

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of a truck wash and repair facility with an associated office/warehouse and truck and trailer parking at:

0 Goreway Drive

City of Brampton File: OZS-2023-0011

Application by:

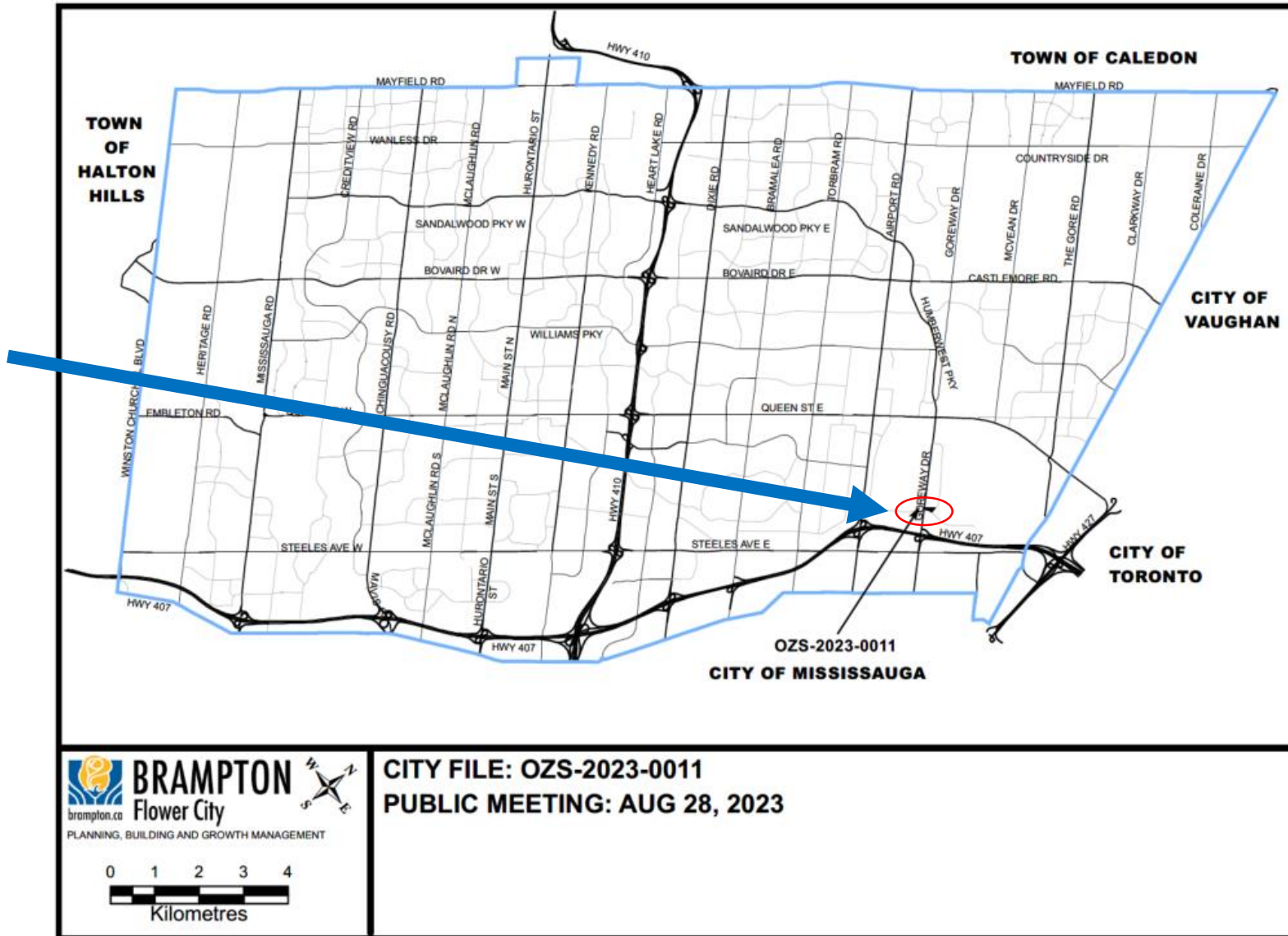
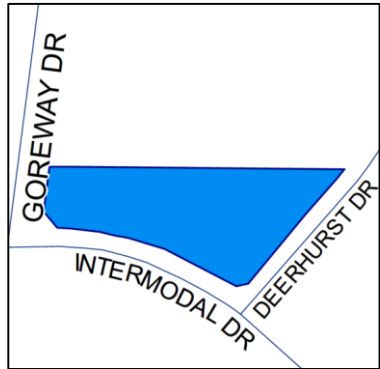
MHBC on behalf of CANUS LOGISTICS

