

APPLICATION TO TEMPORARILY AMEND THE ZONING BY-LAW

The proposed development includes: temporary truck and trailer parking, consisting of 144 truck and trailer parking bays.

5254 Old Castlemore Road

City of Brampton File # : OZS-2023-0006

Application By:

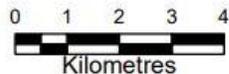
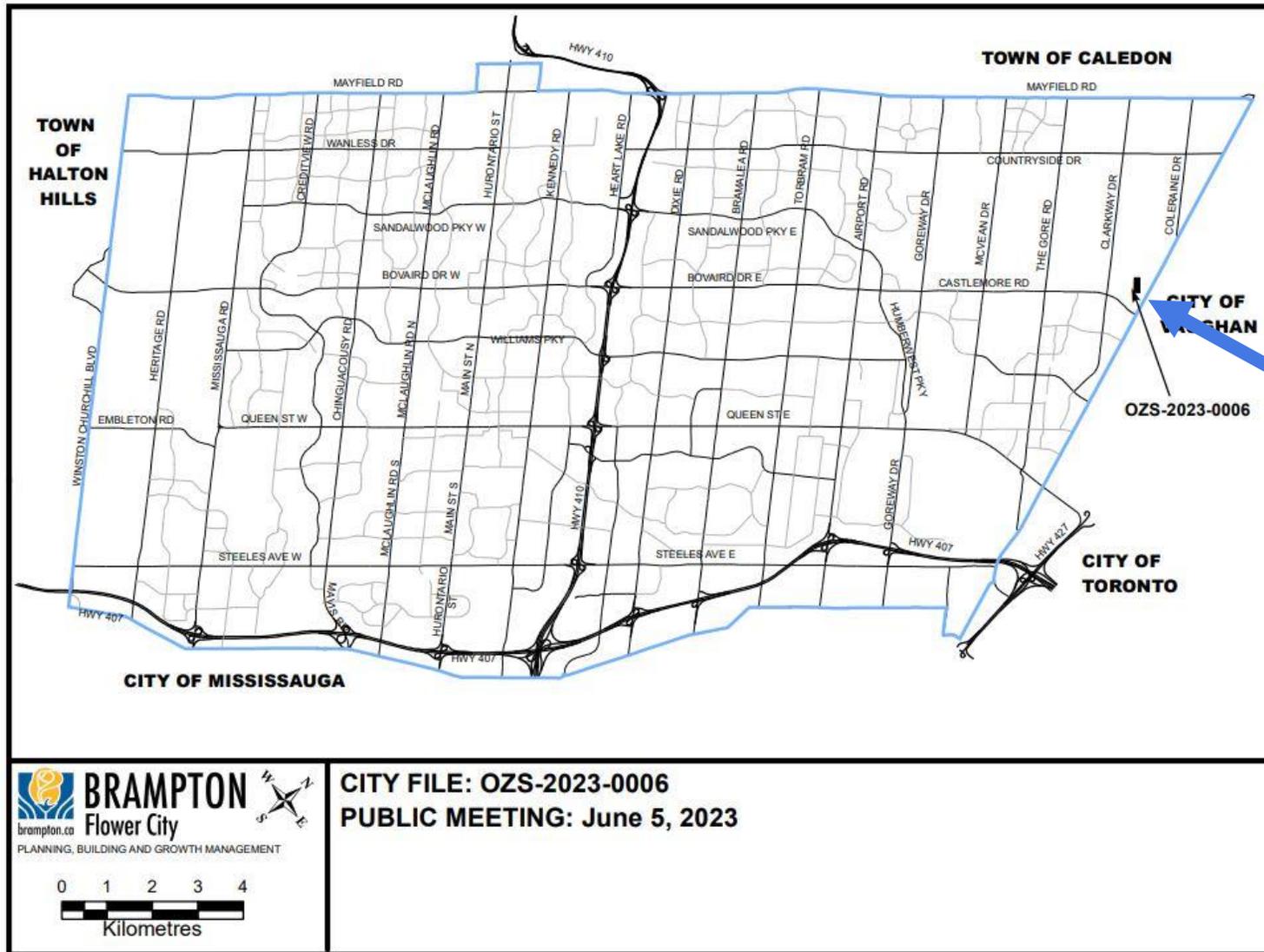
Sutharsan & Family Holdings – Blackthorn Development Corp.

