

Application to Temporarily Amend the Zoning By-law

To permit the parking and storage of oversized motor vehicles (trucks and trailers) for a temporary period of three (3) years.

0, 210 and 220 Sun Pac Boulevard

City of Brampton File : OZS-2025-0025

Application by:

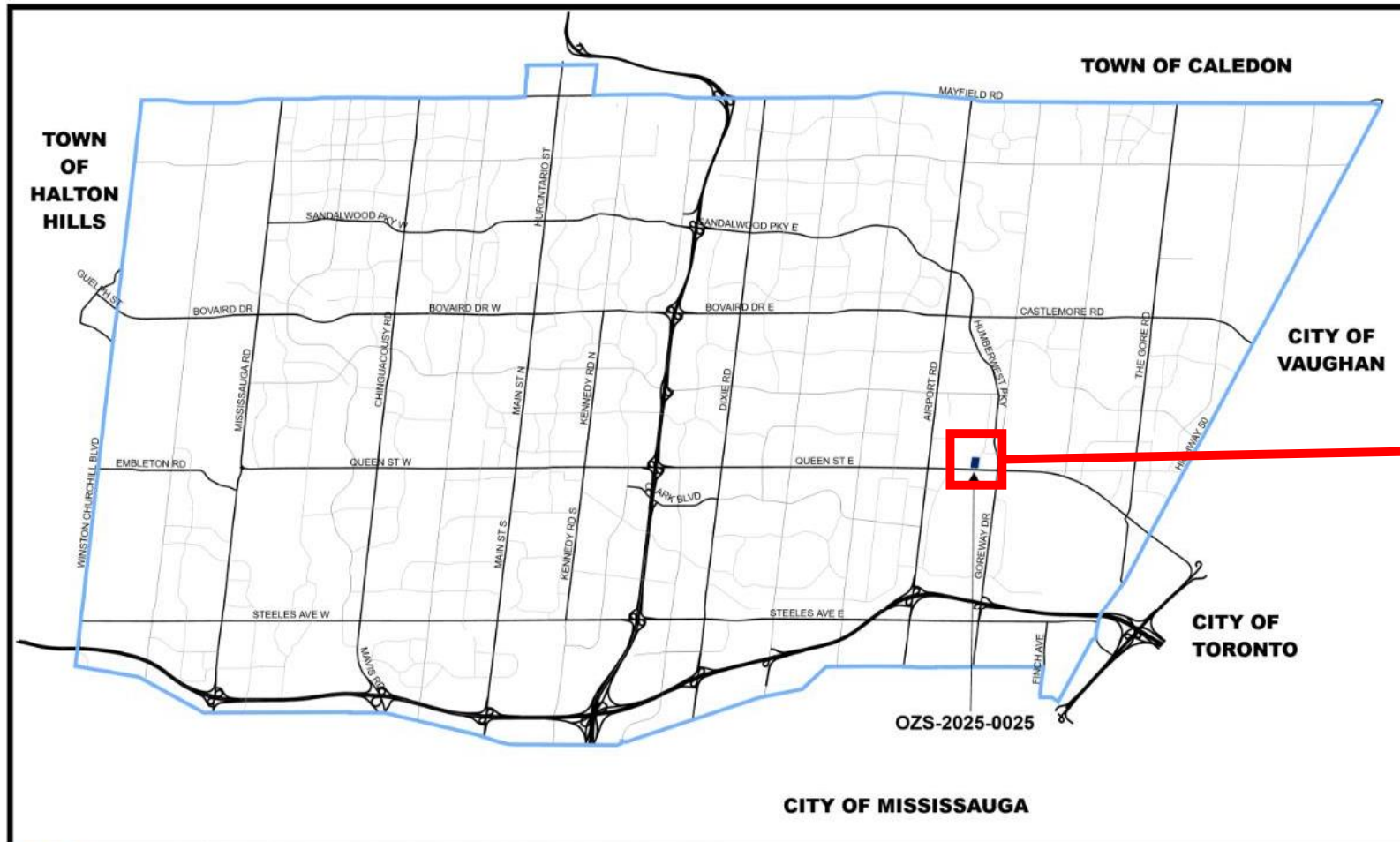
2437859 Ontario Inc. and 2758383 Ontario Inc. c/o Glen Schnarr & Associates Inc.

WARD : 8

REGIONAL COUNCILLOR: Pat Fortini

CITY COUNCILLOR: Rod Power

Location of Subject Property



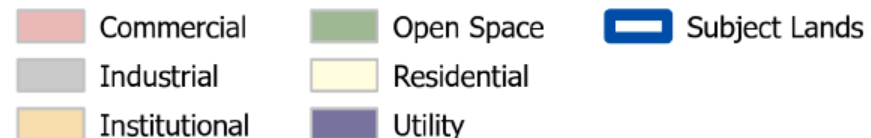
Area Context

North: Outdoor storage of trucks, trailers and cars. Industrial and commercial uses including warehouses, offices, outdoor storage, and truck and trailer parking further north.

