

# **Application to Extend a Temporary Zoning By-law**

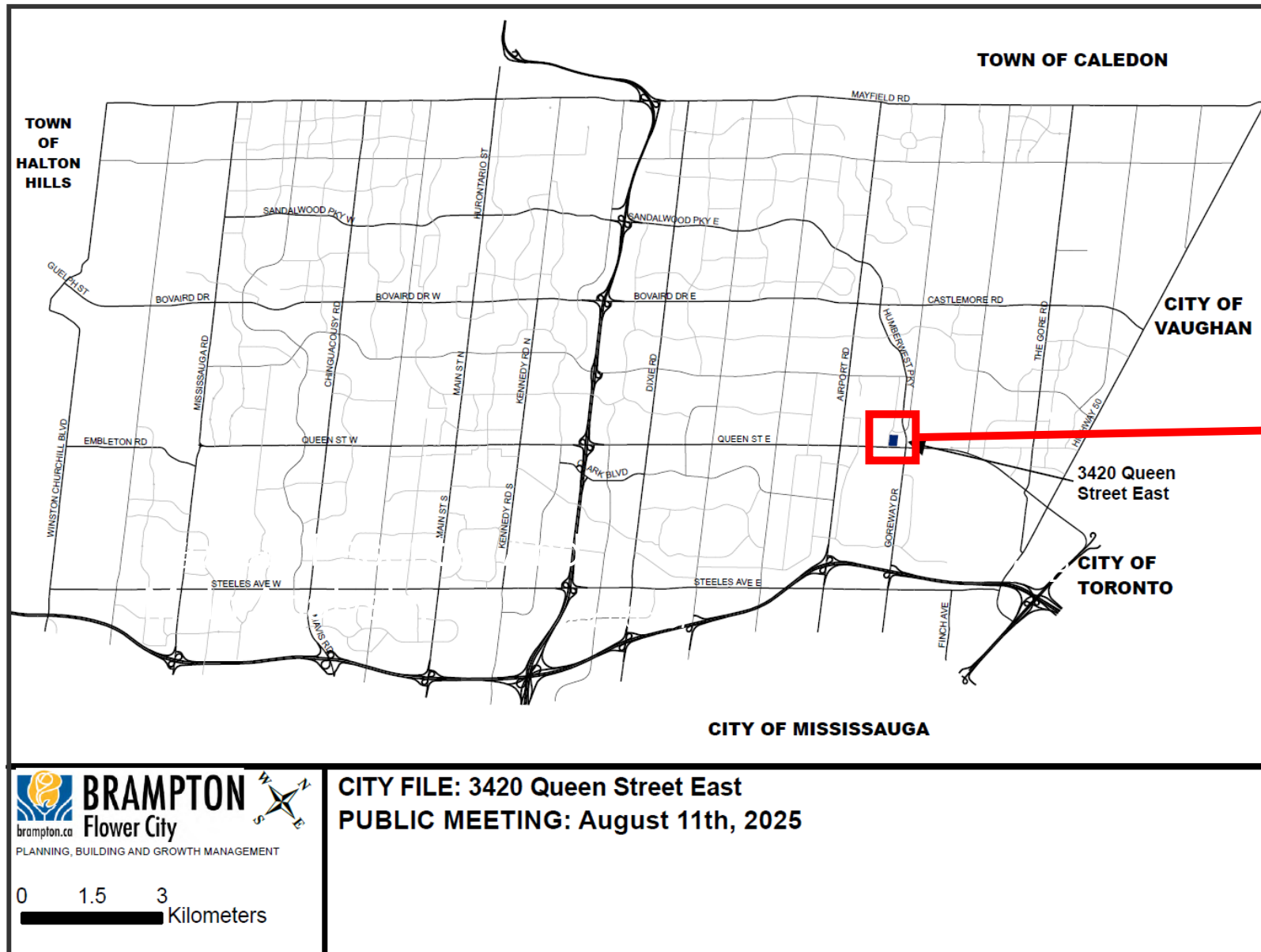
**To permit the parking and storage of oversized motor vehicles (trucks and trailers) for a temporary period of three (3) years.**

**3420 Queen Street East  
City of Brampton File : OZS-2025-0030**

**Application by:  
2458171 Ontario Inc. c/o Blackthorn Development Corp.  
WARD : 8**

**REGIONAL COUNCILLOR: Pat Fortini  
CITY COUNCILLOR: Rod Power**

# Location of Subject Property





# Area Context



**North:** Commercial uses including commercial warehouses and offices, as well as an institutional use that is Peel Region paramedic building.