WARD : 10

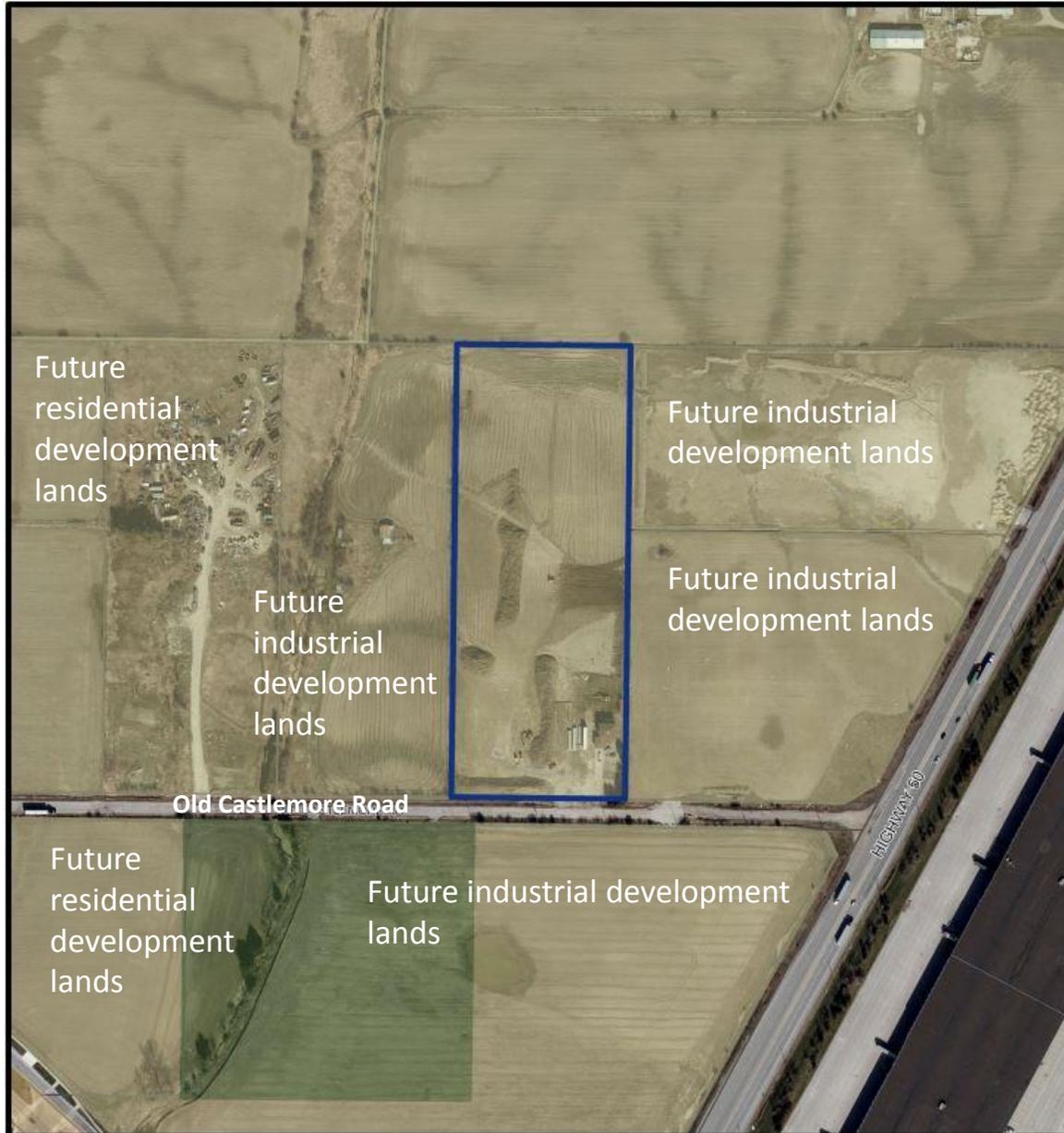
REGIONAL COUNCILLOR: Gurpartap Toor

CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Agricultural lands.

South: Old Castlemore Road, beyond which are agricultural lands, and future industrial uses subject to development application File:OZS-2022-0010.

East: Agricultural lands, and proposed industrial uses subject to development application Files: C11E11.001 and SPA-2021-0006.

West: Agricultural lands, and proposed industrial uses subject to development application OZS-2022-0020, and future residential uses subject to development applications OZS-2021-0050 & OZS-2021-0060.