South: Queen Street, and beyond are commercial uses including Queens Manor banquet hall, self storage facility, and an automotive auction centre with associated vehicular parking lots.

East: Sun Pac Blvd, and beyond are industrial and commercial uses including outdoor storage, temporary truck and trailer parking, a motel, youth shelter, and Humberwest Parkway.

West: Industrial and commercial uses including warehouses, retail, outdoor storage, and truck and trailer parking.



Aerial View



 Subject Lands

Site Photos

View from Queen Street East looking North, North-East and North-West



Site Photos

View from Sun Pac Boulevard looking North-West, West and South-West

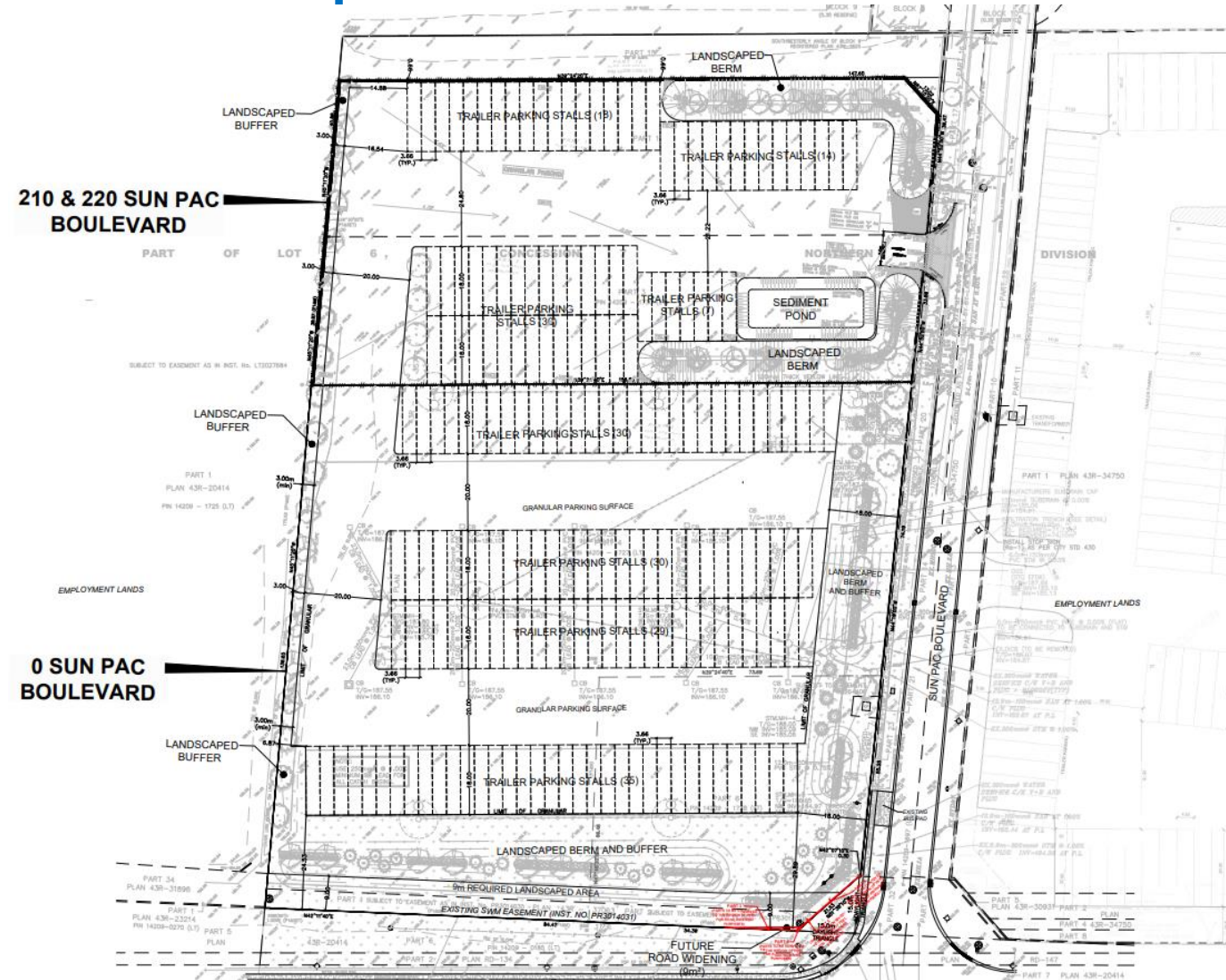


Development Proposal

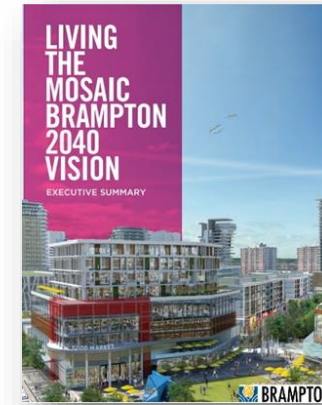
