



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 8/11/2025

**Date:** 2025-07-21

**File:** OZS-2025-0030

**Subject:** **Recommendation Report – Extension of a Temporary Zoning By-law Amendment**  
*(To permit the parking and storage of Oversized Motor Vehicles and Utility Trailers for a temporary period of three (3) years)*  
**2458171 Ontario Inc. c/o Blackthorn Development Corp.**  
 3420 Queen Street East  
 Ward 8

**Contact:** Charles Ng, Planner, Development Services  
 Alex Sepe, Manager, Development Services

**Report number:** Planning, Bld & Growth Mgt-2025-569

**RECOMMENDATIONS:**

1. That the report from Charles Ng, Planner, Development Services to the Planning and Development Committee Meeting of August 11<sup>th</sup>, 2025, re: **Recommendation Report – Extension of a Temporary Zoning By-law Amendment**, 2458171 Ontario Inc. c/o Blackthorn Development Corp., 3420 Queen Street East, Ward 8, File: OZS-2025-0030, be received;
2. That the application for Temporary Zoning By-law Amendment submitted by Blackthorn Development Corp. on behalf of 2458171 Ontario Inc. be refused on the basis that it does not have regard for matters of Provincial Interest, is not consistent with the Provincial Policy Statement, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
3. That in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, Council refuse the proposed temporary use; and
4. That the amendment to Zoning By-law 270-2204, as amended, generally in accordance with Attachment 13 to this report, be refused; and
5. That no further notice or public meeting be required for the proposed Zoning By-law Amendment, generally in accordance with Attachment 13, pursuant to Section 34 of the *Planning Act*.

**OVERVIEW:**

- This report recommends refusal of the proposal to extend Temporary Zoning permissions (3-years) for the parking and storage of Oversized Motor Vehicles and Utility Trailers. This application seeks an extension of By-law 181-2022, which permitted the same in 2022 (File: OZS-2022-0022), and which expires on August 10, 2025.
- This property has prominent frontage onto Queen Street East (designated a Major Arterial Road and a Secondary Urban Boulevard) and is planned through the City's policies to be developed to support a diverse mix of employment uses with appropriate density, particularly major office employment and population-serving uses, supported by transit to contribute to the creation of competitive, attractive, and highly functional employment areas.

As detailed in Attachment 12, the proposed extension conflicts with the planning framework currently in effect. Further, extending the temporary permissions for an additional three years would hinder the timely redevelopment of the subject property and could undermine broader revitalization efforts.

- Although this site had previously received a 3-year temporary permissions for truck and trailer storage in 2022, the required site plan application (File: SPA-2022-0171) has not been approved to remaining technical issues that the applicant had not resolved. It is the opinion of staff that a continuation of outdoor storage permissions is not appropriate for this important segment of Queen Street, which is capable of being developed with the appropriate planned uses, as other properties in the immediate vicinity have with the development of a banquet hall, hotels and site plan approvals for a new 8-storey office building.
- The subject lands are designated "Business Corridor" in Schedule A: General Land Use Designations in the City of Brampton Official Plan, 2006. This designation permits a broad range of employment and employment-related uses that are intended to serve the general public. The proposed temporary Zoning By-law amendment does not conform with the policies and objectives set out in the Official Plan (2006).
- The subject lands are designated "Employment Areas" within Schedule 1A – City Structure, and "Mixed-Use Employment" in Schedule 2 – Designations in the Brampton Plan, 2024. Employment Areas generally permits light and heavy industrial, commercial, waste management and related accessory uses. Lands designated Mixed-Use Employment generally permits a broad range of employment and employment-

supportive uses including major office, commercial, service, light industrial, and public facilities. The proposed temporary Zoning By-law amendment does not conform with the policies and objectives set out in Brampton Plan (2024).

- The subject lands are further located within a Major Transit Station Area (“MTSA”), specifically a “Planned” MTSA known as the Goreway MTSA. Planned MTSA’s are intended to transition into either a “Primary” or “Secondary” MTSA through further study and evaluation. As such, Planned MTSA’s are intended to accommodate appropriate uses and densities that are transit-supportive, supports active transportation connections, and reinforce desirable development patterns in a parallel manner to Primary or Secondary MTSA’s.
- The subject lands are designated “Highway and Service Commercial” in the Airport Intermodal Secondary Plan (Area 4). This designation permits a range of commercial and industrial uses including but not limited to retail, warehousing, automobile service stations, personal service shops, recreation facilities, offices, hotels, and motels. The Temporary Zoning By-law Amendment is proposed to facilitate truck and trailer parking, which is not permitted by the as-of-right Zoning By-law.
- As per Zoning By-law 270-2004, as amended, 3420 Queen Street East is zoned Service Commercial with Special Section 1823. This zone permits a range of commercial uses. A Temporary Zoning By-law Amendment is required to facilitate the proposed development.

