

# Public Information Meeting

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

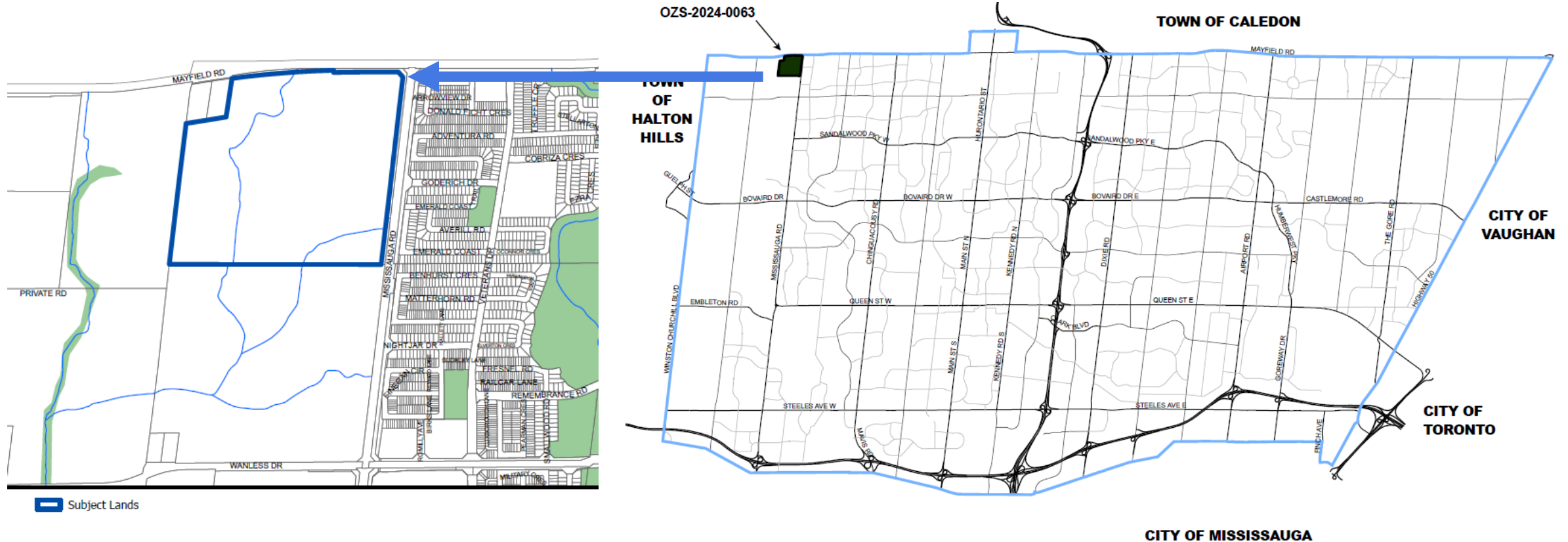
**11722 MISSISSAUGA ROAD  
City of Brampton File : OZS-2024-0063**

