 337 loading spaces.
- 161 jobs per net hectare.



# PLANNING FRAMEWORK SUMMARY



## The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- Brampton Official Plan (2006) and Brampton Plan (2024)
- Heritage Heights Secondary Plan
- Brampton 2040 Vision

# CURRENT PLANNING CONTEXT: OFFICIAL PLAN 2006

## Current Official Plan Designation

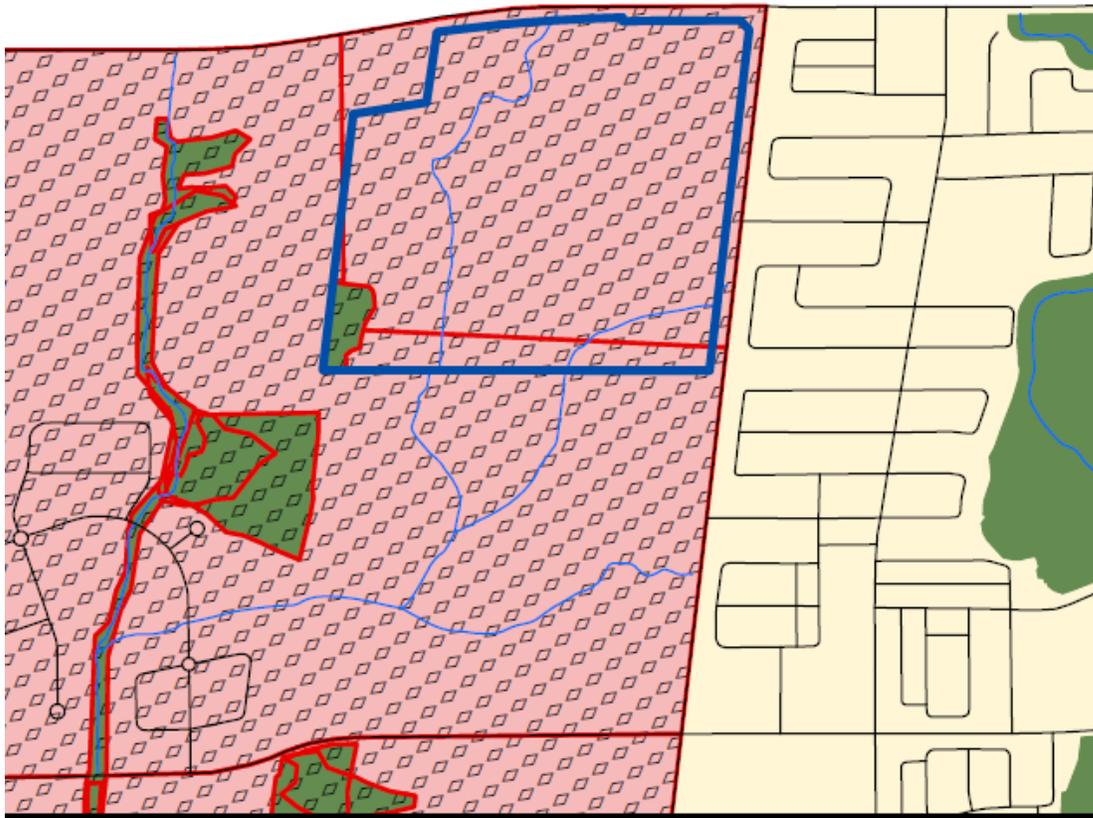
OP Land Use Designation:

- Designated Greenfield Area, Open Space, Northwest Brampton Urban Development Area in Schedule 1 City Concept;
- Open Space, Corridor Protection Area, Northwest Brampton Urban Development Area, in Schedule A General Land Use Designations.

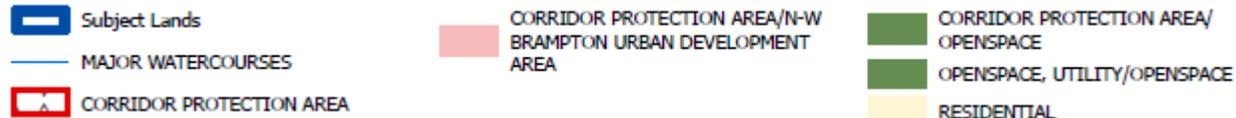
## Permitted uses:

- New communities comprising a mix of land uses including a range of housing types, densities and tenure, as well as employment lands.