## **BACKGROUND:**

Blackthorn Development Corp. submitted an application on behalf of 2458171 Ontario Inc. seeking council to grant an extension to permit the continued use of outdoor storage of Oversized Motor Vehicles and Utility Trailers for a temporary period of three (3) years on lands municipally known as 3420 Queen Street East (“subject lands”). City staff are awaiting the submission of revised materials in order to deem the application complete in accordance with Section 34 (10.4) of the *Planning Act*, R.S.O. 1990, c. P.13,

## **Application History**

A prior Zoning by-law amendment application for the temporary (3-year) permission of outdoor truck and trailer storage (File: OZS-2022-0022) was submitted on March 30, 2022 and was approved by City Council on August 10, 2022 (By-law 181-2022). Those permissions expired on August 10, 2025.

Subsequent to that, a site plan application (File: SPA-2022-0171) was submitted on September 29, 2022 to implement a site design that reflected the temporary Zoning By-law permissions. That site plan application was intended to be approved and have site works completed to facilitate the 3-year temporary zoning approval. However, the Site Plan has not been approved and several technical matters remain outstanding that the applicant has yet to be resolve. Concerns and requirements that remain outstanding include, but are not limited to;

- updates to the submitted Traffic Impact Study to reflect current on-site conditions,
- submission of a tertiary plan to demonstrate the function and integration of the proposal with abutting parcels,
- gratuitous dedication of a 0.3 metre reserve along Sun Pac Boulevard including required easements, and a 15-metre daylight triangle at the intersection of Sun Pac Boulevard and Queen Street East, and
- satisfactory landscaping works along the frontages of Queen Street East and Sun Pac Boulevard to screen the proposed truck and trailer storage area.

### **CURRENT SITUATION:**

The subject application seeks to amend Zoning By-law 270-2004, as amended, to grant an extension to the previously approved temporary Zoning By-law to permit truck and trailer parking on the subject lands for an additional temporary period of three (3) years.

The original Temporary Use Zoning By-law (By-law 181-2022) was approved in 2022. Since its enactment, there have been significant changes to the provincial planning framework. The Province has introduced substantial amendments to the Planning Act and released a new Provincial Policy Statement on October 20, 2024. Additionally, on May 16, 2024, the Region of Peel issued a Notice of Decision approving the City of Brampton's new Official Plan—referred to as the Brampton Plan—with modifications. The Brampton Plan was scheduled to come into effect on June 6, 2024, except for sections under appeal. Notably, Schedules 1A and 2 are subject to city-wide appeals; as a result, the land use designations of the 2006 Official Plan remain in effect until the appeals are resolved.

The following sections, along with Attachment 12: Detailed Planning Analysis, provide a comprehensive explanation of how the proposed extension would contravene the applicable planning framework currently in effect.

### **Details of the Proposal (Attachment 1)**

The subject application proposes an amendment to Zoning By-Law 270-2004, as amended, to permit parking and storage of Oversized Motor Vehicles and Utility Trailers ("trucks and trailers") for a temporary period of three (3) years.

The subject property is located on the northeast corner of Queen Street East and Sun Pac Boulevard and is municipally known as 3420 Queen Street East.

Details of the subject application are as follows:

- Parking for trucks and trailers provided: 304
- Proposed landscaping works along the Queen Street East and Sun Pac Boulevard frontages including landscaping works for screening and a dry pond
- Two vehicular accesses from Sun Pac Boulevard
- No buildings are proposed
- No sanitary and water servicing is proposed

### **Property Description and Surrounding Land Uses (Attachment 2 and 8)**

The subject lands have the following characteristics:

- A total site area of approximately 4.26 hectares (10.54 acres);
- A frontage of approximately 165 metres along Queen Street East and approximately 220 metres along Sun Pac Boulevard;
- Is currently utilized for outdoor storage including truck and trailers through By-law 181-2022, which expired on August 10, 2025;
- Does not currently contain any buildings; and
- Two vehicular accesses are provided from Sun Pac Boulevard.

