

**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 Region of Peel Official Plan and the City of Brampton Official Plan.

**Planning Act**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;
- f) The adequate efficient use of communication, transportation, sewage and water service and waste management systems;
- h) The orderly development of safe and healthy communities;
- p) The appropriate location of growth and development; and
- r) The promotion of built-form that is well-designed, encourages a sense of place and provides for high quality public spaces.

**Provincial Policy Statement**

The proposal will also be reviewed for its compliance to the Provincial Policy Statement 2020 (PPS). The PPS policies that are applicable to this application include, but are not limited to:

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;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- 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; and
- f) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Section 1.1.3.1 - Settlement Areas shall be the focus of growth and development

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize the negative impacts to air quality and climate change and promote energy efficiency;

- d) Prepare for the impacts of a changing climate
- e) Support active transportation; and
- f) Are transit-supportive, where transit is planned, exists or may be developed.

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

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) Providing opportunities for a 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;
- c) 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;
- e) ensuring the necessary infrastructure is provided to support current and projected needs

Section 1.3.2.1 – Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.6.6.1 Planning for sewage and water services shall

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
  - i. Municipal sewage services and municipal water services; and
  - ii. Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible.

Section 1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness

Section 2.1.1 Natural features and areas shall be protected from the long-term.

Section 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

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

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 subject lands are located within the 'Built-Up Area' of the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

Section 2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
  - 1. have a delineated built boundary;
  - 2. have existing or planned municipal water and wastewater systems; and
  - 3. can support the achievement of complete communities
- c) Within settlement areas, growth will be focused in:
  - a. Delineated built-up areas;
  - b. Strategic growth areas;
  - c. Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
  - d. Areas with existing or planned public service facilities

Section 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

Section 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;
- b) 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;
- c) Planning to better connect areas with high employment densities to transit; and
- d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

### **Region of Peel Official Plan**

The subject application is within the “Urban System” area 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:

Section 5.3 - The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.

Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.

Section 5.3.1.2 – To achieve sustainable development within the Urban System.

Section 5.3.1.3 – To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.

Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans.

Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.

Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification.

Section 5.5.3.1.1 – To achieve compact and efficient urban forms. Section 5.5.3.1.2 – To optimize the use of existing infrastructure and services.

Section 5.5.3.1.3 – To revitalize and/or enhance developed areas. Section 5.5.3.1.4 – To intensify development on underutilized lands.

Section 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

Section 5.6.2.6 – Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.

Section 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.

### **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. The subject property is designated 'Provincial Highways' and 'Open Space' in the Official Plan. An amendment to the Official Plan is required to facilitate the proposed development. The proposal will be evaluated against the Official Plan to ensure it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

Section 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.

Section 4.4.2.2 – The City will accommodate employment growth to 2031 in the order of 70,000 to 90,000 employment land employment jobs, which may include limited amounts of service, retail, office and institutional uses. This growth will occur on new lands designated primarily as employment land and existing vacant employment lands.

Section 4.6.6.1 - The precise boundaries and alignments of natural heritage features and areas as indicated on Schedule “D” will be determined site specifically on the basis of the policies of this Plan and in consultation with the appropriate Conservation Authority.

Section 4.6.6.3 - The extent of the City’s natural heritage system will be evaluated and identified through a watershed plan, subwatershed studies (see Section 4.6.1) Environmental Implementation Reports /Studies (see Section 4.6.2) and natural heritage system studies prepared through the City’s development approval process and in consultation with the relevant agencies. A review of the adjacent land should also be undertaken as part of these studies. Natural hazards must be adequately addressed in accordance with Provincial natural hazards standards and Regulatory requirements. The results of these studies may refine the extent of natural heritage features designated on Schedule “D”. If a particular area is not subject to a broad level planning exercise (for example a Secondary Plan), refinement of boundaries of natural features and concerns for the adjacent lands may be determined on a site by site basis through an Environmental Impact Study subject to the approval of the City in consultation with the relevant Conservation Authority. Any such refinements to the boundaries of features or their buffers will not require an amendment to Schedule D.

Section 4.6.6.4 - Further to policy 4.6.6.3, the required comprehensive environmental study will assess the potential impacts of a development proposal within and/or adjacent to the natural heritage system, to define requirements to eliminate, minimize and mitigate impacts and to assess opportunities for restoration and linkages or where possible, enhancement.

Section 4.6.6.8 - Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule “D” unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.

Section 4.7.1.2 - The Open Space designation on Schedule “A” indicates major open space features. These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands. Many of these environmental features have been recognized as having city-wide, regional or provincial significance, as described in Section 4.6 Natural Heritage and Environmental Management.

## **Secondary Plan**

The property is located in the Highway 410 and Steeles Secondary Plan, but is currently not designated. An amendment to the Secondary Plan is required for the proposed development. This application is proposing to designate the lands '*General Employment 1*' and '*Natural Heritage System*.'

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

Section 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.
- b) Ancillary uses that serve the principal industrial use.
- c) A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

Section 3.1 – Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan

Section 3.1 – the Natural Heritage System shall include:

- i. Valleylands/ Watercourse corridors
- ii. Woodlands
- iii. Wetlands
- iv. Storm water management ponds
- v. Environmentally sensitive/ significant areas
- vi. Areas of natural and scientific interest (ANSI)
- vii. Fish and wildlife habitat
- viii. Greenbelt plan natural system

## **Zoning By-law**

The property is zoned 'Industrial One – M1', 'Agricultural Zone - A' and 'Floodplain Zone - F'.

An amendment to the Zoning By-law is currently not being submitted concurrent with the Official Plan Amendment Application and will be required, where needed, in a future development submission.

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

- Application Form
- Cover Letter
- Concept Plan
- Draft Notice Signage
- Planning Justification Report
- Archaeological Assessment

- Draft Official Plan Amendment
- Floodplain Study
- Functional Servicing Report
- Natural Heritage Report
- Phase I Environment Site Assessment
- Phase II Environmental Site Assessment
- Stormwater Management Brief
- Traffic Impact Study
- Urban Design Brief
- Parcel Abstract
- Plan of Survey

The City may request further technical information necessary for its review, based on agency circulation or public input. Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.