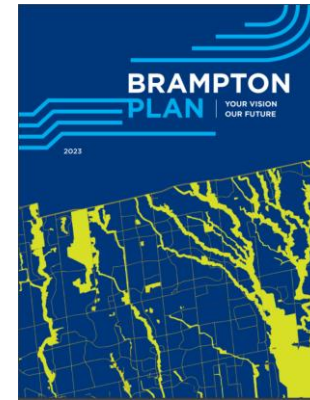
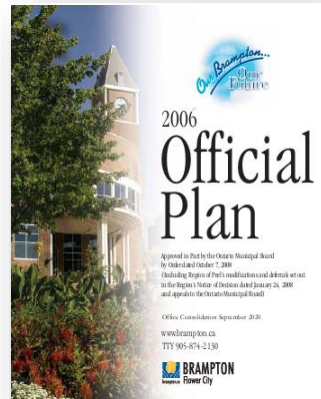
An application to amend the Zoning By-law:

To permit the parking and outdoor storage of oversized motor vehicles (trucks and trailers) for a temporary period of three (3) years.

- A total of 193 truck and trailer parking spaces proposed on 3.58 hectares (8.85 acres) of land.
- Landscaping works along Queen Street East and Sun Pac Boulevard including a sediment pond and landscaped berm and buffer.
- Vehicular access proposed from Sun Pac Blvd.
- No buildings, sanitary and water servicing proposed.



Planning Framework Summary



The application will be evaluated based on:

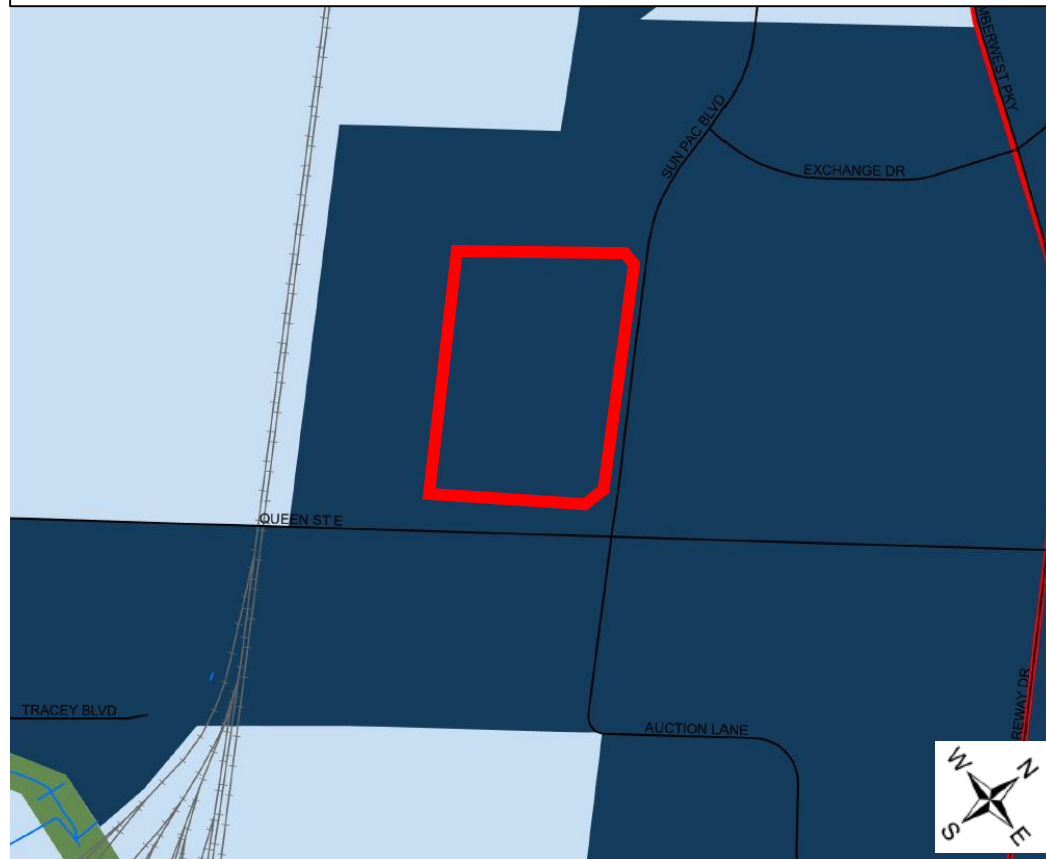
- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Airport Intermodal Secondary Plan (Area 4)

