

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the temporary use of the subject lands for outside storage of oversized motor vehicles and trailers consisting of 272 truck and trailer parking bays, along with associated stormwater management swales, underground storage and landscaped buffers.

11462 Coleraine Drive

City of Brampton File: OZS-2023-0029

Application by:

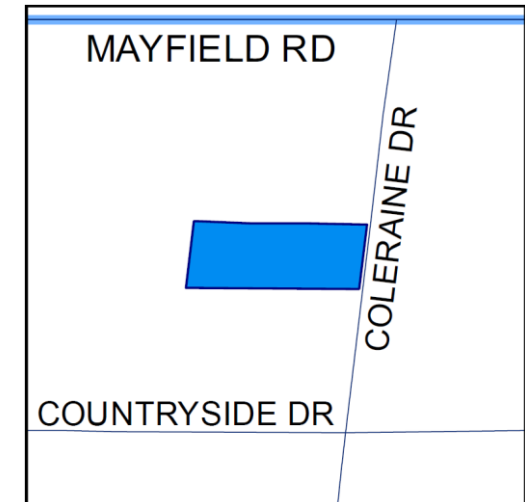
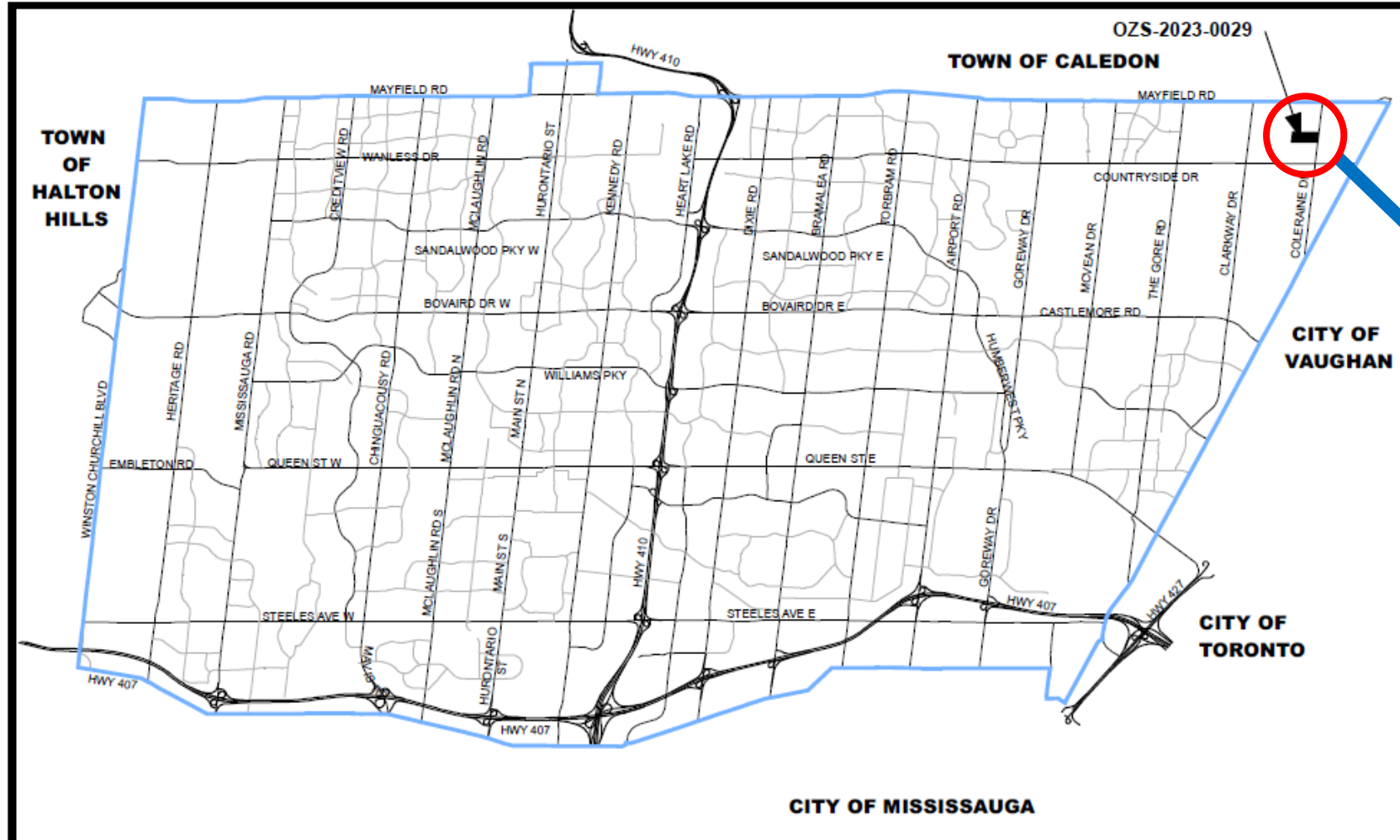
BLACKTHORN DEVELOPMENT CORP. on behalf of FALCON INVESTMENT GROUP INC.

WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR: HAKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



- North:** Agricultural and industrial uses;
- South:** Agricultural uses;
- East:** Coleraine Drive, beyond are agricultural and utility uses; and,
- West:** Agricultural uses.

Legend

| | | |
|--|---|---|
|  SUBJECT LAND |  Industrial |  Residential |
|  Agricultural |  Institutional |  Utility |
|  Commercial |  Open Space | |



Aerial Photo



Site Photos



View Looking west, from Coleraine Drive

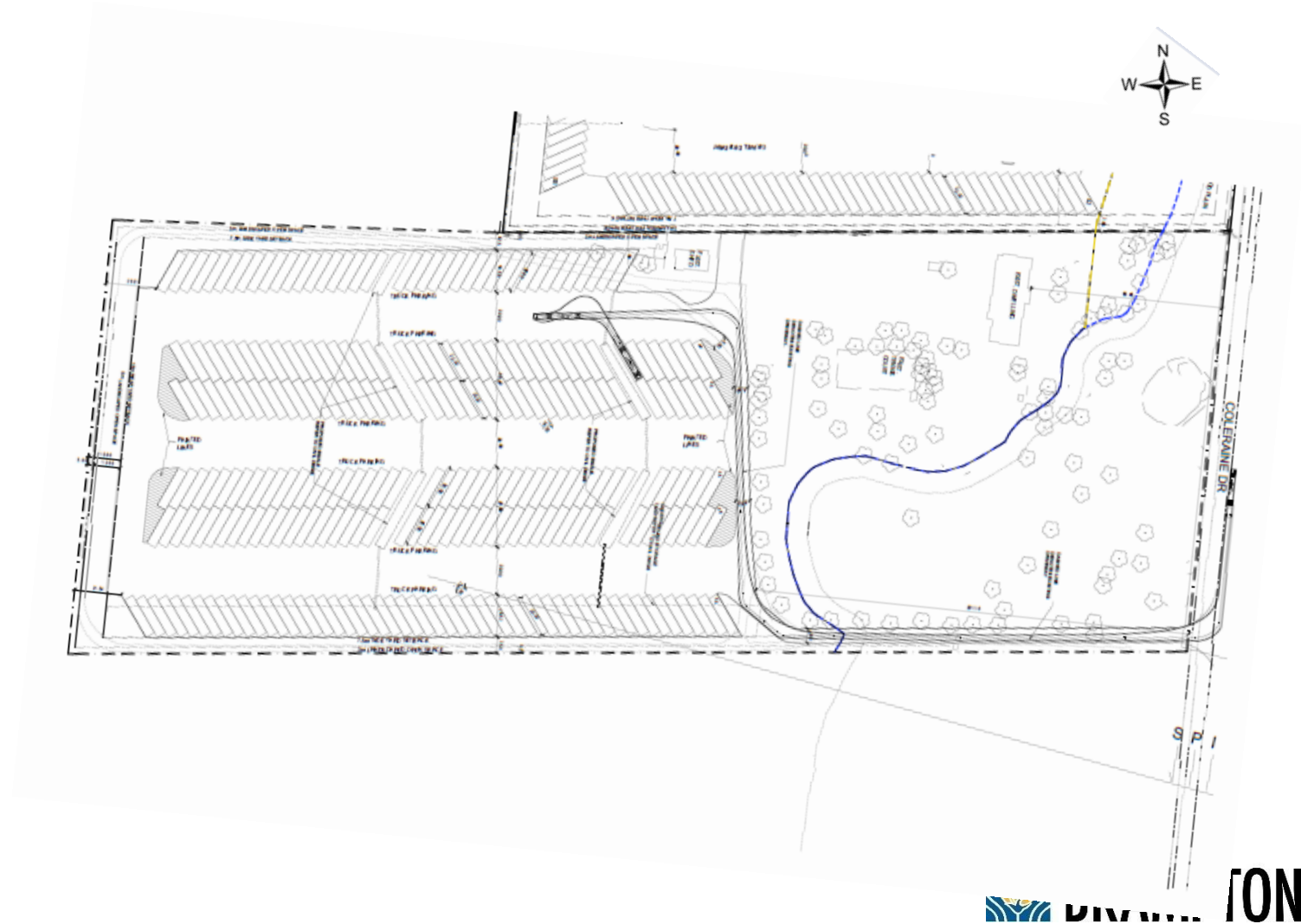


View from Subject Property driveway

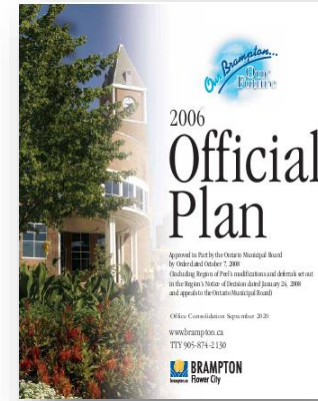
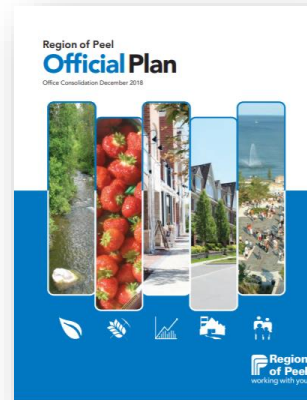
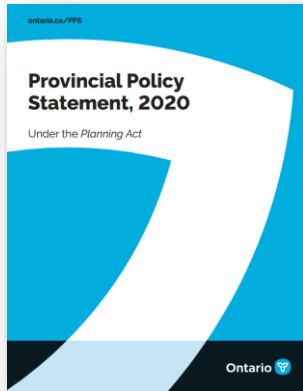
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

To facilitate the temporary use of the subject lands for outside storage of oversized motor vehicles and trailers consisting of 272 truck and trailer parking bays, along with associated stormwater management swales, underground storage and landscaped buffers.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