The surrounding land uses are described as follows:

- **North:** Commercial uses including commercial warehouses and offices, as well as institutional uses such as the Peel Region paramedic building.
- **South:** Queen Street, beyond which are commercial uses include Queens Manor banquet hall, self-storage facility, and an automotive auction centre with associated vehicular parking lots.
- **East:** Vacant lands used as a vehicular parking lot, a motel, youth shelter, and Humberwest Parkway.
- **West:** Sun Pac Boulevard, beyond which is outdoor truck storage (also subject to temporary permissions that have since expired and subject to a proposal (File: OZS-2025-0025 to extend those permissions), industrial and commercial uses.

### **SUMMARY OF RECOMMENDATIONS**

This report recommends that Council refuse the proposed Temporary Zoning By-law Amendment, generally in accordance with Attachment 13 to this Report.

### **PLANNING ANALYSIS SUMMARY**

The subject application is not considered to have regard for matters of provincial interest as provided in the *Planning Act*; is not consistent with the Provincial Policy Statement, 2024; and is not considered to support the goals and objectives of the Region of Peel Official Plan, the Official Plan, 2006, and the Brampton Plan 2024.

Refer to Attachment 12 “Detailed Planning Analysis” for additional details.

## **Matters of Provincial Interest**

### ***Planning Act, R.S.O. 1990, c. P.13***

The proposed use of the subject lands for parking and storage of trucks and trailers does not have regard for orderly development as required under section 2. The subject land has frontage onto Queen Street East, which is a Major Arterial Road and a Secondary Urban Boulevard, both of which are intended to support higher order transit. The subject lands are designated “Employment Areas” and “Mixed-Use Employment” in the Brampton Plan, 2024. These road typologies and land use designations are planned to support a diverse mix of employment uses with appropriate density, particularly major office employment and population-serving uses, supported by transit to contribute to the creation of competitive, attractive, and highly functional employment areas. The subject property contains 304 existing truck and trailer parking stalls and although the property has access to servicing, no structures or buildings are proposed. Permitting an extension to the temporary by-law negates the ability of the subject property from redeveloping in an orderly manner. The outdoor storage of trucks and trailers, as proposed, fails to provide a high-quality public space that is safe, accessible, attractive and vibrant as most of the developable area is allotted for outdoor storage. The subject property has a locational advantage due to its frontage along a Major Arterial Road that is serviced by an existing transit network. The proposed concept plan does not contain any design elements that demonstrate how the site is pedestrian oriented or encourages a sense of place. Staff are of the opinion that the subject application does not have regard for matters of provincial interest as provided in the Planning Act.

### ***Provincial Policy Statement, 2024***

The subject lands are located within “settlement areas” and an “employment area” in the Provincial Policy Statement, 2024 (“PPS”). The PPS directs that settlement areas shall be the focus of growth and development that is transit-supportive, efficient, and supports the achievement of complete communities. Greater intensification is to be located within strategic growth areas including MTSA’s and along frequent transit corridors in accordance with 2.4.2 and 2.4.3. This includes achieving the minimum density target of 160 residents and jobs per hectare for lands served by light rail or bus rapid transit. The subject lands are located within a “Planned” MTSA within the Brampton Plan, 2024, which is intended to transition into either a “Primary” or “Secondary” MTSA. As per section 2.8.1.4 of the PPS, Major Office and Major Institutional development should be directed toward MTSA’s or other strategic growth areas where frequent transit service is available, such as the Queen Street corridor. The parking of trucks and trailers is not considered to be transit supportive, contribute to density targets, or support the creation of complete communities within MTSA’s. Furthermore, the proposed use may challenge the timely and orderly realization of the planned intent and function of the subject land and surrounding area, mitigating the City’s ability to achieve the employment objectives set out in section 2.8.2 of the PPS.

Section 2.8.2 reinforces the need for a modern, diverse economy by supporting compact and intensified employment uses while protecting employment areas for long-term use. As per Section 2.8.2.4 of the PPS, planning authorities are responsible for assessing and updating employment areas to ensure that the designation is appropriate for the planned function of the employment area. The subject lands are designated “Mixed-Use Employment”, in the Brampton Plan, 2024, which does not support outdoor storage of trucks and trailers rather, the site should be developed in accordance with the mixed-use permissions as set out in the existing policy framework. For the reasons set out above, the proposed development is not consistent with the Provincial Policy Statement, 2024.

## **Municipal Planning Documents**

### ***Region of Peel Official Plan***

It is the intent of the Regional Structure, as established through the Region of Peel Official Plan, 2022, (“Peel OP”) to provide complete healthy communities through the provision of a range and mix of housing, employment, recreational, and cultural uses that are deployed within strong multi-modal transportation networks, public services, infrastructure, and efficient land use patterns. The subject lands are designated “Urban System” in Schedule E-1, “Employment Areas” in Schedule E-4, “Planned MTSA” in Schedule E-5, and is further located along a “Local Intensification Corridor”, Queen Street East, in Schedule E-2, which is served by bus rapid transit.

