

Application to Amend the Zoning By-law

To facilitate an industrial development comprised of two one-storey industrial buildings.

0 Heart Lake Road

City of Brampton File : OZS-2025-0018

Application by:

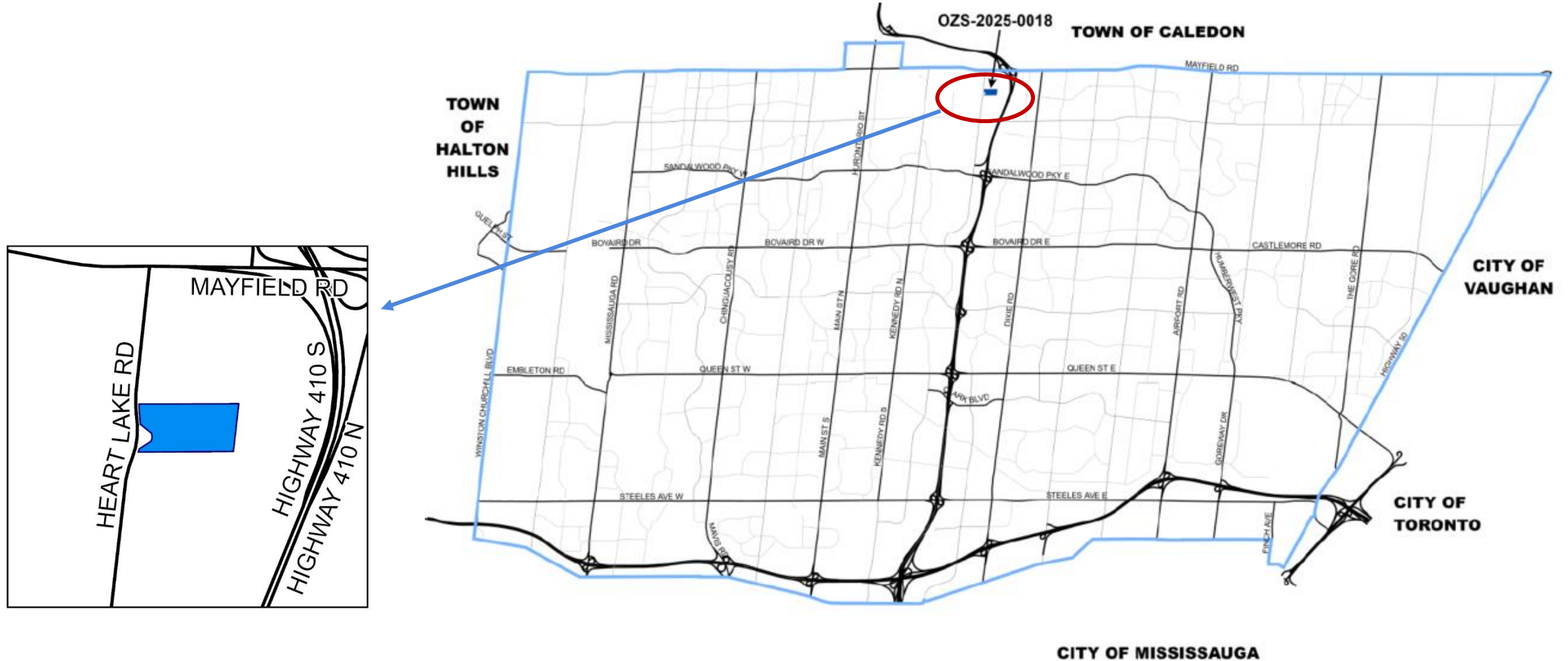
Glenn Schnarr and Associates Inc. on behalf of HL Industrial Holding Inc.

