

APPLICATION TO TEMPORARILY AMEND THE ZONING BY-LAW

The proposed development is to permit a motor vehicle sales establishment on the north-easterly portion of the lands for a temporary basis for a period of three (3) years.

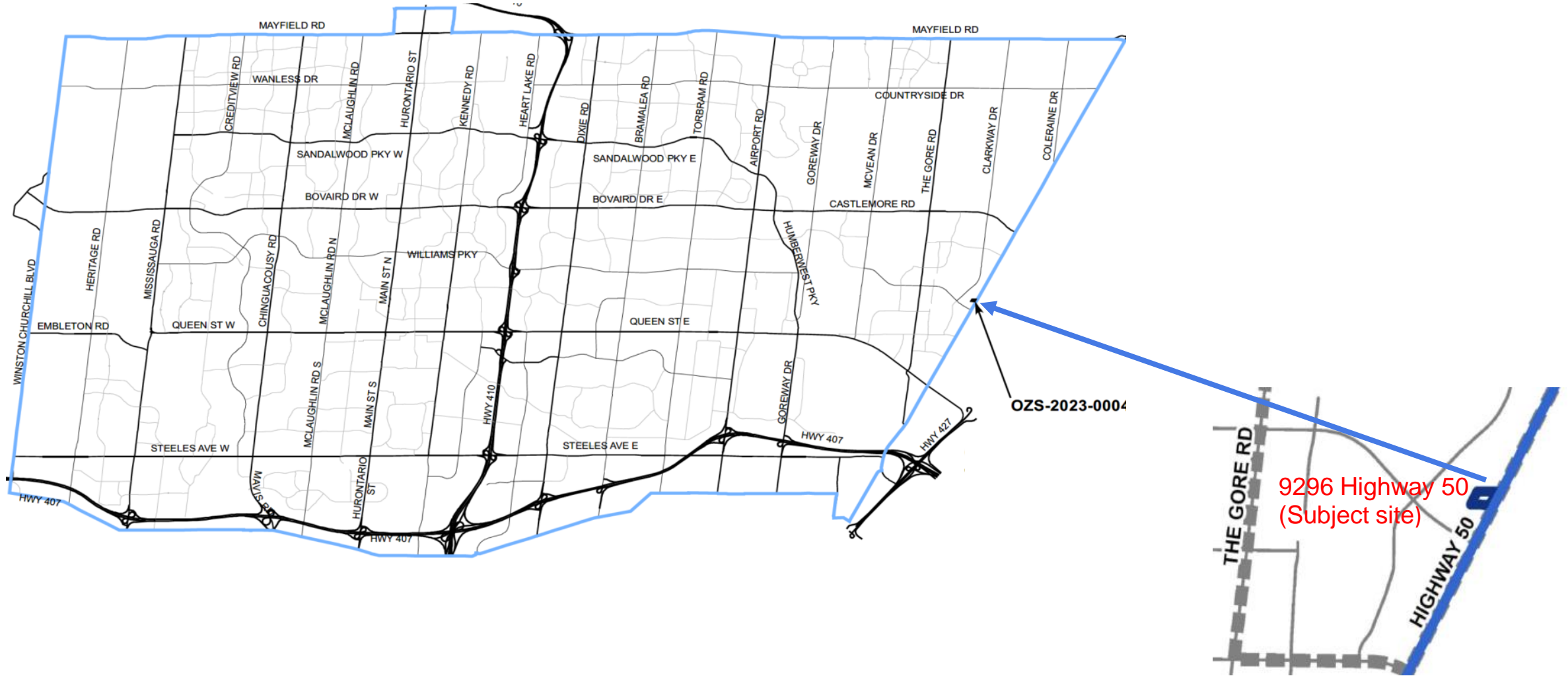
9296 Highway 50

City of Brampton File # : OZS-2023-0004

Application By:
George Karathanassis c/o Glen Schnarr and Associates Inc.