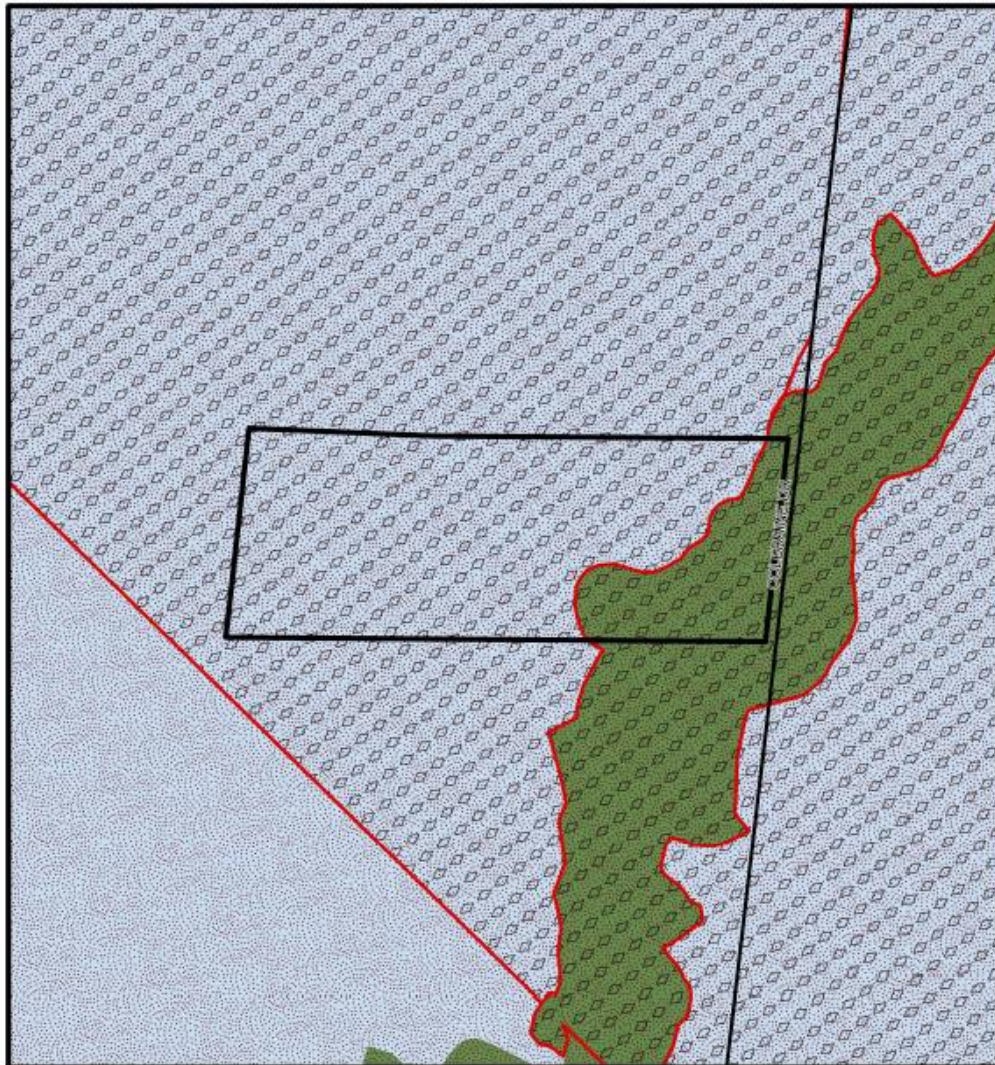
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- **OP Land Use Designation:** “Industrial”
(Schedule A – General Land Use Designations)