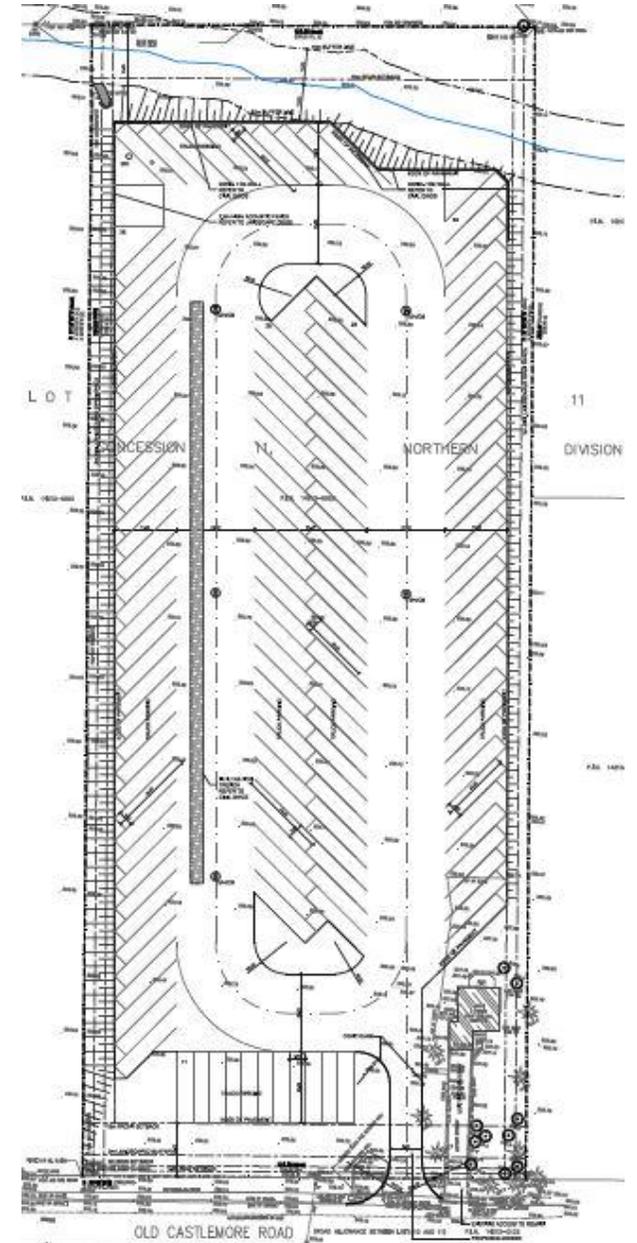
Legend

 SUBJECT LAND	 AGRICULTURAL	 INSTITUTIONAL	 ROAD
 COMMERCIAL	 OPEN SPACE	 UTILITY	
 INDUSTRIAL	 RESIDENTIAL		

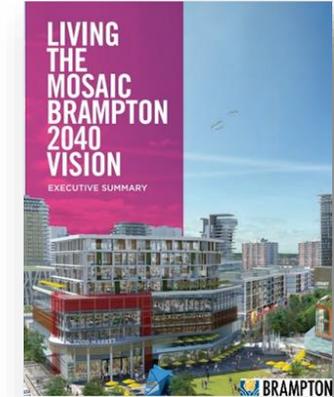
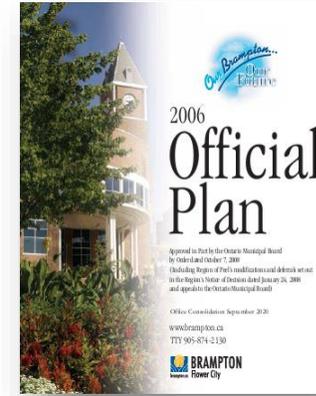
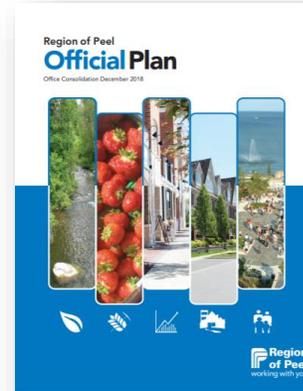
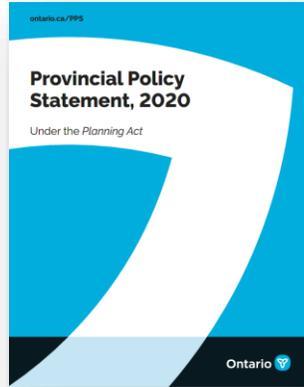
DEVELOPMENT PROPOSAL

The Temporary Zoning By-law proposes:

- Temporary (3 years) permission for 144 truck and trailer parking bays.
- Truck parking bays are each to be 20 metres by 4.5 metres.
- No temporary buildings or structures are proposed;
- The existing two-storey dwelling is proposed to remain on the site;
- The existing access to the two-storey brick dwelling is proposed to remain.