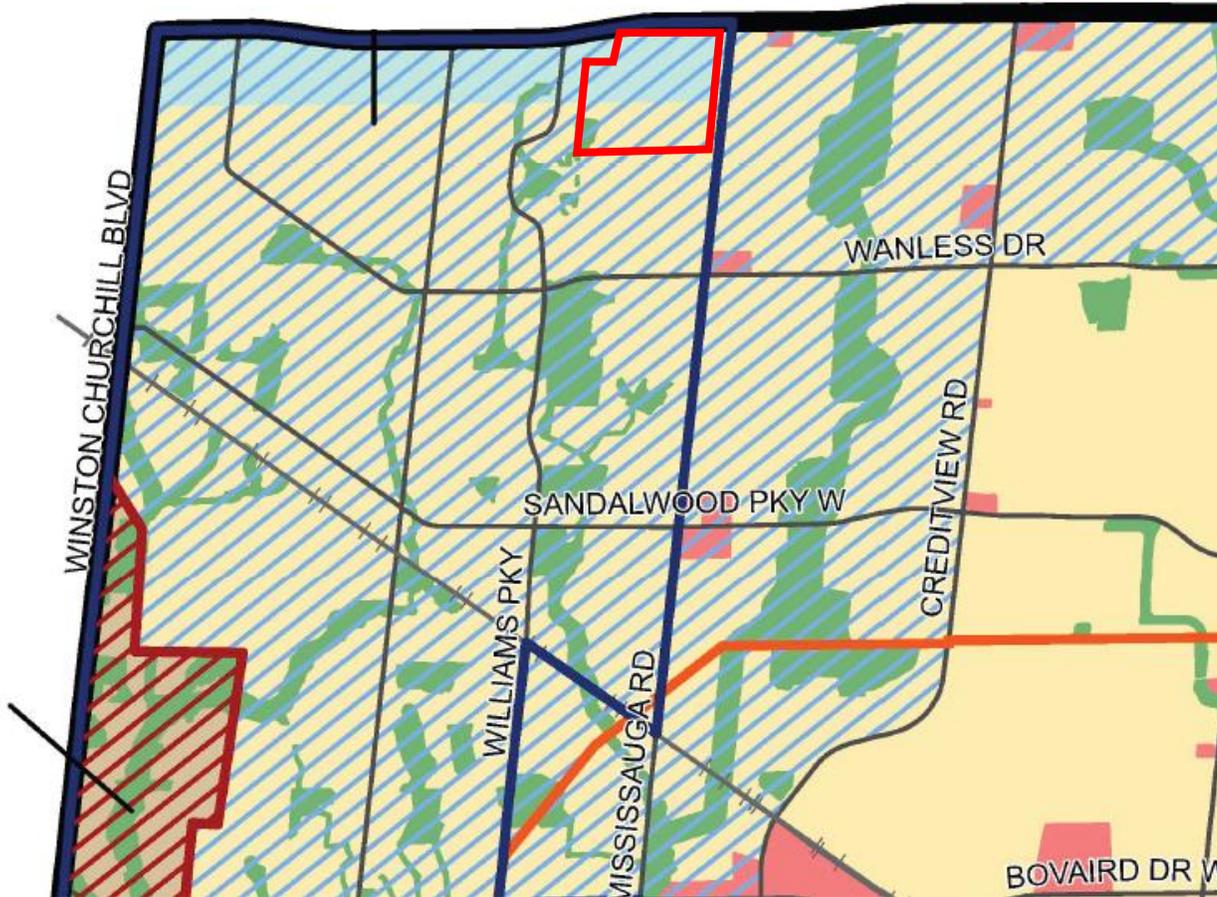
**An amendment to the Official Plan is not required**



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



# CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2024



## Designations

Mixed Use

Neighbourhoods

Employment

Mixed-Use Employment

Rural Land

Natural Heritage System

Parkway Belt West

Heritage Heights Secondary Plan Area

North West Brampton Development Area

## Land Use Designation:

- Community Areas, Employment Area and Natural Heritage System in Schedule 1A.
- Neighbourhoods, Employment, North West Brampton Development Area and Heritage Heights Secondary Plan Area in Schedule 2 Designation.

## Permitted uses:

Neighbourhoods: a wide range of uses including Residential, Community Services, Commercial uses, etc.