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan (2006)

Schedule A – Land Use Designations



- RAILWAYS
- MAJOR WATERCOURSES
- L.B.P.I.A. OPERATING AREA
- SUBJECT PROPERTY
- BUSINESS CORRIDOR
- INDUSTRIAL
- OPENSACE, UTILITY/OPENSACE

Land Use Designation: Business Corridor

Permitted Uses: A broad range of employment and employment-related uses that are intended to serve the general public and adjacent employment areas. This includes:

- Office
- Major Office
- Retail
- Restaurant
- Hotels and motels
- Entertainment
- Places of Worship

Prohibited uses include:

- Auto-body paint and repair, and automobile repair,
- Commercial self-storage warehouses
- Retail and industrial uses that involve outdoor storage and outdoor display of merchandise

An amendment to the Official Plan is **not required** to facilitate the proposed development for a temporary zoning by-law amendment.

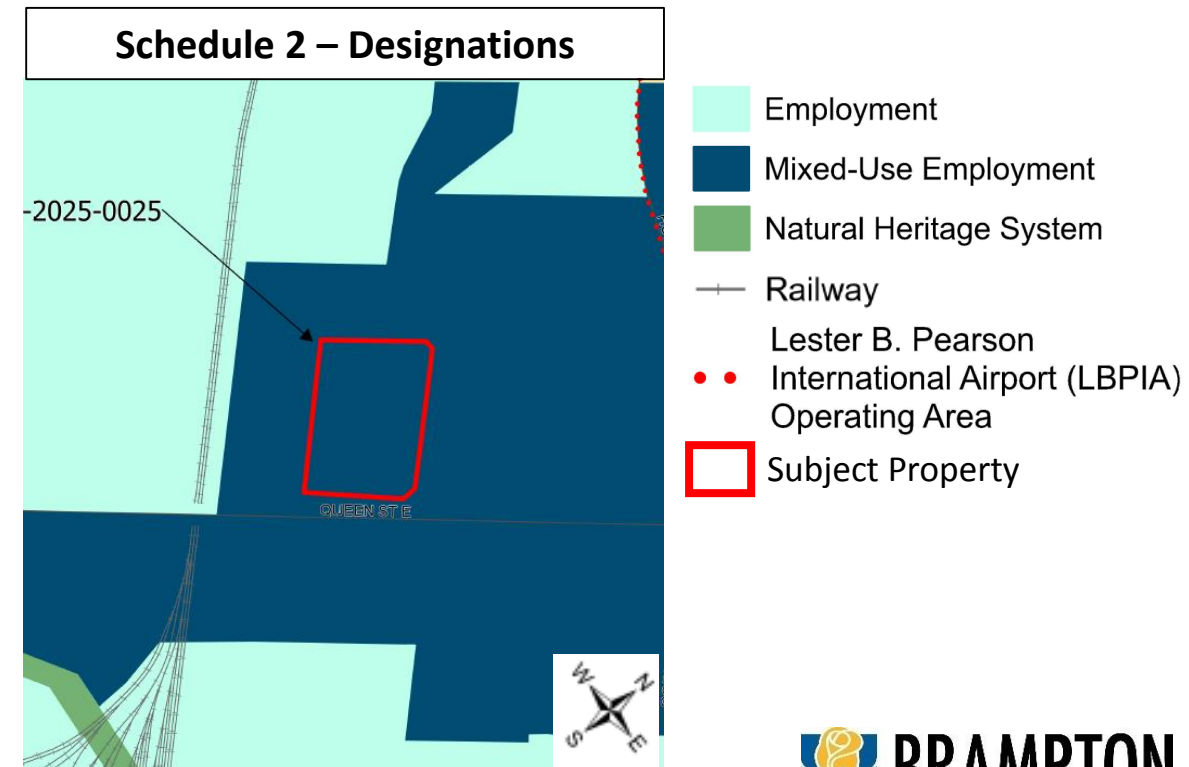
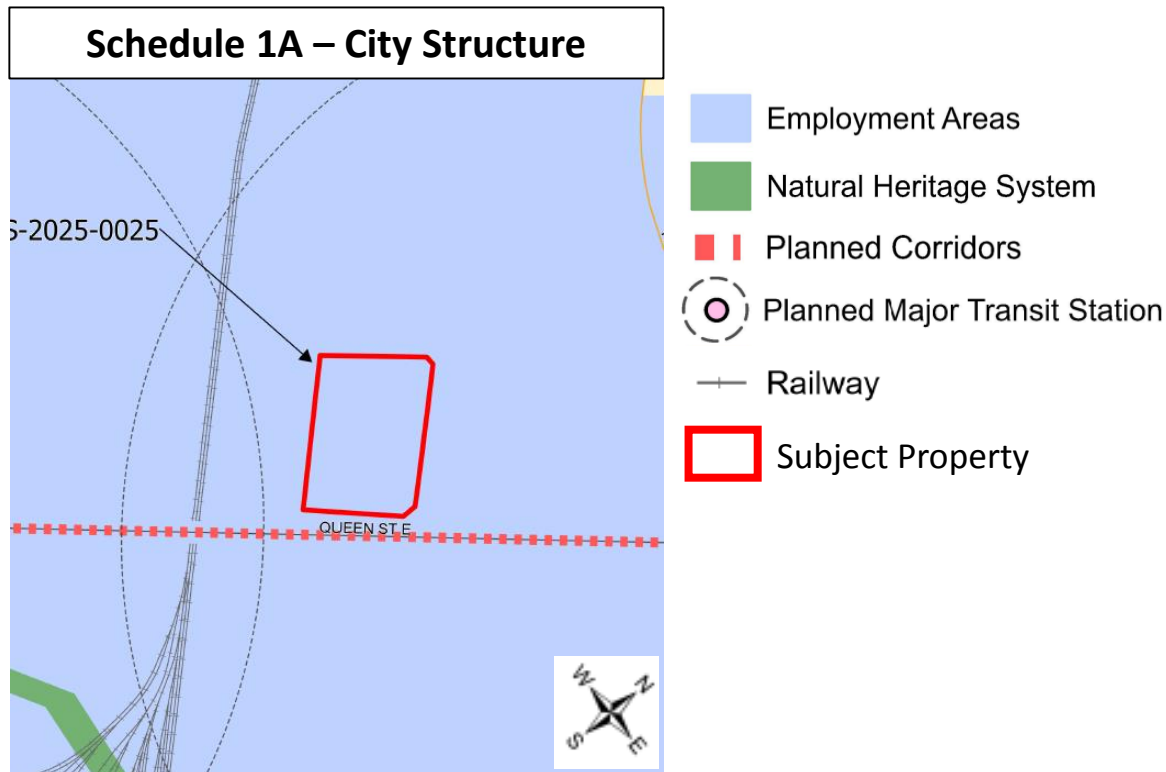
Current Planning Context: Brampton Plan (2024)