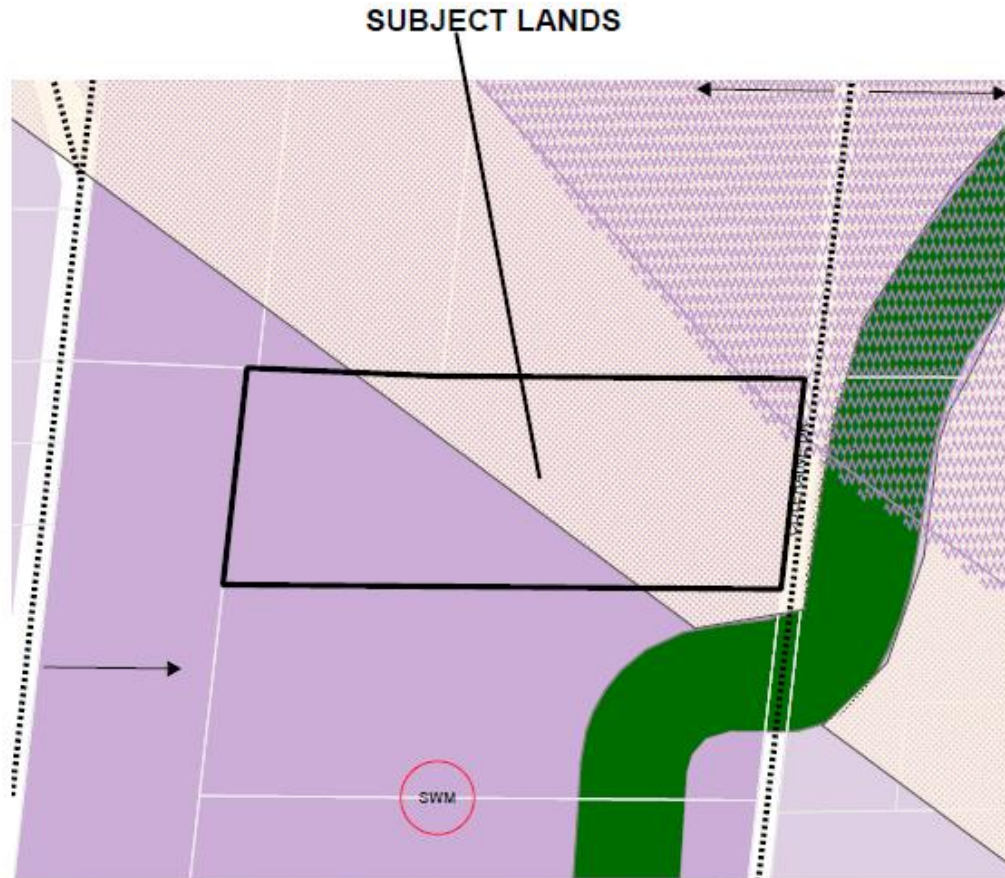
- **Permitted uses:**

A full range of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, and complimentary uses subject to specific Secondary Plan policy & designations.

An amendment to the Official Plan is **not** required for the proposed development.



CURRENT PLANNING CONTEXT: SECONDARY PLAN



EXTRACT FROM SCHEDULE SP 47(A) OF THE DOCUMENT KNOWN AS THE HIGHWAY 427 INDUSTRIAL SECONDARY PLAN

Highway 427 Industrial Secondary Plan (Area 47)

- **Land Use Designation:** 'Business Park', 'Corridor Protection Area' and 'Scoped Appealed Lands'.
- An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

COMMERCIAL