WARD : 8

REGIONAL COUNCILLOR: PAT FORTINI

CITY COUNCILLOR: ROD POWER

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT




- North:** Industrial uses;
- South:** Intermodal Drive; beyond which are utility uses and Parkway Belt West Area;
- East:** Deerhurst Drive, beyond which are agricultural and utility uses, within the Parkway Belt West Area; and,
- West:** Industrial uses, including the Canadian Tire – A.J Biles Distribution Centre.

Legend



AREA CONTEXT



 Subject Land

Site Photos



View from Deerhurst Dr, looking south



View from intermodal Dr, looking northwest

Site Photos



View from the intersection of Goreway Dr
and Intermodal Drive



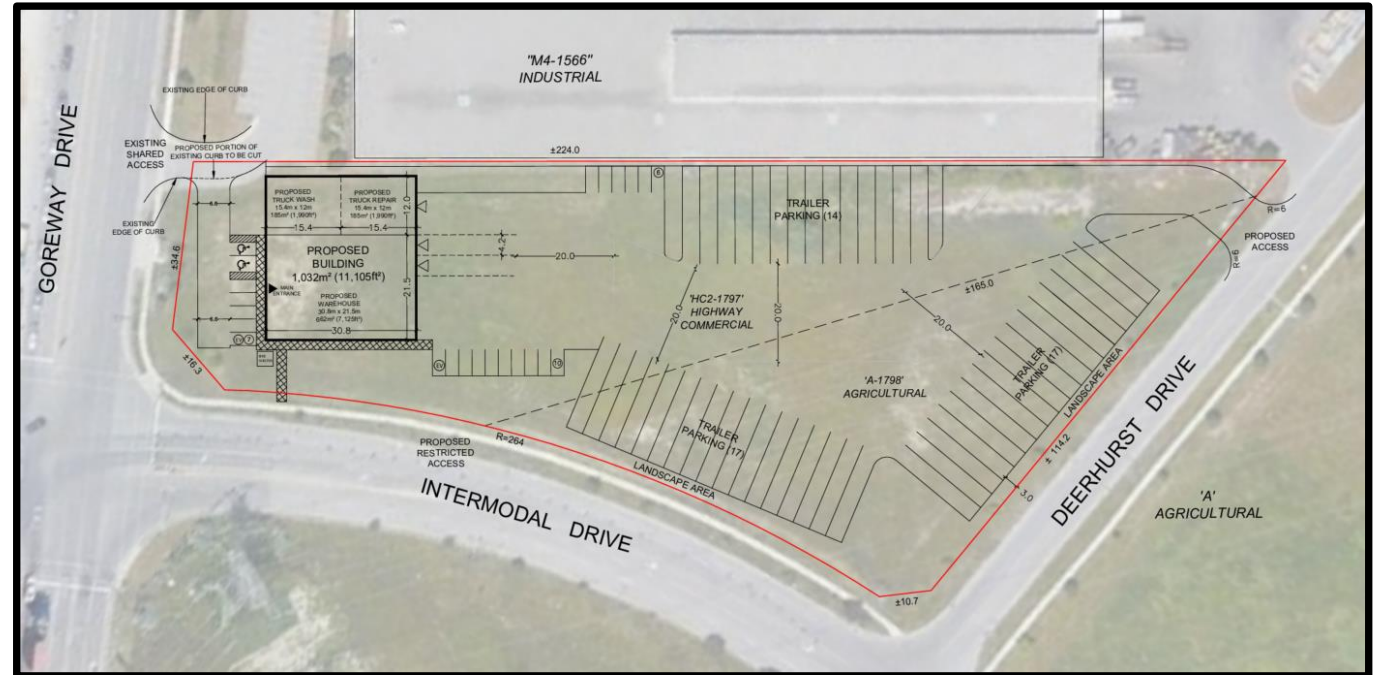
View of property fronting Goreway Drive

DEVELOPMENT PROPOSAL

