



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

Date: 2025-07-21

File: OZS-2025-0025

Subject: **Recommendation Report – 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)
2437859 Ontario Inc. and 2758383 Ontario Inc. c/o Glen Schnarr & Associates Inc.
 0, 210 & 220 Sun Pac Boulevard
 Ward 8

Contact: Charles Ng, Planner, Development Services

Alex Sepe, Manager, Development Services

Report number: Planning, Bld & Growth Mgt-2025-564

RECOMMENDATIONS:

1. That the report from Charles Ng, Planner, Development Services to the Planning and Development Committee of August 11th, 2025, re: **Recommendation Report - Temporary Zoning By-law Amendment**, 2437859 Ontario Inc. and 2758383 Ontario Inc. c/o Glen Schnarr & Associates Inc. 0, 210 & 220 Sun Pac Boulevard, Ward 8, File: OZS-2025-0025, be received;
2. That the application for Temporary Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc. on behalf of 2437859 Ontario Inc. and 2758383 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;
4. That the amendment to Zoning By-law 270-2004, as amended, generally in accordance with Attachment 14 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 14, pursuant to Section 34 of the *Planning Act*.

OVERVIEW:

- This report recommends refusal of the proposed Temporary Zoning By-law Amendment to permit the parking and storage of 193 Oversized Motor Vehicles and Utility Trailers for a temporary period of three (3) years on the subject lands.
- 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.
- While this site had previously received multiple 3-year temporary permissions for truck and trailer storage, the site had not been improved in accordance with an approved site plan application to implement the required landscaping and berming to screen the storage. 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 "Mixed-Use Employment" in the Brampton Plan, 2024. Employment Areas generally permit light and heavy industrial, commercial, waste management and related accessory uses. Mixed-Use Employment generally permit a broad range of employment and employment-supportive uses including major office, commercial, service, light industrial, and public facilities. The proposed temporary Zoning for open outdoor storage of trucks and trailers

does not conform with the policies and objectives set out in Brampton Plan (2024).

- **The subject lands are further located within a planned Major Transit Station Area (“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. Planned MTSA’s are intended to accommodate land uses and densities that are transit-supportive and reinforce desirable development patterns for a Primary or Secondary MTSA.**
- **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, offices, hotels/motels. The proposed use of outdoor storage for truck and trailer parking is not a permitted use within the Highway and Service Commercial designation.**
- **The subject site is zoned “Service Commercial – with two site-specific sections, which permit a range of commercial uses. The proposed Temporary Zoning permission is required to facilitate truck and trailer parking.**
- **Minor variance application File: A19-139 was approved on August 20, 2019 which permitted truck and trailer parking on 210 and 220 Sun Pac Boulevard for a period of 3 years. A subsequent minor variance application A-2021-0138 was approved on September 14, 2021, which permitted truck and trailer for another 3-year period. Both temporary permissions granted through the Committee of Adjustment are now expired.**

BACKGROUND:

Glen Schnarr and Associates Inc. submitted an application on behalf of 2437859 Ontario Inc. & 2758383 Ontario Inc. to amend Zoning By-law 270-2004, as amended, to temporarily permit the parking and storage of Oversized Motor Vehicles and Utility Trailers for a period of three (3) years on lands municipally known as 0, 210 and 220 Sun Pac Boulevard (“subject lands”). The subject application was deemed complete in accordance with Section 34 (10.4) of the *Planning Act*, R.S.O. 1990, c. P.13 on June 23, 2025.

Two minor variance applications were previously approved for the subject lands that permitted the storage of trucks and trailers for a temporary period of three years; which have since expired.

- Minor variance application A-2021-0138 was approved on September 14, 2021, for 0 Sun Pac Boulevard; and
- Minor variance application A19-139 was approved on August 20, 2019, for 210 and 220 Sun Pac Boulevard.

As a condition of Minor Variance approval, site plan applications were required to be submitted within 90 days of the date of decision for the abovementioned minor variance applications.

- Regarding File: A19-139, a Site Plan application (File: SPA-2020-0147) was submitted and was ultimately approved on June 22, 2021 – however based on staff’s observations during a site visit conducted on June 20, 2025, the site is not in conformity with the approved Site Plan. Improvements that were required but do not seem to be implemented include a landscaping berm along Sun Pac Boulevard, curb cut dimensions as well as trailers and trucks parked on areas not identified for storage as per the approved plans.
- Regarding File: A-2021-0138, a Site plan application (File:SPA-2022-0094) was submitted, however the applicant has not completed the approval process. The most recent Site Plan resubmission made by the applicant was received on July 4th, 2024. The applicant has not resolved matters relating to: a Tertiary Plan to demonstrate functionality with 210 and 220 Sun Pac Boulevard and the surrounding area; and details for an appropriate landscaped berm along Queen Street East and Sun Pac Boulevard in accordance with the submitted Landscape Plan, Grading Plan, and Site Plan. As the previous temporary permission has now expired, new land use permissions would have to be obtained before this site plan could be approved.