| | |
|--|------------------------------|
| | CONVENIENCE RETAIL |
| | DISTRICT RETAIL |
| | HIGHWAY & SERVICE COMMERCIAL |
| | HIGHWAY COMMERCIAL |
| | SERVICE COMMERCIAL |

EMPLOYMENT

| | |
|--|-----------------------------|
| | GENERAL EMPLOYMENT 1 |
| | GENERAL EMPLOYMENT 2 |
| | PRESTIGE EMPLOYMENT |
| | MIXED EMPLOYMENT COMMERCIAL |

INSTITUTIONAL

| | |
|--|------------------|
| | SECONDARY SCHOOL |
| | FIRE STATION |
| | PLACE OF WORSHIP |
| | L.B.P.I.A AREA |

ROADS

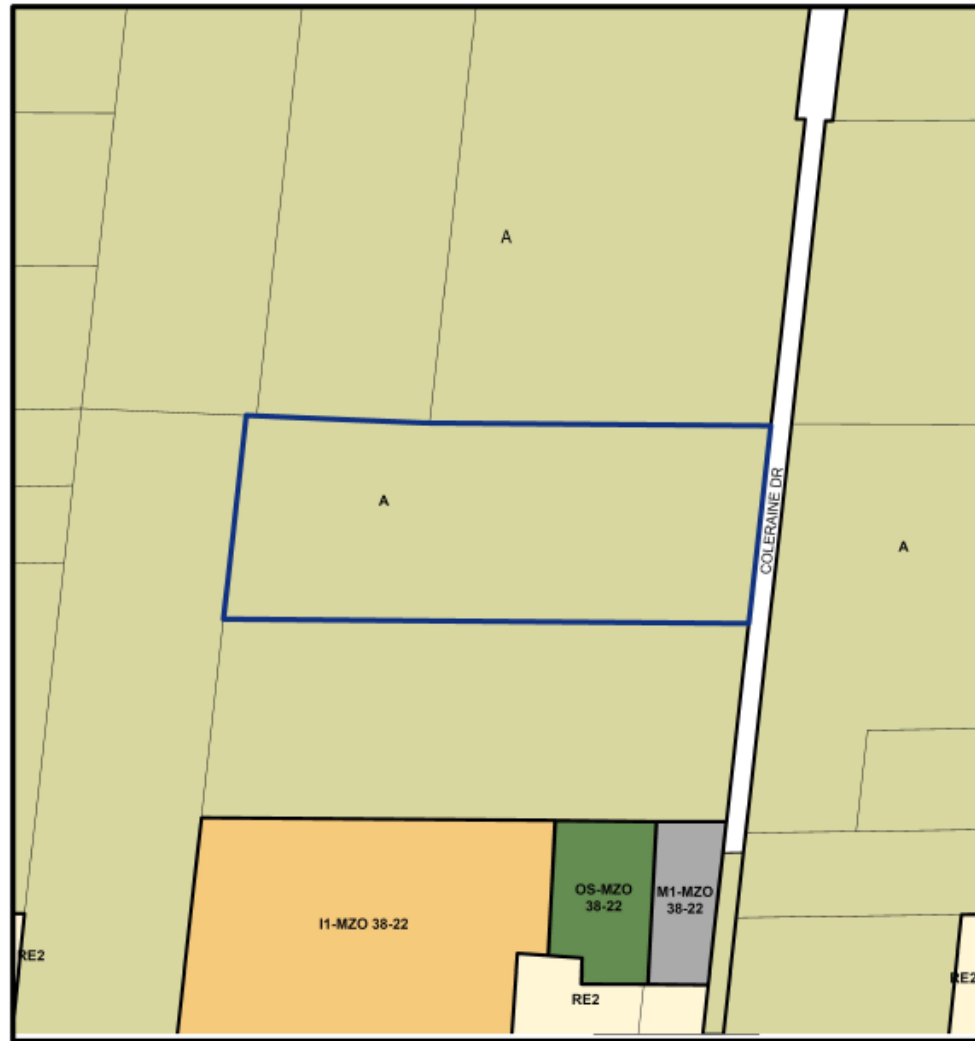
| | |
|--|---------------------|
| | COLLECTOR ROAD |
| | MAJOR ARTERIAL ROAD |
| | MINOR ARTERIAL ROAD |
| | HIGHWAY |
| | RAILWAY |

