

**Detailed Planning Analysis**  
**City File Number: OZS-2020-0002**

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and the Gore Industrial South Secondary Plan (Area 23) provide direction and policies that encourage efficient and sustainable development through redevelopment, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well designed manner that promotes sustainable long term economic viability.

**The Planning Act:**

As set out in Section 2 of the Planning Act, this proposal has regard for the following matters of Provincial interest:

*Section 2(a) – the protection of ecological systems, including natural areas, features and functions;*

*Section 2(h) – The orderly development of safe and healthy communities;*

*Section 2(k) - The adequate provision of employment opportunities; and*

*Section 2(p) - The appropriate location of growth and development.*

The subject lands are located adjacent to Claireville Conservation Area, which is operated by the Toronto and Region Conservation Authority (TRCA). TRCA staff have reviewed the proposal and advised that there is no objection to the proposed change in use. Matters related to the location of the watermain connection and tree plantings along the Claireville Conservation Area property boundary will be evaluated through the review of the associated site plan application (SPA-2019-0075). The proposed development maintains consistency with Section 2(a), which notes that ecological systems including natural areas continue to be protected.

Pursuant to Section 2(h) and Section 2(k), the application also represents orderly development and provides employment opportunities through the creation of jobs. As stated in the applicant's report, dated December 2019, three to five jobs will be generated on-site as well as thirty to thirty-five jobs created by employees delivering raw materials and concrete to the site.

With regard to Section 2(p), the proposed application is located within a Settlement Area and will optimize the use of existing infrastructure by providing a concrete batching plant.

**Provincial Policy Statement (2020):**

The Provincial Policy statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement:

**1.1.1**            *Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.*

The proposed concrete batching facility contributes towards an appropriate mix of employment uses within the secondary plan area to support the achievement of complete communities. The efficient use of land and existing services satisfies Sections 1.1.1a and 1.1.1b by promoting efficient development that will assist in the sustenance of healthy, liveable and safe communities.

**1.1.3.1**      *Settlement areas shall be the focus of growth and development.*

This property is located within a settlement area that is identified in provincial and municipal planning documents. The subject site is designated “Industrial” in the City of Brampton Official Plan.

**1.1.3.2**      *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources; and*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*

The proposal optimizes the use of land by proposing a Concrete Batching Plant on the site that is currently used as a parking lot for transport trucks.

**1.3.2.1**      *Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

The proposed application will introduce a Concrete Batching Plant as a new use to the site that will provide employment and optimize the use of land. This is consistent with Section 1.3.2.1 of the Provincial Policy Statement.

**2.1.1**      *Natural features and areas shall be protected for the long term.*

The Concrete Batching Plant structures are proposed at the rear of the property with appropriate screening from abutting properties including the Claireville Conservation Area which is owned and managed by the Toronto and Region Conservation Authority (TRCA). Through the provision of buffering from adjacent Open Space, the proposed development minimizes impacts to the natural features and areas. The TRCA has provided clearance on the proposed use and will provide further comments through the review of the associated site plan application (SPA-2019-0075).

Based on the above, staff is satisfied that the proposed Zoning By-law is consistent with the policies of the Provincial Policy Statement.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Greater Golden Horseshoe provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification. The proposed development demonstrates conformity to the following sections of the Growth Plan:

*2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:*
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems;*
  - and*
  - iii. can support the achievement of complete communities.*

The subject site is located within the built-up area and has access to existing municipal water and wastewater services as well as situated near major transportation routes including Highway 407.

*2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities.*

The proposal will support the achievement of new communities by introducing a Concrete Batching Plant use within an existing employment area.

*2.2.5.1 Economic development and competitiveness in the GGH will be promoted by:*

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities.*

Consistent with Section 2.2.5.1, the proposal optimizes the use of existing employment areas by proposing a Concrete Batching Plant on an underutilized site that is currently being used as a parking lot for transport trucks. The development of this site will also contribute to employment targets established by the Region of Peel and City of Brampton.

*2.2.5.12 The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.*

The subject site alongside with surrounding lands is identified as a Provincially Significant Employment Zone in the Places to Grow Growth Plan located within Zone 14 (Toronto,

Peel). Provincially Significant Employment Zones are protected employment areas for the purpose of long-term planning for job creation and economic development.