Employment: Heavy and light Industrial, Ancillary commercial uses, and waste management facilities

**An amendment to the Brampton Plan is required.**

# CURRENT PLANNING CONTEXT: SECONDARY PLAN

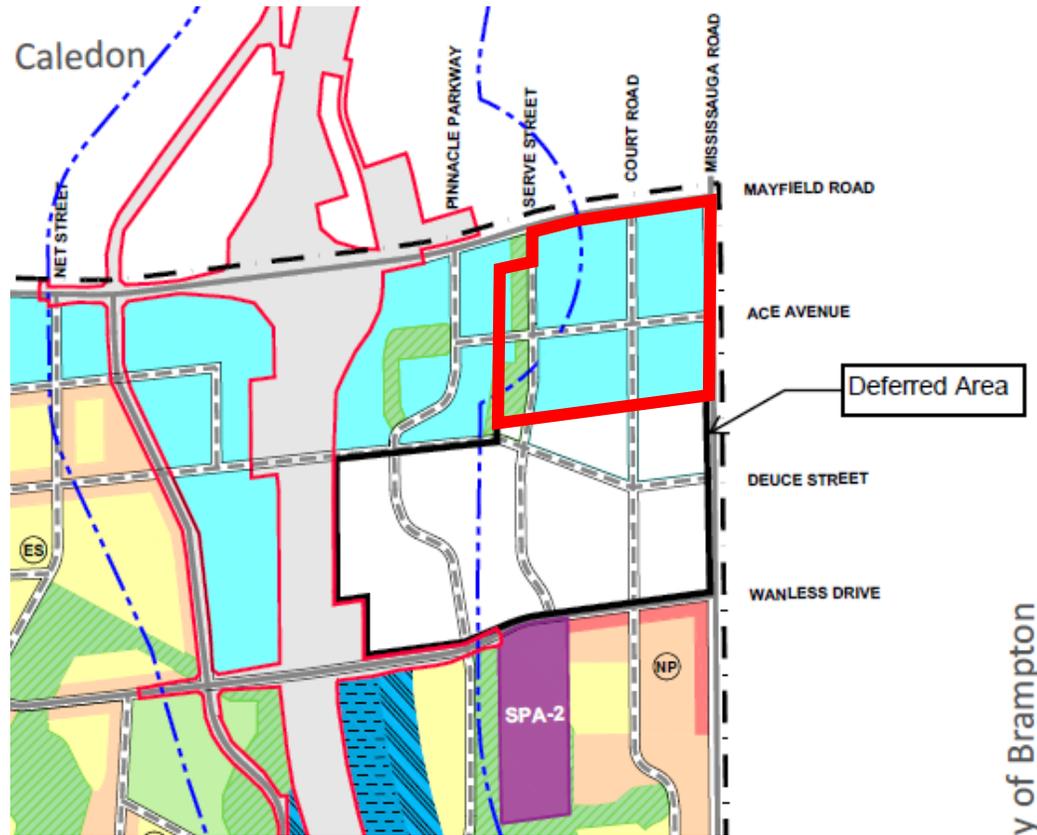
## Heritage Heights Secondary Plan

**Land Use Designation:** Employment and Natural Heritage System

### Permitted Uses:

Light industrial uses supporting research and technology, major institutional uses, and office uses will be permitted.

**An amendment to the Secondary Plan is not required.**



- Neighbourhoods
- Mixed Use Residential (Med)
- Mixed Use Residential (High)
- Corridor Mixed Use A
- Corridor Mixed Use B
- Major Institutional
- Employment
- Pumping Station
- Transportation - CN Railway Layby and Maintenance Facility
- East-West Connection Focus Area
- Special Policy Area