**South:** Commercial uses including 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:** 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-West and West





# Site Photos

View from Sun Pac Boulevard looking North, East, and East



# Development Proposal

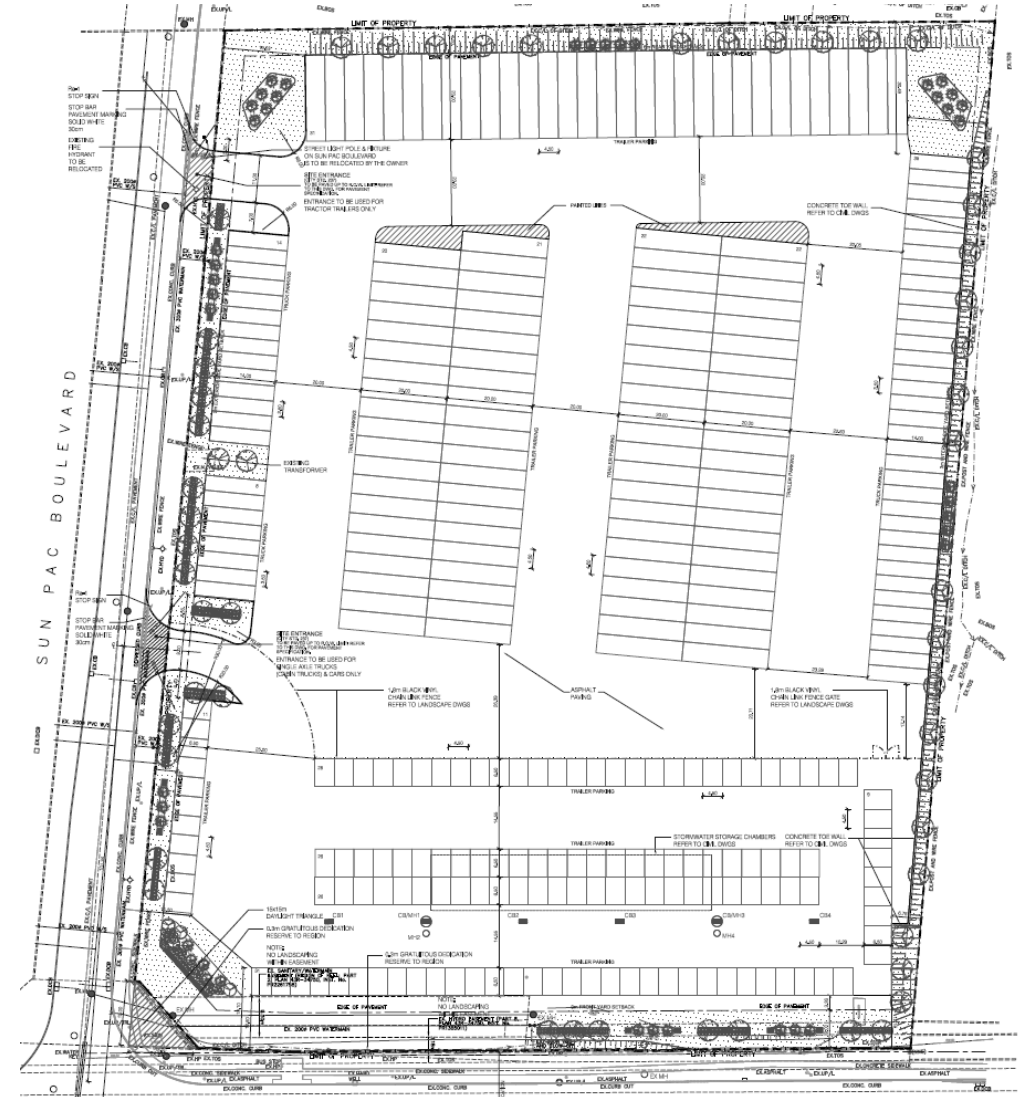
## An application to amend the Zoning By-law for a temporary period:

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

This application is seeking an extension to a previous 3-year temporary approval - enacted on August 10<sup>th</sup>, 2022.