*4.2.7.1 Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

The Claireville Conservation Area is located at the rear of the site and is a designated Heritage Resource in the City of Brampton Official Plan. As defined in the Places to Grow Growth Plan, cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act. The Toronto and Region Conservation Authority has provided clearance of the proposed use and will provide further comments in the review of the associated site plan application (SPA-2019-0075).

*5.2.2.1 To implement this Plan, the Minister will, in collaboration with other Ministers of the Crown where appropriate, identify, establish, or update the following:  
d) Provincially significant employment zones.*

The site is identified as a “Provincially Significant Employment Zone” in the Places to Grow Growth Plan and is located within Zone 14 (Toronto, Peel).

Based on the above, Staff are satisfied that the proposed Zoning By-law Amendment Application conforms to the Growth Plan for the Greater Golden Horseshoe.

## **Region of Peel Official Plan**

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The site is located within the Urban Boundary and is designated “Urban System” in the Region of Peel Official Plan. The proposed Zoning by-law Amendment to implement this proposal conforms to the policies:

### Regional Forecasts Objectives:

*4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.*

The proposed Concrete Batching Plant will encourage employment growth and contribute to the employment forecast established by the Region of Peel for the Municipality of Brampton.

### The Urban System Objectives:

*5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;*

*5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services; and*

- 5.3.1.9 *Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.*

The proposed application provides working opportunities while also respecting the natural environment, resources and the characteristics of existing communities. The Claireville Conservation Area is located at the rear of the site. The Toronto and Region Conservation Authority has provided clearance for the proposed use and will provide further comments in the review of the associated site plan application (SPA-2019-0075).

The proposed application optimizes the use of the land as well as the existing services and infrastructure by proposing a Concrete Batching Plant on the site.

*The Urban System Policies:*

- 5.3.2.2 *Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.*

The subject site is located within the Urban System in Peel, which consists of lands within the 2031 Regional Urban Boundary.

*Growth Management Objectives:*

- 5.5.1.5 *To optimize the use of the existing and planned infrastructure and services.*

The subject site is located within the built-up area of the Region of Peel. Built-up areas are identified as a specific growth management policy area alongside urban growth centres and designated greenfield areas.

The proposed Concrete Batching Plant optimizes the use of the existing infrastructure and services in the built-up area. The site is currently being used as a parking lot for transport trucks.

*Intensification Objectives:*

- 5.5.3.1.2 *To optimize the use of existing infrastructure and services; and*

- 5.5.3.1.4 *To intensify development on underutilized lands.*

Further to Growth Management Objectives 5.5.1.5 as well as Intensification Objectives 5.5.3.1.2 and 5.5.3.1.4, the proposal optimizes the use of existing infrastructure and services of an underutilized lot within a previously developed area.

*Employment Area Objectives:*

- 5.6.1.1 *To provide sufficient lands in employment areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the Provincial Growth Plan and in*

*accordance with the policies of this Plan including the forecasts set out in Table 3.*

*5.6.1.4 To attract and retain a range of employment types in Peel; and*

*5.6.1.6 To plan for, protect and preserve, employment areas for employment uses.*

The subject site is designated “Industrial” and the proposed development will generate jobs that will contribute to the employment forecasts for Peel Region which are set out in Table 3 alongside with population and household forecasts.

The proposed application is consistent with Employment Area Objectives 5.6.1.4 and 5.6.1.6. The proposed Concrete Batching Plant will help to retain a range of employment types in Peel Region through the provision of an industrial employment use in an employment area that will continue to be preserved.

*Employment Policies:*

*5.6.2.6 Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.*

*For the purposes of this policy, employment areas are those that contain lands designated:*

- In Brampton: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan;*
- In Caledon: Prestige Industrial, General Industrial and Dry Industrial; and*
- In Mississauga: Any of the following designations:  
Business Employment; Industrial; Institutional, Mixed Use; or Office;  
within any of the following Corporate Centres or Employment Areas;  
Airport Corporate Centre; Gateway Corporate Centre; Meadowvale  
Business Park Corporate Centre; Sheridan Park Corporate Centre;  
Churchill Meadows Employment Area; Clarkson Employment Area; Dixie  
Employment Area; Gateway Employment Area; Lakeview Employment  
Area; Mavis-Erindale Employment Area; Northeast Employment Area;  
Southdown Employment Area; and Western Business Park Employment  
Area.*

The proposed application provides an employment use in the ‘Industrial’ area in the City of Brampton.

