

# APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the temporary use of the subject lands for outside storage of oversized motor vehicles and transport trailers consisting of 845 truck parking spaces.

**11470 Coleraine Drive**

**City of Brampton File: OZS-2023-0032**

**Application by:**

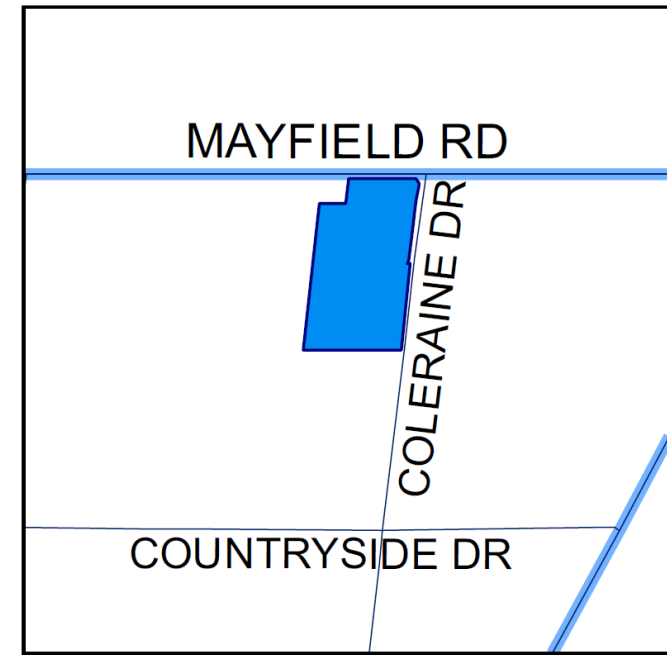
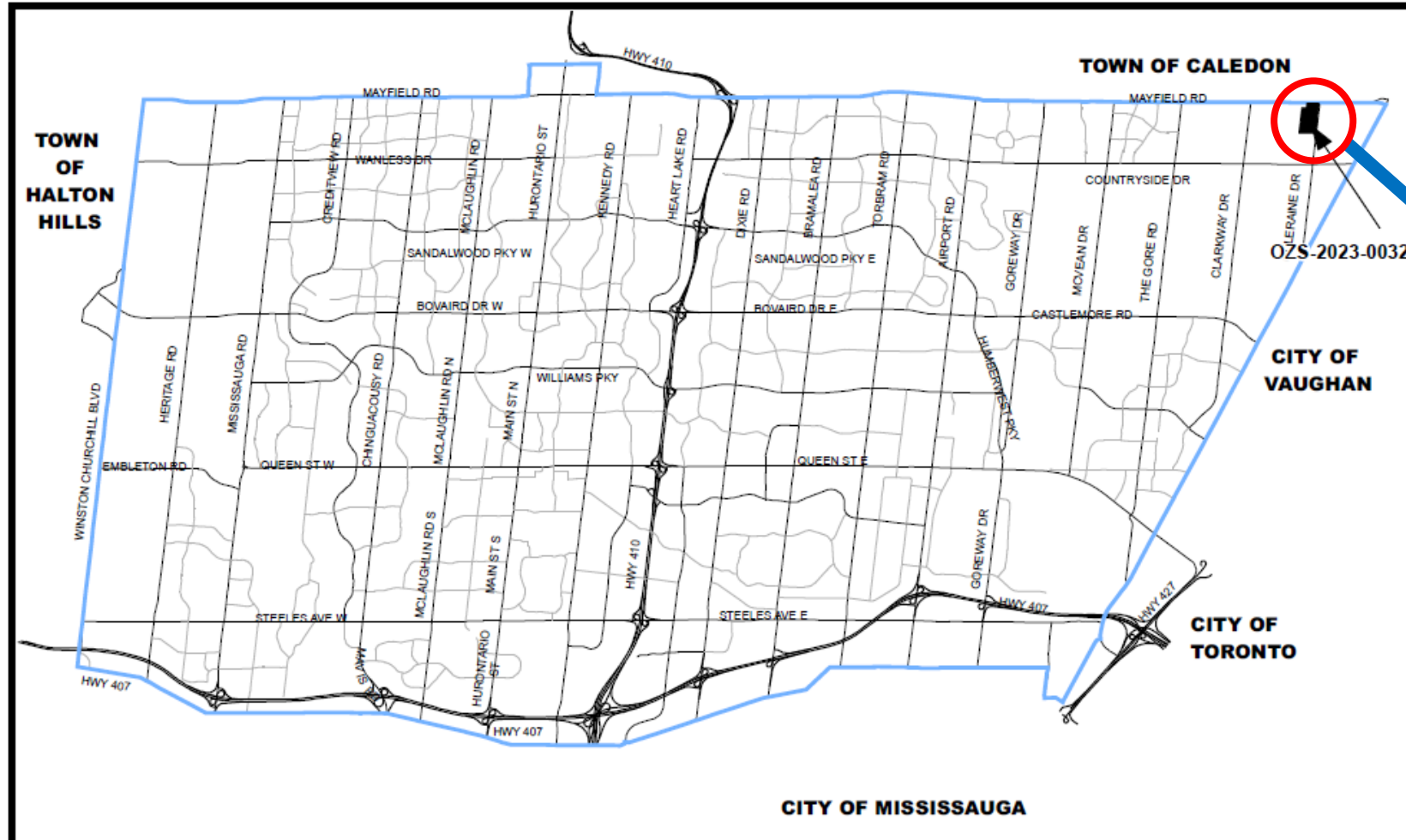
**DESIGN PLAN SERVICES INC. on behalf of MAYFIELD INVESTMENT GROUP CORP.**