**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

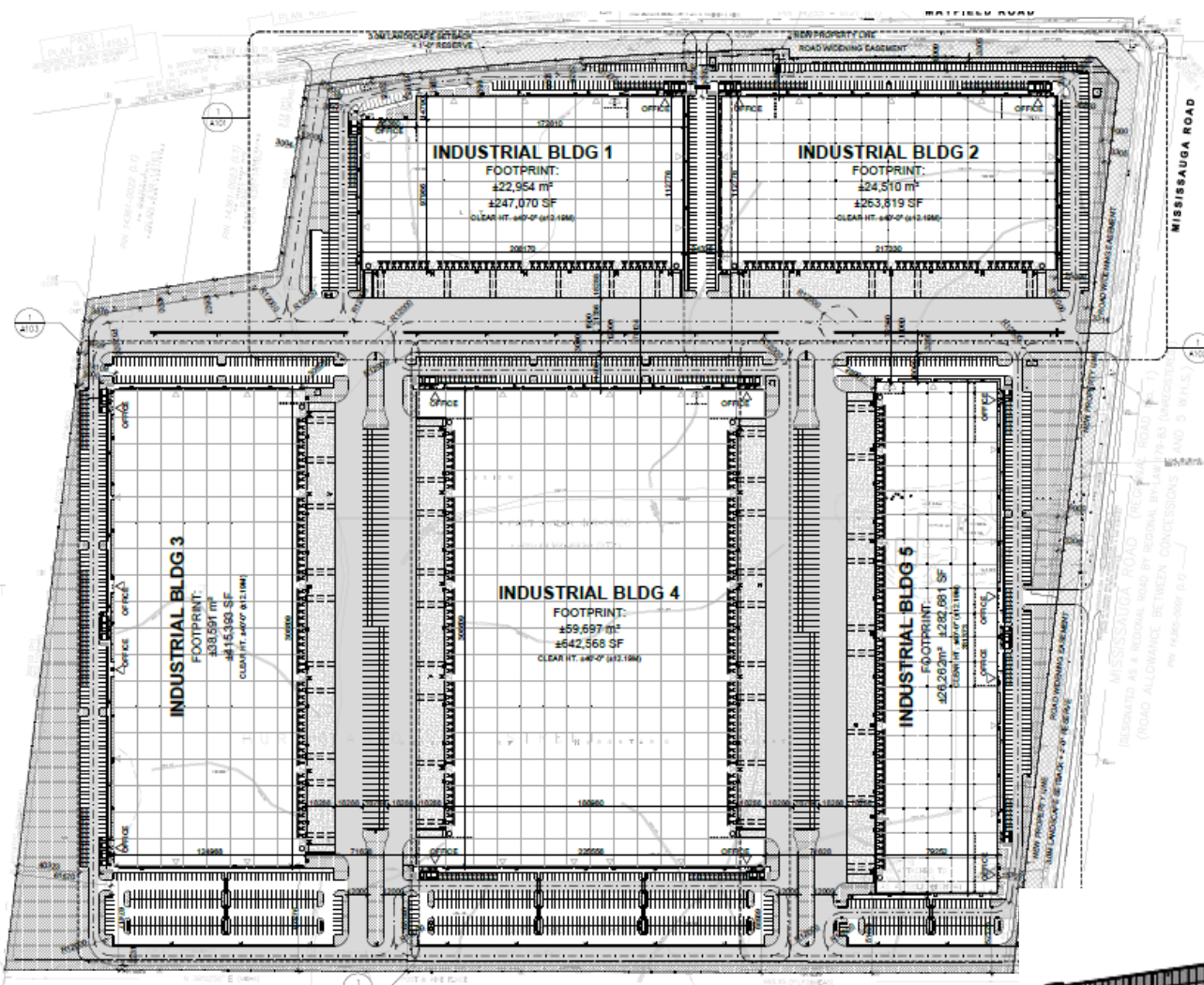


View from Mayfield Road



View from Mississauga Road

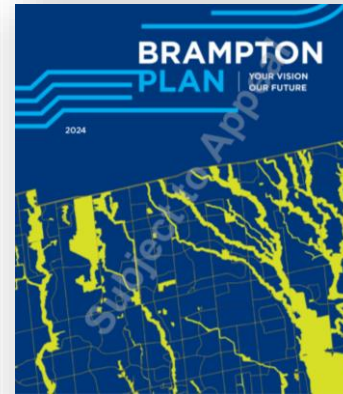
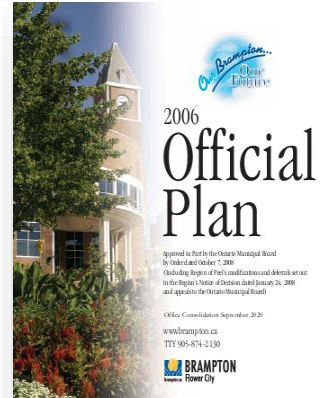
# DEVELOPMENT PROPOSAL



- 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.