The objective of the Regional Official Plan is to achieve sustainable development by establishing healthy, complete, compact communities that offer a wide range and mix of housing, employment, recreational and cultural activities as well as supporting multimodal transportation.

Based on the above, Staff is satisfied that the proposed Zoning By-law Amendment Application conforms to the Region of Peel Official Plan.

**City of Brampton Official Plan**

The City of Brampton Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the Provincial Policy Statement, the Growth Plan and the Regional Official Plan.

The subject site is designated “Employment Areas” and adjacent to the Claireville Conservation Area which is designated “Open Space” on Schedule 1 – City Concept; and “Industrial” on Schedule A – General Land Use Designations. The Claireville Conservation Area is also identified as a designated heritage resource. The proposed application is in keeping with the overall intent of the Official Plan.

The following Official Plan policies are applicable to this proposal:

#### **2.4.2            *Managing Growth***

*It is the objective of this Official Plan to:*

- f) Promote the efficient use of existing City and Regional services and infrastructure.*

#### **2.4.3            *Protecting Our Environment, Enhancing Our Neighbourhoods***

*It is the objective of this Official Plan to:*

- a) Preserve the City’s diverse natural and cultural heritage for generations to come by ensuring development is sensitively located, integrated and compatible with the natural environment and existing cultural landscapes;*

#### **3.2.7            *Employment Areas***

- The City’s major employment districts are strategically located in relation to the major transportation infrastructure and facilities including the Lester B. Pearson International Airport, CP & CN intermodal terminals, rail, transit, major roads and Provincial freeways i.e., Highways 410, 407, and 427. These elements set the stage for a range of employment and business opportunities to meet existing and forecasted demand.*

#### **4.4              *Employment***

*It is the objective of the Employment Area policies to:*

- d) Protect the supply of designated employment areas within the City for purposes including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary services;*

#### **4.4.2            *Industrial***

- 4.4.2.1        *The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service***

*and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.*

**4.4.2.8**      *The City shall adopt Secondary Plans for both existing and undeveloped areas designated Industrial in this Plan as a guide for development and to encourage the integration of new businesses and industries with natural areas and surrounding land uses.*

**4.10**            *Cultural Heritage*

**4.10 (a)**      *Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;*

The proposed Zoning By-law amendment application conforms to the Official Plan policies by:

- Optimizing the use of existing City and Regional services and infrastructure by proposing a concrete batching plant on a site presently used as a surface parking lot - Section 2.4.2(f).
- The proposed plant has been strategically located to ensure that the proposed batching plant is appropriately buffered from the adjacent Open Space and Designated Heritage Resource that is managed and owned by the TRCA - Section 2.4.3(a). The proposed application also maintains the intent of Section 4.10(a) by helping to conserve cultural heritage resources by obtaining clearance for the use by the TRCA and coordinating further improvements in the review of the associated site plan application (SPA-2019-0075).
- Protecting the supply of designated employment areas within the City for industrial purposes - Section 3.2.7 and 4.4(d).
- Providing a use consistent with the Industrial designation identified on Schedule "A" as well as the Secondary Plan which permits open storage and will be discussed later in the report - Section 4.4.2.1 and 4.4.2.8.

Based on the above, Staff is satisfied that the proposed application conforms to the policies of the Official Plan as well as that the Zoning By-Law amendment conforms to the City of Brampton's Official Plan.