Section 5.4 for Growth Management provides that the optimization of land through growth and intensification is to be accommodated and directed to intensification corridors and MTSAs, which includes supporting complete communities and the development of underutilized lots and infill development in Employment Areas. Section 5.6 for Urban Systems provides direction that the City is to plan for transit-supportive densities on lands located within MTSAs, which includes supporting a balanced mix of transit-supportive uses and discouraging parking lots. Section 5.8 for Employment Areas provides direction that lands located within Employment Areas are to be protected, sustainable; and provides a diverse range of employment opportunities near existing and planned transit infrastructure. Employment Areas that are also located within MTSAs are intended to support high-density employment uses such as major office and major institutional uses.

The subject application is not considered to meet the planned intent and purpose of the subject lands in accordance with the Peel OP. The subject lands are designated Employment Areas and are further located within a Planned MTSA. These designations support higher density employment uses such as major offices, major institutional uses, and an appropriate mix of transit-supportive uses to meet current and future employment needs.

Staff are not satisfied that the subject application conforms to the policies and objectives of the Region of Peel Official Plan, 2022.

### ***City of Brampton Official Plan, 2006***

The subject lands are designated “Employment” in Schedule 1 and is further designated “Business Corridor” in Schedule A of the City of Brampton Official Plan, 2006 (“Official Plan, 2006”). The subject lands maintain frontage onto Queen Street East, which is a “Primary Intensification Corridor” in Schedule 1. Lands designated Employment are intended to support high-quality employment uses near major transportation and transit facilities to support the principles of complete communities and to maintain appropriate land use patterns. The Business Corridor designation permits a broad range of business, service, and institutional uses that are intended to serve the general public and adjacent employment areas. Permitted uses include offices including major offices, retail, restaurants, hotels, motels, entertainment and places of worship. Furthermore, outdoor storage and display of merchandise are only permitted in relation to retail and industrial uses within the Business Corridor.

Section 5.10.2 provides requirements when considering the establishment of temporary use by-law. Permitting truck parking within the Business Corridor designation does not satisfy the objectives set out in section 5.10.2 (i), (ii) and (iii). Directly south of the subject property is the Queens Manor Banquet Hall and Hyatt Place Toronto, both of which are permitted uses that will be aggravated from noise and truck traffic during operation hours. Extending the temporary permissions will adversely impact the operation of the abutting commercial and institutional uses which simultaneously undermine the planned intent and objectives of the Business Corridor. Staff are not satisfied that the subject application conforms to the policies and objectives of the Official Plan, 2006.

### ***Brampton Plan, 2024***

The subject lands are designated “Employment Areas” in Schedule 1A – City Structure, and “Mixed-Use Employment” in Schedule 2 – Designations in the City of Brampton Official Plan, 2024 (“Brampton Plan”). Employment Areas provide designated clusters of business and economic uses such as manufacturing, warehousing, research and development, office uses, logistics commercial, and other ancillary uses. The Mixed-Use Employment designation is generally located in the periphery of Employment Areas and permits a broad range of employment, employment-supportive and population-serving uses such as office, major office, commercial, recreation, hotels, convention centres, entertainment, and restaurants in compact urban forms. The objective is to create transit-supportive, complete, competitive, and highly functional Employment Areas.

#### **Major Transit Station Area**

The subject lands are also located within a “Planned Major Transit Station Area”, known as the Goreway MTSA, in Schedule 1A. As per Section 2.2.8, lands designated Mixed-Use Employment that are also located within a MTSA have the potential to support the



integration of non-employment uses in appropriate and compatible forms. The objective is to develop vibrant, mixed-use areas and innovation hubs. Although Planned MTSA's are not a protected MTSA under the *Planning Act*, Planned MTSA's will transition into either a "Primary" or "Secondary" MTSA through further studies. As such, Planned MTSA's are to maintain transit-supportive uses, densities, order, and development patterns in a parallel manner to that of a Primary or Secondary MTSA.

### Temporary Use-By-laws

Section 5.12.43 provides requirements when considering temporary use by-laws. Staff are not satisfied that the proposal conforms to the policies of Brampton Plan as the proposed use does not comply with the policies and objectives of the Mixed-Use Employment Designation as per subsection (a). The proposed use is not compatible with the surrounding land uses and community. The surrounding area is transitioning toward higher-order commercial and institutional uses, which stand to be negatively impacted by the continued operation of the storage yard. As currently proposed, the development includes extensive truck and trailer parking, with limited provisions for mitigating noise, dust, or visual impacts.