NATURAL HERITAGE SYSTEM

| | |
|--|-------------------|
| | CEMETERY |
| | FLOOD PLAIN |
| | SPECIAL SITE AREA |
| | UTILITY |



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural

Land Use Permissions:

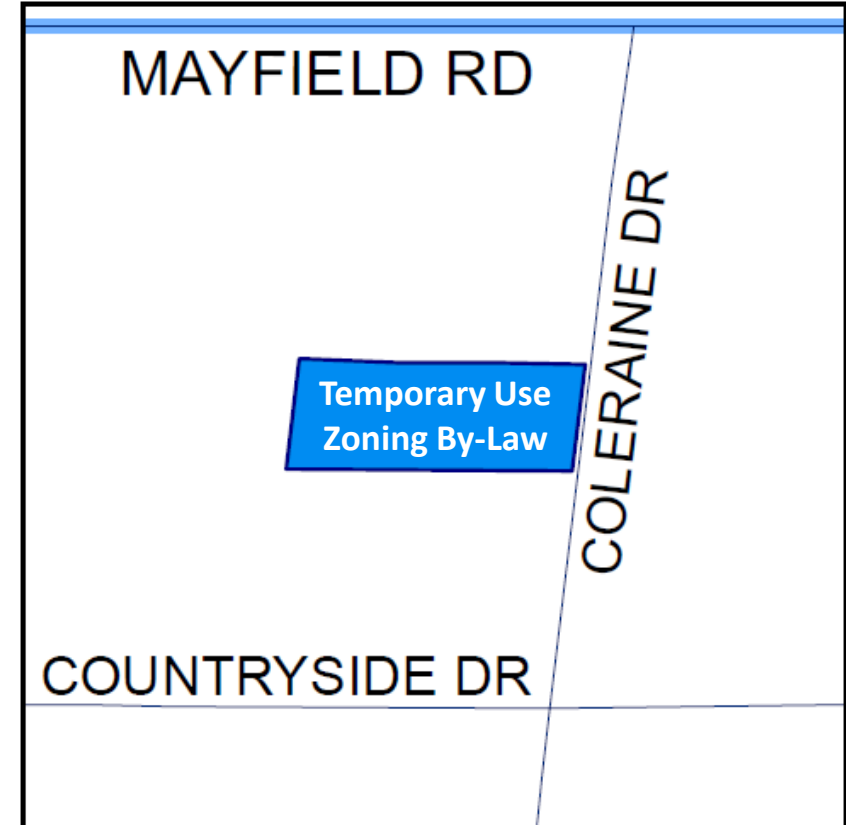
Agricultural – Section 1798 (A-1798)

- Agricultural purposes
- A driveway access(es)
- A surface parking lot
- An amendment to the Zoning By-law **is required**.