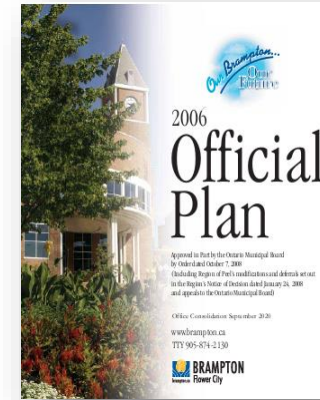
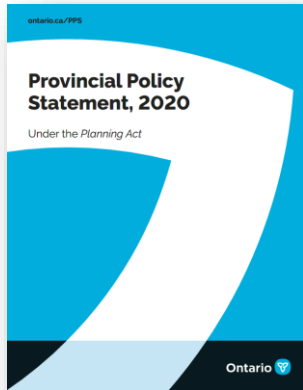
An Application to Amend the Zoning By-law:

To facilitate the development of a truck wash and repair facility with supporting office and warehouse and include ancillary truck and trailer parking at the rear of the property.

- Total Area: 1.27ha
- Building Area: 1,032m²
- Parking: 23 stalls for cars and 48 for trailers
- Truck entrance proposed on Deerhurst Drive



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

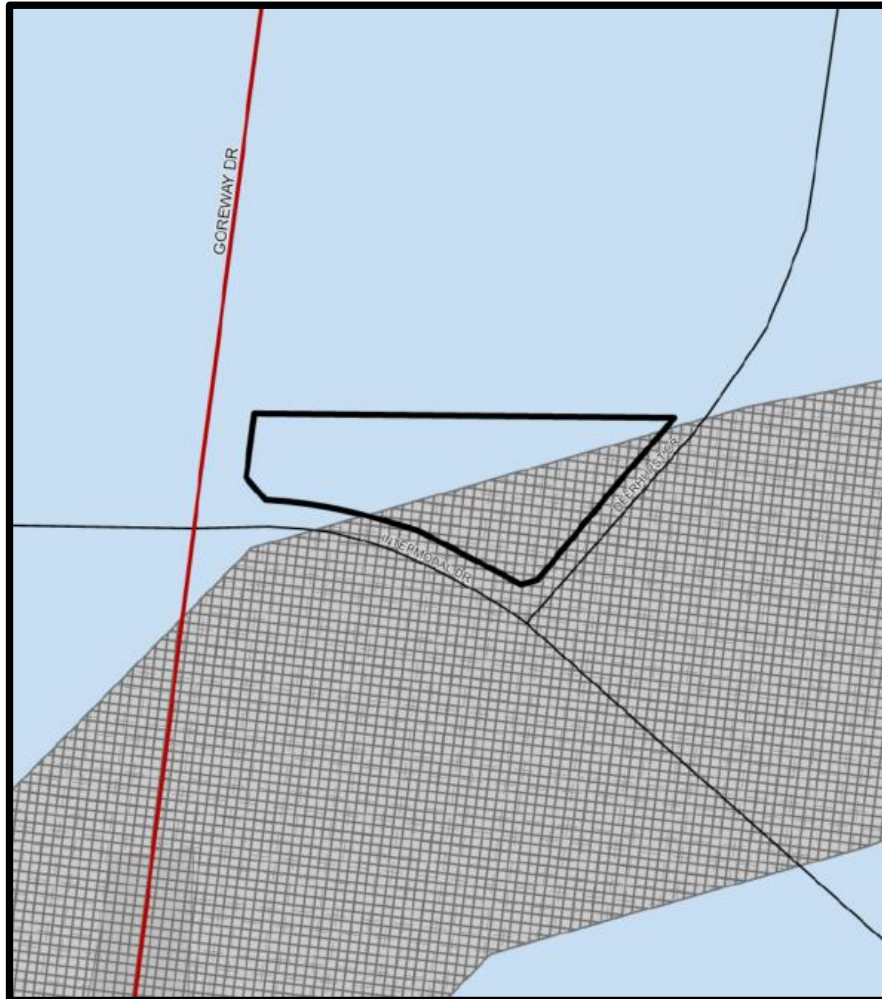
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Parkway Belt West Plan (1978)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Airport Intermodal Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