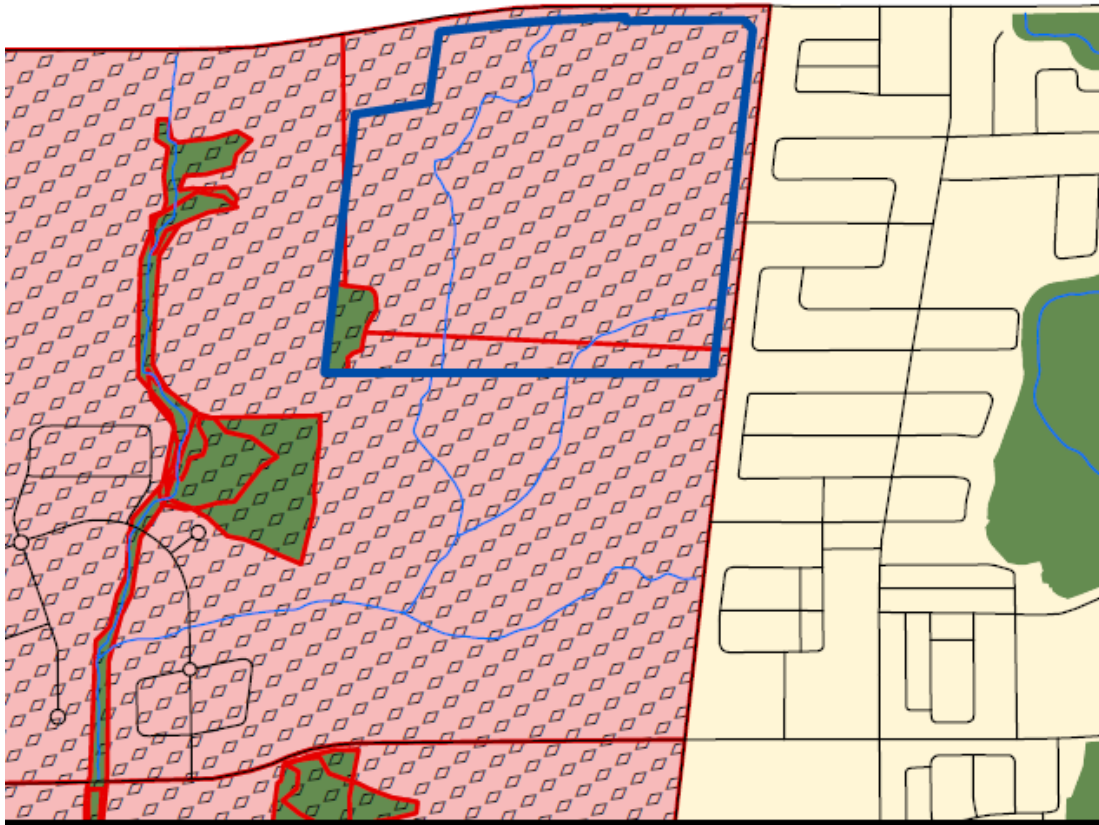
# PLANNING FRAMEWORK SUMMARY



## 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



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

## Current Official Plan Designation

OP Land Use Designation:

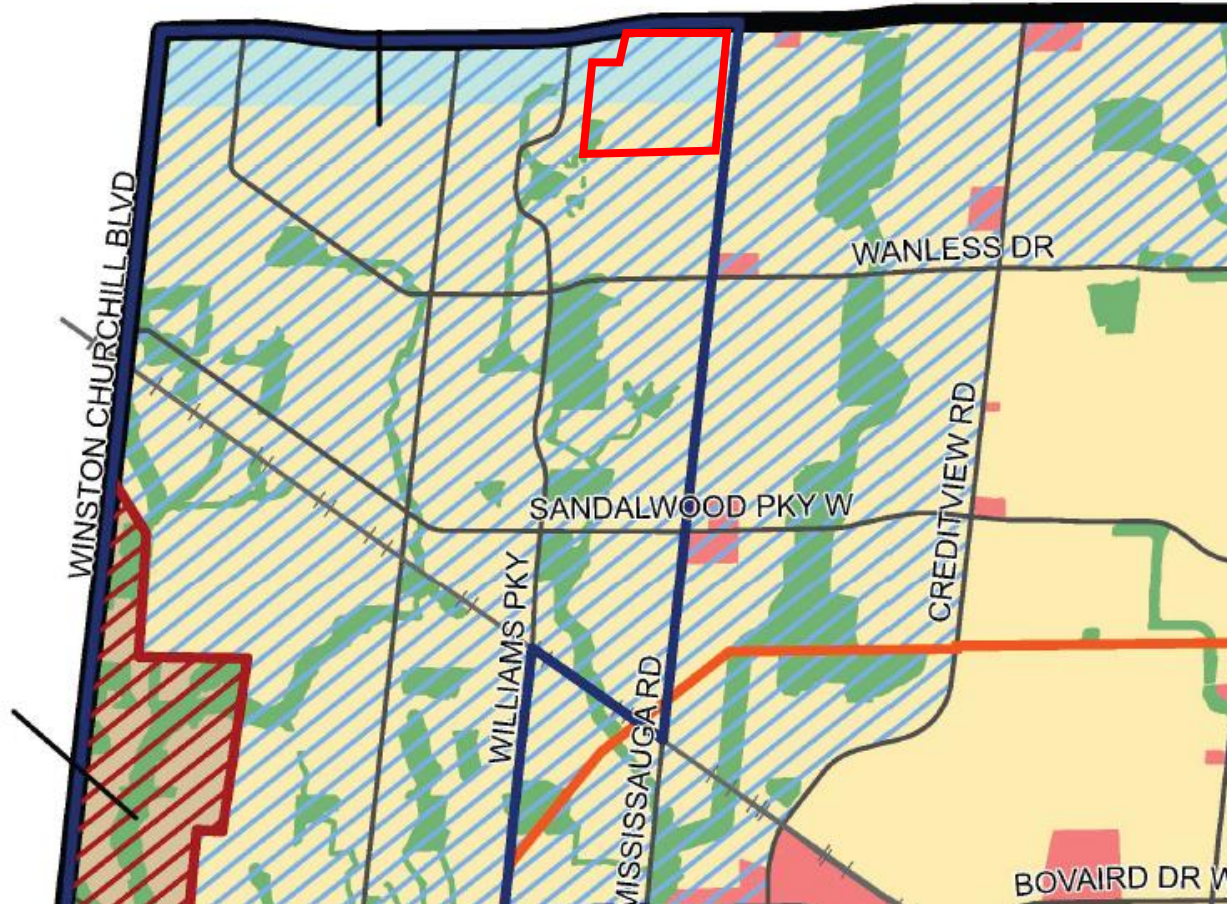
- Designated Greenfield Area, Open Space, Northwest Brampton Urban Development Area in Schedule 1 City Concept;
- Open Space, Corridor Protection Area, Northwest Brampton Urban Development Area, in Schedule A General Land Use Designations.

