

DETAILED PLANNING ANALYSIS
City File Number: OZS-2021-0054**Overview**

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, the Highway 410 and Steeles Secondary Plan and other applicable City of Brampton guidelines and priorities.

Planning Act R.S.O 1990

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

- h) the orderly development of safe and healthy communities;
- k) the adequate provision of employment opportunities;
- r) the promotion of built form that.
 - (i) is well-designed.
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

The development proposal to permit outdoor storage of truck trailers on site represents an efficient use of land. The subject lands are within an appropriate location for growth and development and will promote employment opportunities.

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 the following policies in the Provincial Policy Statement (PPS).

- Section 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;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The proposed development is consistent with the policies of Section 1.1.1. as it represents a more efficient use of land and contributes to the long-term financial well being of the City through the

creation of jobs and infrastructure to support economic activity in the area. The proposed uses are appropriate for the surrounding context which is characterized by industrial uses.

Section 1.3.1 - Planning authorities shall promote economic development and competitiveness by:

- d) Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and
- e) Ensuring the necessary infrastructure is provided to support current and projected needs.

The proposed development is consistent with policies under section 1.3 as the subject lands are located in an Employment Area and the proposed use does not deter from what is currently existing on site. It is appropriate for the existing infrastructure and public service facilities available in this area, including water and sanitary sewer. The proposal conforms to the Employment policies in the Provincial Policy Statement in that it supports economic development in the area. Based on the above, staff is satisfied that the proposed development is consistent with policies in the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2020)

The subject lands are located within the “Built-Up Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a range of housing and promoting a stronger economy. The subject application conforms to the policies of the Growth Plan of the Greater Golden Horseshoe.

The Growth Plan sections applicable to this application include, but are not limited to:

Policy 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;
- d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

The proposed outdoor storage of trucks and trailers will efficiently use vacant land on site and will promote positive economic growth on site.

Policy 2.2.5.5 - Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

Policy 3.2.4.2 - The Province and municipalities will work with agencies and transportation service providers to:

- c) Promote and better integrate multimodal goods movement and freight-supportive land use and transportation system planning

The proposed outdoor storage of trucks and trailers are in close proximity to major goods movement facilities and corridors. The subject property is located near interchanges for Highway 407 and Highway 410.

Region of Peel Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” areas as established in Schedule D of the Regional official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Objective 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.

Objective 5.6.1.4 - To attract and retain a range of employment types in Peel.

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

The proposed use of outdoor storage of trucks and trailers will support the existing operation functions on site. The amendment to the Zoning By-law will strengthen employment opportunities in the area.

Policy 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.

The subject site is located on lands that are designated “Industrial” within the Brampton Official Plan. The proposed use will support the activities in employment areas and will promote a strong economy.

Policy 5.6.2.7 - Protect and support existing and future employment areas in the vicinity of the Toronto Pearson International Airport, major highway interchanges and rail yards for manufacturing, warehousing and associated retail, office and ancillary facilities where appropriate.

The subject property is located near interchanges for Highway 407 and Highway 410. The proposed zone change will permit outdoor storage of trucks and trailers. The storage use supports the operations of the existing warehousing and transportation business uses on the site.

City of Brampton Official Plan

The City of Brampton’s Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton’s Official Plan is to give clear direction as

to how physical development and land use decisions should plan to meet the current and future needs of its residents. As per Schedule 1 – City Concept, the subject site is designated “Employment”. More specifically, the property is designated “Industrial” in the City of Brampton Official Plan, the proposed development conforms to the intent of this plan.

The “Industrial” designation permits a wide range of industrial uses and activities, including outdoor storage and truck trailer parking.

Policy 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.

The proposed outdoor truck and trailer storage on site are permitted on land designated “Industrial”. Furthermore, the subject property is designated “General Employment 1” in the Highway 410 and Steeles Secondary Plan. Outdoor storage uses, accessory to an industrial use, are permitted on lands designated “General Employment 1”.

Policy 4.4.2.7 - The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities.

The subject property is located approximately 0.9 km from an access to Highway 407 and approximately 1.6 km from an access to Highway 410. As such, the site is well located to accommodate warehouse and truck transportation uses with accessory outdoor storage of trucks and trailers.

Policy 4.4.2.12 - The sub-designations to be used in Secondary Plans for primarily industrial uses will generally indicate areas:

- iv. Where outdoor storage and truck trailer parking areas will be permitted.

The subject property is designated General Employment 1 in the Highway 410 and Steeles Secondary Plan. This land use designation permits outdoor storage as an accessory use.

