

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:

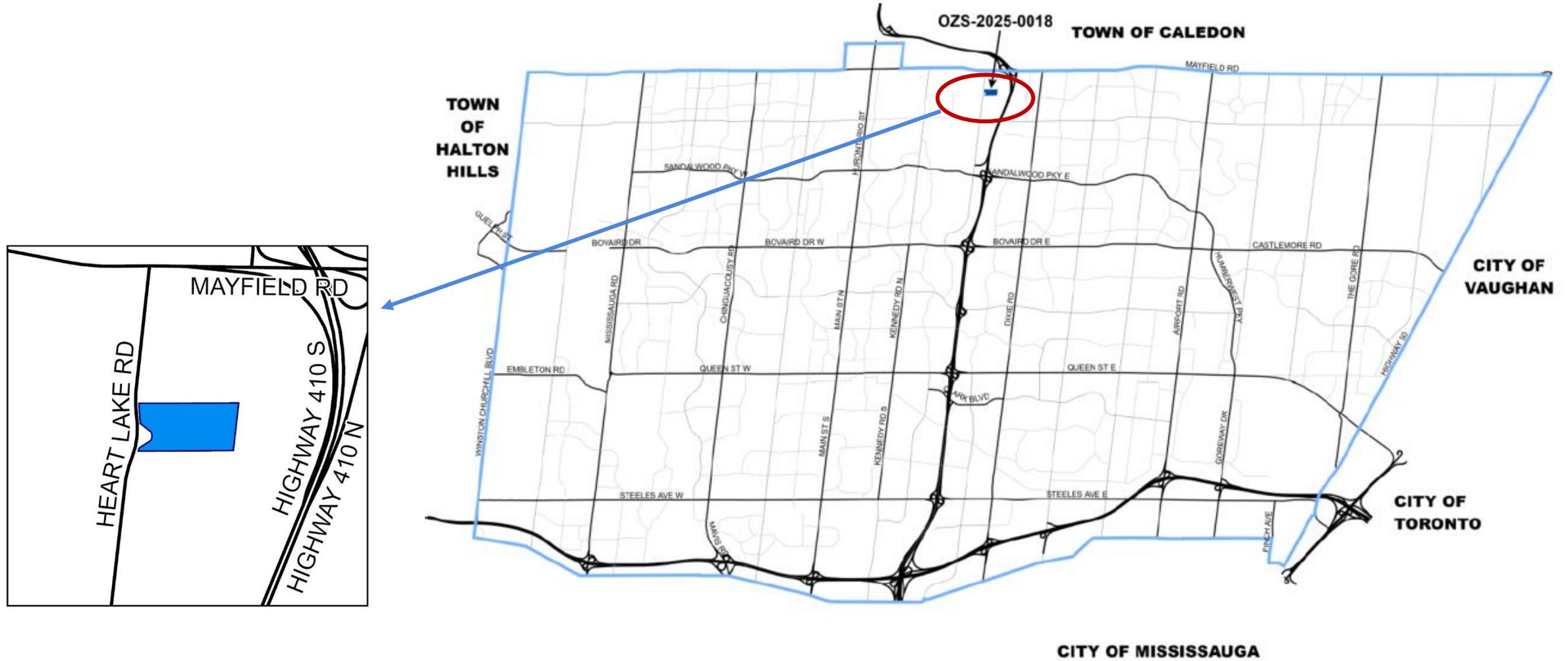
Glenn Schnarr and Associates Inc. on behalf of HL Industrial Holding Inc.