**WARD : 10**

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR**

**CITY COUNCILLOR: HAKIRAT SINGH**

# LOCATION OF SUBJECT PROPERTY





Orthomagery: Spring 2023

# AREA CONTEXT

- North:** Mayfield Road, beyond are agricultural uses;
- South:** Industrial and agricultural uses;
- East:** Coleraine Drive, beyond are agricultural and utility uses; and
- West:** Industrial uses.

## Legend

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



# Aerial Photo



# Site Photos



View Looking South, from Mayfield Road

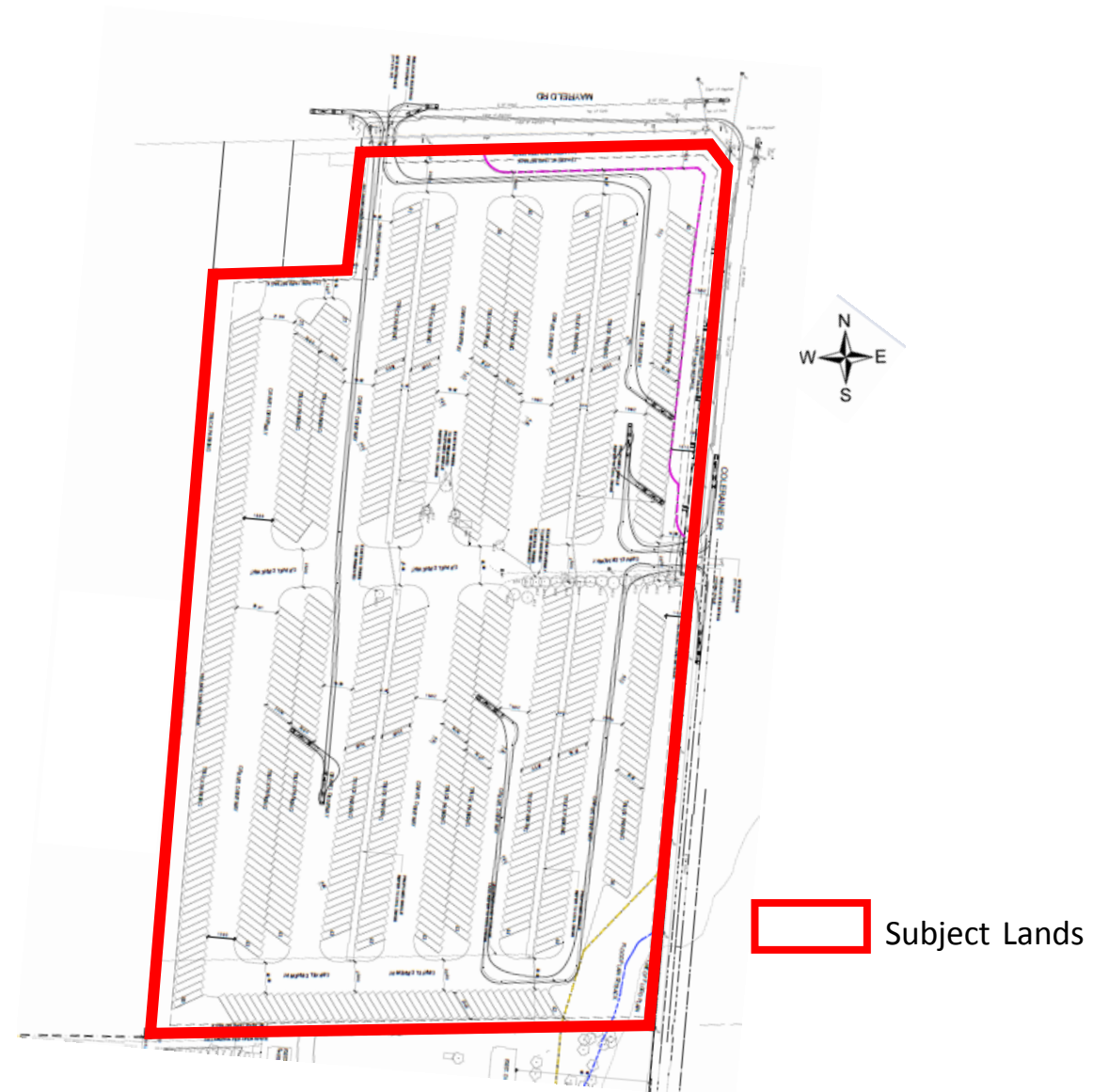



View Looking West, from Coleraine Drive

# DEVELOPMENT PROPOSAL

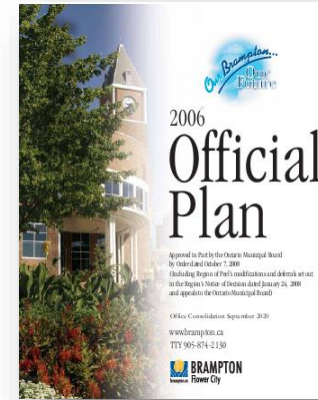
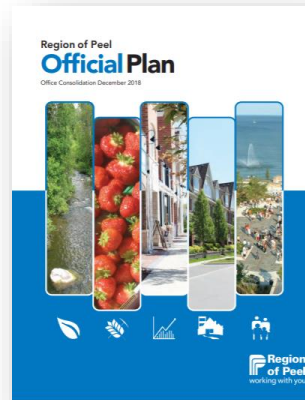
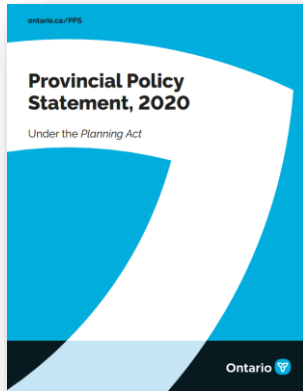
## An Application to Amend the Zoning By-law:

To facilitate the temporary use of the subject lands for outside storage of oversized motor vehicles and transport trailers consisting of 845 truck parking spaces.