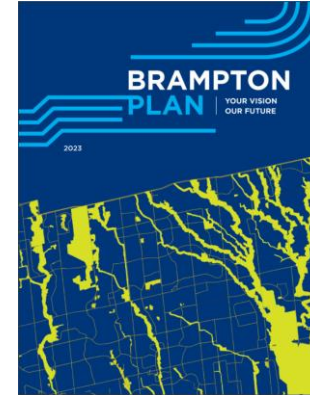
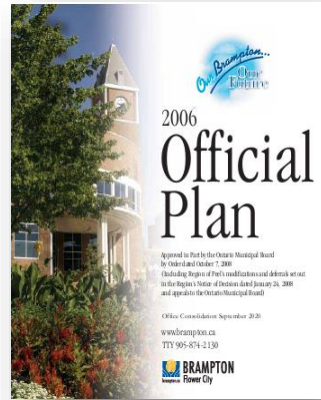
Details of this application are as follows:

- A total of 304 truck and trailer parking spaces consisting of (57 truck and 247 trailer parking spaces) on 4.26 hectares (10.54 acres) of land.
- Landscaping works along Queen Street East and Sun Pac Boulevard.
- Two vehicular accesses proposed from Sun Pac Blvd
- No buildings proposed, including sanitary and water servicing.





# 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)

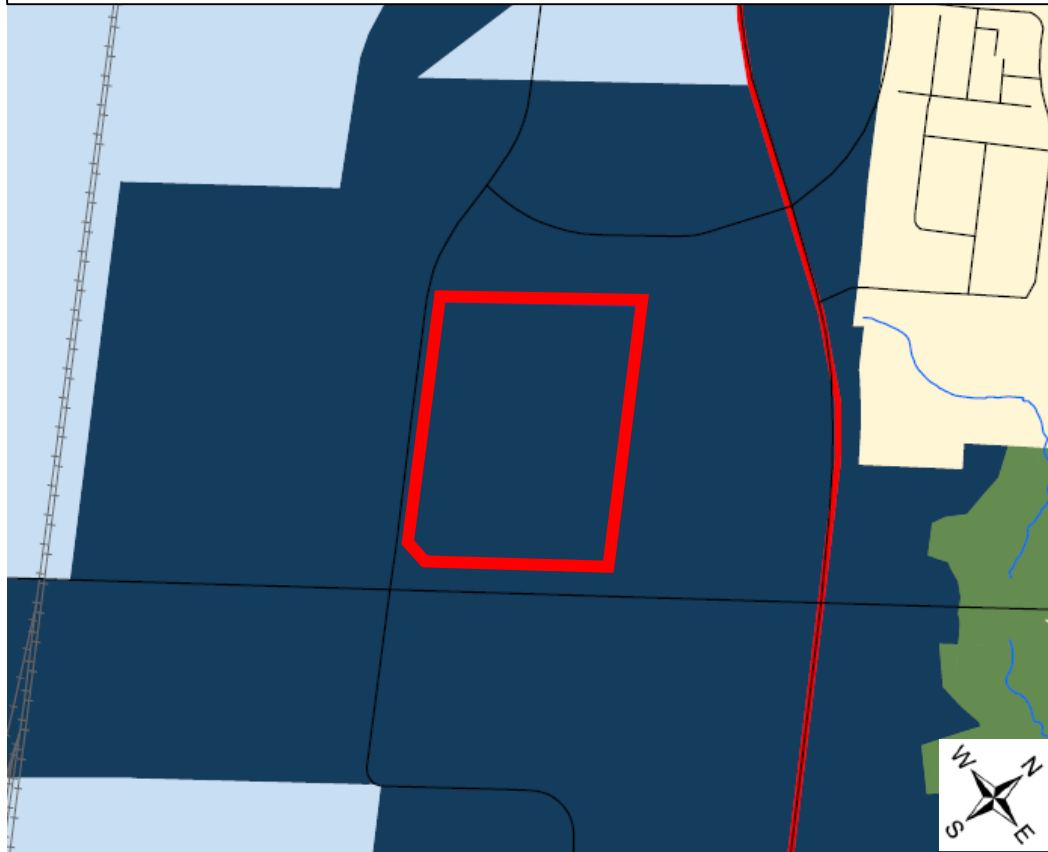
Also following the principles of:

