

Date: 2022-05-16

File: OZS 2021 0054

Subject: **Application to Amend the Zoning By-law**
(to permit the outdoor storage of trucks and trailers)
W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc.
5 Copper Rd.
Ward 3

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Report Number: Planning, Bld & Ec Dev-2022-359

Recommendations:

1. That the staff report re: **Application to amend the Zoning By-law, W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd., Ward 3 (City File: OZS-2021-0054)**, dated April 4, 2022, to the Planning and Development Committee Meeting of May 16, 2022, be received; and
2. That the Zoning By-law Amendment submitted by Glenn Schnarr and Associates Inc., on behalf of W.E. Oughtred & Associates Inc., (City File: OZS-2021-0054 and Planning, Bld & Ec Dev 2022-359), be approved, on the basis that the application represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Planning Recommendation Report; and
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 10 of this report be adopted;

Overview:

- This report recommends that the application to amend the Zoning By-law to permit the outdoor storage of trucks and trailers on the property be approved.
- The subject property is designated “Industrial” in the City of Brampton Official Plan. This designation permits a wide range of industrial uses and activities. An amendment to the Official Plan is not required to facilitate the proposed development.
- The subject property is located within the Highway 410 and Steeles Secondary Plan (Area 5). The property is designated “General Employment 1” under this plan. General Employment 1 permits warehousing and storage of goods as an accessory to an industrial use. The proposed use will be accessory to the existing use; and therefore, an amendment to the Secondary Plan is not required to facilitate the proposed development.
- The subject property is currently zoned “Industrial One (M1)” in the City of Brampton Zoning By-law. This zone permits a number of industrial and some non-industrial accessory uses. Outside storage is not permitted in the M1 zone. An amendment to the Zoning By-law is required to permit this development.

The proposal is consistent with the “2018-2022 Terms of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

Background:

This application was received on November 9, 2021. It was reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the Planning Act. A formal Notice of Complete Application dated December 10, 2021 was provided to the applicant.

The site has been the subject of two previous minor variance applications and a site plan application. The first minor variance application (A15-031) was made to permit outdoor storage. This application was supported by staff and approved by Committee with conditions, including that a site plan be provided identifying the outside storage area and appropriate landscaping and fencing and that the storage area be limited to the area identified on the sketch.

Subsequently, Committee of Adjustment application A17-119 was received for the purpose of expanding the outside storage area from 10% of the lot area (as approved

through application A15-031) to 25% of the lot area. The Committee approved it with conditions, including that Site Plan approval be obtained within 120 days of the final date of the Decision, that a 2.4 metre high wood fence be erected, and that the approval be limited to three years from the final date of the Committee's decision. Site Plan Application SP17-075.000 was then applied for and was approved in 2019.

The application was heard at the public meeting on March 7, 2022 and there were no members of the public in attendance. The results of the Public meeting and correspondence received are attached in Appendix 9.

Current Situation:

Proposal (Please refer to Appendix 1)

An application for a proposed Zoning By-law Amendment has been filed in support of the proposed development to permit the unlimited outdoor storage of trucks and trailers on the property, accessory to the existing warehouse and truck transportation uses on the site.

Property Description and Surrounding Land Uses:

The property has the following characteristics:

- Is municipally known as 5 Copper Rd;
- Is a through lot with frontage on both Copper Rd and Tomken Rd;
- Has a site area of 2.4 hectares;
- Has an existing one-storey building with a gross floor area of 7081.5 square metres;
- An existing driveway is located at the southerly extent of the lot which leads to a paved area on the south side of the building, with the area to the west of the building also being paved; and
- A large row of deciduous trees is located along the Tomken Rd frontage and a 2.4 metre high wooden fence is located there as well.

The surrounding land uses are described as follows:

North: Predominantly industrial uses

South: Predominantly industrial uses

East: Predominantly industrial uses

West: Tomken Rd, beyond which are predominantly industrial uses

Application to Amend the Zoning By-law (Please refer to Appendix 10)

The subject lands are zoned “Industrial One (M1)” as per By-law 270-2004, as amended. The Zoning By-law amendment recommended for approval will rezone the subject lands to a site specific “Industrial One (M1)” zone that permits outside storage use on site.

Summary of Recommendations

This report recommends that Council approve the application to permit outdoor truck and trailer storage at the subject property and adopt a Zoning By-law to permit the use at this site.

Planning Analysis Summary

The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The proposal also conforms to the City of Brampton’s Official Plan, and has regard to matters of provincial interest as set out in Section 2 of the *Planning Act* and requirements of Section 34 of the *Planning Act*. It is considered to be good planning and an appropriate use for the property. A detailed analysis of these policies can be found in Appendix 8 of this report.

Staff is satisfied that the proposed outdoor storage or trucks and trailers will efficiently use vacant land on site and will promote positive economic growth on site. In addition, the proposed use are in close proximity to major goods movement facilities and corridors. The subject property is located near interchanges for Highway 407 and Highway 410.

In addition, an eight metre wide landscape buffer is located along the western limit of the property. The landscape buffer provides appropriate screening with mature coniferous trees and a 2.4 metre high fence has been installed to screen views of the outdoor storage area from Tomken Road.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 11 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a proposed amendment to the Zoning By-law had been filed with the City.

A Statutory Public Meeting for this application was held on March 7, 2022 and there were no members of the public in attendance. Details of the Statutory Public Meeting are included in Appendix 9 of this report.

Corporate Implications:

Financial Implications:

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

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfied this by:

- Efficiently using land and existing infrastructure; and
- Providing opportunity for employment and economic growth.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighborhood, as the application, proposes to support an existing business within the City. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

Staff recommend approval of the proposed Zoning By-law amendment (as attached in Appendix 10) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan;
- Appropriate screening is provided through an eight metre wide landscape buffer of mature coniferous trees along the western limit of the property that also includes a 2.4 metre high fence; and
- The site is located in close proximity to major roads (Tomken Road and Steeles Ave.) and major highways (Highway 410 and Highway 407), the subject lands are well suited to accommodate the proposed truck and trailer storage on site. The

proposed use will support the economic and policy objectives of the Region of Peel and the City of Brampton by way of providing employment opportunities in an area that is well-served by municipal infrastructure and transportation services.

Authored by:

Reviewed by:

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of the Public Meeting and Correspondence Received
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Results of Application Circulation