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



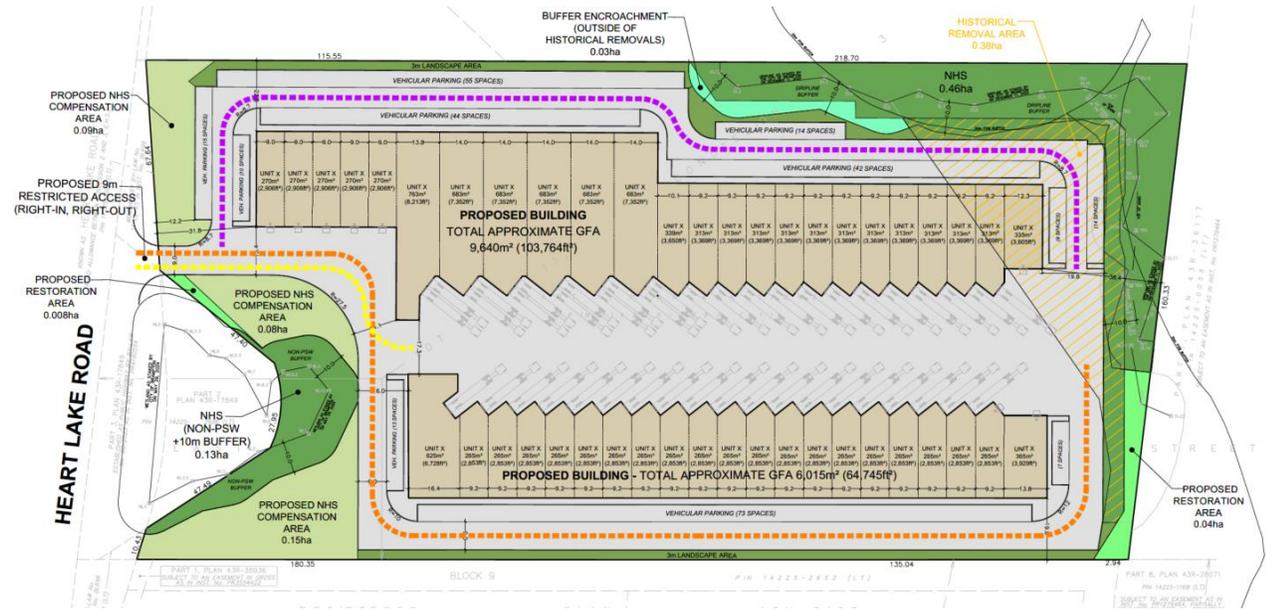
Viewpoint from Heart Lake Road looking north towards Mayfield Rd

DEVELOPMENT PROPOSAL

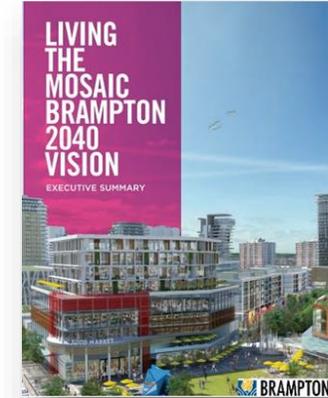
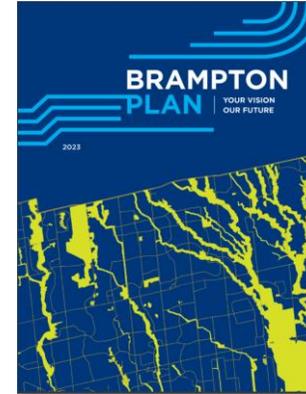
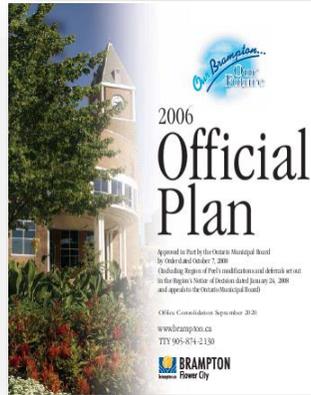
An application to amend the Zoning By-law: To facilitate an industrial development comprised of two industrial buildings.

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
- Major Streets
- Provincial Highways / Goods Movement Corridors
- 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.