- Brampton 2040 Vision



# Current Planning Context: Official Plan (2006)

Schedule A – Land Use Designations



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

## 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 and 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.



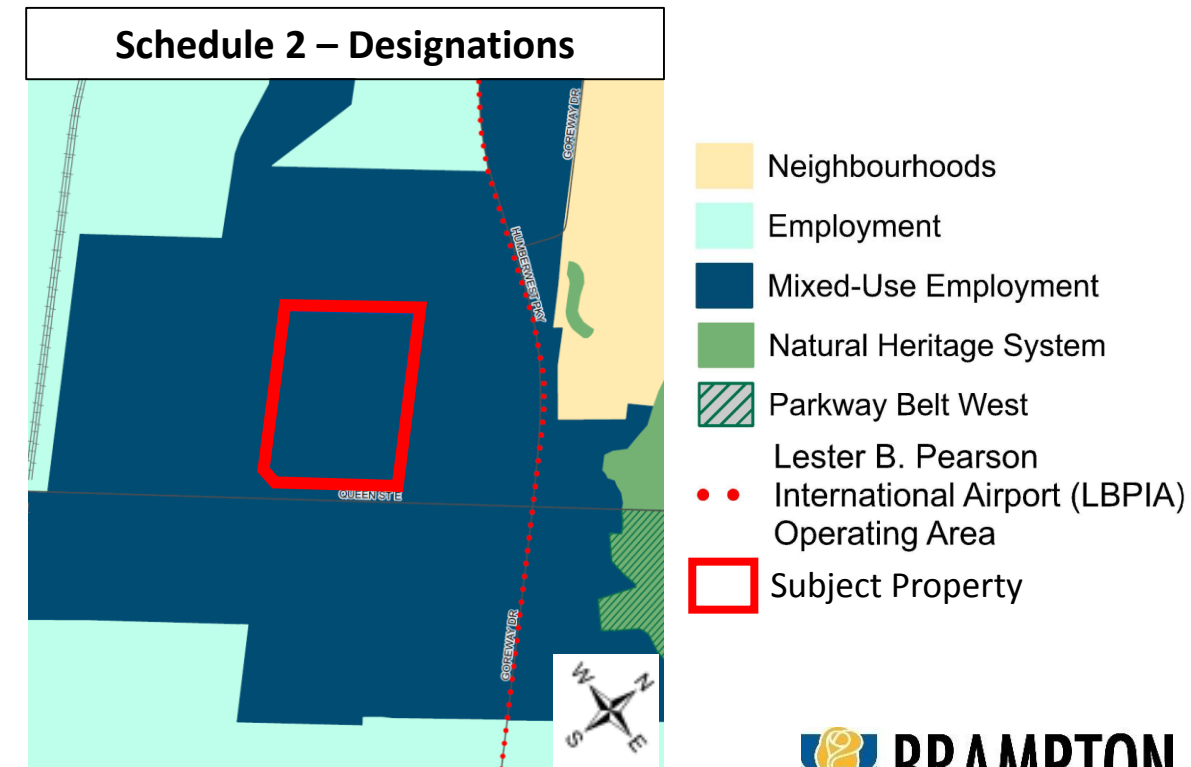
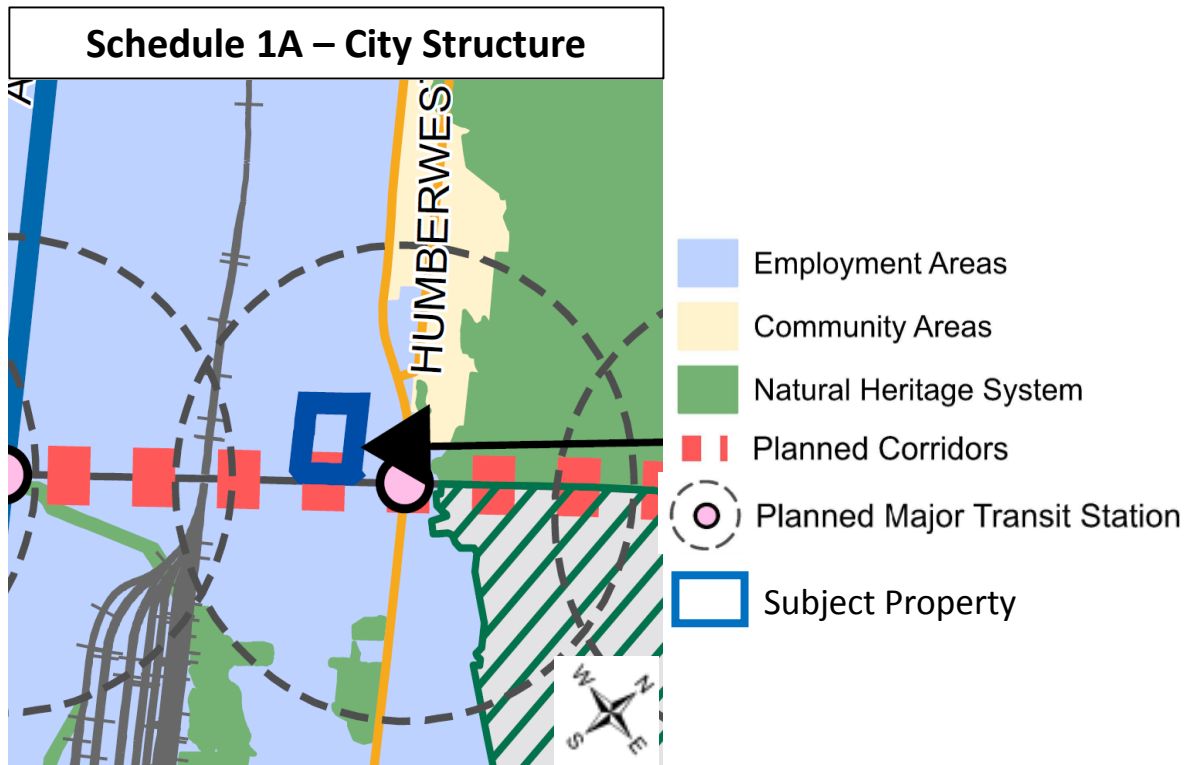
# Current Planning Context: Brampton Plan (2024)