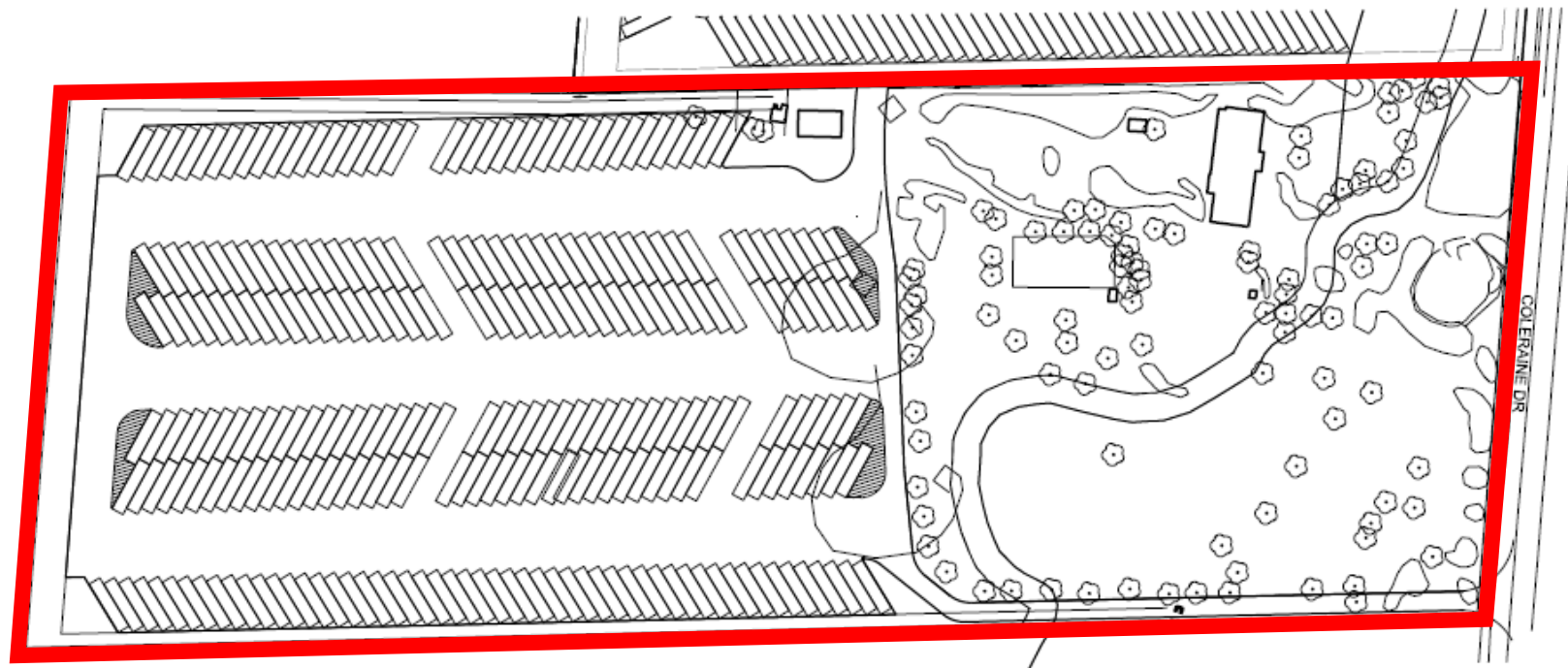
PROPOSED ZONING BY-LAW AMENDMENT


| Proposed Zone | Highlight of proposed Zone |
|-----------------------------|---|
| Temporary Use Zoning By-law | <ul style="list-style-type: none">By adding 'outside storage of oversized motor vehicles and trailers' to the list of permitted uses for temporary period of maximum 3 years. |



KEY ISSUES / CONSIDERATIONS

- Location of the floodplain relative to the Coleraine Drive frontage;
- Location of truck parking access and the need to upgrade Coleraine Drive to Industrial Truck Standards; and
- Sufficient landscape buffers will be needed to screen outdoor storage from Coleraine Drive.