Extending the temporary use by-law for an additional three years would hinder the timely redevelopment of the subject property and could undermine broader revitalization efforts. Moreover, the continued presence of outdoor storage may deter adjacent landowners from pursuing redevelopment, as such uses are often perceived as a sign of disinvestment from the overall area. For the reasons set out above, the subject application is not considered to meet and satisfy the requirements for temporary use by-laws in accordance with Section 5.12.43 of the Brampton Plan; the intent and function of the Mixed-Use Employment designation; and the intent and function of employment lands. Staff are of the opinion that the proposed development does not conform to the policies and objectives of the Brampton Plan, 2024.

### ***Secondary Plan***

The subject property is designated "Highway and Service Commercial" in the Airport Intermodal Secondary Plan (Area 4). This designation permits a range of commercial and industrial uses including but not limited to retail warehousing, automobile service stations, restaurants, personal service shops, recreation facilities, offices, hotels, and motels. Outdoor storage is permitted within the secondary plan area for land designated General Employment 1 if accessory to an industrial use that shall be screened from public view. The proposed use of the subject lands for truck and trailer parking is not permitted within the Highway and Service Commercial designation, nor does it conform to the general intent and purpose of the designation as set out in the Secondary Plan.

### ***Zoning By-law***

The subject lands are zoned Service Commercial with Special Section 1823 (SC-1823). This zone permits a range of commercial uses including but not limited to offices, banks,

retail establishments having no outside storage, restaurants, recreation facilities, hotels, motels, retail warehouses, and service stations. Outdoor storage of trucks and trailers is not permitted within this zone.

The proposed zoning by-law amendment would permit the storage of trucks and trailers for a temporary period of three (3) years. Performance standards include a 4.5 metre wide landscaping strip in the front yard abutting Queen Street East; a 3 metre wide landscaping strip in the interior side yard, a 5 metre wide landscaping strip in the exterior side yard abutting Sun Pac Boulevard; and a maximum number of 304 truck and trailer parking spaces.

Staff recommend refusal of the proposed temporary Zoning By-law, generally in conformance with Attachment 14. If approved, the proposed temporary zoning by-law and accompanying performance standards will result in a Zoning By-law that does not conform with the City of Brampton Official Plan and Airport Intermodal Secondary Plan

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

### **Other Implications:**

There are no other corporate implications associated with this application.

## **STRATEGIC FOCUS AREA:**

**Growing Urban Centres & Neighbourhoods:** The proposed use supports the operations of freight and transport within the City of Brampton, such as the logistics sector and the movement of goods within the Region of Peel. However, the proposed land use does not conform with the planned intent of the subject lands and general area as per the applicable policy framework, mitigating the viability of lands from redeveloping in a manner that supports a growing urban centres and neighbourhoods.

### **Living the Mosaic – 2040 Vision**

The subject application is not considered to align with the vision that the City of Brampton will be a mosaic of complete communities and vibrant centres, particularly in MTSAs.

## CONCLUSION:

The subject application does not represent good planning. The proposed use of the subject lands for truck and trailer parking for a temporary period of three (3) years is not considered to have regard for matters of provincial interest as required by the *Planning Act*; is not consistent with the Provincial Policy Statement; and does not maintain the planned intent and function of the applicable land use designations in the Peel Official Plan, City of Brampton Official Plan (2006), Brampton Plan (2024) and the Zoning By-law.

This report recommends that Council refuse the temporary by-law amendment attached hereto generally as Attachment 14. The proposed development is not considered appropriate for the orderly development of the subject lands, does not conform with the in-effect Business Corridor designation in the Official Plan, 2006, or the Mixed-Use Employment designation of the Brampton Plan. Further, the proposed development does not meet the requirements of Section 5.10.2 for temporary by-laws in the Official Plan, 2006, or Section 5.12.43 for temporary by-laws in the Brampton Plan.

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## Attachments:

- Attachment 1 - Concept Plan
- Attachment 2 - Location Map
- Attachment 3 - Official Plan, 2006 - Designations
- Attachment 4 - Official Plan, 2023 - City Structure

- Attachment 5 - Official Plan, 2023 - Designations
- Attachment 6 - Secondary Plan
- Attachment 7 - Zoning By-law
- Attachment 8 - Existing Land Use
- Attachment 9 - Heritage
- Attachment 10 - Propane Operators
- Attachment 11 - GTAA
- Attachment 12 - Detailed Planning Analysis
- Attachment 13 - Draft Zoning By-law Amendment