## 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

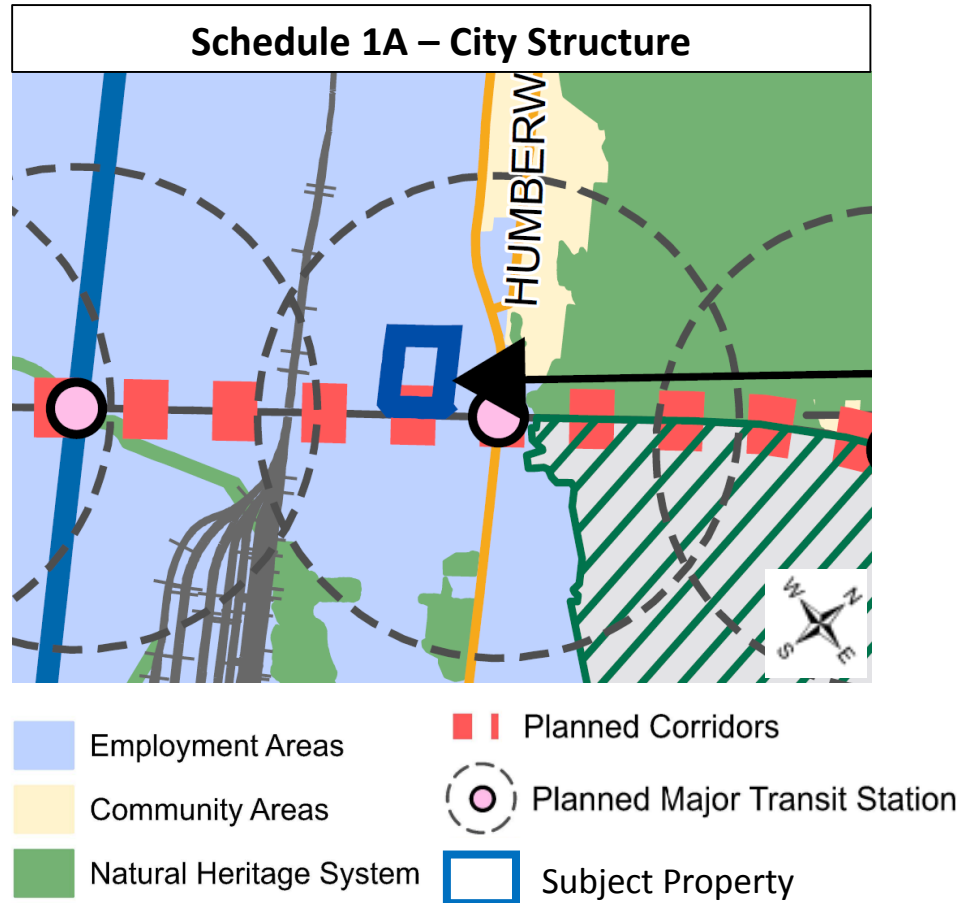
- Generally permits a broad range of employment, employment-supportive uses including Major Office, commercial uses, service uses, light industrial and public facilities.