WARD : 10
REGIONAL COUNCILLOR: Gurpartap Toor
CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY












AREA CONTEXT



- North:** A single-detached dwelling and vacant lands subject to a future townhouse development.
- South:** A single-detached dwelling and a retail plaza.
- East:** Vacant land for future development located within the City of Vaughan.
- West:** Two-storey residential dwellings.

Legend

 SUBJECT LAND	 AGRICULTURAL	 INSTITUTIONAL	 ROAD
	 COMMERCIAL	 OPEN SPACE	 UTILITY
	 INDUSTRIAL	 RESIDENTIAL	

AREA CONTEXT



DEVELOPMENT PROPOSAL

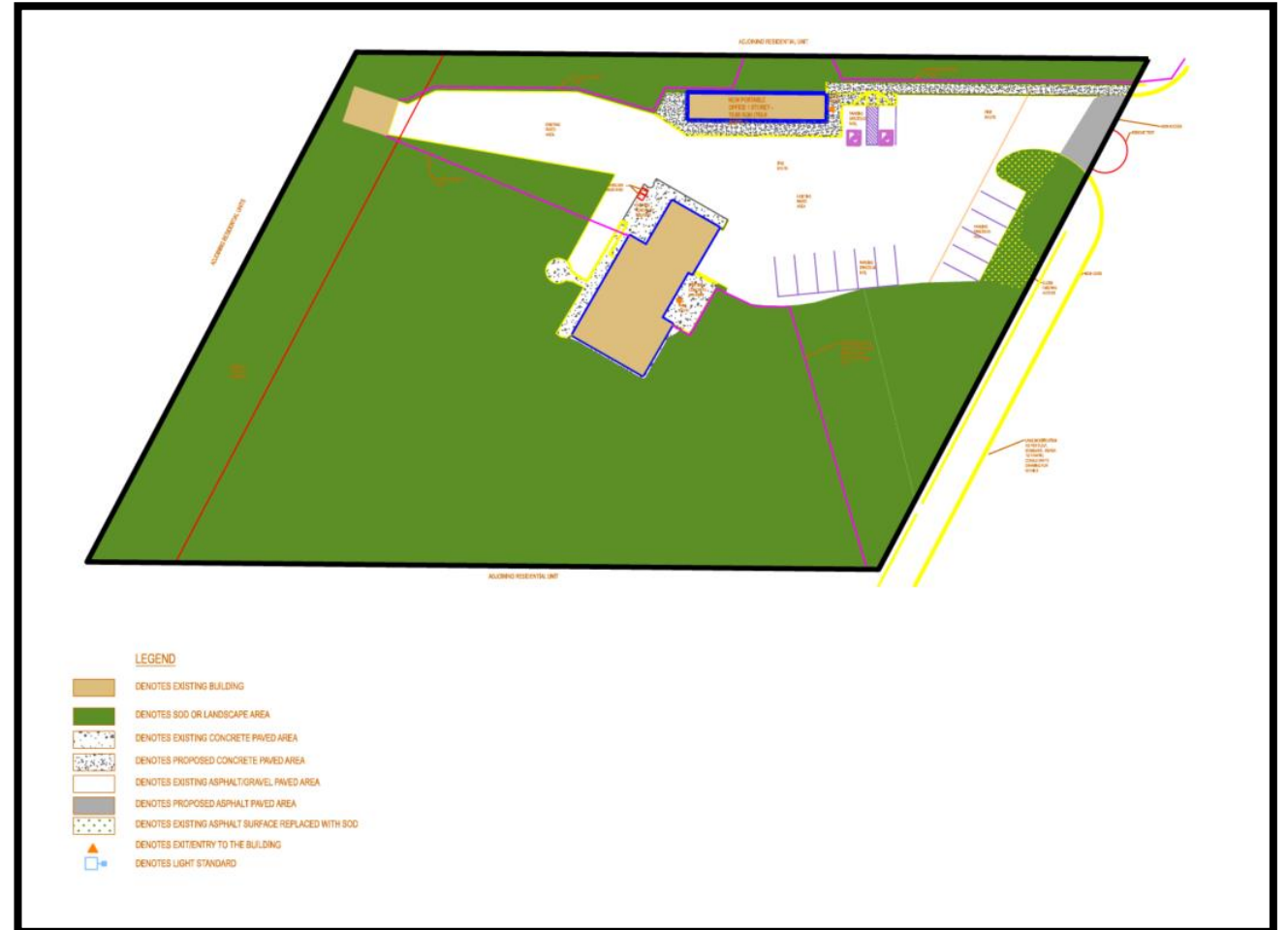
The Temporary Amendment to the Zoning By-law proposes:

