

## Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the *Planning Act* (R.S.O. 1990) and the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

### Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The protection of ecological systems, including natural areas, features and functions (2 a);
- The orderly development of safe and healthy communities (2 h);
- The adequate provision of employment opportunities (2 k);
- The co-ordination of planning activities of public bodies (2 m); and
- the appropriate location of growth and development (2 p).

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1 a);
- 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 (1.1.1 b);
- Planning authorities shall promote economic development and competitiveness by (section 1.3.1 a & b):
  - Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
  - Providing opportunities for diversified economic base, including maintaining a range and choice of suitable sites for employment

uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (1.3.2.3).

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

The subject lands are within the “Designated Greenfield Area – Conceptual” on Schedule 2 – A Place to Grow Concept of the Growth Plan for the Greater Golden Horseshoe (2020). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- Applying the policies of this Plan will support the achievement of complete communities that (2.2.1.4 a):
  - Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- Economic development and competitiveness in the GGH will be promoted by (section 2.2.5.1 a to d):
  - Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
  - Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
  - Planning to better connect areas with high employment densities to transit; and
  - Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment;
- Municipalities will plan for all employment areas within Settlement areas by (section 2.2.5.7 c)
  - Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: (section 2.2.7.1 a to c):
  - supports the achievement of complete communities;
  - supports active transportation; and
  - encourages the integration and sustained viability of transit services.
- The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows (2.2.7.2 a):
  - The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

## **Regional Official Plan**

The subject application is within the “Urban System” designation on Schedule D, and “Designated Greenfield Area” on Schedule D4 as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- To conserve the environmental and resource attributes of the Region (section 5.3.1.1)
- 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 (section 5.3.2.2);
- Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that (section 5.3.2.6 a to d)
  - Support the Urban System objectives and policies in this Plan;
  - Support pedestrian-friendly and transit-supportive urban development;
  - Provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
  - Support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.
- To manage growth based on the growth forecasts and intensification targets and greenfield density targets of this Plan (section 5.5.1.3)

- To achieve the intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan (section 5.5.1.4).
- To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs (section 5.5.1.6).
- To plan and designate greenfields to contribute to complete communities (section 5.5.4.1.1).
- To optimize the use of designated greenfield area (section 5.5.4.1.4).
- To enhance the natural environment and resources (section 5.5.4.1.5).
- Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan (section 5.5.4.2.1).
- Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities: City of Brampton: 51 residents and jobs combined per hectare (section 5.5.4.2.2).
- 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 land designated (section 5.6.2.6):
  - In Brampton: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan.

## **Official Plan**

The property is designated "Employment" and "Designated Greenfield" on Schedule 1 – City Concept; "Industrial" and "Open Space" on Schedule A – General Land Use Designations of the City of Brampton Official Plan; and "Valleyland/Watercourse Corridor on Schedule D – Natural Heritage Features and Areas.

The "Employment" designation is a wide designation that includes various employment generating land uses such as industrial, retail, business and office uses. The "Industrial" designation permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.

The “Valleyland/Watercourse Corridor” designation are intended primarily for the preservation and conservation of the natural features, functions and linkages. Development is generally prohibited within valleylands and watercourse corridors, there are some existing uses and some permitted uses that must be recognized.

This proposal will not be evaluated against the Official Plan as there is reference to Temporary Use By-laws under section 5.10. Official Plan policy 5.10.1 states that “The City may enact temporary use by-laws for renewable periods of not more than 3 years, permitting the use of land, buildings or structures on a temporary basis.”

The policies continue with 5.10.3 stating that “Temporary Use by-laws may be passed without the necessity of amending this Plan provided the use is a temporary one which utilizes largely existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use.”

As such, an amendment to the Official Plan will not be required for this application.

### **Secondary Plan: Bram West Secondary Plan Area 40(a)**

The property is designated “Highway & Service Commercial” and “Standard Industrial” on Schedule SP 40(a) – Bram West Secondary Plan; “Industrial” and “Open Space” on Schedule A – General Land Use Designations of the City of Brampton Official Plan; and “Valleyland/Watercourse Corridor on Schedule D – Natural Heritage Features and Areas.

A large majority of the property is designated “Highway & Service Commercial” where permitted uses are office, retail and service uses, restaurants, retail warehousing, hotels and motels, specialty food and grocery stores (to a maximum gross floor area of 557 square metres (6,500 square feet)), and selected industrial uses which have a substantial (greater than 15% of the total gross floor area of a building) retail component and which operate in wholly enclosed buildings, have no outdoor storage and are compatible with surrounding commercial uses.

A smaller portion to the rear of the property is designated “Standard Industrial” which permit industrial uses; corporate offices; ancillary retail uses (up to 15% of the total gross floor area of a building); office, retail and service uses (only within an industrial mall, to a maximum of 464.5 square metres or 5% of the gross floor area of the building, whichever is less); restaurants (one per industrial mall, to a maximum of 464.5 square metres), and banquet halls in accordance with the policies of the Official Plan.

Similar to the Official Plan, this proposal will not be evaluated against the Secondary Plan: Bram West Area 40(a) as the reference to Temporary Use By-laws under section 5.10 are applicable here as well.

As such, an amendment to the Secondary Plan will not be required for this application.

**Zoning By-law:**

The property is currently zoned as “Agricultural” (A) by By-Law 270-2004, as amended. The A zone permits agricultural purposes (as defined by Section 5 of this By-law); a single detached dwelling; Supportive Housing Residence Type 1 or Type 2; a cemetery; a animal hospital; a kennel; a home occupation; and purposes considered accessory to the other permitted uses. In order to accommodate the proposed use, the Zoning By-law must be amended.

The applicant has proposed to amend the Zoning to an Industrial Two (M2) zone. The proposed M2 zone would permit a wide range of industrial uses including, manufacturing, processing, non-industrial uses such as: a radio or television broadcasting and transmission establishment; a building supplies sales establishment; and a recreational facility or structure among others, as well as outdoor storage, parking, and an associated office.

## **Documents Submitted in Support of the Application**

- Cover Letter;
- Zoning By-law Amendment application form;
- Draft Zoning By-law Amendment;
- Comment Response Matrix;
- Draft Public Notice Signage;
- Public Engagement Strategy;
- Concept Plan;
- Planning Justification Report;
- Parcel Abstract;
- Topographical Plan of Survey;
- Tree Evaluation Report (Arborist Report);
- Phase One/Two Environmental Site Assessment;
- Archaeological Report (Stage 1 & 2);
- Acoustical Report;
- Environmental Impact Study;
- Functional Servicing & Stormwater Management Report;
- Traffic Impact Study;
- Site Servicing and Grading Plan; and
- Geotechnical Report.