### **Gore Industrial South Secondary Plan (Area 23)**

The property is designated "Industrial" in the Gore Industrial South Secondary Plan (Area 23). The development is subject to the following policies in the Secondary Plan:

**1.1**      *Industrial Use Area shall mean land which is predominately used for industry. The Industrial Use category includes such activities as warehousing, manufacturing, processing of raw or semi-processed materials, repair workshops, and the storage of goods. This category will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve the principal use,*



*being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being uses auxiliary to the principle use. Industry, will be permitted provided that no constraint is imposed on the sound industrial development of the area. In no case will a residential use be permitted in the Industrial Use Area, with the exception of one dwelling unit for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment thereon.*

*3.1.2 Industrial uses will be subject to development standards to ensure that adjoining use areas and use areas in close proximity to the industrial use area will not suffer. To this end, adequate setbacks, planting strips and screening will be required.*

*3.2.8 Outside storage areas may be permitted within the lands subject to this Amendment, subject to detailed design considerations.*

*3.2.9 The development must be of high quality. The following criteria will be used to evaluate the design of the development:*

*a) The provisions of an adequate amount of parking to satisfy the expected requirements of employees and visitors.*

*b) The provisions of adequate setbacks to ensure the continued general amenity of the area.*

*c) The provisions of appropriate servicing, grading and other plans, as may be required by the City prior to the undertaking of development.*

The proposed batching plant is comprised of an Operator's Control Room, associated elements that are considered to be outside storage and surface parking that is needed for the operation of a batching plant.

To minimize impacts on adjacent properties including the Open Space located at the rear of the property, screening is provided along all lot lines. The proposed Concrete Batching Plant is also set back from the front property line to further minimize visual impacts and reduce views of the facility. Sections 1.1, 3.1.2, 3.2.8 and 3.2.9b have been met by the proposed development.

Consistent with Sections 3.2.9a and 3.2.9c, parking requirements have been met in relation to the proposed Zoning By-law Amendment and further comments on all applicable plans will be reviewed and provided in the review of the associated site plan application (SPA 2019-0075). A detailed summary of these studies is discussed later in this report. The proposed Concrete Batching Plant which includes open storage is keeping with the uses permitted for Industrial. Based on the above analysis, the proposed development conforms to the applicable policies of the Official Plan and an amendment is not required.

### **City of Brampton Zoning By-law 270-2004, as Amended**

The subject property is currently zoned Industrial Three – Section 1565 (M3-1565) as per Zoning By-law 270-2004. Site specific Section 1565 permits all uses permitted in the Industrial Three (M3) section as well as specific requirements and restrictions regarding minimum lot width, location, height and screening of outdoor storage as well as

landscaped open space. Uses permitted in the Industrial Three (M3) section include but not limited to manufacturing, packaging, processing, repairing, and, or the assembly of goods. The proposed concrete batching facility does not conform to the Zoning By-law.

The Zoning By-law attached to this report implements the development by defining and permitting a concrete batching plant as well as facilitating the specific requirements and restrictions regarding setbacks, screening and buffering as well as the location and maximum height of outside storage. This will ensure that the proposed development has minimal impacts on adjacent sites while still permitting the proposed use.

## **Technical Requirements**

### Planning Justification Report

The Planning Justification Report prepared by Gagon Walker Domes Ltd. and dated December 2019, was submitted to the City in support of the application. The document provides the rationale for the development, and outlines how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the Provincial Policy Statement, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and the Brampton Gore Industrial South Secondary Plan (Area 23) are satisfied and the development represents good planning.

### Traffic Brief

Transportation Staff have reviewed and approved the Traffic Brief and advised that further review and comments regarding site access and layout will be addressed through the review of the associated site plan application (SPA-2019-0075).

A Traffic Brief titled Traffic Brief and Site Plan Review prepared by Trans-Plan Transportation Engineering, dated December 2019 was submitted to assess the transportation related aspects of the proposed development. This report contains an evaluation of traffic impacts, review of vehicle circulation on the site and parking rates that are proposed.

#### *Traffic Impact:*

The Traffic Brief evaluated the existing road network, including traffic counts at the study area intersection, and transit service to assess future conditions. Trip generation from an adjacent property that has a similar use to the proposed application was also studied to inform the review of future conditions. Other items studied in the analysis were a capacity and vehicle queuing analysis as well as a review of the proposed site access. The study concluded that traffic generated by the proposal is not expected to have any significant impact on the intersection of Wentworth Court and Deerhurst Drive. The existing proposed curb radius to the driveway of 7.5 metres was also found to operate without conflict. Based on this review, the report findings indicate that the proposed development can be facilitated on the existing road network without any road or intersection improvements.