 Subject Lands

# PLANNING FRAMEWORK SUMMARY



## The application will be evaluated based on:

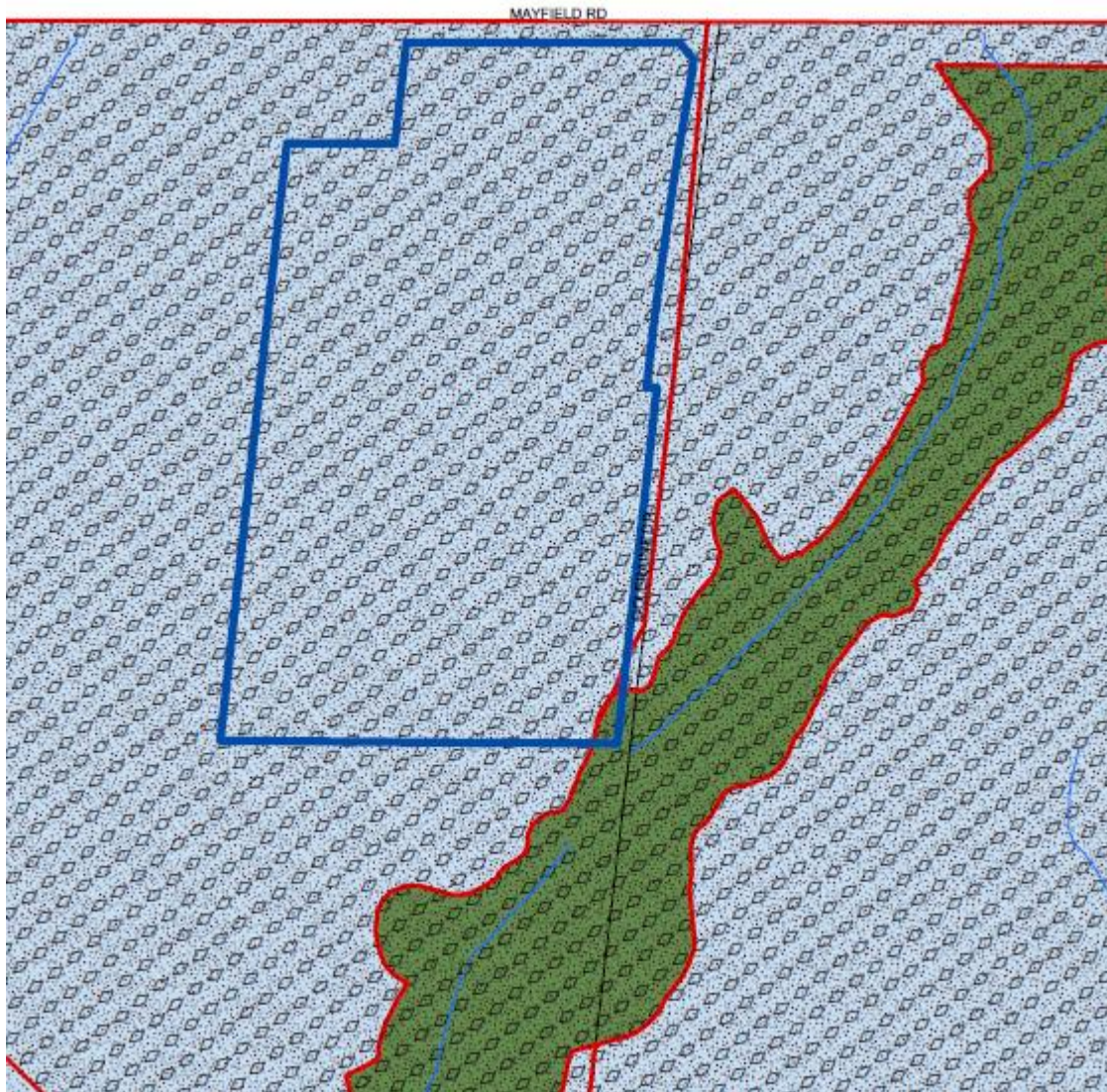
- The *Planning Act*
- Provincial Policy Statement (2020) \*
- Growth Plan for the Greater Golden Horseshoe (2020) \*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan

## Also following the principles of:

- Brampton 2040 Vision

\* Subject to the status of the proposed PPS, 2023

# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- **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