# 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.

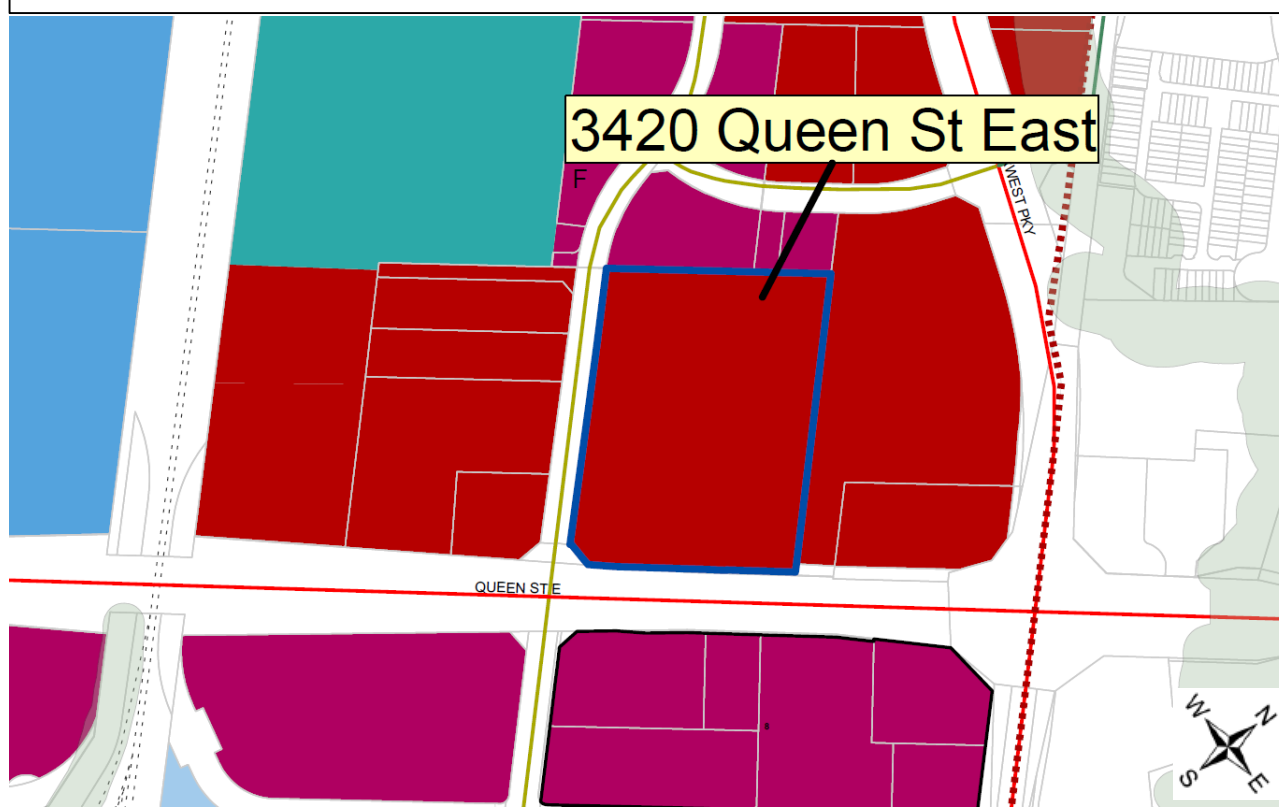


- “Planned” Major Transit Station Areas (‘MTSA’) are intended to transition into either a “Primary” or “Secondary” MTSA through further study and evaluation.
- Planned MTSA’s are intended to have transit-supportive densities, uses, active transportation connections, order and development patterns in 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)