CURRENT SITUATION:

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

Details of the Proposal

The application proposes the parking and storage of Oversized Motor Vehicles and Utility Trailers (“trucks and trailers”) for a period of three (3) years. The subject property is located on the northwest corner of Queen Street East and Sun Pac Boulevard and is municipally known as 0, 210 and 220 Sun Pac Boulevard.

Details of the subject application are as follows:

- 193 storage stalls for trucks and trailers on a granular parking surface

- Proposed landscaping works along the Queen Street East and Sun Pac Boulevard frontages including a landscaped berm and buffer for screening and sediment pond
- Vehicular access from Sun Pac Boulevard
- No buildings, sanitary and or water servicing are proposed

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

The subject lands have the following characteristics:

- A total site area of approximately 2.16 hectares (5.34 acres);
- A frontage of approximately 140 metres along Queen Street East and approximately 200 metres along Sun Pac Boulevard;
- Currently utilized for outdoor storage including truck and trailers despite permissions for such use are expired;
- Does not currently contain any buildings; and
- Vehicular access provided from Sun Pac Boulevard.

The surrounding land uses are described as follows:

- **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.

SUMMARY OF RECOMMENDATIONS

This report recommends that Council refuse the proposed Temporary Zoning By-law Amendment, generally in accordance with Attachment 14 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 13 “Detailed Planning Analysis” for additional details.

Matters of Provincial Interest

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

The proposed use 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. Moreover, the proposed development concept does not provide any sustainable development features. The current proposal includes truck and trailer parking on a granular road with fencing and landscaping to screen the use from Queen Street East, resulting in a built form that does not create a sense of places or public space that is safe accessible, attractive and vibrant.

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 Planning Statement, 2024

The subject lands are located within “settlement areas” and an “employment area” in the Provincial Planning 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, sterilizing 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 Official Plan. 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 front 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 complying uses that will be aggravated from excessive dust due to the granular parking area, as well as noise and truck traffic during operation hours. Permitting the proposal on a temporary basis undermines the planned intent of the subject property and mitigates the viability of the surrounding area from redeveloping in accordance with the policies and objectives set out in the Business Corridor and planned MTSA designations. 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 MTSAs are not a protected MTSA under the *Planning Act*, Planned MTSAs will transition into either a “Primary” or “Secondary” MTSA through further studies. As such, Planned MTSAs are to maintain transit-supportive uses, densities, order, and development patterns in a parallel manner to that of Primary and Secondary MTSAs.

Temporary Use-By-laws

Section 5.12.43 provides requirements when considering temporary use by-laws. In reviewing the proposed development, 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 area surrounding the subject property has begun to redevelop with commercial and institutional uses. As currently proposed, the development contemplates a large quantity of truck and trailer parking on a granular lot with minimal noise and dust mitigation measures, which will adversely affect the surrounding area and uses. Further, the proposed use precludes the timely redevelopment and economic objectives of the subject property and surrounding area in accordance with the objectives set out in Brampton Plan.

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 1643 (SC-1643) for 0 Sun Pac Boulevard, and Service Commercial with Special Section 1823 (SC-1823) for 210 and 220 Sun Pac Boulevard. This zone permits a range of commercial uses such as offices, banks, retail establishments having no outside storage, restaurants, recreation facilities, hotel, motels, retail warehouses and service stations. Outdoor storage of trucks and trailers is not permitted within these zones. The proposed zoning by-law amendment seeks to permit the storage of trucks and trailers for a temporary period of three (3) years. Performance standards include a 24-metre-wide landscaping strip in the front yard abutting Queen Street East; a 10 to 18-metre-wide landscaping strip in the exterior side yard abutting Sun Pac Boulevard; a 3 metre-wide landscaping

strip in the interior side yard; and a maximum number of 193 truck and trailer parking spaces.

Staff recommend refusal of the proposed temporary Zoning By-law, generally in conformity 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 growing urban centres and neighbourhoods. Staff suggests that the applicant could pursue their intended freight and transport operations elsewhere in the City, in an area that is not planned for and ready to be developed with a diverse mix of urban land uses that will support this prominent segment of Queen Street East.

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 - Results of External Circulation
- Attachment 13 - Detailed Planning Analysis
- Attachment 14 - Draft Zoning By-law Amendment