 AREA SUBJECT TO THIS AMENDMENT

ROAD NETWORK

-  HIGHWAY 410 CORRIDOR
-  MAJOR ARTERIAL (REGIONAL)
-  MINOR ARTERIAL
-  GATEWAY
-  POTENTIAL INTERSECTION

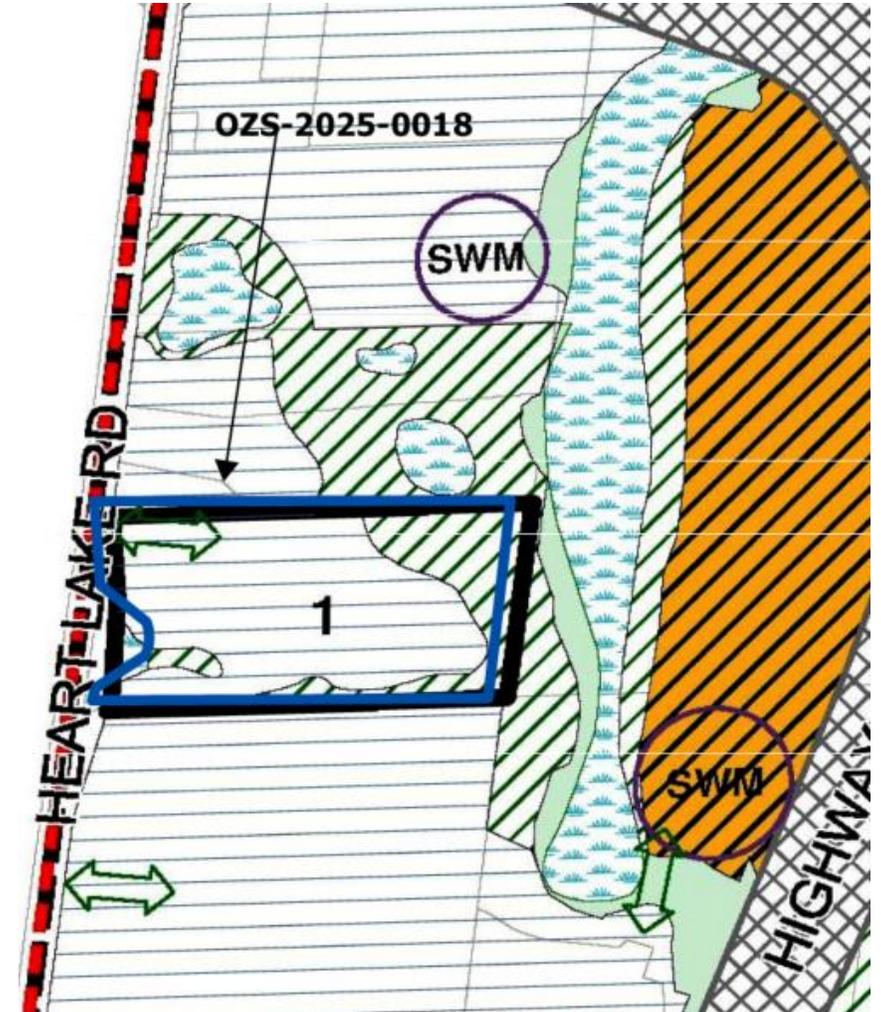
EMPLOYMENT

-  SPECIAL POLICY AREA 1
-  SPECIAL POLICY AREA 2
-  SPECIAL POLICY AREA 3
-  SPECIAL POLICY AREA 4
-  OFFICE CENTRE
-  PRESTIGE INDUSTRIAL

NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT

-  STORMWATER MANAGEMENT FACILITY
-  VALLEYLAND
-  WETLAND
-  TERRESTRIAL FEATURE

 Subject Lands



CURRENT PLANNING CONTEXT: ZONING BY-LAW



-  Subject Lands
-  INDUSTRIAL
-  OPEN SPACE
-  FLOODPLAIN
-  AGRICULTURAL



Current Zone: Agricultural (A) Zone

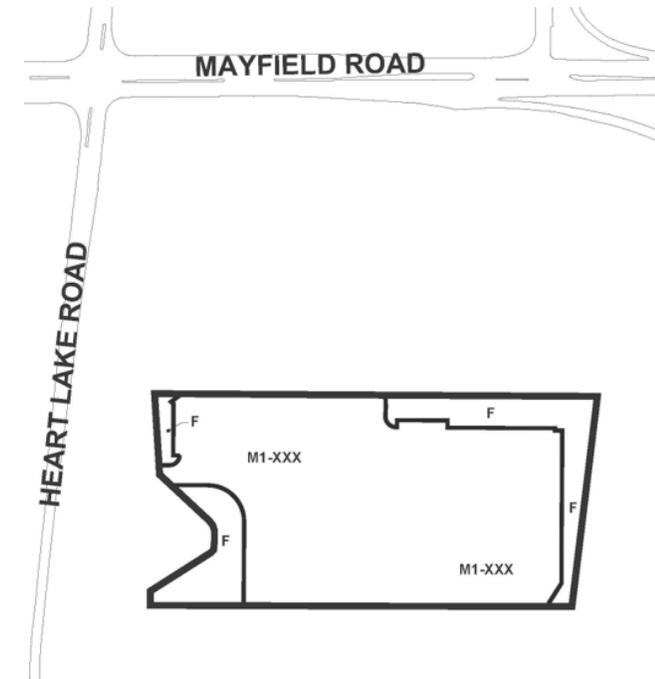
Permitted Uses: The Agricultural Zone permits predominantly Agricultural purposes.

