

Date: 2022-05-16

Subject: OZS-2022-0016

Secondary Title: INFORMATION REPORT

Application to Temporarily Amend the Zoning By-law
(To permit the outdoor storage of 56 trucks and trailers, along with
an associated office space to be located within the existing building
– temporary period of three (3) years)

2769197 Ontario Inc. – Glen Schnarr & Associates Inc.

8195 Winston Churchill Boulevard

East side of Winston Churchill Blvd, North of Steeles Ave W.

Ward: 6

Contact: Noel Cubacub, Development Planner I, Planning, Building and
Economic Development, 905-847-3417;
Cynthia Owusu-Gyimah, (Acting) Manager, Planning, Building and
Economic Development, 905-874-2064.

Report Number: Planning, Bld & Ec Dev-2022-395

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Temporarily Amend the Zoning By-law, **2769197 Ontario Inc. – Glen Schnarr & Associates Inc.** 8195 Winston Churchill Boulevard Ward 6 (File OZS-2022-0016), to the Planning and Development Committee Meeting of May 16th, 2022, be received;
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The application is proposing to temporarily permit the outdoor storage of 56 trucks and trailers, along with an associated office space to be located within the existing building (currently a residential dwelling).**

- The proposed Temporary Use By-law would permit the use for a period of three (3) years, after which the owner would need to apply again if it was their intent to continue with the use.
- The property is designated “Industrial” and “Open Space” in the Official Plan and “Highway & Service Commercial” & “Standard Industrial” in the Bram West Secondary Plan (Area 40a). Amendments to the Official Plan and the Secondary Plan are not required to permit the proposed use.
- The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed uses for a temporary period of 3 years.

Background:

This application was submitted by Glen Schnarr & Associates Inc. on February 28th, 2022. This submission was reviewed for completeness and found to be complete in accordance with the *Planning Act*. Although City staff has deemed the application to be complete, it is noted that Town of Halton Hills Planning staff has requested a Photometric Plan. The applicant has been made aware of this request and the photometric plan was still pending at the time of writing of this report.

The subject property is located on the east side of Winston Churchill Blvd, north of Steeles Avenue West and is developed with an existing single detached dwelling and. The property is zoned Agricultural (A) and is currently designated for “Highway & Service Commercial” and “Standard Industrial” in the Bram West Secondary Plan (Area 40a).

Current Situation:

Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- is municipally known as 8195 Winston Churchill Boulevard, which is on the East side of Winston Churchill Boulevard, North of Steeles Avenue West;
- has a total site area of approximately 1.995 hectares (4.93 acres);
- has a frontage of 50.53 metres onto Winston Churchill Boulevard; and,
- is currently developed with a one-storey single detached dwelling and three (3) accessory buildings

- has areas to the rear of the property that are regulated by the Credit Valley Conservation Authority

The surrounding land uses are described as follows:

North:	Two (2) single-storey residential dwellings beyond which is a large industrial facility currently being used by Maple Lodge Farms;
South:	A split-zoned property developed with one building primarily used for retail and industrial uses accompanied by natural heritage features to the rear;
East:	Vacant Agricultural (A) land; and
West:	The Town of Halton Hills and Halton Region of which there are existing residential dwellings and beyond are agricultural lands.

Proposal:

The applicant is proposing to temporarily amend the Zoning By-law to permit the outdoor storage of 56 trucks and trailers, along with an associated office space to be located within the existing building for a period of three (3) years. Details of the proposal are as follows:

- Proposed repurposing of the existing dwelling as an office use with a total Gross Floor Area of approximately 453 square metres;
- Proposed 20 vehicular parking spaces towards the front of the property;
- Proposed 56 trailer parking spaces at the rear of the existing building;
- Landscaped open space at the rear (east) of the property;
- 3m landscape buffers on the north and south property boundaries and open space at the rear (east);
- Chain link fencing around portions of the property with a sliding gate near the rear of the existing building to allow access for the trucks/trailers.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be

considered in the future Recommendation Report to the Planning & Development Committee.

At the moment several issues have been noted that need to be addressed. These include, but are not limited to, impulsive noise concerns for the adjacent residential properties and encroachment of the proposed trailer parking and underground water storage structure in the floodplain.

It shall be noted that the application is proposing to change the existing “Agricultural (A)” zoning to an “Industrial Two (M2)” zone which would permit a wide range of industrial uses beyond the proposed temporary parking, outdoor storage and associated office. Staff will review the appropriateness of changing the current zone to a site specific zoning category where there will be no permitted uses outside of the current proposal.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

Notice of the Public Meeting was given by prepaid first class mail to all persons assessed in respect of land to which the proposal applies and within 240 metres (784 ft.) of the area to which the proposal applies as shown on the last revised assessment roll, and by public notification in the Brampton Guardian. Signage of the application is also posted on the subject property.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this temporary amendment to the Zoning By-law. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Economic Development Implications:

There are no economic development implications.

Other Implications:

Other technical planning and development implications, as well as those brought forward by members of the public, associated with this application will be undertaken and discussed within the forthcoming Recommendation Report.

Term of Council Priorities:

This application is consistent with the 2019-2022 Term of Council Priorities, in particular “A City of Opportunities” priority. This information report and associated public meeting contribute to compliance of this priority with respect to creating a City where residents and the public are able to access a multitude of employment opportunities through the City. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City’s 2019-2022 Term of Council Priorities, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. This application will contribute to Vision #2 by contributing to the creation of quality jobs through the provision of additional employment opportunities.

Conclusion:

Appropriate information and background studies have been received by Planning, Building and Economic Development Services to proceed with a Public Meeting at this time. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the temporary Zoning By-law.

Authored by:

Reviewed by:

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Allan Parsons, MCIP, RPP
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Development

Approved by:

Jason Schmidt-Shoukri, MPA OAA, MCIP, RPP
Commissioner
Planning, Building & Economic Development
City of Brampton

Attachments:

Appendix 1 – Concept Plan

Appendix 2 – Location Map

Appendix 3 – Official Plan Designation

Appendix 4 – Secondary Plan Designations

Appendix 5 – Zoning Designations

Appendix 6 – Aerial & Existing Land Uses

Appendix 7 – Information Summary