## 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

# CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2024



## 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.**

### 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

# CURRENT PLANNING CONTEXT: SECONDARY PLAN

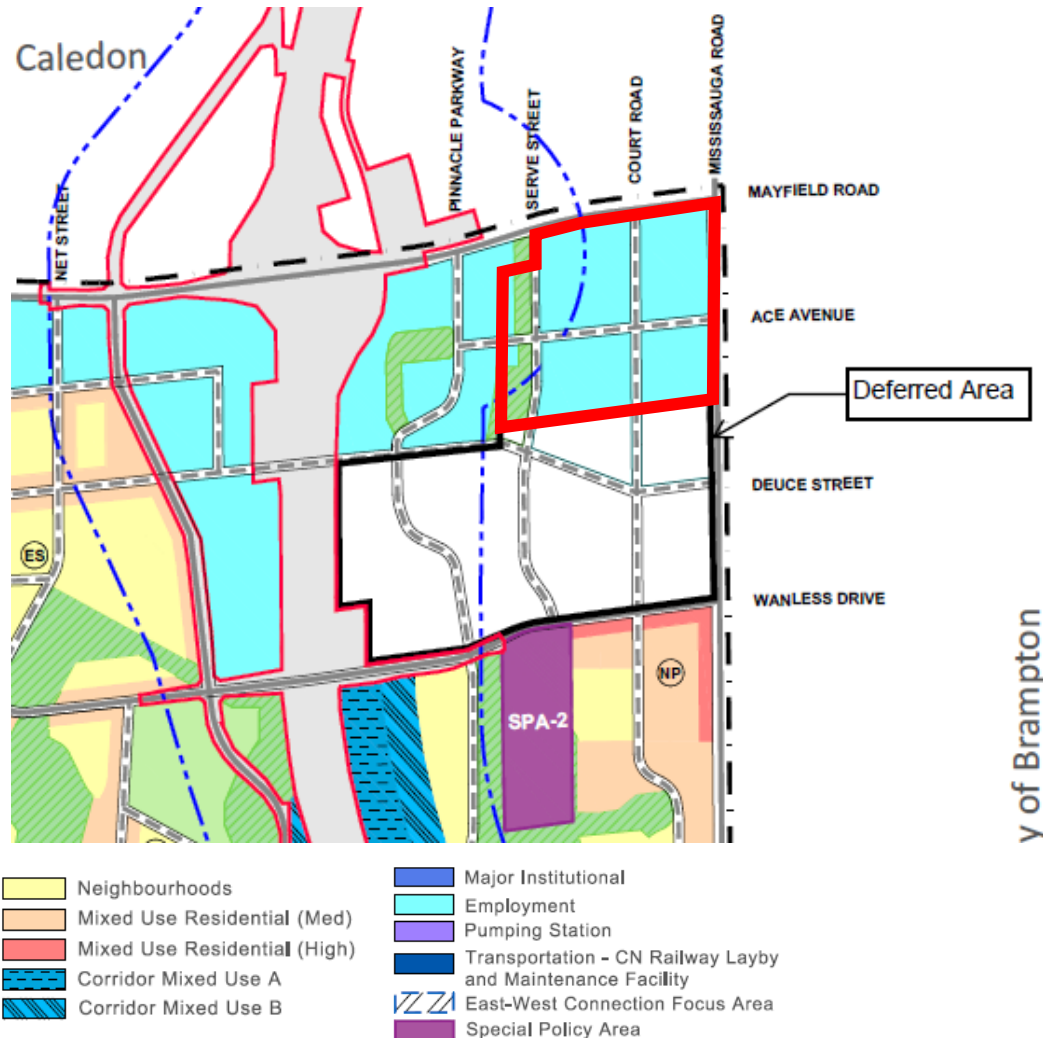
## Heritage Heights Secondary Plan

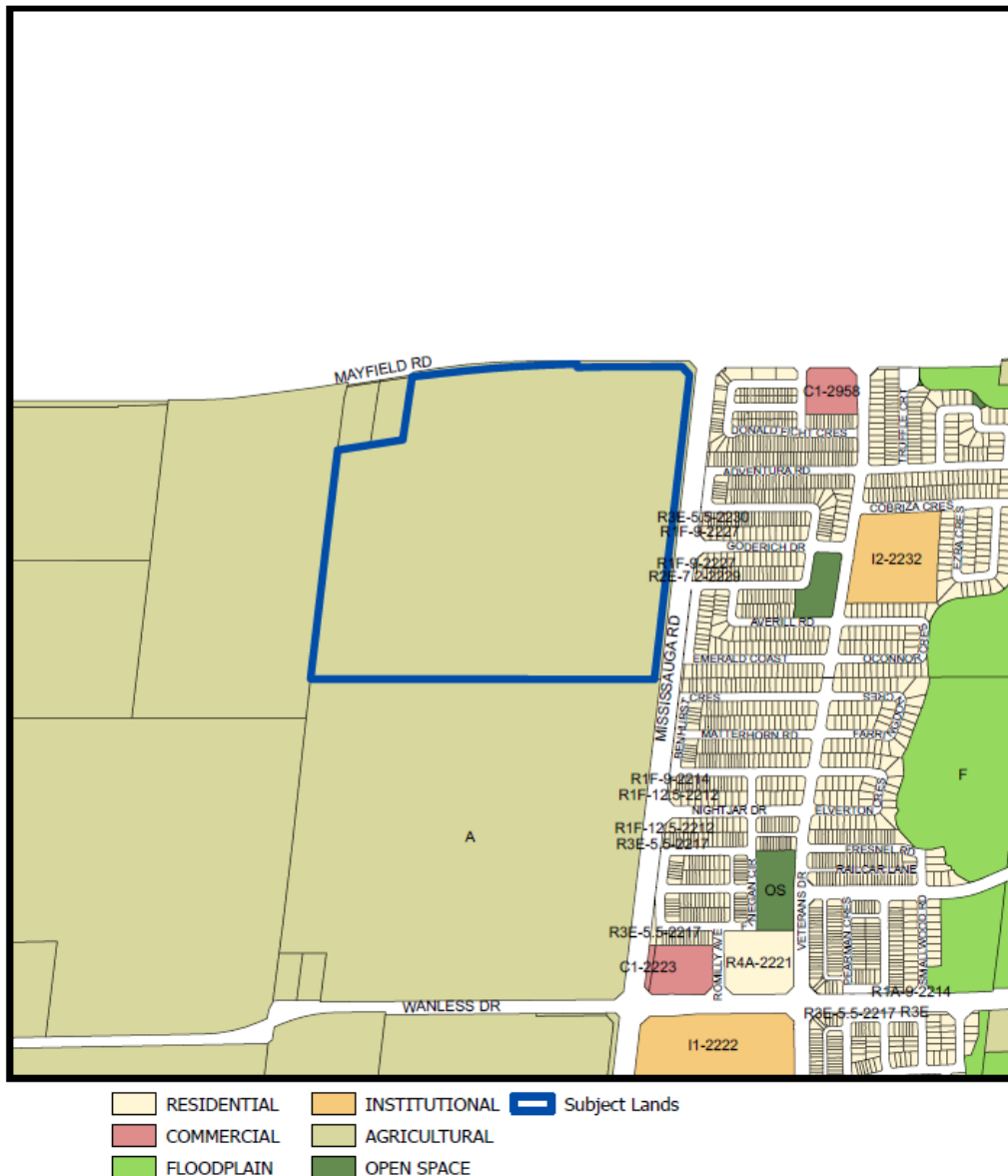
**Land Use Designation:** Employment and Natural Heritage System