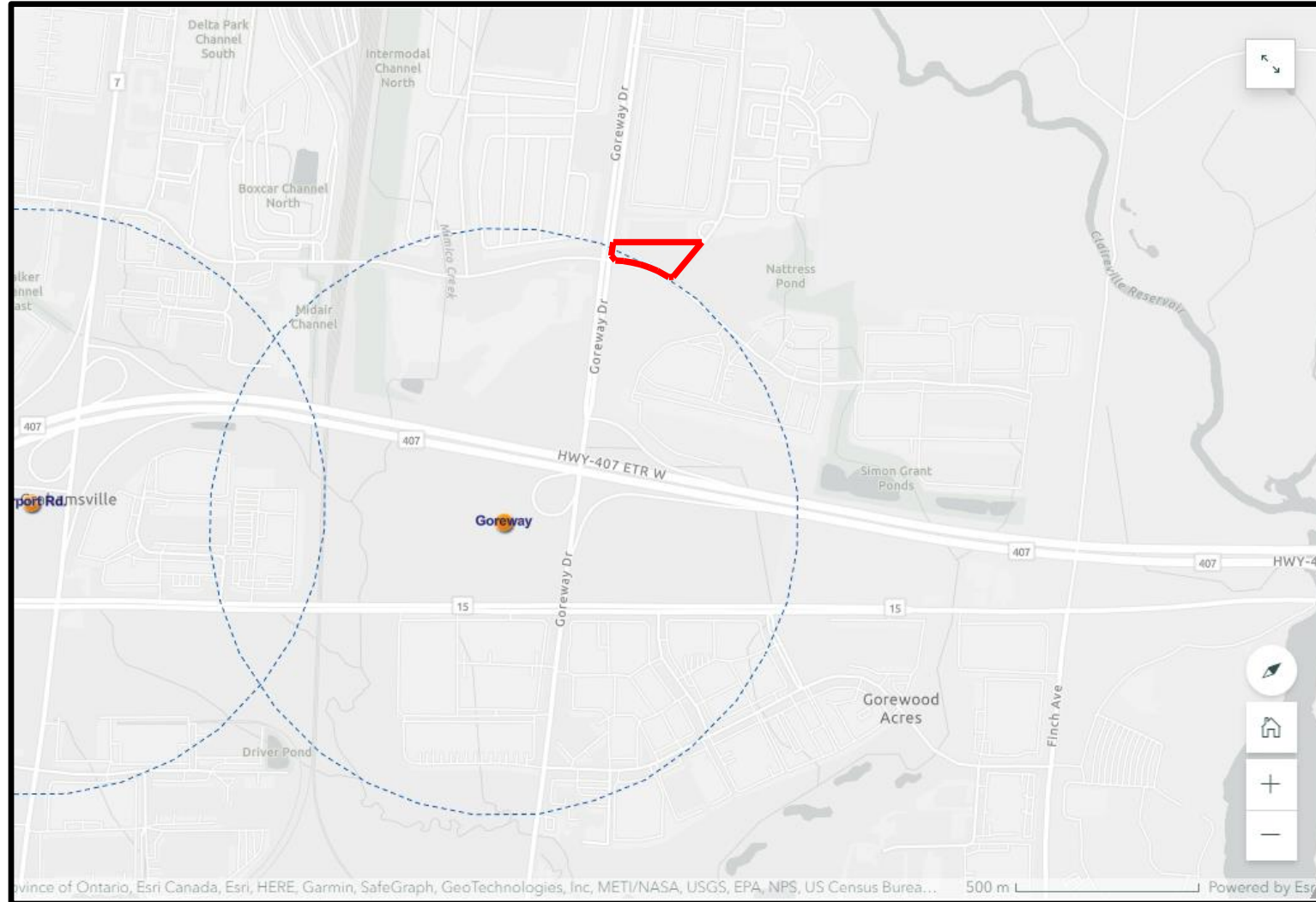


- **OP Land Use Designation:** “Industrial” and Parkway Belt West (Schedule A – General Land Use Designations)
- **Permitted uses:**
A full range of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution, and complimentary uses subject to specific Secondary Plan policy & designations.

An amendment to the Official Plan is **not** required for the proposed development.
- A portion of the property is located within the Parkway Belt West area; an application to the Ministry of Municipal Affairs and Housing will be required to amend the Parkway Belt West Plan.
- The property is partially located within a Planned MTSA; conformity with the policies shall be considered.