WARD : 2

REGIONAL COUNCILLOR: NAVJIT KAUR BRAR

REGIONAL COUNCILLOR: MICHAEL PALLESCHI

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Single detached dwellings, and beyond are Natural Heritage Features

South: An existing industrial subdivision

East: Natural Heritage Features, and beyond are vacant industrial zoned lands and Highway 410

West: Heart Lake Road, and beyond is the Heart Lake Conservation Area



Aerial View



Subject Lands

SITE VISIT



Viewpoint from Heart Lake Road looking south towards Ecopark Close



Viewpoint from Heart Lake Road looking east to the site



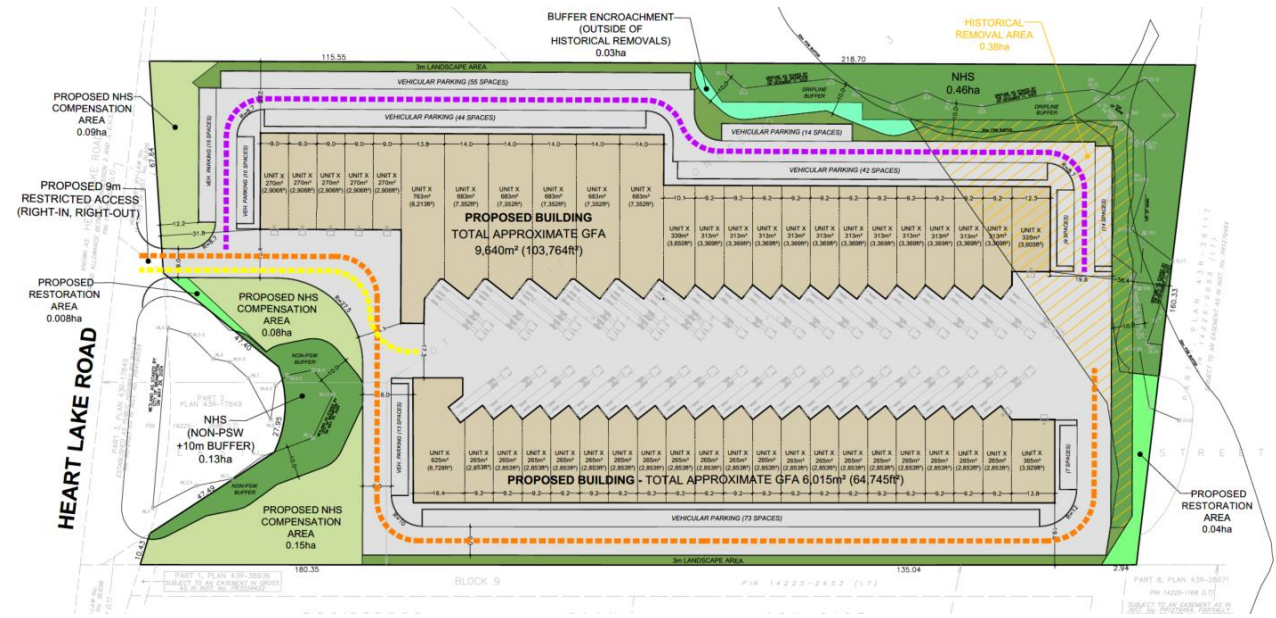
Viewpoint from Heart Lake Road looking north towards Mayfield Rd

DEVELOPMENT PROPOSAL

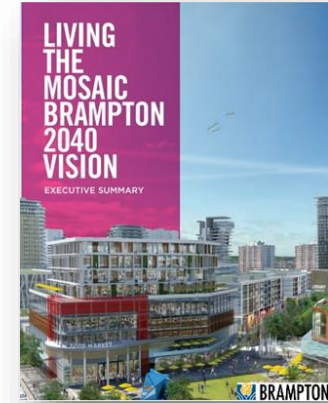
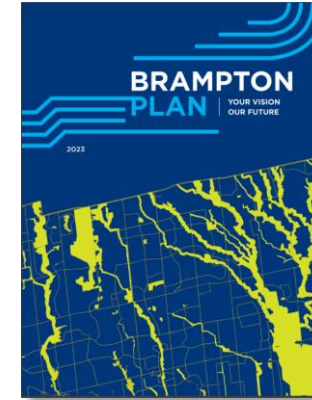
An application to amend the Zoning By-law: To facilitate an industrial development comprised of two industrial buildings.