The temporary development of a motor vehicle sales establishment on the north-easterly portion of the lands for a temporary basis for a period of no more than three (3) years.

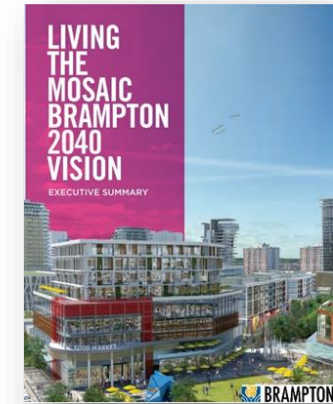
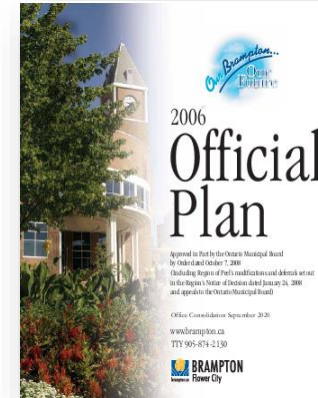
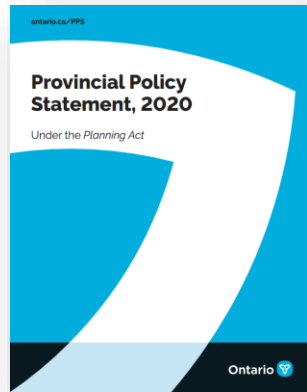
Further details include:

Lot Area: 0.73 Hectares (1.81 acres)

- New parking area to accommodate 13 vehicular parking spaces.
- Office space measured at approximately 70.85 sq.m (762.60 sq.ft).
- Existing one-storey dwelling will be retained for residential use by the property owner.