SUBJECT LANDS











## 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.

### EMPLOYMENT

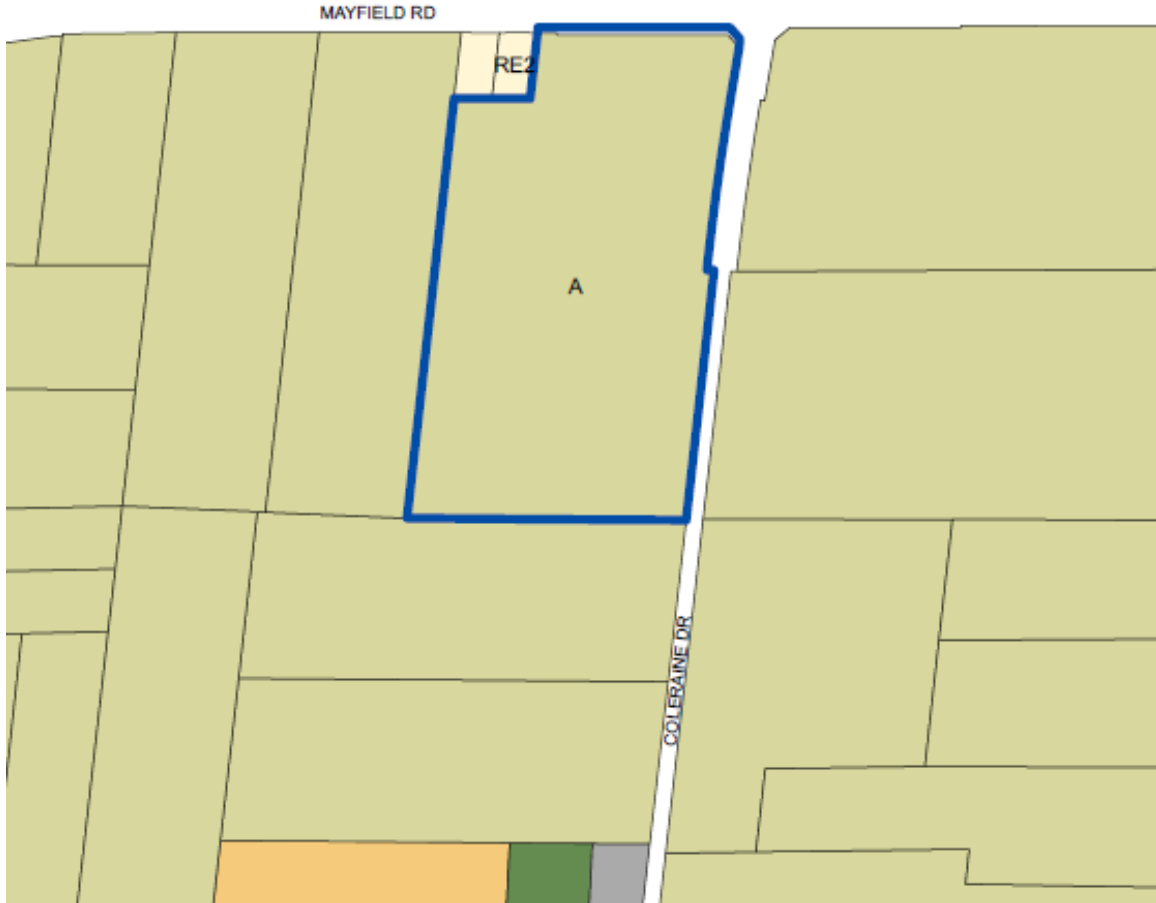
|   |                                   |   |                               |
|---|-----------------------------------|---|-------------------------------|
|  | OFFICE NODE                       |  | PRESTIGE INDUSTRIAL           |
|  | LOGISTIC/WAREHOUSE/TRANSPORTATION |  | MIXED COMMERCIAL / INDUSTRIAL |
|  | BUSINESS PARK                     |   |                               |