Further details include:

- Total GFA: 15,655 sq. m.
 - North Building
 - GFA: 9,640 sq. m. (103,764 sq. ft.)
 - South Building
 - GFA: 6,015 sq. m (64,745 sq. ft.)
- Lot coverage: 31.7%
- Maximum Height: 1 storey
- Total number of vehicular parking spaces: 296
- Total number of truck and tractor-trailer loading spaces: 37
- The site features a wetland, valleyland and woodland area
- Landscaped Area: 0.21 hectares
- Proposed full moves access from Heart Lake Road



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Countryside Villages Secondary Plan (Area 48 (a))

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION

Official Plan (2006) Land Use Designations:

- Industrial: Light to heavy industrial uses
- Open Space (Schedule A – General Land Use Designations)

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



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

Subject Lands	LAKES	PROVINCIAL HIGHWAYS
MAJOR WATERCOURSES	INDUSTRIAL	
PROVINCIAL HIGHWAYS	OPENSACE	

CURRENT PLANNING CONTEXT: BRAMPTON PLAN

Brampton Plan Land Use Designation:

- Employment Areas and Natural Heritage System (Schedule 1A – City Structure)
- Employment and Natural Heritage System (Schedule 2 – Designations)

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



- Subject Lands
- City Boundary
- Provincial Highways / Goods Movement Corridors
- Major Streets
- Employment
- NHS



This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations and overlays on this schedule are approximate and are not intended to be scaled.

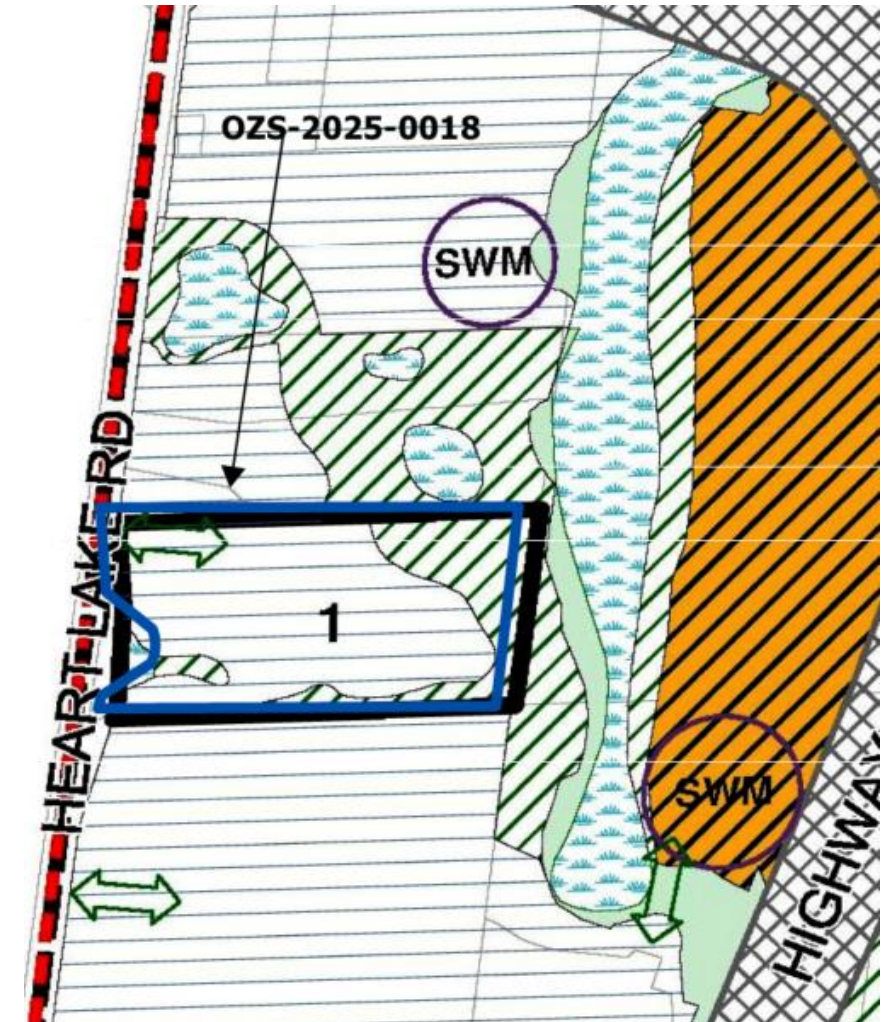
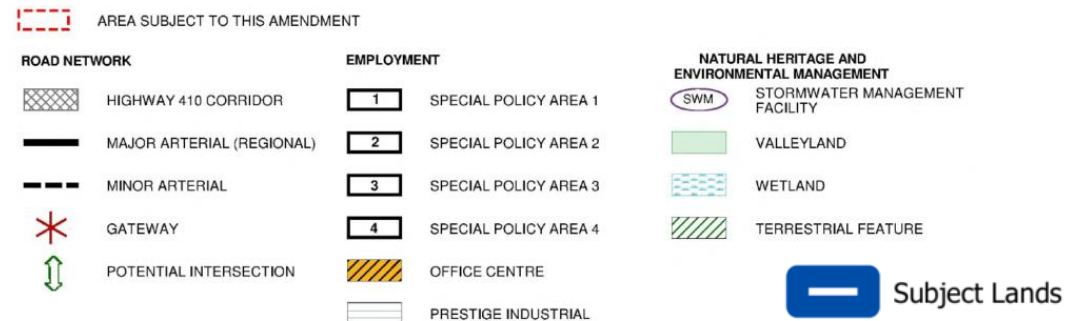
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Countryside Villages Secondary Plan (Area 48 (a))