# CURRENT PLANNING CONTEXT: ZONING BYLAW



## Current Zoning:

Agricultural (A) zone

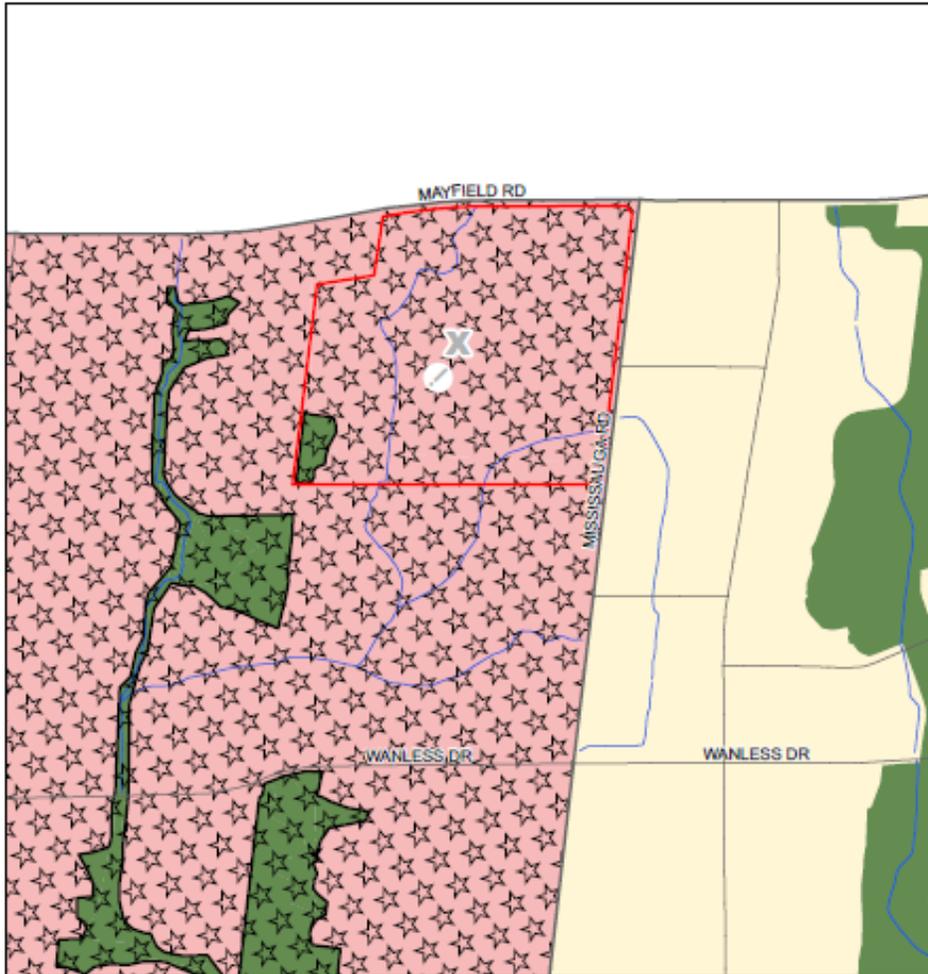
Permitted uses: agricultural purposes and limited non-agricultural uses

**An Amendment to the Zoning Bylaw is required to permit the proposed uses.**

# PROPOSED OFFICIAL PLAN AMENDMENT

The applicant proposes an Official Plan Amendment to the 2006 City Official Plan, as follows:

- Add a 'Special Land Use Policy Area' designation to Schedule A of the Official Plan
- To permit **warehousing, manufacturing, and ancillary office uses** in the Special Land Use Policy Area



Schedule A  
**OFFICIAL PLAN AMENDMENT**  
Schedule A:  
General Land Use Designations