### UTILITIES AND INFRASTRUCTURE

|   |                       |   |   |
|---|-----------------------|---|---|
|  | TRANS CANADA PIPELINE |  | Corridor Protection Area (Reduced in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2018) |
|  | PRIMARY GATEWAY       |  | SECONDARY GATEWAY   |
|  | HERITAGE RESOURCE     |  | SWM FACILITY  |
|  | SPECIAL POLICY AREA   |  | CEMETERY  |
|  | SP-47 BOUNDARY        |  | SCOPED APPEALED LANDS   |



# CURRENT PLANNING CONTEXT: ZONING BY-LAW



## Current Zone: Agricultural

### Land Use Permissions:

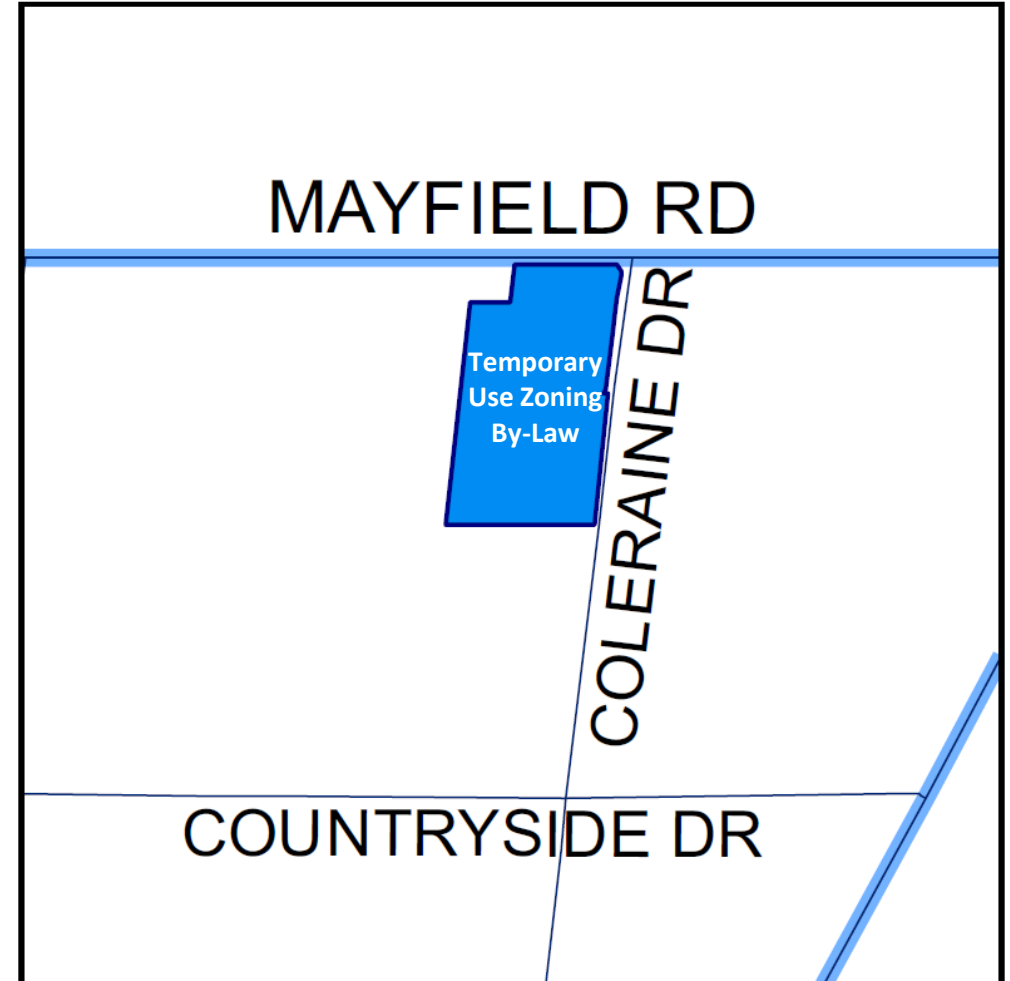