### 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.**





## Current Zoning:

## Agricultural (A) zone

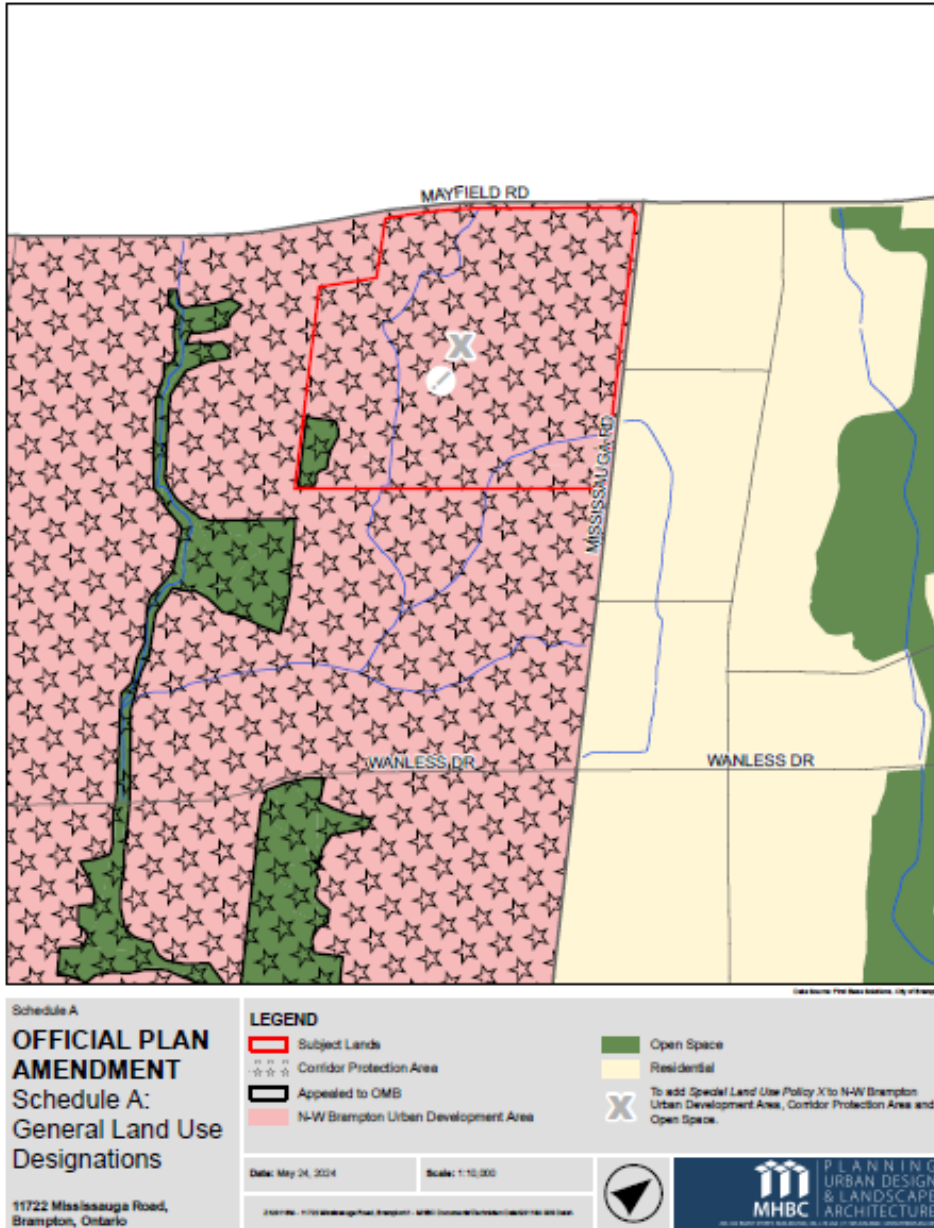
Permitted uses: agricultural purposes and limited non-agricultural uses