Land Use Designations:

- Prestige Industrial;
- Special Policy Area 1;
- Wetland;
- Terrestrial Feature; and
- Potential Intersection.

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



 Subject Lands  INDUSTRIAL  OPEN SPACE
 FLOODPLAIN  AGRICULTURAL



Current Zone: Agricultural (A) Zone

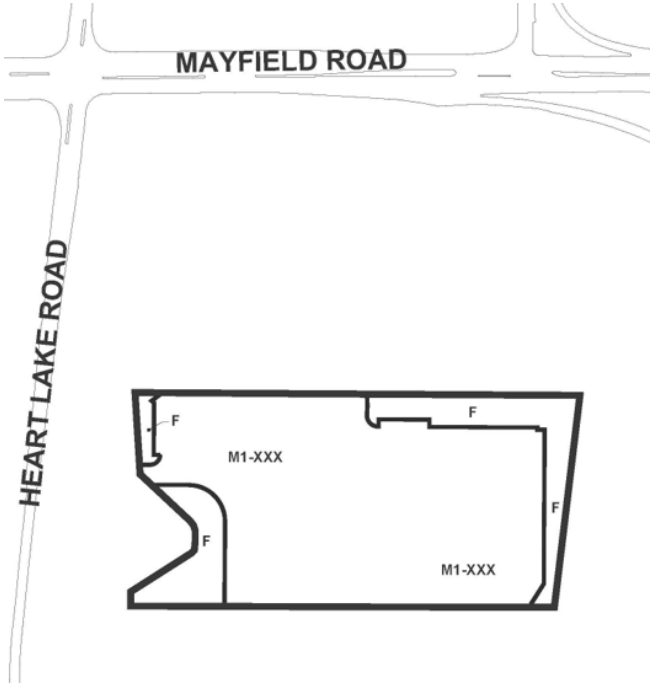
Permitted Uses: The Agricultural Zone permits predominantly Agricultural purposes.