#### Agricultural

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

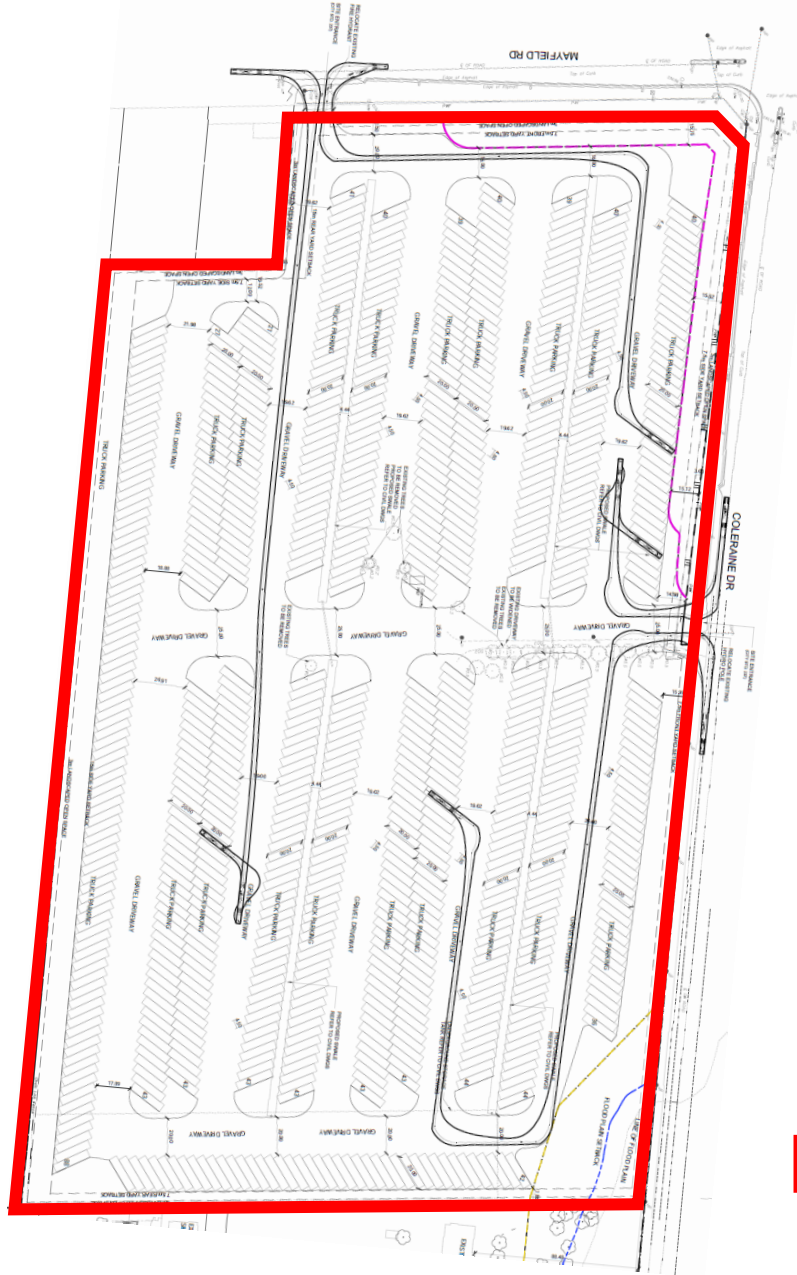


# PROPOSED ZONING BY-LAW AMENDMENT


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



# KEY ISSUES / CONSIDERATIONS



- Location of truck parking access and the need to upgrade Coleraine Drive to Industrial Truck Standards. Coleraine is currently a Regional Road.
- Sufficient landscape buffers will be needed to screen outdoor storage from Coleraine Drive and Mayfield Road.
- Confirmation that supporting reports and studies are satisfactory to City departments. This includes the Functional Servicing Report and Traffic Impact Study.