CURRENT PLANNING CONTEXT: PLANNED MTSA

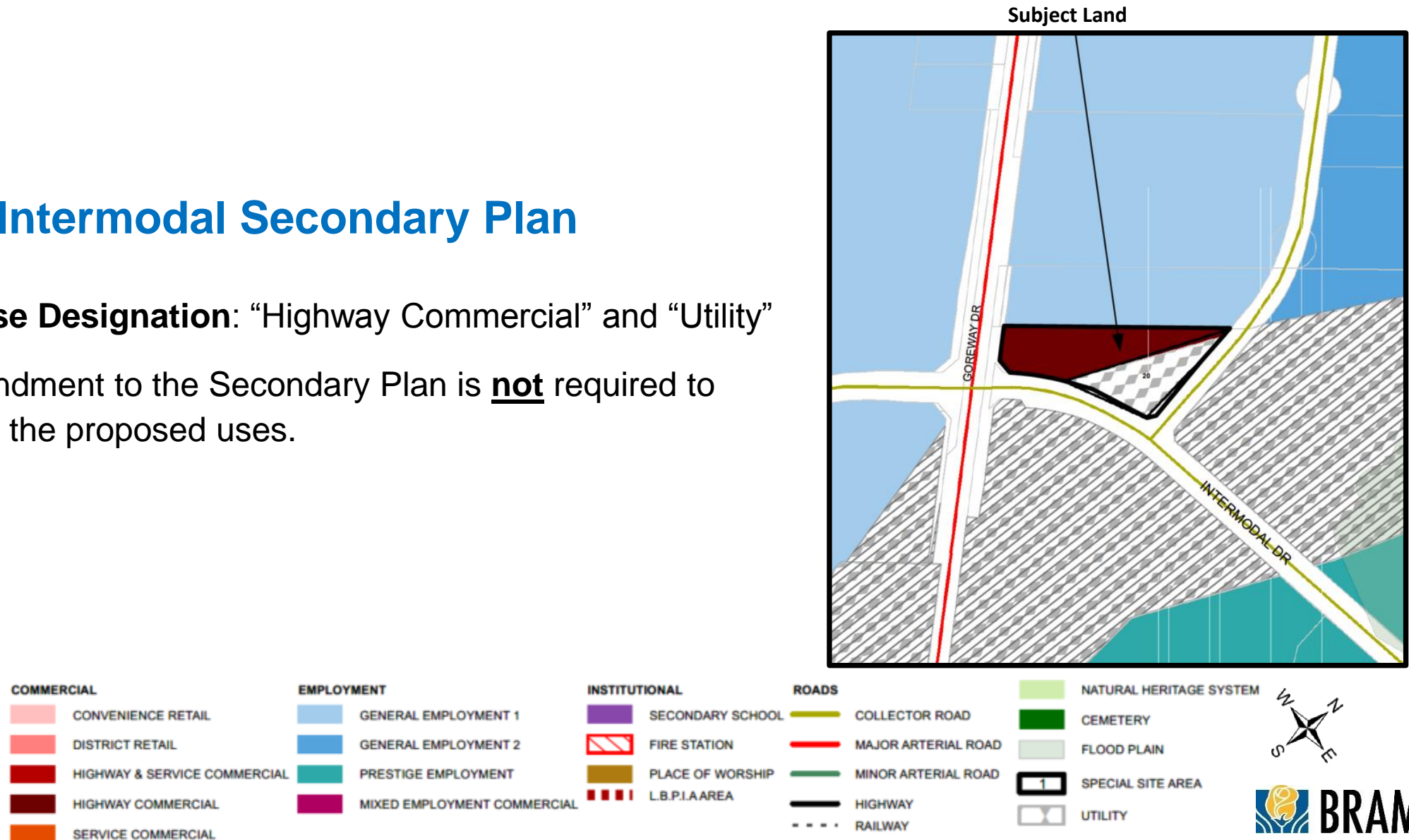


 Subject Lands  Planned MTSA 800m radius

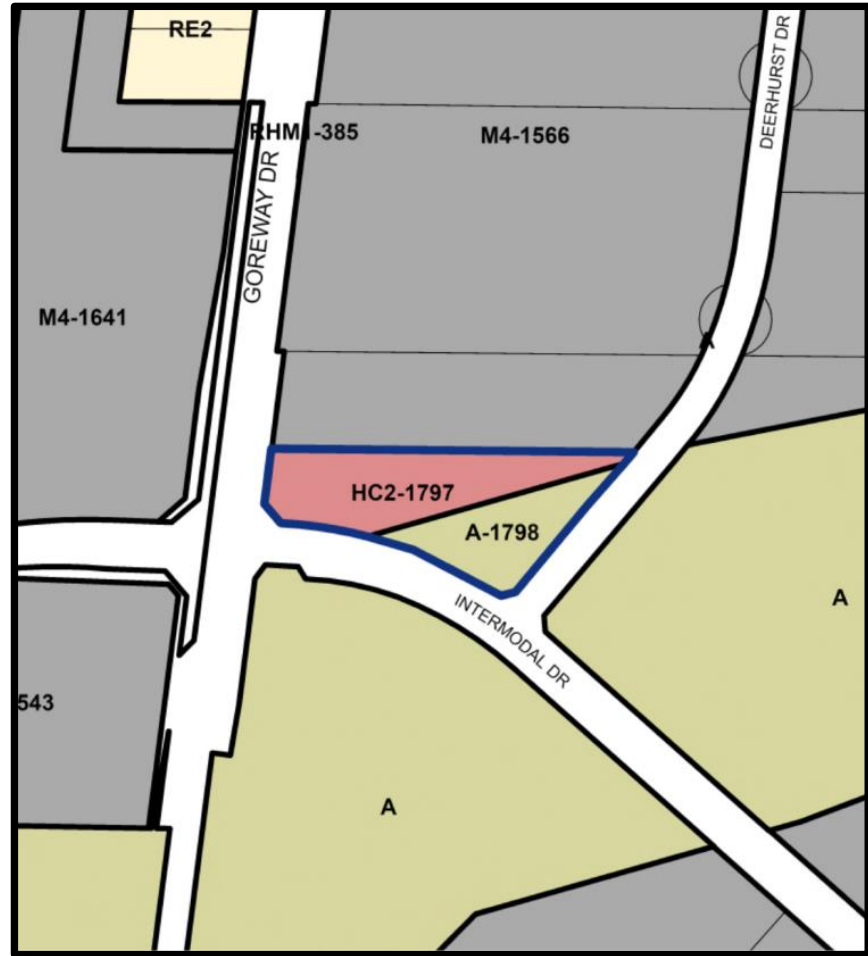
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Airport Intermodal Secondary Plan

- **Land Use Designation:** “Highway Commercial” and “Utility”
- An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Commercial & Agricultural

