

# CITY-INITIATED ZONING BY-LAW AMENDMENT

## OUTDOOR STORAGE PERMISSIONS FOR TRUCK PARKING

### CITY-WIDE

Planning and Development Committee Meeting:  
May 12, 2025

# BACKGROUND

## **February 28, 2024 Council Meeting**

- Council endorsed a task force and workplan to address illegal land use and development associated with truck parking and storage.

## **February 24, 2025 Planning and Development Committee**

- Direction provided to proceed to a Public Meeting for a City-Initiated Zoning By-law Amendment (ZBA) to expand outdoor storage permissions for truck parking in Industrial zones.



# Current Outdoor Storage Permissions

Some Industrial zones permit outdoor storage of oversized motor vehicles but **only** when accessory to the business operating at the site.

Example:

*A printing warehouse property has truck storage permissions, and 120 truck parking spaces, but only needs to use 20 of those truck spaces.*

- *Currently, the company is not permitted to allow another business to use the 100 excess and unused spaces. Doing so would be subject to enforcement and legal action.*





# PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to expand outdoor storage permissions in Industrial zones that permit outdoor storage to allow unrelated businesses to use excess truck parking spaces.

Standards are proposed to reduce the impact of the truck parking, including restricting location of parking, limiting heights and requiring screening.

## Example:

*The printing warehouse would be permitted to lease the 100 unused parking spaces to a local transportation business to accommodate overnight truck parking, provided that they use infrastructure that has developed for that purpose, and the minimum required parking spaces for the printing warehouse is maintained.*

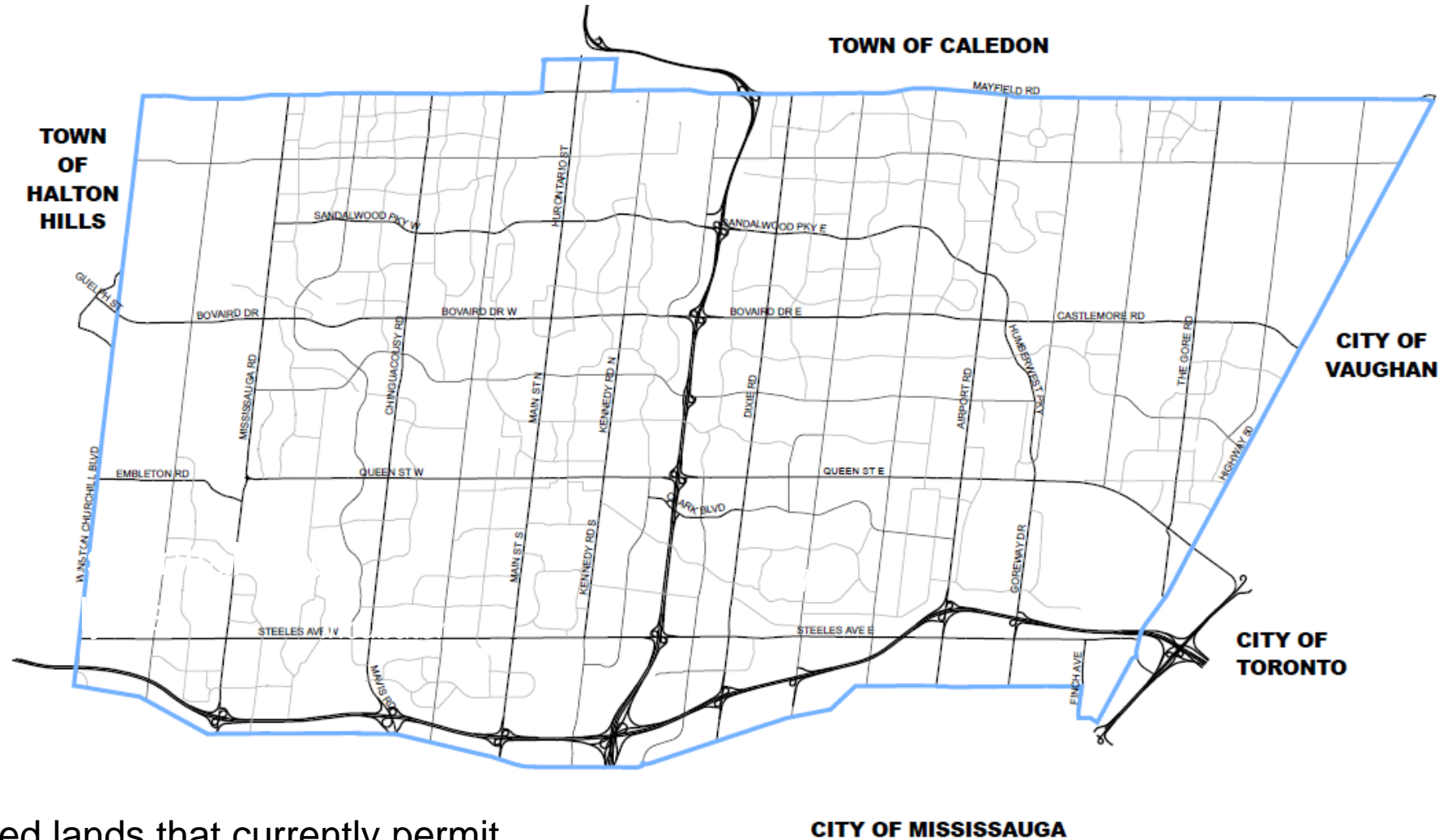
# Intended Outcomes

- **Expand viable and compatible truck parking solutions** by increasing as-of-right permissions in Industrial zones that permit outside storage.

- **Support economic growth and efficient goods movement** by leveraging surplus parking spaces on developed industrial properties.

- **Prioritizing permanent solutions** over temporary sites, reducing Variance/Amendment applications and the illegal development of parking lots in unsupportive areas, and minimizing conflicts with residential neighborhoods and agricultural lands.

# LANDS SUBJECT TO AMENDMENT



Industrial Zoned lands that currently permit outdoor storage

# NEXT STEPS



**Staff Review & Assessment**



**Notice of Statutory Public Meeting**



**Public Meeting (we are here)**



**Staff Review**



**Recommendation / Final Report**



**Council Decision**



**Ontario Land Tribunal Appeal Period**



# ADDITIONAL INFORMATION

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

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The background image is a blue-tinted photograph of a city street. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. To the right of the bus stop is a large, multi-story brick building with a curved facade and many windows. A tall clock tower is attached to the right side of the building. A vertical sign on the side of the building reads "CANADA 150". In the foreground, a car is parked on the street. The overall scene is a city street corner.

# Thank you!