PLANNING FRAMEWORK SUMMARY



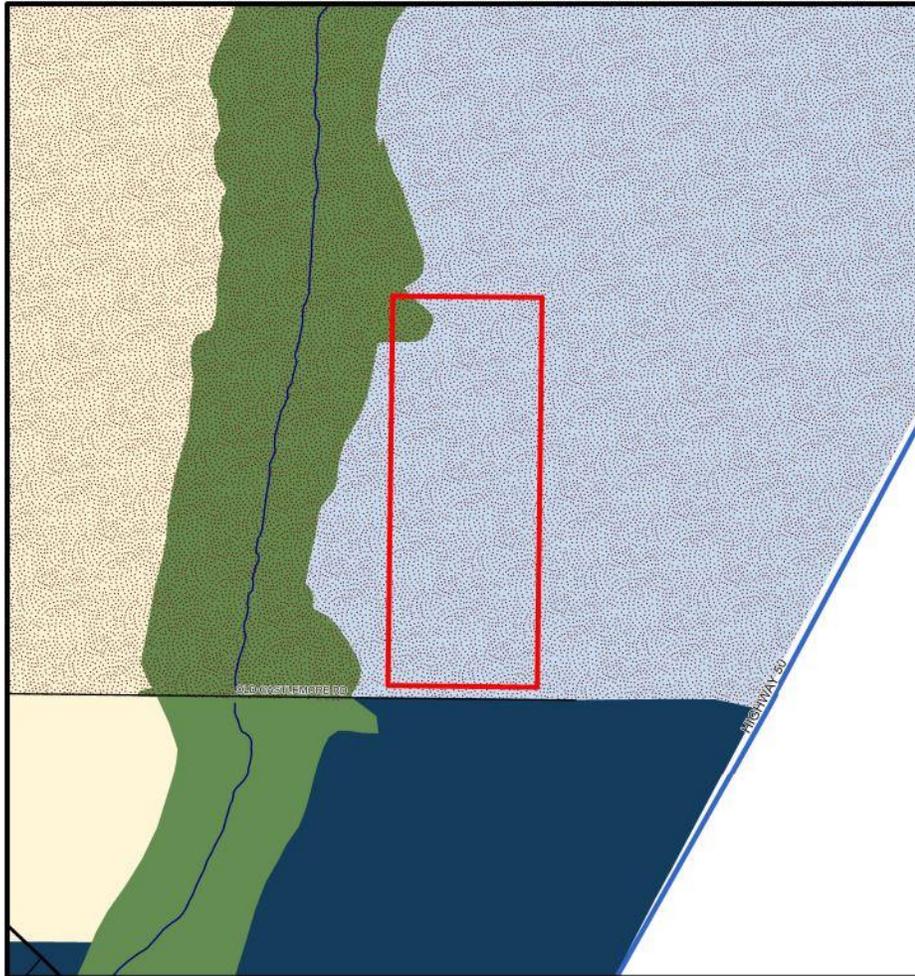
The application will be evaluated based on:

- 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
- Highway 47 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



- The property is designated 'Industrial', 'Open Space', and 'Special Study Area' in the Official Plan.
- The 'Industrial' designation permits a full range of industrial activities ranging from light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing, and distribution.
- An Amendment to the Official Plan is not required to accommodate the proposed temporary truck and trailer parking lot development.
- The Official Plan permits the passing of Temporary By-laws without the necessity of amending the City's Official Plan (S. 5.10.3).