 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

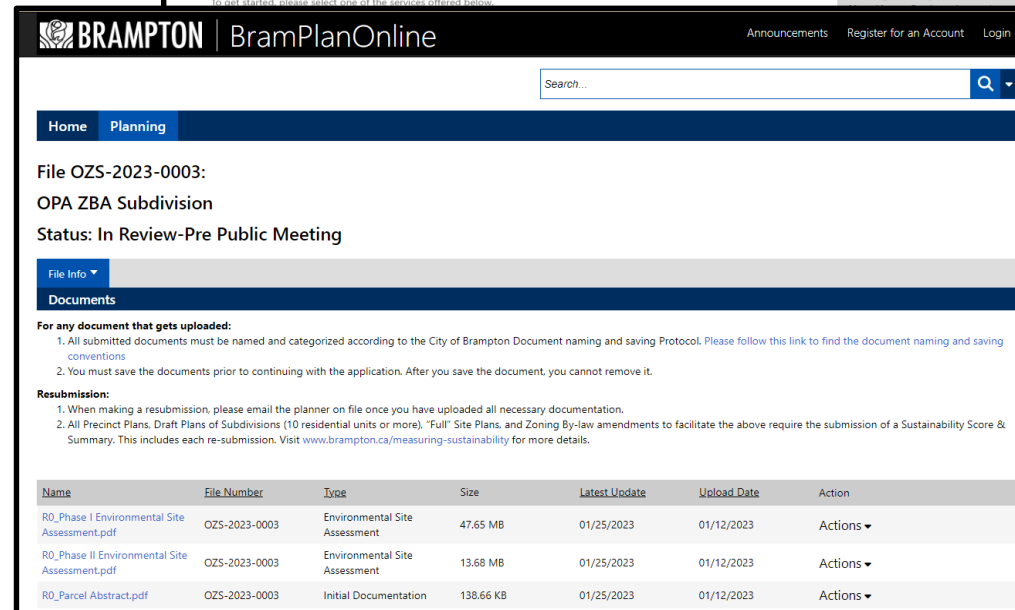
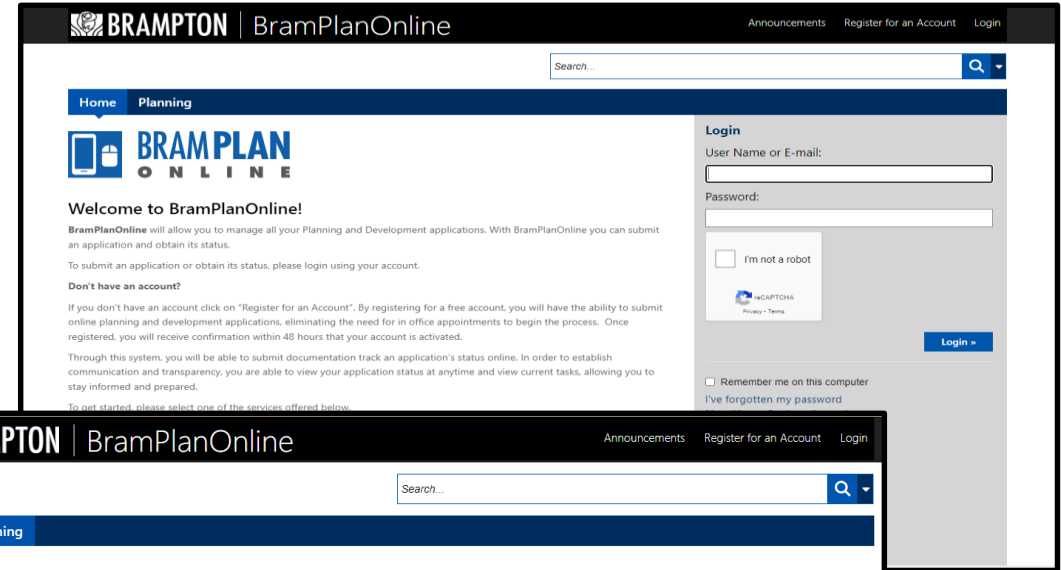
Appeal Period

# 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-2023-0032**.
3. On the [OZS-2023-0032 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](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton  
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- **Applicant information:**

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Thank you!