

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 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 (section 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 (section 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 (section 1.3.2.3).

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

The subject lands are within the “Built-Up 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 (section 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;
- In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated (2.2.5.4)
- 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.
- The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows (section 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 along a "Primary Intensification Corridor" on Schedule 1 – City Concept; "Industrial" and "Business Corridor" on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The "Employment" designation 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 proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- Primary Intensification Corridors are those which are primarily identified as higher order transit corridors linking major destinations within and beyond the City. These include Queen Street; Main Street/Hurontario Street

(shown in the Region of Peel Official Plan as forming part of the Regional Intensification Corridor); Steeles Avenue; Bovaird Drive; Mississauga Road; Bramalea Road and, Airport Road. Primary Intensification Corridors shall be planned to accommodate intense mixed use development at higher densities supported by the City's highest level of transit service (3.2.6.1).

- It is the objective of the Employment Area policies to (Section 4.4 a, b, c, d & i):
 - Retain and enhance business, industry and employment opportunities within Brampton;
 - Designate high quality employment areas close to major transportation and transit facilities that support the principles of complete communities by providing convenient access to jobs and that are compatible with adjacent natural areas and land uses;
 - Encourage a City-wide average live-work ratio of 2:1 by 2031 that will contribute to sustainability and enhance the quality of life of the community;
 - 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; and
 - Provide for a land use pattern to ensure that industries and sensitive land uses are appropriately designed, buffered and/or separated from each other.
- The "Industrial" designation 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 (4.4.2.1);
- 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 provisions of Section 39 of the Planning Act, 1990, regarding the enactment and subsequent extensions to such by-laws shall apply (5.10.1)
- The City shall, in considering the enactment of a temporary use by-law, be satisfied that (5.10.2.i-v):
 - The proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses;

- The temporary use does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation;
 - The temporary use does not interfere with the development of adjacent areas that are developing in accordance with this Plan;
 - Adequate provision will be made for off-street parking and loading facilities; and,
 - The temporary use does not create a service demand that the City and other relevant public authorities cannot fulfill.
- 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 (5.10.3).
 - Upon the expiry of the time period(s) authorized by a temporary use bylaw, the use of land, buildings or structures that were permitted under such a by-law shall cease to exist and shall not be considered nonconforming within the context of the Planning Act or this Plan (5.10.4)

The proposal is consistent with the policies of the City of Brampton Official Plan. An amendment to this plan is not required.

Secondary Plan:

The property is designated “Highway & Service Commercial” and “Prestige Employment” in the Airport Intermodal Secondary Plan (Area 4). The Airport Intermodal Secondary Plan policies that are applicable to this application include but are not limited to:

- Uses permitted on lands designated Prestige Industrial on Schedule 4 shall include (1.4.1.i-ix):
 - research and development facilities, warehousing, manufacturing, processing, assembly, packaging, repairing and fabricating provided that such uses operate within an enclosed building and have no outside storage;
 - offices ancillary to an industrial use;
 - business, administrative and government office buildings;
 - product showroom and display facilities;
 - one restaurant per industrial mall;
 - ancillary retail and service uses;
 - hotels, motels and banquet halls;
 - recreation facilities or structures;
 - day nurseries.
- Outside storage is not permitted in the Prestige Employment designation, except for lands which are zoned for industrial uses and directly about the

Canadian National Railway right-of-way, north of Queen Street East, and for the properties municipally known as 7900 Airport Road, 750 and 850 Intermodal Drive, where appropriate outside storage screening shall be provided (1.4.2).

- Uses permitted on lands designated Highway and Service Commercial on Schedule 4 may include (2.5.1.i-ix):
 - retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food; 5
 - home furnishing, garden centres and home improvement retail warehouse;
 - automobile service stations, gas bars, repair facilities, sales and leasing establishments, and associated uses;
 - restaurants;
 - convenience stores;
 - personal service shops;
 - recreation facilities and community clubs;
 - offices;
 - banks, trust companies or financial institutions;
 - retail establishments; and
 - hotels/motels and banquet halls.

The proposal will be evaluated against the Temporary Use By-law policies under section 5.10 of the City of Brampton Official Plan. Section 5.10.3 of the Official Plan states Temporary Use By-laws may be passed without the necessity of amending the Official Plan. An amendment to the Secondary Plan will not be required for this application.

Zoning By-law:

The property is currently zoned as “Agricultural-1499 (A-1499)” and “Agricultural-2969 (A-2969)” by By-Law 270-2004, as amended.

In order to accommodate the proposed temporary use, the Zoning By-law must be amended. The applicant has proposed to temporarily amend the Zoning By-law to a site specific Agricultural (A) zone. The proposed ‘A’ zone is to permit the following:

1. The purpose permitted by the ‘A’ Zone;
2. Outdoor storage of motor vehicles for a period of three (3) years

Documents Submitted in Support of the Application

- Cover Letter;
- Temporary Zoning By-law Amendment Application;
- Survey;
- Parcel Abstract;

- Draft Public Notice Signage;
- Public Consultation Strategy;
- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Concept Site Plan; and
- Site Servicing, Grading and Drainage Plan.