CURRENT PLANNING CONTEXT: SECONDARY PLAN

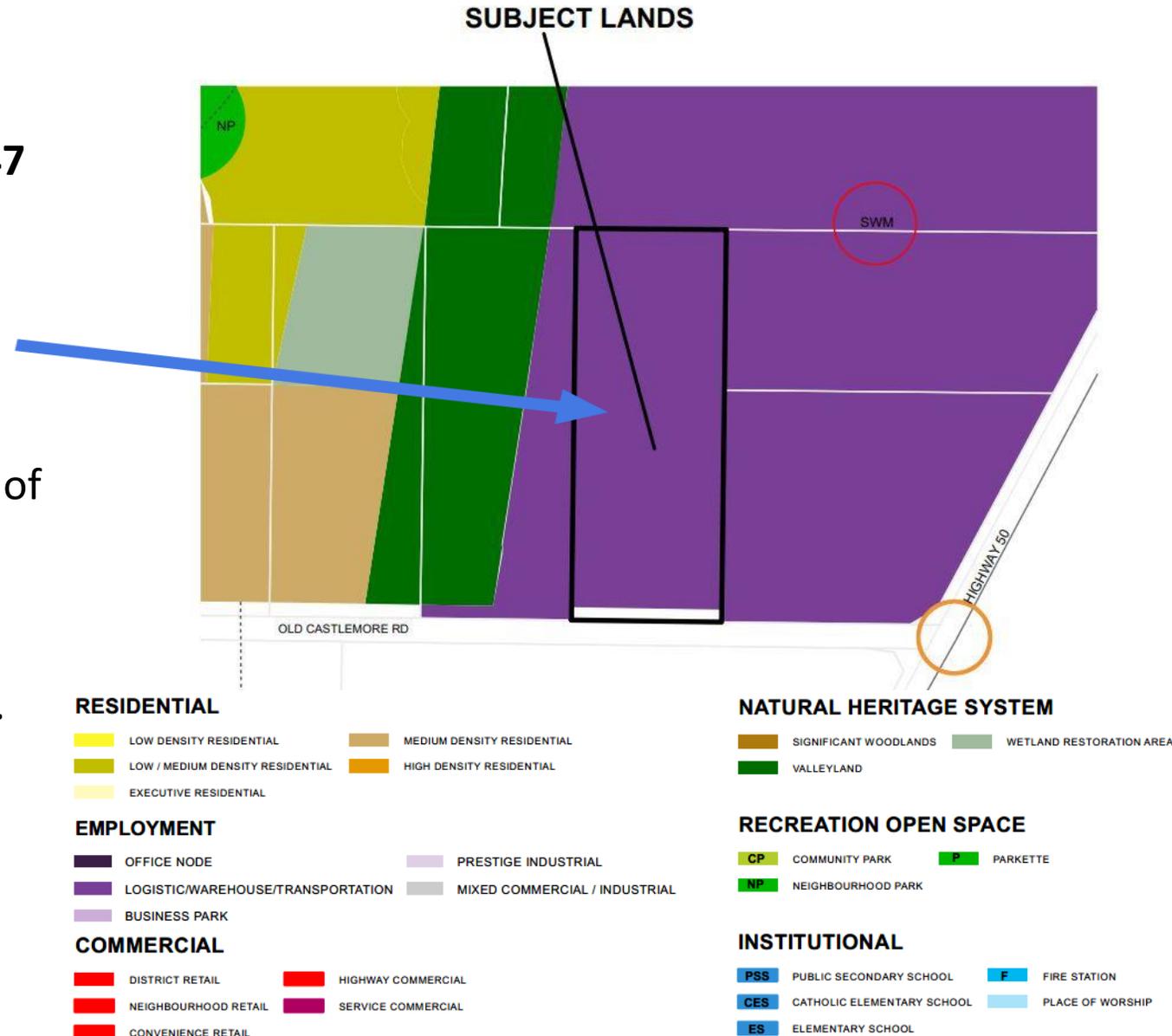
Highway 427 Industrial Secondary Plan Area 47

Designated:

- ‘Logistic/Warehouse/Transportation’

The designation permits manufacturing uses, warehousing, office uses, and outdoor storage of goods and materials.

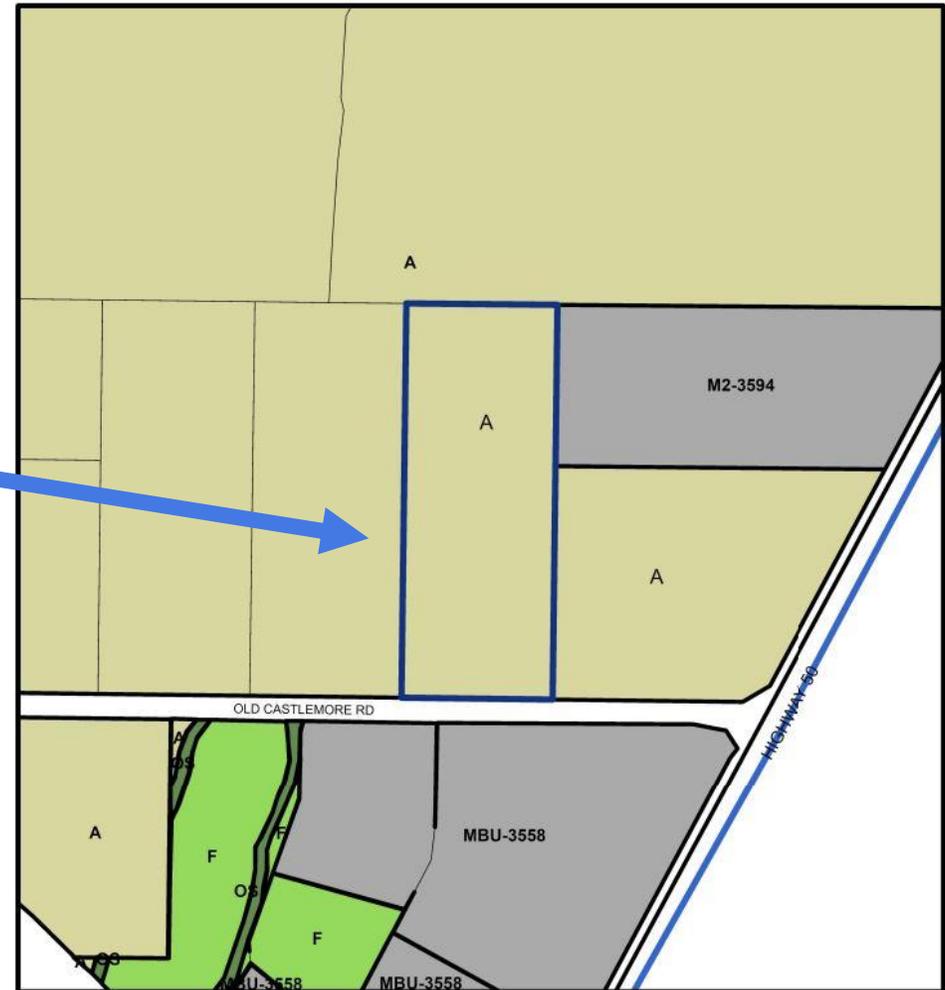
An amendment to the Secondary Plan is not required to permit the proposed development.