Policy 4.4.2.22 - Through its review and approval of development applications pursuant to the Planning Act and in accordance with the policies of Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan, the City shall:

- d) Encourage the provision of safe and attractive built environments;
- e) Encourage a high quality of landscape treatment, which reflects the needs of both the site users and passers by

Policy 4.4.2.24 - The City shall encourage a superior built form for development in employment areas with frontage on major roads at gateway or visually prominent locations.

An 8 metre wide landscape buffer is located along the western limit of the property. The landscape buffer has been planted 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.

Highway 410 and Steeles Secondary Plan (Area 5)

The subject property is designated “General Employment 1” in the Highway 410 and Steeles Secondary Plan (Area 5). This designation permits warehousing and storage of goods as an accessory to an industrial use.

The proposed development generally conforms to the intent of the Secondary Plan policies, this includes:

Policy 2.1.1. - Uses Permitted on lands designated General Employment 1 on Schedule 5 shall include:

- a. A broad range of industrial uses including but not limited to:
 - i) Warehousing and storage of goods;
 - ii) Manufacturing;
 - iii) Processing;
 - iv) Repairing and servicing operations, but excluding motor vehicle body shops; and
 - v) Outdoor storage areas, only as accessory to an industrial use.

The proposed use of outdoor storage of trucks and trailers will be accessory to the existing use on site; and is consistent with the Secondary Plan policies for lands designated as “General Employment 1”. Therefore, an amendment to the Secondary Plan is not required to facilitate the proposed development.

Zoning By-law

The property is currently zoned “Industrial One (M1)” by Zoning By-law 270-2004, as amended. The “Industrial One (M1)” zone permits industrial, non industrial and accessory uses on site. Subject lands in an “Industrial One (M1)” zone shall only be used for the following purposes:

Industrial: the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use; a printing establishment; a warehouse; and a parking lot.

Non-industrial uses: a radio or television broadcasting and transmission establishment; a furniture and appliance store; a recreational facility or structure; a community club; an animal hospital; a place of worship only within areas shown on Schedules G, H and I of the by-law 270-2004.

Accessory uses: an associated educational use; an associated office; a retail outlet operated in connection with a particular purpose permitted by an above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross

industrial floor area of the particular industrial use and purposes accessory to the other permitted purposes

The current Zoning By-law does not permit an outside storage use on site. A Zoning By-law amendment is required and has been submitted by the applicant to re-designate the Zoning By-law on the subject lands to permit the proposed use.

Staff has reviewed the application and confirm that outdoor truck and trailer storage is appropriate as an accessory use to the existing operations on site, if the storage meets the following criteria:

- a) Shall not be located within 23 metres of the western property line;
- b) Shall not be located on any portion of the lot required for parking, loading, driveway or landscaped open space;
- c) Shall be screened from view from Tomken Road by a solid fence not less than 2.4 metres in height; and
- d) Shall also be subject to the requirements and restrictions of the M1 zone and all the general provisions of this By-law which are not in conflict with those set out in the amendment to the zoning by-law.

This will be added to the Zoning By-law amendment requirements.

Technical Requirements

The following are brief synopses of the documents that were provided in support of the development application. Each study provides required information to address the needs of the community and informs the City and the developer as to how the community will be built.

Planning Justification Report

A Planning Justification Report, prepared by W.E. Oughtred & Associates Inc., was submitted to the City to provide a rationale for the development and the associated policies within the Planning Act, Provincial Policy Statement, the Region of Peel Official Plan, the Official Plan and Zoning By-law. Staff reviewed the report and is satisfied with the justification provided by the applicant.

Traffic Impact Study

A Traffic Impact Study and Truck Swept Path Analysis, prepared by Trans-Plan Transportation Engineering, was submitted to the City to provide a rationale for the proposed use of unlimited truck and trailer storage on site. The report indicates that the proposed development would generate minimal traffic volumes, and thus, have minimal traffic impacts on the surrounding road network. No roadway improvements or signal timing adjustments were found necessary. The accesses for the subject site are expected to operate well with the proposed design. An on-site vehicle circulation review was completed to demonstrate the proper circulation of design vehicles within the site.

Conclusion

The proposed Zoning By-law Amendment application represent good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan, as implemented through the City's policy framework. Further, the application is consistent with the principles and policy direction of

the City's Official Plan and appropriately considers matters of Provincial Interest as set out in Section 2 of the *Planning Act*.