PLANNING FRAMEWORK SUMMARY



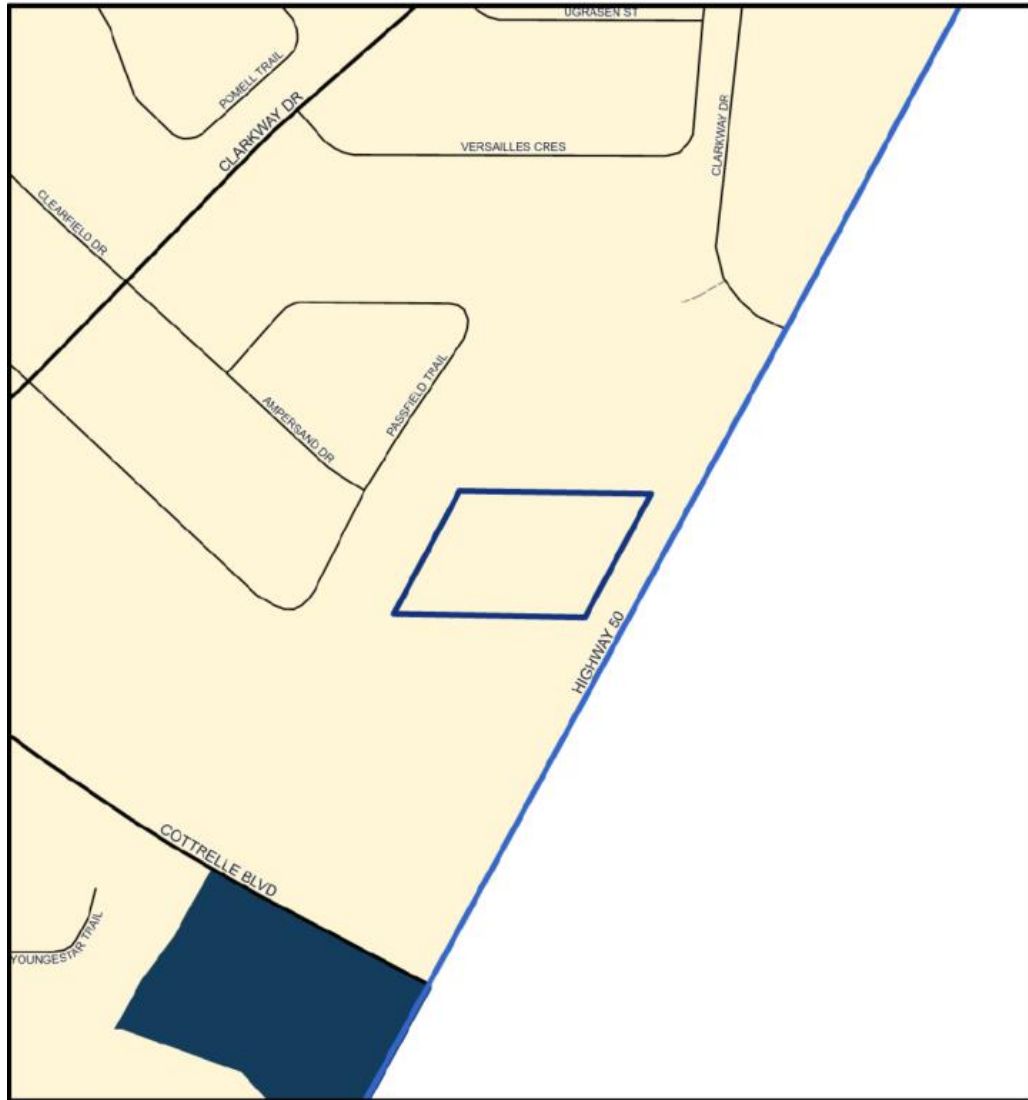
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram East Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



The property is designated 'Residential' in the Official Plan, which permits a full range of dwelling types ranging from single-detached dwellings to high-rise apartments.

Section 5.10 of the Official Plan does not require amendments to the Official Plan for temporary uses.

An Amendment to the Official Plan is not required to accommodate the proposed development.