Designated 'Employment Areas' within Schedule 1A – City Structure

- Generally permits light and heavy industrial, commercial, waste management and related accessory uses

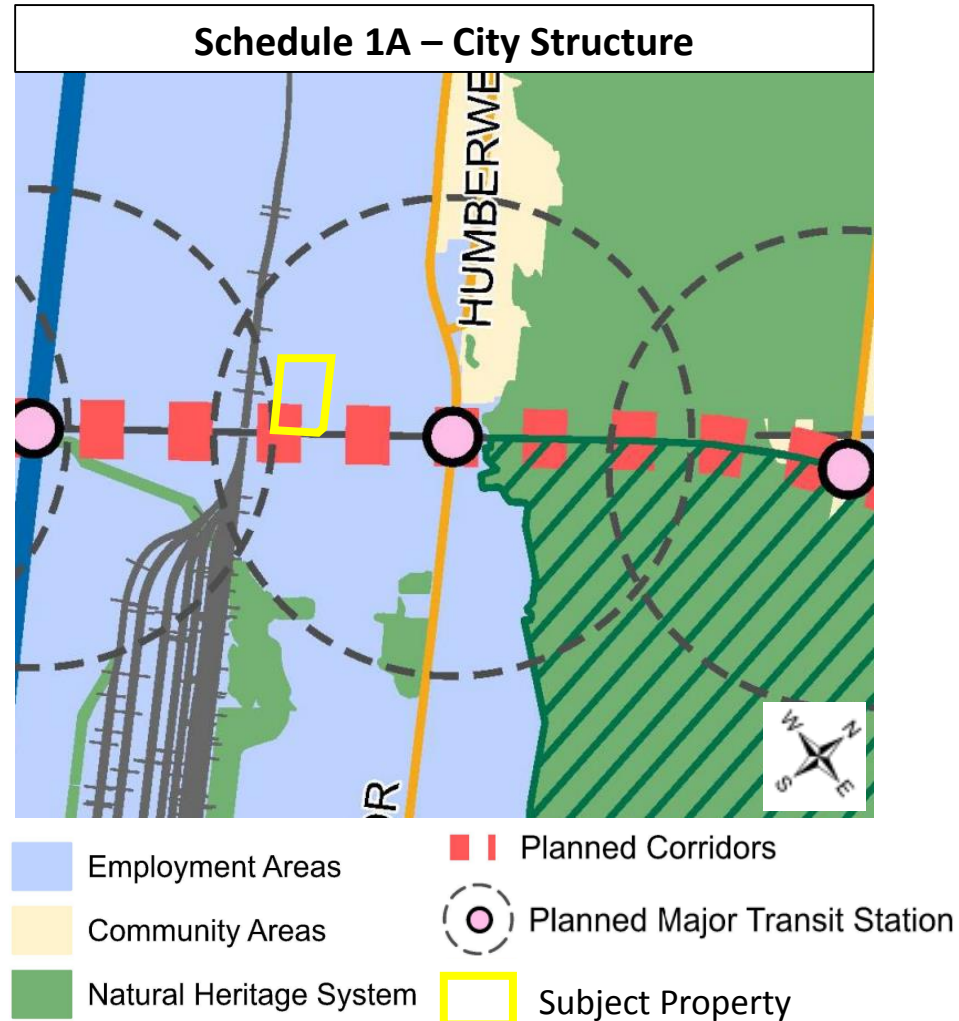
Designated 'Mixed-Use Employment' within Schedule 2 – Designations