CURRENT ZONING CONTEXT: ZONING BY-LAW

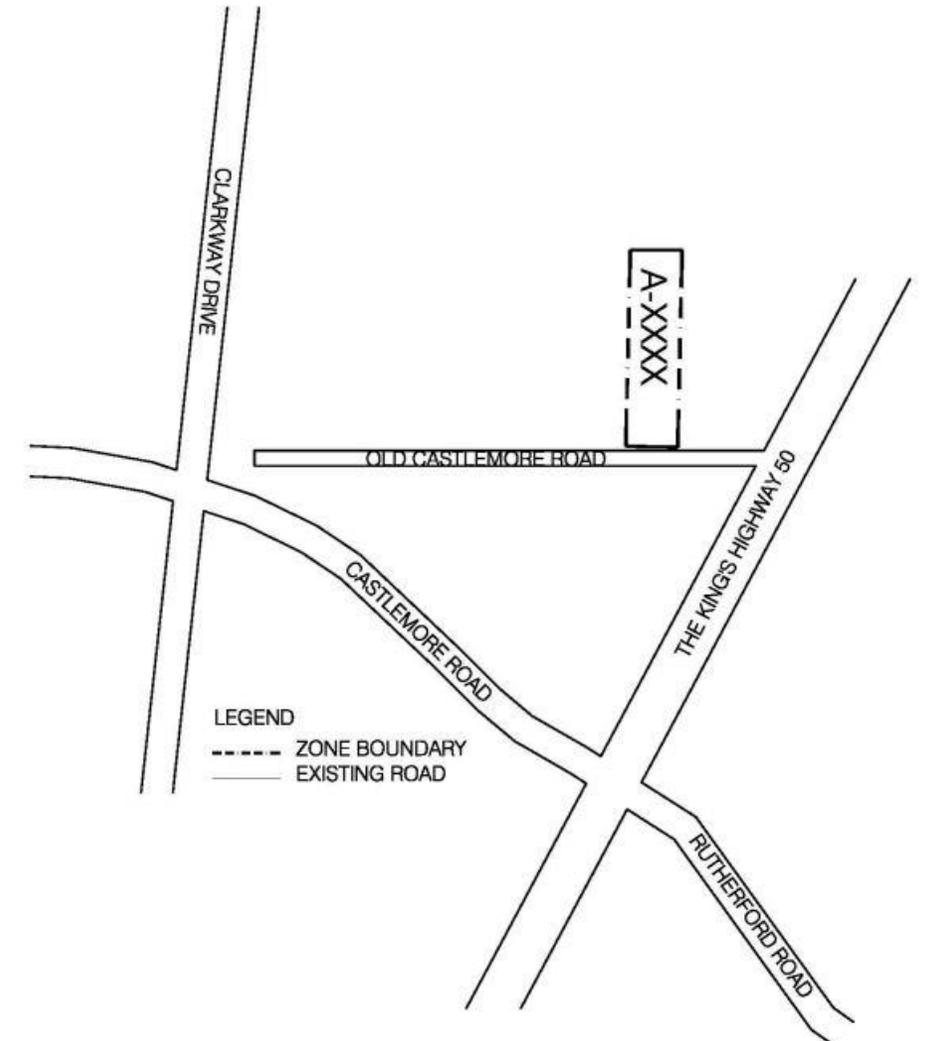
Zoned: Agricultural (A)

- This zone permits an agricultural use and associated non-agricultural uses such as a single detached dwelling.
- An Amendment to the Zoning By-law is required to permit the proposed temporary truck and trailer parking development.



PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
<p>Agricultural (A)</p> <p>“Notwithstanding the requirements and restrictions of the Agricultural Zone (A) of Zoning Bylaw 270-2004, as amended, the lands shown on Schedule ‘A’ hereto:”</p>	<ul style="list-style-type: none"> • Shall permit outside storage of oversized motor vehicles and trailers; • Minimum rear yard depth: 27 metres; • Minimum front yard depth: 15 metres; • Minimum front yard landscaped open space: 3 metres; • Minimum interior side yard depth: 6 metres; • Maximum number of oversized motor vehicles and trailer parking spaces combined: 144.



WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- March 29th, 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

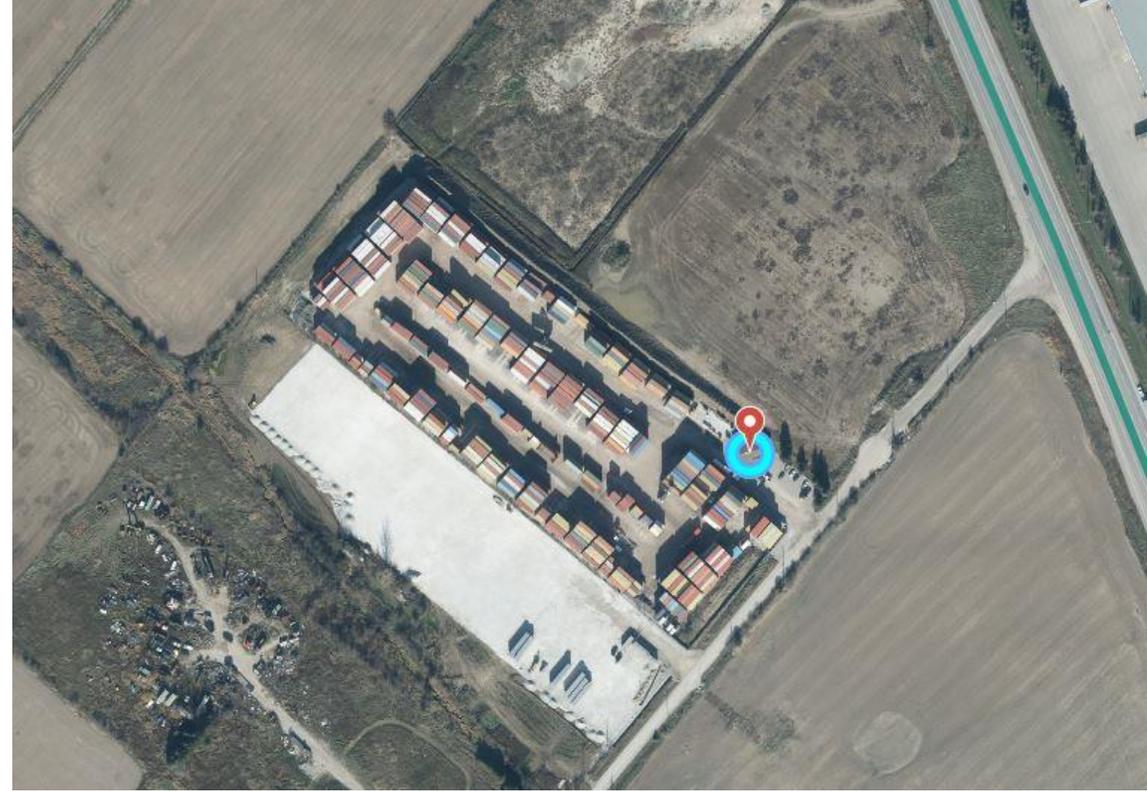
ISSUES & CONSIDERATIONS

Preliminary Issues:

- Old Castlemore Road is not built to 'Class A' standards and currently prohibits truck traffic.
- A cost sharing agreement to reconstruct Old Castlemore Road with the neighbouring landowner group;
- The site is currently being used for outdoor storage of cargo containers without the required permissions. Confirmation is required from the applicant regarding whether they will cease the existing non-permitted use.

Considerations:

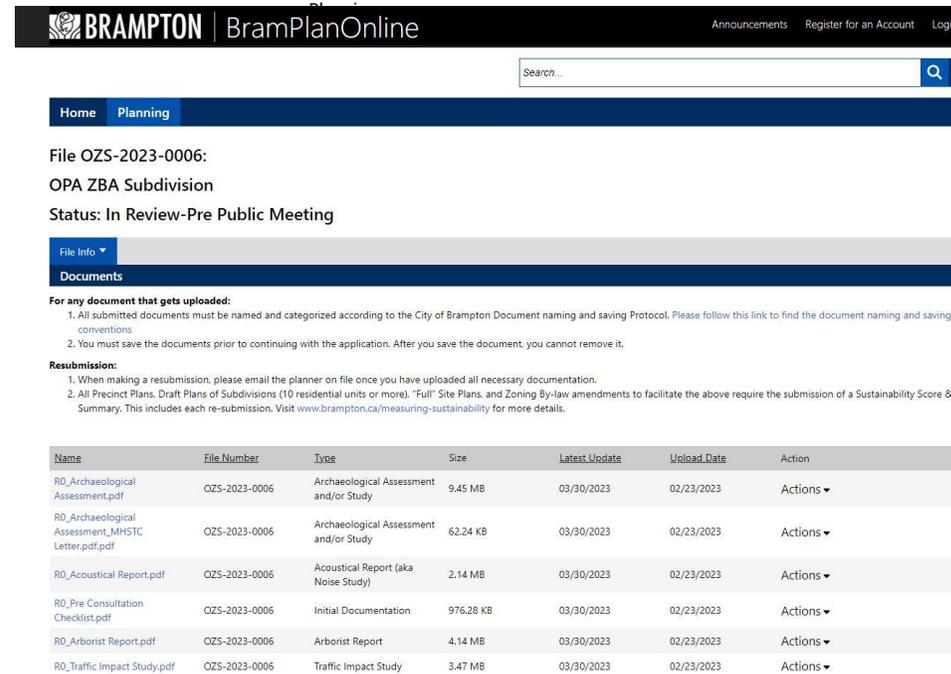
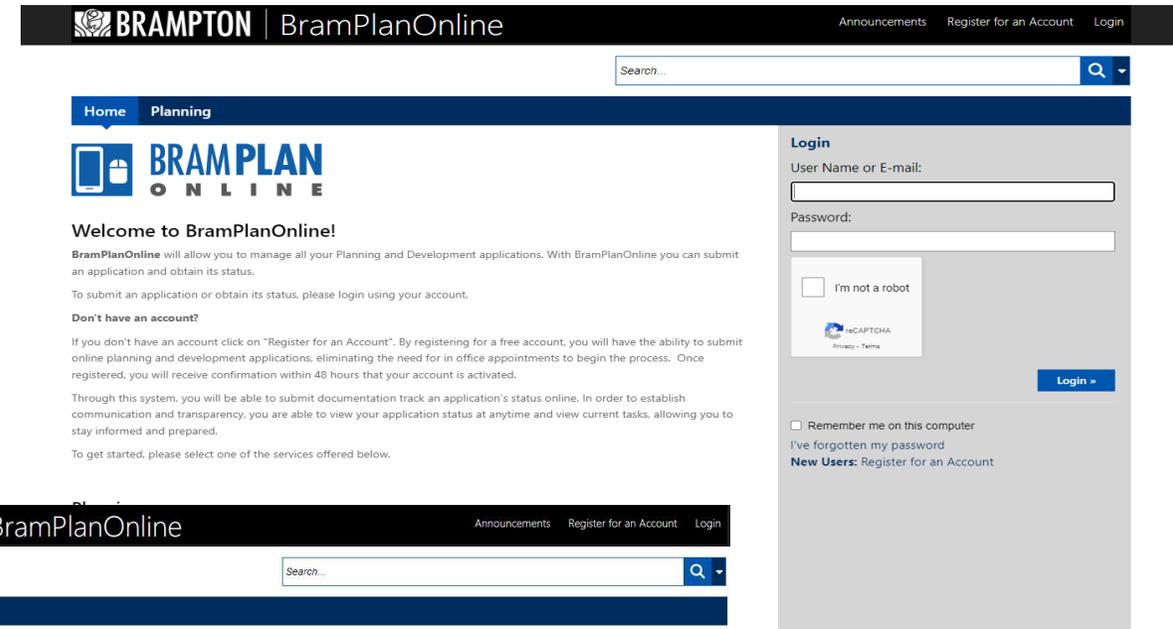
- Screening the use from Old Castlemore Road and adjacent properties;
- Proximity of the temporary use to planned future residential uses in SP47;
- Understanding of what the intended long-term use of the property is following the 3-year period for the temporary use.



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-2023-0006
3. On the [OZS-2023-0006 file page](#) click: The File Info Tab, and click documents to review all application drawings and documents.



File OZS-2023-0006:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

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_Archaeological Assessment.pdf	OZS-2023-0006	Archaeological Assessment and/or Study	9.45 MB	03/30/2023	02/23/2023	Actions ▾
R0_Archaeological Assessment_MHSTC Letter.pdf.pdf	OZS-2023-0006	Archaeological Assessment and/or Study	62.24 KB	03/30/2023	02/23/2023	Actions ▾
R0_Acoustical Report.pdf	OZS-2023-0006	Acoustical Report (aka Noise Study)	2.14 MB	03/30/2023	02/23/2023	Actions ▾
R0_Pre Consultation Checklist.pdf	OZS-2023-0006	Initial Documentation	976.28 KB	03/30/2023	02/23/2023	Actions ▾
R0_Arborist Report.pdf	OZS-2023-0006	Arborist Report	4.14 MB	03/30/2023	02/23/2023	Actions ▾
R0_Traffic Impact Study.pdf	OZS-2023-0006	Traffic Impact Study	3.47 MB	03/30/2023	02/23/2023	Actions ▾

CONTACT INFORMATION

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Thank you!