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

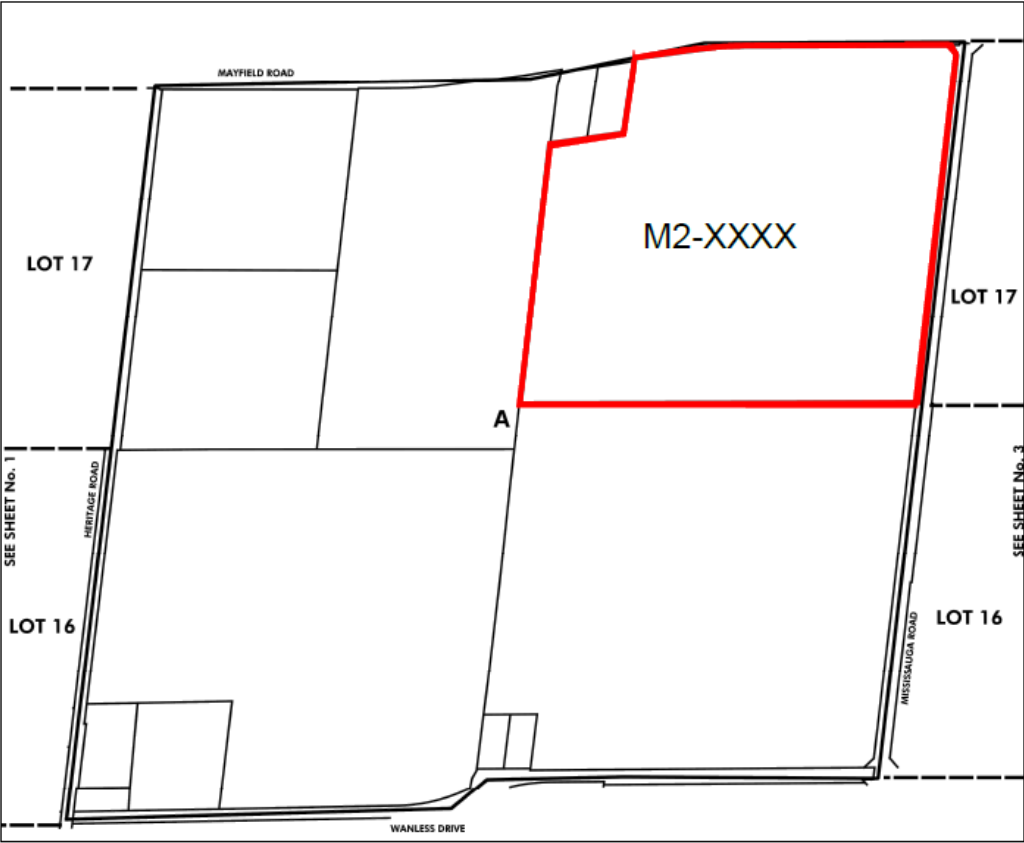
# PROPOSED OFFICIAL PLAN AMENDMENT

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



# 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></ul>
	<ul style="list-style-type: none"><li>• non-obnoxious industrial uses</li></ul>
	<ul style="list-style-type: none"><li>• a printing establishment</li></ul>
	<ul style="list-style-type: none"><li>• a warehouse</li></ul>
	<ul style="list-style-type: none"><li>• A parking lot</li></ul>
	<ul style="list-style-type: none"><li>• a freight classification yard</li></ul>
	<ul style="list-style-type: none"><li>• Non-hazardous and hazardous Solid Waste Processing Use with conditions</li></ul>
	<ul style="list-style-type: none"><li>• Non-industrial uses and accessory uses</li></ul>