 Subject Lands

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application |

Circulation to commenting departments and agencies

Notice of statutory 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

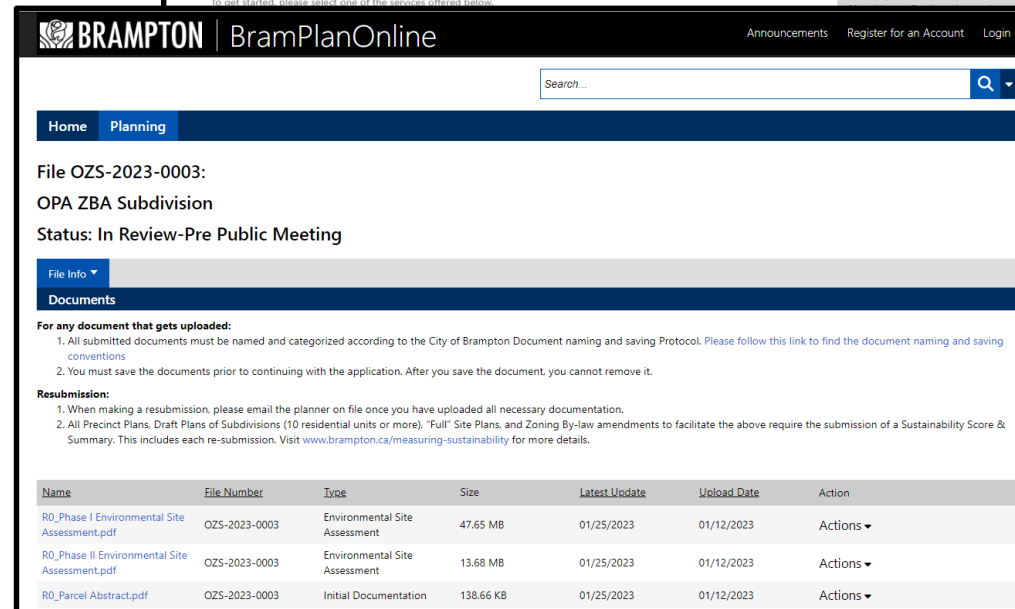
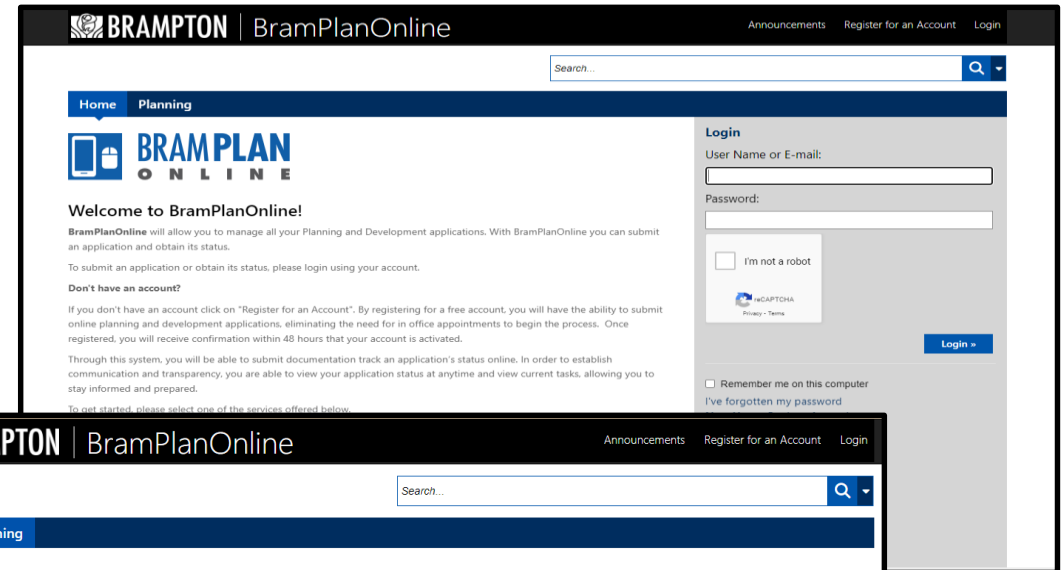
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0029**.
3. On the [OZS-2023-0029 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Samantha Dela Pena
Development Planner
City of Brampton
Samantha.DelaPena@Brampton.ca

- **Applicant information:**

Maurizio Rogato
Blackthorn Development Corp.
mrogato@blackthorncorp.ca

Thank you!