Land Use Permissions:

Commercial – Section 1797 (HC2-1797)

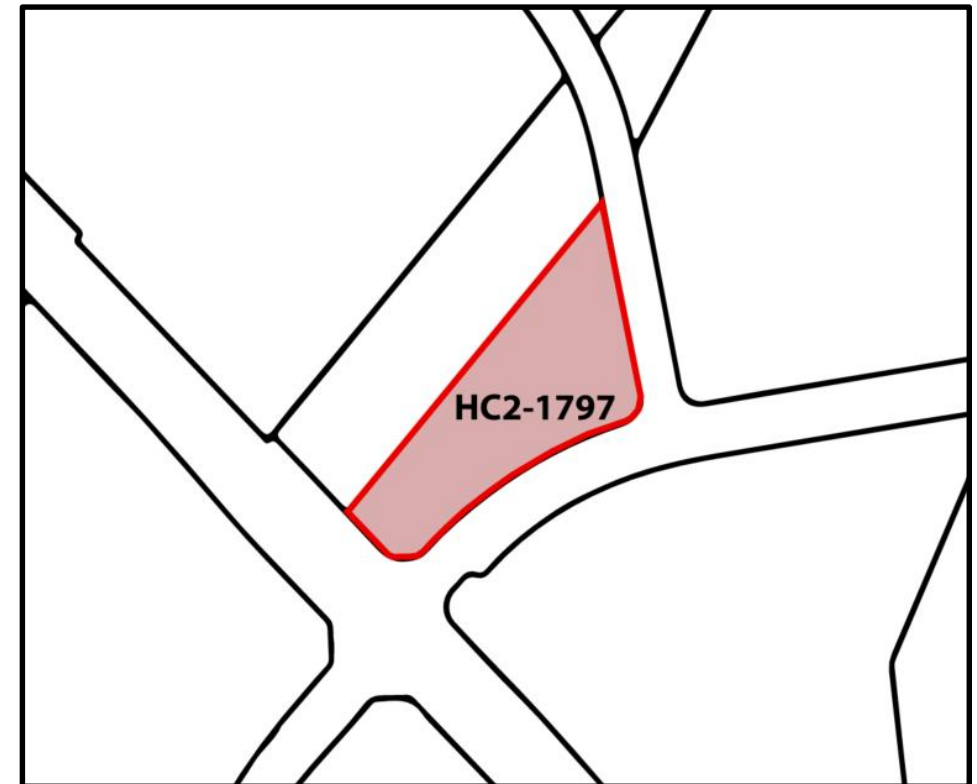
- A gas bar
- A service station
- A motor vehicle washing establishment
- A dining room restaurant, a convenience restaurant, a take-out restaurant
- Only in conjunction with a gas bar or service station, a convenience store

