

**Results of Public Meeting (June 5, 2023) and Correspondence Received**

**OZS-2023-0006**

**Members Present:**

Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8

**Members Absent:** Mayor Patrick Brown (ex officio)

**Staff Present:**

S. Ganesh, Commissioner, Planning Building and Growth Management  
Allan Parsons, Director, Development Services  
Cindy Hammond, Director, Planning, Building and Growth Management  
David Vanderberg, Manager, Planning Building and Economic Development  
Angelo Ambrico, Manager, Development Services  
Wang Kei (Edwin) Li, Planner, Development Services  
Emma De Melo, Planner, Development Services  
Arjun Singh, Planner, Development Services  
Chinoye Sunny, Planner, Development Services  
Andrew Ramsammy, Planner, Development Services  
Alex Sepe, Supervisor, Development Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Clara Vani, Legislative Coordinator

**Item 5.1**

Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Item 11.3 was brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

- PDC066-2023
  1. That the Staff Presentation re: **Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006**, to the Planning and Development Committee meeting of June 5, 2023, be received; and
  2. That the following correspondence re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee meeting of June 5, 2023, be received:
    1. Mark Condello, Glenn Schnarr and Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Limited, dated May 30, 2023.

### **Staff Response to Comments**

The application has received some input and interest from the surrounding community. Staff are in receipt of one written correspondence from the Planning Consultant for 47-1 Country Properties Limited and Castlemore Country Properties Ltd. (c/o Country Homes). Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

### **Noise Mitigation**

#### *Issue:*

The proposed development should mitigate all sources of noise on-site to reduce impacts on proposed future residential uses to the west of the property.

#### *Response:*

An acoustical report prepared by HGC Engineering to assess the noise impacts of the proposed truck and trailer parking lot on future residential uses is submitted. Staff have confirmed that revisions to the Noise Impact Study are required to satisfy the requirements of the Ministry of Environment Conservation and Parks (MECP) guidelines. This report recommends that the proposed Holding symbol only be lifted once this requirement for a satisfactory noise study is satisfied, which will ensure appropriate noise mitigation measures are implemented on-site to protect future residential uses to the west from the impacts of noise generated from the property.

The acoustic barrier will be required to be implemented at the site plan stage of development.

### **Screening**

Issue:

The proposed development should be appropriately screened from proposed future residential uses to the west of the subject property.

*Response:*

The owner is required to provide a 3-metre landscaped buffer along the front, rear, and westerly sideyard lot lines to provide adequate screening to adjacent properties and future residential uses to the west. The owner is also required to install an acoustic barrier along the western property line, which will provide additional screening to minimize the visual impacts of truck parking from future residential uses. A 4.15 metre height restriction for oversized motor vehicles is included in the zoning by-law amendment to prevent the stacking of shipping containers on the property, and to reduce the potential for aesthetic impacts on adjacent properties.

The Temporary Use By-law is only permitted for a period of 3 years in accordance with the City of Brampton Official Plan and the Planning Act. Subsequent extensions to the 3-year land use permissions will require permission by Council.