11722 Mississauga Road,  
Brampton, Ontario

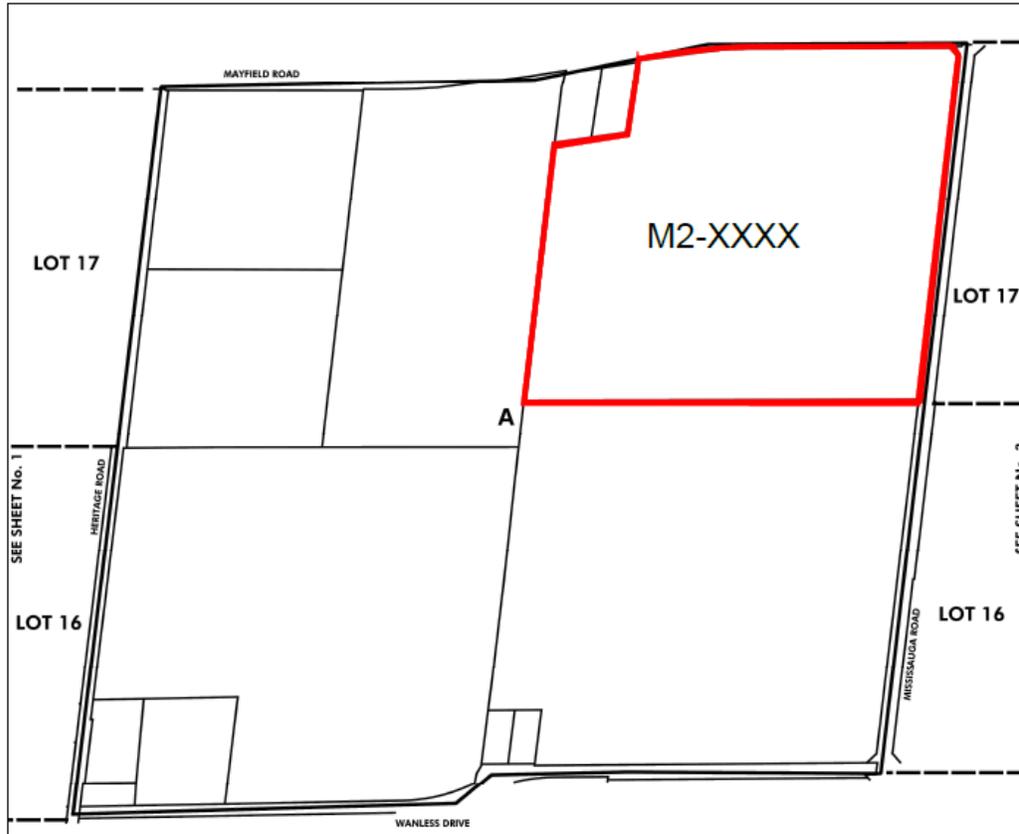
**LEGEND**

- Subject Lands
- Corridor Protection Area
- Appealed to OMB
- N-W Brampton Urban Development Area
- Open Space
- Residential
- To add Special Land Use Policy X to NW Brampton Urban Development Area, Corridor Protection Area and Open Space.

Date: May 24, 2024 Scale: 1:10,000

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

# PROPOSED ZONING BYLAW AMENDMENT



The proposed Zoning By-law Amendment will permit the rezoning of the subject site from 'Agricultural' to 'Industrial Two – Section xxxx'

Proposed Zone	Uses Permitted
Industrial Two – Section xxxx	<ul style="list-style-type: none"> <li>• manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials</li> <li>• non-obnoxious industrial uses</li> <li>• a printing establishment</li> <li>• a warehouse</li> <li>• A parking lot</li> <li>• a freight classification yard</li> <li>• Non-hazardous and hazardous Solid Waste Processing Use with conditions</li> <li>• Non-industrial uses and accessory uses</li> </ul>