Agricultural – Section 1798 (A-1798)

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

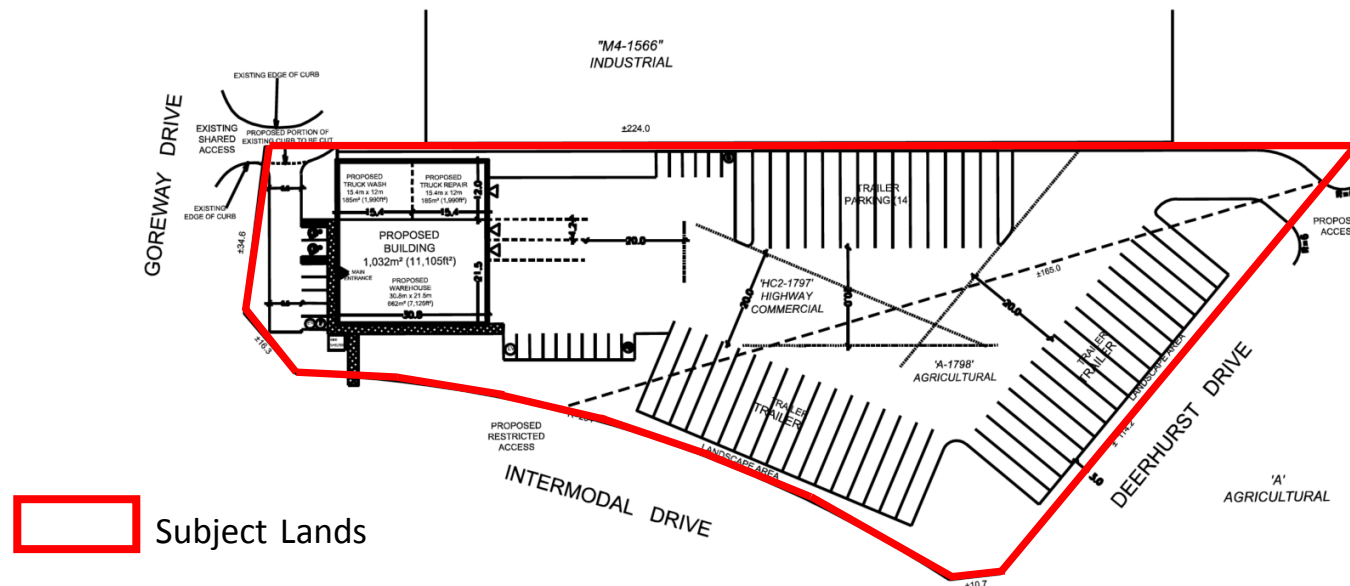
PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Highway Commercial – HC2-1797	<ul style="list-style-type: none">• By adding 'office and warehouse' to the list of permitted uses.• Adding 'truck repair shop' to the list of proposed uses• Adding 'outside storage' to the list of permitted uses.



KEY ISSUES / CONSIDERATIONS

- Parking to accommodate a vehicle washing station, warehouse and office
- Location of truck parking access
- Sufficient landscape buffer will be required to screen from surrounding roads and main intersection of Goreway Drive and Intermodal Drive
- An amendment to the Parkway West Belt Plan is required to facilitate the use
- Further justification will be required to determine if the proposed land uses align with Planned MTSA policies.



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – July 5th, 2023

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-2023-0011**.
3. On the **OZS-2023-0011 file page**, click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, a navigation bar with 'Home' and 'Planning' tabs, and a login form with fields for 'User Name or E-mail' and 'Password'. The bottom screenshot shows the file details page for 'File OZS-2023-0003: OPA ZBA Subdivision'. The status is 'In Review-Pre Public Meeting'. The 'Documents' tab is selected, showing a list of documents with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

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

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

- **City Planner contact:**

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- **Applicant information:**

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Thank you!