- Generally permits a broad range of employment, employment-supportive uses including Major Office, commercial uses, service uses, light industrial and public facilities.



Current Planning Context: Brampton Plan (2024)

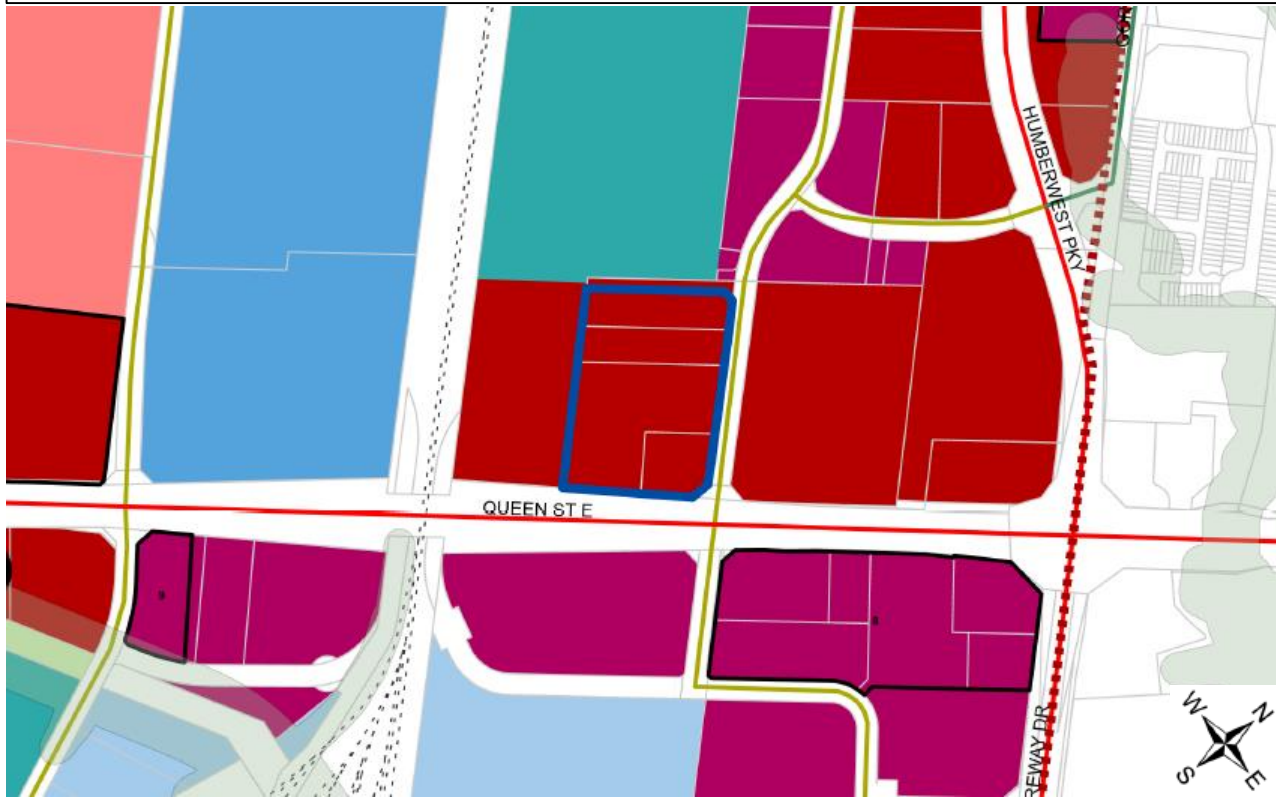
Subject lands are within a Planned Major Transit Station Area, as per Schedule 1A – City Structure of the Brampton Plan.