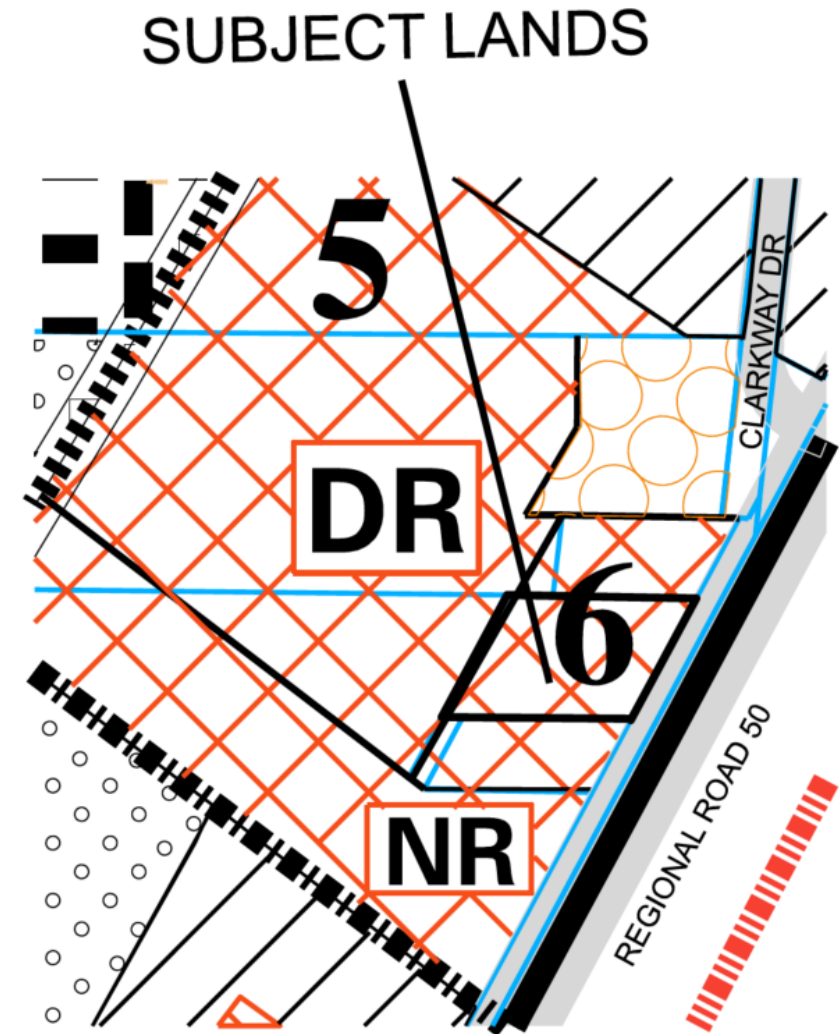
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Bram East Secondary Plan Area 41(a)

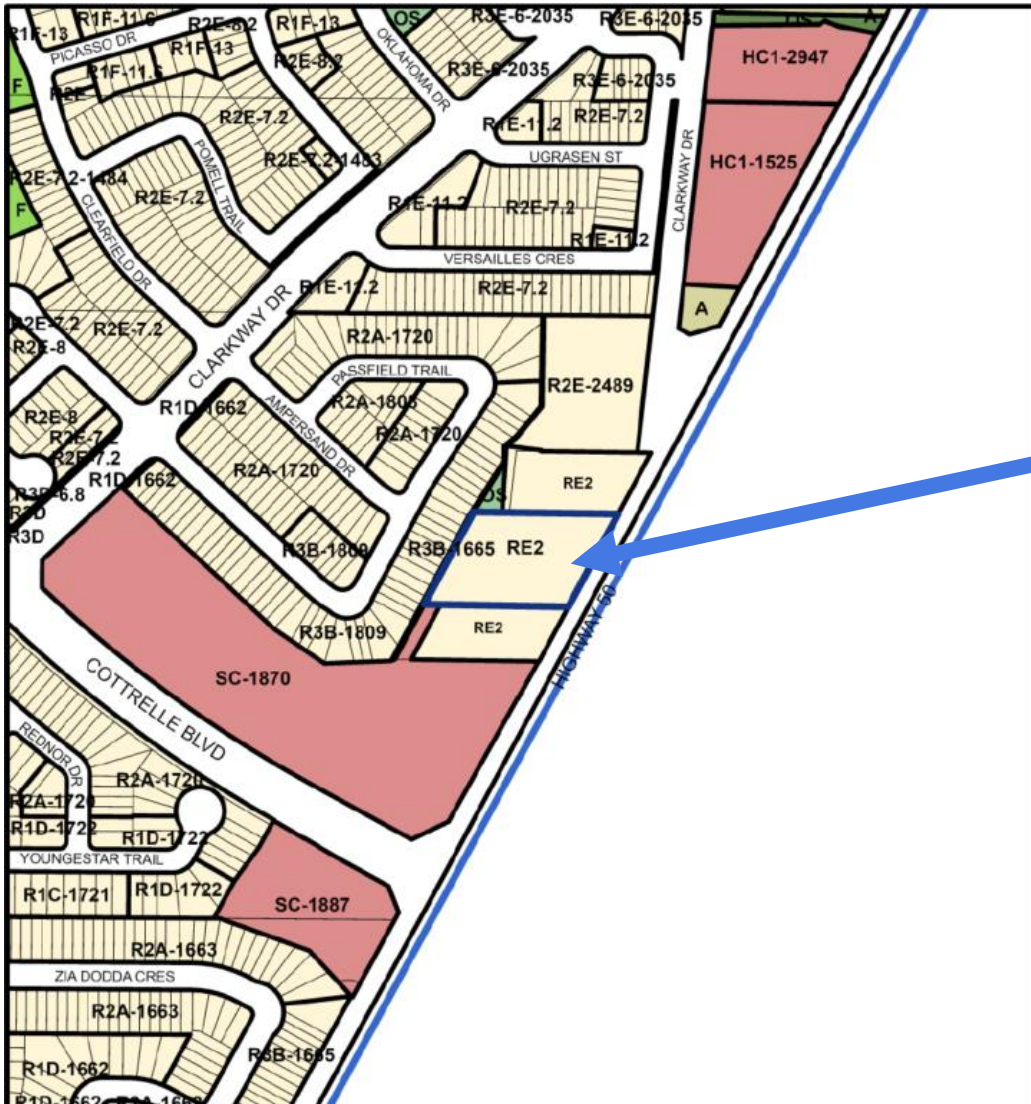
The subject property is designated 'District Retail' which permits a range of uses, including small scale retail stores, grocery stores, pharmacies and service establishments.