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

PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

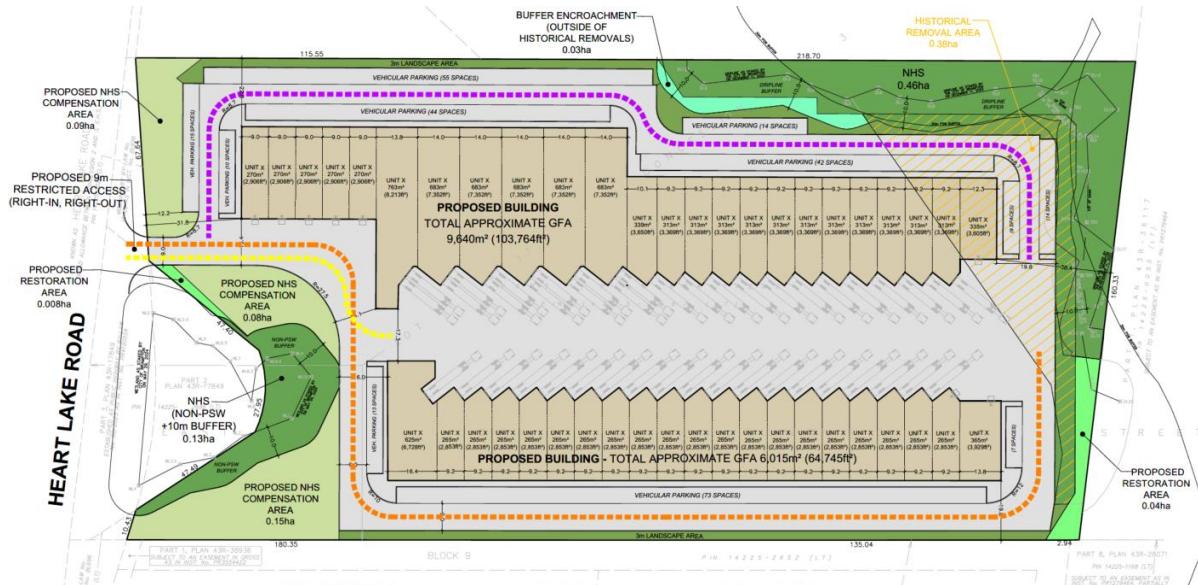
The proposed Zoning By-law Amendment will rezone the subject site from ‘Agricultural (A)’ to ‘Industrial One with a Special Section (M1-XXXX)’ and ‘Floodplain (F)’

Proposed Zone	Permitted Uses	Requirements and Restrictions
Industrial One (M1) – Special Section XXXX (M1-XXXX)	<p>A range of industrial and non-industrial uses including manufacturing, warehousing, motor vehicle body/ repair shop, office, research and development facility, hotel, conference centre, restaurant, place of worship, day nursery, etc.</p> <p>Retail uses are permitted as an accessory use, provided that it does not exceed 15% of the total gross floor area.</p>	<p>Maximum number of uses:</p> <ul style="list-style-type: none">• One (1) conference centre or banquet hall• One (1) health and fitness centres• Three (3) standalone commercial, technical, or recreational schools• Two (2) dining room and convenience restaurants <p>Minimum setbacks:</p> <ul style="list-style-type: none">• Front Yard: 3.0 metres• Interior Side Yard: 2.0 metres• Exterior Side Yard: 3.0 metres• Rear Yard: 3.0 metres <p>Outside Storage:</p> <ul style="list-style-type: none">• No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a residential or institutional category.



KEY ISSUES / CONSIDERATIONS

- Impact on Natural Heritage System
- Consideration of Adequate Buffering and Transitioning
- Road Widening Requirements
- Traffic and Truck Movement



NEXT STEPS

Notice of complete application – March 24, 2025

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:

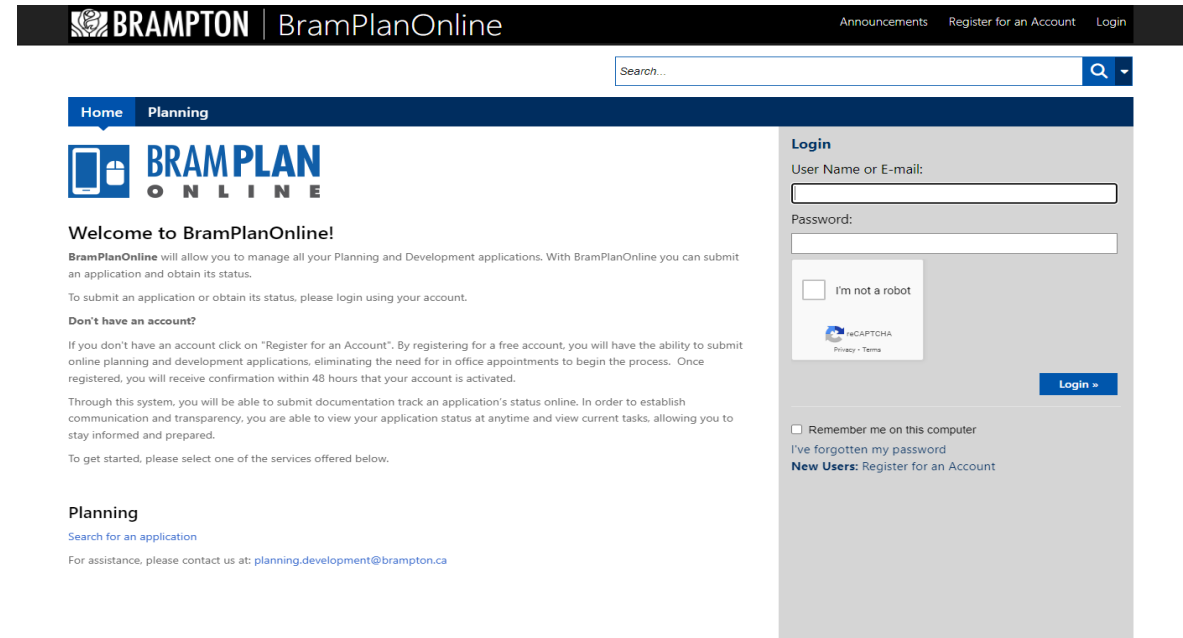
<https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