- “Planned” Major Transit Station Areas (‘MTSA’) are intended to transition into either a “Primary” or “Secondary” MTSA through further study and evaluation.
- Planned MTSA’s are intended to have transit-supportive densities, uses, active transportation connections, order and development patterns in a parallel manner to Primary or Secondary MTSA’s.
- Development is to be limited in Planned MTSA’s until a Precinct Plan is in place to guide development in a desirable and appropriate manner.
- Planned MTSA’s are not a protected MTSA in accordance with the *Planning Act*.

Current Planning Context: Secondary Plan

Schedule SP4 – Airport Intermodal Secondary Plan



Airport Intermodal Secondary Plan (Area 4)

Land Use Designation: Highway and Service Commercial

- A range of commercial and industrial uses are permitted including but not limited to retail warehousing, automobile service stations, restaurants, personal service shops, recreation facilities, offices, hotels and motels.

An amendment to the Secondary Plan **is not required** to facilitate the proposed development for a temporary zoning by-law amendment.

COMMERCIAL

	CONVENIENCE RETAIL
	DISTRICT RETAIL
	HIGHWAY & SERVICE COMMERCIAL
	HIGHWAY COMMERCIAL
	SERVICE COMMERCIAL

EMPLOYMENT

	GENERAL EMPLOYMENT 1
	GENERAL EMPLOYMENT 2
	PRESTIGE EMPLOYMENT
	MIXED EMPLOYMENT COMMERCIAL
	PARKWAY BELT WEST PLAN
	OFFICE CENTRE

INSTITUTIONAL

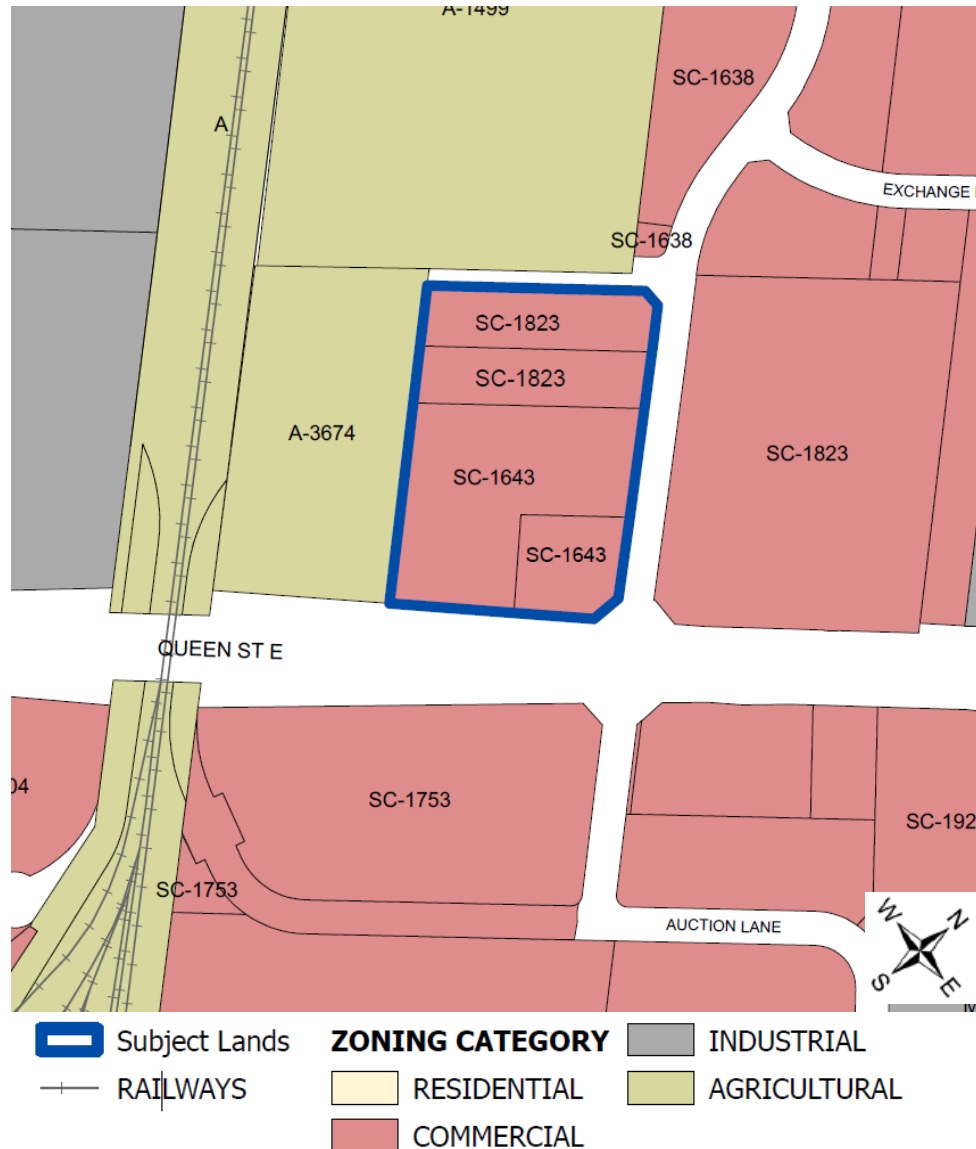
	SECONDARY SCHOOL
	FIRE STATION
	PLACE OF WORSHIP
	L.B.P.I.A AREA
	SPECIAL SITE AREA