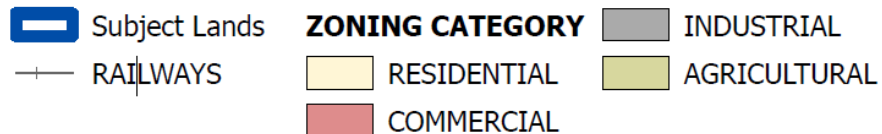
**Land Use Designation:** Highway and Service Commercial

- 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 |                              | EMPLOYMENT |                             | INSTITUTIONAL |                   |  |                         |
|------------|------------------------------|------------|-----------------------------|---------------|-------------------|--|-------------------------|
|            | CONVENIENCE RETAIL           |            | GENERAL EMPLOYMENT 1        |               | SECONDARY SCHOOL  |  | NATURAL HERITAGE SYSTEM |
|            | DISTRICT RETAIL              |            | GENERAL EMPLOYMENT 2        |               | FIRE STATION      |  | CEMETERY                |
|            | HIGHWAY & SERVICE COMMERCIAL |            | PRESTIGE EMPLOYMENT         |               | PLACE OF WORSHIP  |  | FLOOD PLAIN             |
|            | HIGHWAY COMMERCIAL           |            | MIXED EMPLOYMENT COMMERCIAL |               | L.B.P.I.A AREA    |  | SPECIAL SITE AREA       |
|            | SERVICE COMMERCIAL           |            | PARKWAY BELT WEST PLAN      |               | SPECIAL SITE AREA |  | UTILITY                 |
|            |                              |            | OFFICE CENTRE               |               |                   |  |                         |

# Current Planning Context: Zoning By-law



## Current Zone:

### Service Commercial – Special Section 1823 (SC-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.

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 1823 (SC-1823), zones for a temporary period of three (3) years.

| Proposed Zone   | Highlight of Proposed Zone   |
|---|--|
| Service Commercial Zone (SC) for a temporary period of 3 years. | <ul style="list-style-type: none"><li>• Permitted Uses:<ul style="list-style-type: none"><li>a) Outside storage of oversized motor vehicles and trailers</li><li>b) An accessory office, including an office trailer</li></ul></li><li>• Various setback and landscape requirements to the front yard, exterior side yard, interior side yard, and rear yard including vegetation, fencing and/or berming along the frontages of Queen Street East and Sun Pac Boulevard.</li><li>• Maximum Number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 304 spaces</li></ul> |

# KEY ISSUES / CONSIDERATIONS

- Compatibility of the proposed truck storage with the intent of City's Planning policies for the subject lands:
  - "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 will 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](#) 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-2025-0030**

4. On the [OZS-2025-0030 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 site name "BramPlanOnline", and links for "Announcements", "Register for an Account", and "Login". A search bar is located on the right. The main content area is divided into two columns. The left column features a "Home" and "Planning" navigation bar, the "BRAMPLAN ONLINE" logo, a welcome message, and a "Planning" section with a "Search for an application" link. The right column contains a "Login" form with fields for "User Name or E-mail" and "Password", a "Remember me" checkbox, and a "Login" button. Below the login form, 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". It features a "File Info" tab and a "Documents" section with instructions for document uploads and resubmissions. A table at the bottom lists document details with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

**BRAMPTON** | BramPlanOnline

Announcements Register for an Account Login

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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](mailto:planning.development@brampton.ca)

Login

User Name or E-mail:

Password:

☐ I'm not a robot

☐ Remember me on this computer

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New Users: Register for an Account

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](http://www.brampton.ca/measuring-sustainability) for more details.

| Name | File Number | Type | Size | Latest Update | Upload Date | Action |
|------|-------------|------|------|---------------|-------------|--------|
|------|-------------|------|------|---------------|-------------|--------|



# CONTACT 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.

- **City Planner contact:**

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Maurizio Rogato  
Blackthorn Development Corp.  
[mrogato@blackthorncorp.ca](mailto:mrogato@blackthorncorp.ca)

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. The word "Wellington" is written on the top of the bus stop, and a "zum" logo is visible on its side. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story brick building with a curved facade and many windows. To the right of this building is a tall, narrow brick tower with a clock face near the top. A vertical sign on the side of the tower reads "CANADA 150". The street is paved, and there are some streetlights and a car visible in the distance. The entire image has a blue tint.

# Thank you!