#### *Parking Review:*

The Parking Review studied the proposed parking supply for conformance with the City's parking requirements as per the Zoning By-law. The review concluded that the proposed

parking supply of 18 surface parking spots (including 2 accessible spaces) is acceptable as the requirement of one parking space is met.

### Archaeological Assessment

A Stage 1 and Stage 2 Archaeological Assessment dated December 17, 2019 and an accompanying Ministry of Heritage, Sports, Tourism and Culture Acceptance Letter were submitted in support of the application. Heritage staff have confirmed that the Archaeological Assessment requirements for the assessed lands have been satisfied.

### Environmental Implementation Report

The Environmental Implementation Report prepared by BCX Environmental Consulting and dated July 25, 2019, provides a description of the proposed concrete batching plant operation as well as approvals required by the Ministry of the Environment, Conservation and Parks (MECP) prior to operation.

The report notes that an Environmental Compliance Approval (ECA) will be required from the MECP to confirm that under a maximum operating capacity, MECP air and noise limits will be met by the proposed plant. The report further advised that as a condition of the ECA, the MECP will also require an Operating and Maintenance Manual and Best Management Practices Plan for the Control of Fugitive Dust Emissions (Dust Control Plan).

### Existing Tree Inventory, Preservation and Removals Plan + Landscape Plan & Details and Landscape Cost Estimate

#### *Existing Tree Inventory, Preservation and Removals Plan + Landscape Plan & Details*

The applicant submitted an Existing Tree Inventory, Preservation and Removals Plan + Landscape Plan & Details prepared by Strybos Barron King, dated November 08, 2019. This plan contains an inventory of all tree resources over 10cm diameters on or within the site and identifies which trees are to be either preserved or removed. This plan also contains the landscape plan for the proposed development.

The landscaping plan and existing tree inventory list identified five trees will need to be removed to accommodate the proposed development. Four trees will be preserved using appropriate tree protection measures.

The plan also includes recommendations to minimize the impact on these preserved trees including the implementation of a tree protection zone.

Open Space Staff are in receipt of the document and have provided their clearance. Any further comments will be addressed through the review of the associated site plan application (SPA-2019-0075).

### Servicing Brief and Water Service

The Servicing Brief was prepared by Candevcon Limited and dated December 16, 2019. A Water Service plan prepared by Candevcon Limited on November 2019 was also submitted in support of the Brief's analysis. The Brief reviewed the existing storm and sanitary servicing as well as the water supply.

### *Sanitary Servicing*

The report noted that a sanitary sewer connection was extended to the westerly boundary of the site but it was not extended onto the property. Sanitary Servicing is not proposed for the site as the site will have limited occupancy and will operate on a seasonal basis. Temporary onsite toilet services are proposed instead.

### *Stormwater Servicing*

Storm services were found to be existing on the site. No changes are proposed to the existing stormwater servicing. The study found that there will be no change to the amount of impervious area from the existing use to the proposed batching plant. As a result, no additional runoff is anticipated and no additional changes to the stormwater servicing is required including any stormwater management measures.

### *Water Supply*

A water service was extended to the west edge of the existing driveway but the watermain was terminated at the property line. The existing water service to the boundary of the site will need to be extended to the location of the batching plant. This is because due to the unique nature of a batching plant, a supply of water needs to be delivered directly to the concrete trucks on the site.

In addition to the above analysis and findings, the brief concluded that there are no proposed changes to the current site grading and storm services.

The Servicing Brief and Water Service document will be reviewed by Municipal and Regional Development Engineering Staff in the review of the associated site plan application (SPA-2019-0075). Municipal building staff have confirmed that the applicant will be required to extend sanitary connections. A satisfactory Site Servicing Submission will also be required by Regional Development Engineering Staff.

### Sustainability Score and Summary

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 35 points that satisfies the City's Bronze threshold. The applicant will need to demonstrate through the associated site plan application (SPA-2019-0075) that the minimum sustainability standards are maintained or improved. Staff will continue to work with the applicant to identify opportunities for further improvement.