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

PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

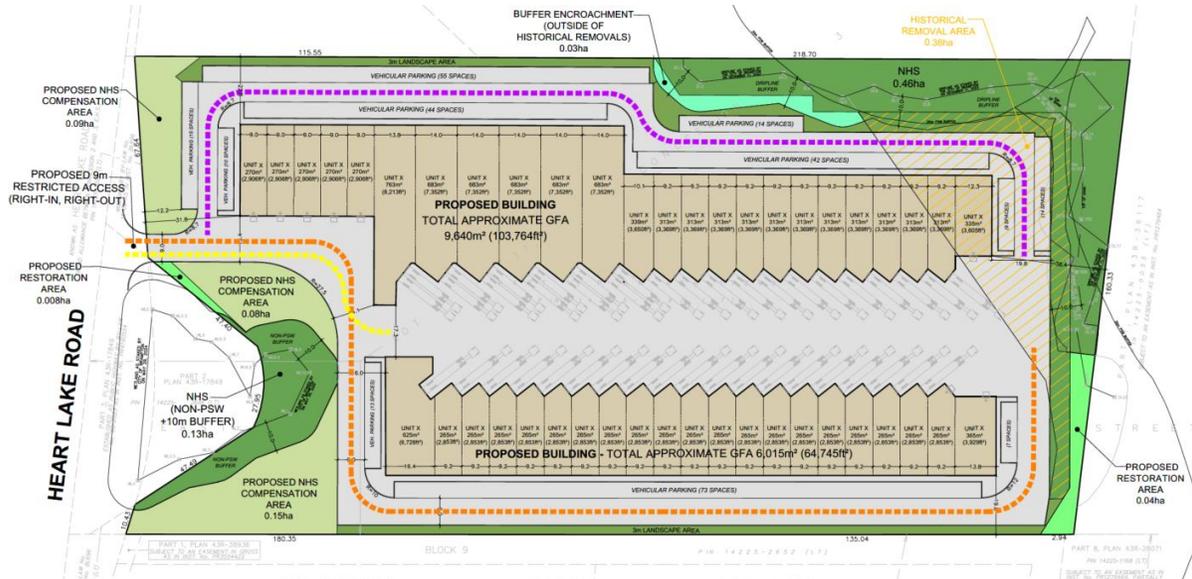
The proposed Zoning By-law Amendment will rezone the subject site from 'Agricultural (A)' to 'Industrial One with a Special Section (M1-XXXX)' and 'Floodplain (F)'

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 navigation bar with the Brampton logo and the text 'BramPlanOnline'. On the right side of the navigation bar, there are links for 'Announcements', 'Register for an Account', and 'Login'. Below the navigation bar is a search bar with the text 'Search...'. The main content area is divided into two columns. The left column contains the BramPlan Online logo, a welcome message, and instructions on how to use the system. The right column contains a login form with fields for 'User Name or E-mail:' and 'Password:', a checkbox for 'I'm not a robot', and a 'Login' button. There is also a link for 'Remember me on this computer' and a link for 'New Users: Register for an Account'.

The screenshot shows the BramPlanOnline file page for OZS-2025-0018. At the top, there is a navigation bar with the Brampton logo and the text 'BramPlanOnline'. On the right side of the navigation bar, there are links for 'Register for an Account' and 'Login'. Below the navigation bar is a navigation bar with 'Home' and 'Planning' tabs. The main content area displays the file information: 'File OZS-2025-0018:', 'OPA ZBA Subdivision', and 'Status: Deemed Complete'. There is a 'File Info' dropdown menu and a 'Documents' tab. Below the 'Documents' tab, there is a section for 'For any document that gets uploaded:' with two numbered instructions. There is also a section for 'Resubmission:' with two numbered instructions. At the bottom, there is a table with columns for 'Name', 'File Number', 'Type', 'Size', 'Latest Update', 'Upload Date', and 'Action'.

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.

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Thank you!