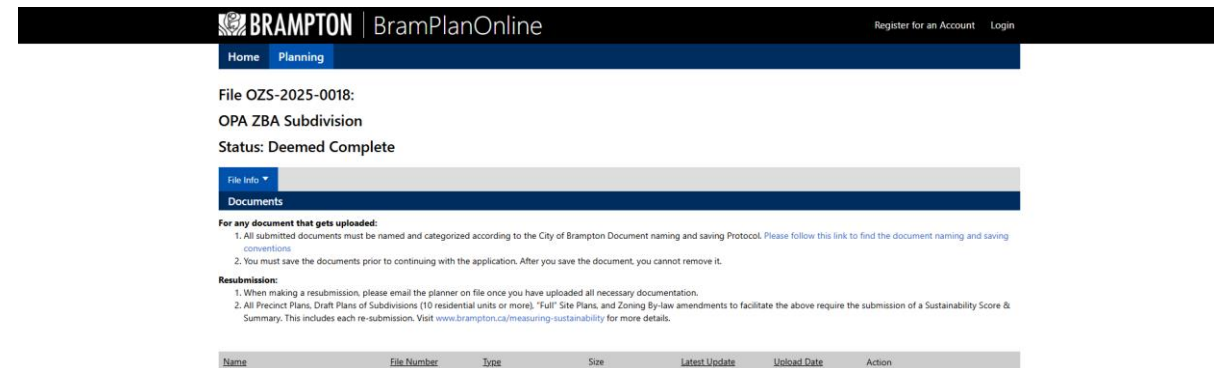
File Number: **OZS-2025-0018**

4. On the [OZS-2025-0018 file page](#) click:

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



The screenshot shows the BramPlanOnline login page. At the top, there is a header with the Brampton logo and the text "BramPlanOnline". Below the header, there is a search bar and a navigation menu with "Home" and "Planning" tabs. The main content area is titled "Welcome to BramPlanOnline!" and contains a brief description of the system. On the right side, there is a login form with fields for "User Name or E-mail:" and "Password:". Below the password field, there is a checkbox for "I'm not a robot" and a CAPTCHA image. A "Login" button is located at the bottom right of the login form. There is also a link for "New Users: Register for an Account".



The screenshot shows the BramPlanOnline file page for the file number OZS-2025-0018. The page displays the file name "OPA ZBA Subdivision" and the status "Deemed Complete". Below this, there is a tabbed interface with "File Info" and "Documents" tabs. The "Documents" tab is currently selected, showing a list of documents. The list has columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action". Below the list, there is a section titled "For any document that gets uploaded:" with two numbered instructions. A "Resubmission:" section follows with two numbered instructions. At the bottom, there is a table with the same columns as the document list, but it is currently empty.

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.

- City Planner contact:
Rajvi Patel
Development Planner
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- Applicant contact:
Zechariah Bouchard
Glenn Schnarr and Associates Inc
zechariahb@gsai.ca

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 brick 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 is overlaid with a semi-transparent blue filter.

Thank you!