**BRAMPTON ZONING BY-LAW 270-2004 Schedule A**

**LEGEND**

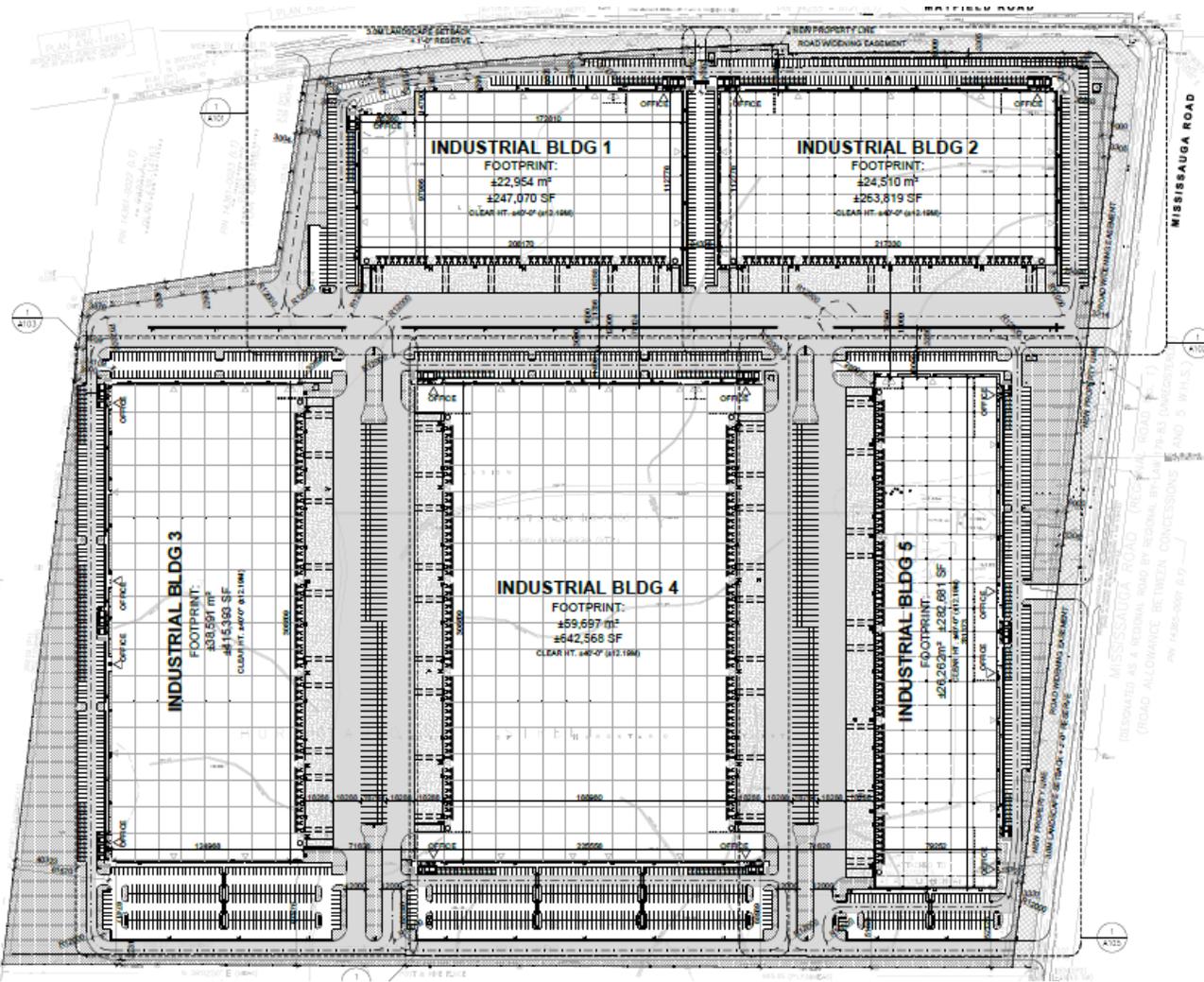
Lands to be rezoned from Agricultural (A) to Industrial Two (M2-XXXX)

Date: May 31, 2024

Scale: NTS



# KEY ISSUES / CONSIDERATIONS



- Confirmation of potential revisions to policy amendments to accommodate the proposed use.
- Coordination of the site-specific technical studies with the Heritage Height Secondary Plan level studies
- Coordination with future developments within Precinct Area 52-3 for road network and servicing infrastructures
- Justification of the proposed modification to the planned road network
- Delineation of Natural Heritage Features
- Temporary and permanent servicing strategies

# NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

**Public Meeting (We are here)**

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-2024-0063**

4. On the [OZS-2024-0063 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 website. 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. The bottom screenshot shows the application details page for file OZS-2024-0063, which includes a navigation bar, a file location section for 11722 MISSISSAUGA, and a project description section.

**File OZS-2024-0063:**  
OPA ZBA Subdivision  
Status: Deemed Complete

**File Location**

11722 MISSISSAUGA \*  
L7A0B5

**File Details**

**Project Description:**  
11722 Mississauga Road  
The OPA, ZBA, and Site Plan Applications are intended to facilitate the proposed development of the Subject Lands with five (5) industrial buildings that each contain a warehouse and ancillary office area. Each building will be one storey in height. The proposed development will have a total gross floor area of 172,012.82 m<sup>2</sup> including, 162,470.07 m<sup>2</sup> of warehouse area and 9,542.75 m<sup>2</sup> of office area. The Subject Lands, with an area of 37.9 hectares, are suitable to accommodate the five building footprints of varying sizes, associated parking and loading, and landscaped areas.

[Click to Print/View Summary](#)

# CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

## **City Planner contact:**

Yin Xiao

Development Planner

City of Brampton

[yinzhou.xiao@Brampton.ca](mailto:yinzhou.xiao@Brampton.ca)

## **Applicant information:**

Oz Kemal

MHBC Planning Limited

[okemal@mhbcplan.com](mailto:okemal@mhbcplan.com)

Thank you!