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

11722 Mississauga Road,  
Brampton, Ontario

## LEGEND

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

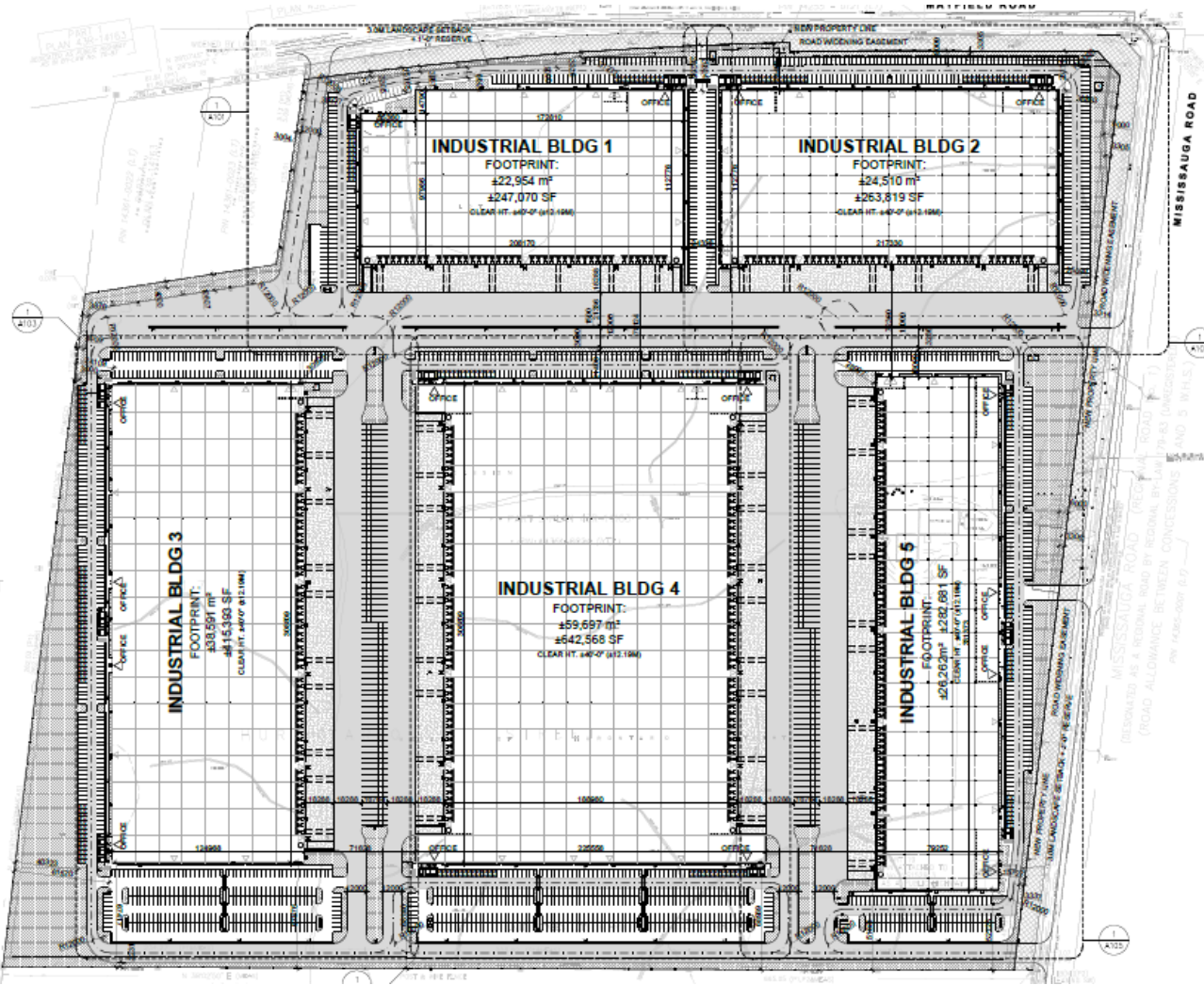
Date: May 31, 2024

Scale: NTS



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# 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 screenshot displays the BramPlanOnline web application interface. At the top, there is a header with the Brampton logo and the text "BramPlanOnline". Navigation links include "Announcements", "Register for an Account", and "Login". A search bar is located in the top right corner. Below the header, there is a main navigation bar with "Home" and "Planning" tabs. The "Planning" tab is selected, leading to a page with the "BRAMPLAN ONLINE" logo and a "Welcome to BramPlanOnline!" message. The message explains that the system allows users to manage planning and development applications. A "Login" section on the right side of the page includes fields for "User Name or E-mail:" and "Password:", a "Remember me on this computer" checkbox, and a "Login" button. Below the login section, there is a "Register for an Account" link. The bottom section of the screenshot shows the "File OZS-2024-0063" page, which includes the "OPA ZBA Subdivision" and "Status: Deemed Complete". The "File Location" is listed as "11722 MISSISSAUGA L7A0B5". The "File Details" section provides a "Project Description" for the development at 11722 Mississauga Road, including details about the proposed development, gross floor area, and site plan applications. A "Click to Print/View Summary" button is located at the bottom of the page.

# 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)

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing near the bus stop. In the background, there is a large, multi-story building with a curved facade and many windows. To the right of the main building, there is a tall, narrow structure with a clock face near the top. The entire image has a blue overlay.

# Thank you!