	NATURAL HERITAGE SYSTEM
	CEMETERY
	FLOOD PLAIN
	SPECIAL SITE AREA
	UTILITY



SUBJECT PROPERTY

Current Planning Context: Zoning By-law



Current Zone:

Service Commercial – Site Specific Section 1823

- A range of commercial uses are permitted including but not limited to offices, banks, retail establishments having no outside storage, restaurants, recreation facility, hotel or motels, retail warehouse, and service stations.
- A 9 metre wide landscaping strip is required along Queen Street East, and a 3 metre wide landscape strip is required along the interior side yard.

Service Commercial – Site Specific Section 1643

- Generally same as above with no outside storage of goods, materials or machinery permitted.

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

PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Temporary Zoning By-law Amendment will amend the requirements and restrictions of the Service Commercial, Special Section 1643 (SC-1643), and the Service Commercial, Special Section 1823 (SC-1823), zones for a temporary period of three (3) years.

Proposed Zone	Highlights of Proposed Zoning By-law Amendment
Service Commercial Zone (SC), with temporary Special Section for a period of 3 years.	<ul style="list-style-type: none">• Permitted Uses:<ul style="list-style-type: none">a) Outside storage of oversized motor vehicles and transport trailersb) An accessory office, including an office trailer• Minimum Front Yard Depth: 24.0 metres, including to the parking/storage area• Minimum Exterior Side Yard Depth: 18.0 metres, including to the parking/storage area• Minimum Interior Side Yard Depth: 6.0 metres, including to the parking/storage area• Minimum Rear Yard Depth: 0.0 metres, including to the parking/storage area• Maximum Number of Oversized Motor Vehicles and/or Trailer Parking Spaces: 193 spaces

KEY ISSUES / CONSIDERATIONS

- Compatibility of the proposed truck storage with the intent of the:
 - “Planned Goreway Major Transit Station Area” designation that is to support transit-oriented developments and complete communities.
 - “Secondary Urban Boulevard” designation of this segment of Queen St, that is intended to be a vibrant and prominent streets, providing a mix of uses and intensify of built form serviced by higher order transit.
 - “Employment Areas” designation that is intended to support clusters of business and economic uses.
 - “Mixed-Use Employment” that is intended to provide a range of employment uses that contribute to the creation of complete communities.
- Permitting truck and trailer parking and outdoor storage for a period of three years may preclude the timely and appropriate redevelopment of the lands.

NEXT STEPS

Notice of Complete Application - Date

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](https://planning.brampton.ca/CitizenAccess/Default.aspx) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning) 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-2025-0025**

4. On the [OZS-2025-0025 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. The top navigation bar includes the Brampton logo, the text "BramPlanOnline", and links for "Announcements", "Register for an Account", and "Login". A search bar is located on the right. Below the navigation bar, the "Home" and "Planning" tabs are visible. The "BramPlan ONLINE" logo is prominently displayed. The main content area is divided into two columns. The left column contains a "Welcome to BramPlanOnline!" message, a brief description of the service, a "Don't have an account?" section with a "Register for an Account" link, and a "Planning" section with a "Search for an application" link and contact information. The right column features a "Login" section with fields for "User Name or E-mail" and "Password", a "Remember me" checkbox, and a "Login" button. Below the login section, there is a "New Users: Register for an Account" link. The bottom section of the interface shows the "File OZS-2024-0032:" details, including "OPA ZBA Subdivision" and "Status: Submitted". A "File Info" tab is selected, and the "Documents" section is visible. Below this, there are instructions for document uploads and a "Resubmission" section. At the bottom, a table with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action" is partially visible.

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

BRAMPLAN
ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

[Search for an application](#)

For assistance, please contact us at: planning.development@brampton.ca

Login

User Name or E-mail:

Password:

☐ I'm not a robot

☐ Remember me on this computer

[I've forgotten my password](#)

[New Users: Register for an Account](#)

BRAMPTON | BramPlanOnline

Register for an Account Login

Home Planning

File OZS-2024-0032:

OPA ZBA Subdivision

Status: Submitted

File Info

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)

2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.

2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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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:**

Charles Ng

Development Planner

City of Brampton

charles.ng@brampton.ca

- **Applicant contact:**

Sebastian Alzamora

Glen Schnarr & Associates Inc.

sebastiana@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 has a blue overlay.

Thank you!