The property is also designated 'Special Policy Area 6', which is intended to be developed for district retail purposes.

An Amendment to the Secondary Plan is not required to accommodate the proposed development.



CURRENT ZONING CONTEXT: ZONING BY-LAW



Zoned: Residential Estate Two (RE2)

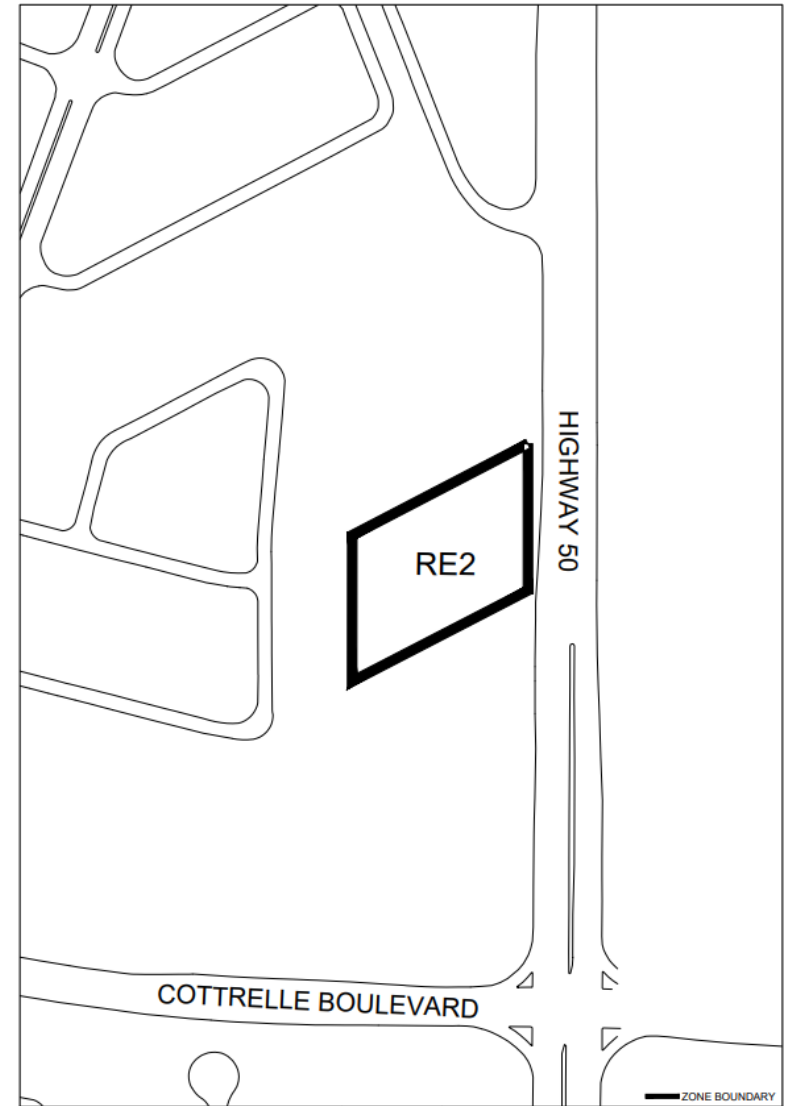
This zone permits a single detached dwelling, supportive housing residences, and non-residential accessory uses.

A Temporary Amendment to the Zoning By-law is required to permit the proposed temporary development.



PROPOSED TEMPORARY ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Residential Rural Estate Two (RE2)	<ul style="list-style-type: none">• A motor vehicle sales establishment• Minimum Lot Area: 0.70 hectares• Minimum Interior Side Yard: TBD• Minimum Rear Yard: TBD



WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- February 14th, 2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

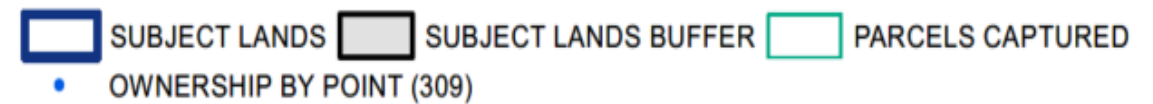
PUBLIC NOTICE MAIL OUT AREA



Notices of the Public Meeting were:

- Mailed out to all landowners of properties within 240 metres of the subject lands, and
- Advertised in the Brampton Guardian.

A sign informing of this application was posted on the property.



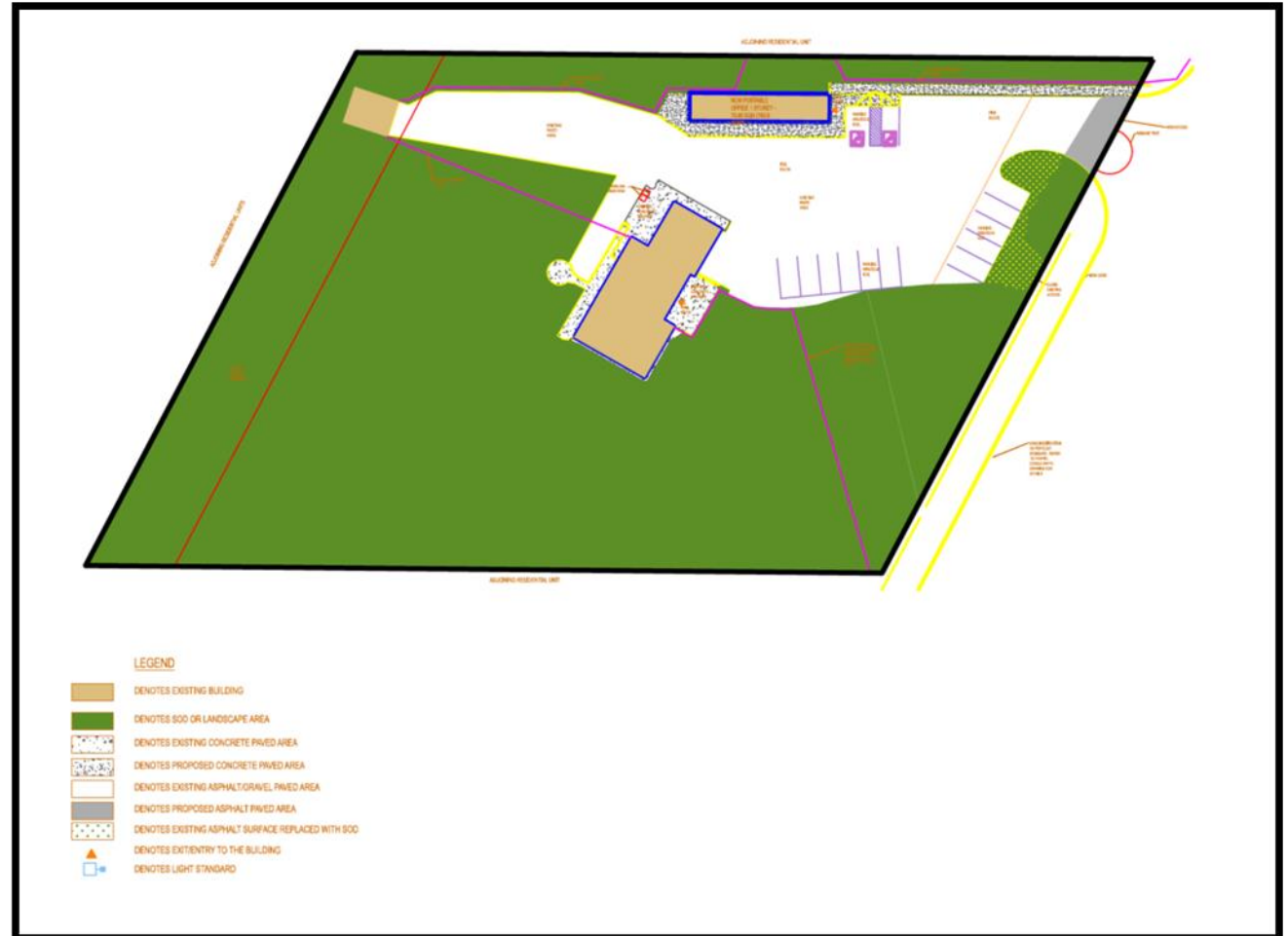
ISSUES & CONSIDERATIONS

Preliminary Issues:

- Potential traffic impacts on Highway 50 which is a Regional Road.
- Proximity to low-density neighbourhood west of Highway 50 and opportunities to provide fencing and landscaping for adequate screening.

Considerations:

- The lands are currently underdeveloped. As part of this application, the City is looking to gain a better understanding from the applicant about what their intended future use of the property is after the temporary three (3) years.



ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the [file number](#) in the required field:
File Number: OZS-2023-0004
3. On the [OZS-2023-0004 file page](#) click: The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, and a login form with fields for User Name or E-mail and Password. It also features a 'Remember me' checkbox and a 'New Users: Register for an Account' link. The bottom screenshot shows the file details page for File OZS-2023-0003, specifically the 'Documents' tab. It displays the file name 'OPA ZBA Subdivision', its status 'In Review-Pre Public Meeting', and a list of documents with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

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Home Planning

BRAMPLAN ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning
Search for an application
For assistance, please contact us at: planning.development@brampton.ca

Login
User Name or E-mail:
Password:
☐ I'm not a robot

☐ Remember me on this computer
I've forgotten my password
New Users: Register for an Account

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Search...

Home Planning

File OZS-2023-0003:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

File Info Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
R0_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
R0_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾

CONTACT INFORMATION

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- Applicant contact:
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Glen Schnarr and Associates Inc.
SebastianA@gsai.ca

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. The word "Wellington" is written on the top of the bus stop, and a "zum" logo is visible on its side. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story brick building with a curved facade and many windows. To the right of this building is a tall, narrow brick tower with a clock face near the top. A vertical sign on the side of the tower reads "CANADA 150". The street is paved, and there are some streetlights and a car visible in the distance. The entire image has a blue tint.

Thank you!