

Detailed Planning Analysis

City-Initiated Zoning By-law Amendment

Overview:

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan and the Highway 427 Industrial Secondary Plan (Area 47) provide direction and policies that encourage efficient and sustainable development through redevelopment, and the use of existing infrastructure to provide an appropriate mix of housing types and land uses. These documents support land use planning in a well-designed manner that supports sustainable long term housing and economic viability.

The Planning Act:

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

Criteria to be Considered	Analysis
(h) – the orderly development of safe and healthy communities;	This proposal represents orderly development as it will make efficient use of land.
(k) – the adequate provision of employment opportunities;	This proposal will permit development of an office use and associated outdoor storage for truck and trailer parking which will support employment opportunities within the construction industry.
(p) – the appropriate location of growth and development;	This proposal is within an appropriate location for growth and development as its located within the Highway 247 Secondary Plan Area, which is designated for industrial uses.
(r) – the promotion of built form that, (i) is well-designed,	This proposal will contain well-designed and high-quality built form. In addition, this proposal will require Site Plan Approval which will allow these objectives to be reviewed in greater detail.

The proposed Zoning By-law amendment to an industrial zone is to facilitate the development of a transportation facility. The application is consistent with the objectives of Section 2(k) in that it creates opportunities for the land to be used for employment purposes. Upgrades to Old Castlemore Road will ensure that future development is adequately serviced by transportation infrastructure, while ensuring the orderly development of safe and healthy community, in accordance with Section 2(h) of the Planning Act.

The location is deemed to be appropriate for the industrial development as proposed. It will make efficient use of the land and align with the character intended for the area to the south of the subject properties, which is designated for industrial uses in the City of Brampton Official Plan and the Highway 427 Industrial Secondary Plan (Area 47). The Industrial designation confirms the land was intended for industrial uses and is consistent with the objective of Section 2(p) in that this is an appropriate location of growth and development for the proposed use.

Provincial Policy Statement:

Part IV of the Provincial Policy Statement (PPS) presents the Vision for Ontario's Land Use Planning System. This vision statement outlines that the long term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. In order to achieve this vision, the document sets out a range of policies related to different aspects of land use planning. Through a detailed review, it has been determined that, overall, the proposal is consistent with Provincial Interest as identified in the Provincial Policy Statement:

1.1.1 - Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

This proposal will promote efficient use of land which will not cause environmental or public health and safety concerns. The proposed Zoning By-law amendment is consistent with the policies of Section 1.1.1(b). This section provides direction to manage land use to achieve efficient and resilient development and land use patterns.

The proposed use will contribute to a mix of employment opportunities and offer efficient uses for the land that is currently underutilized.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

This proposal will support the efficient use of land and is appropriate for the available infrastructure and services.

1.3.1 Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The PPS provides policies directly related to the Employment aspect of land use planning; specifically, Section 1.3 (a) and (b). Policies within this section promote economic development and competitiveness.

This proposal supports economic development and competitiveness by providing a permanent location for the immediate use of the site by the construction industry. This adds to the mix of employment opportunities on a site with the appropriate level of infrastructure.

Based on the above analysis, the subject proposal is consistent with the objectives of the Provincial Policy Statement.

2020 Growth Plan for the Greater Golden Horseshoe:

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing options to accommodate a range of incomes and household sizes. The subject lands are within the "Designated Greenfield Area - Conceptual" as defined by the 2020 Growth Plan for the Greater Golden Horseshoe (GGH).

The proposed development demonstrates conformity generally to this plan, including:

Section 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

Section 2.2.5.1 Economic development and competitiveness in the GGH will be promoted by:

- a) Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment;*

Section 2.2.5.7 Municipalities will plan for all employment areas within Settlement areas by:

- c) Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.*

Section 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;*

Section 2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

- b) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;*

The City-Initiated Zoning By-law Amendment from 'Agricultural' and 'Residential Rural Estate Two' to an 'Industrial' zone will assist in achieving a complete community and

encourage economic development and competitiveness by introducing an employment use that will efficiently use land that is underutilized and contribute to employment opportunities and employment density of the area. The location is deemed to be appropriate for the industrial development as proposed. The proposal aligns with the character intended for Area 47 which is planned for employment uses as per the City of Brampton Official Plan. The industrial designation confirms the land was intended for industrial uses and is consistent with sections 2.2.1.4(a), 2.2.5.1(a), (b), (d), 2.2.7.1(a) and 2.2.7.2(a) of the Growth Plan.

Policy 1.2.1 identifies the “*Guiding Principles*” of the GGH, including how land is developed and how resources are managed and protected. These include, but are not limited to:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.*

The Guiding Principles of the GGH provide support for the achievement of complete communities that aim to meet people’s needs for daily living and accommodate new economic and employment opportunities as they emerge.

Based on the above analysis, the subject proposal is in compliance with the policies of the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan:

The Region of Peel Official Plan provides a policy framework to help manage Peel’s growth and development over the long term. The subject property is located within the “Urban System” in the Region of Peel Official Plan.

The subject application is within the “Urban System” designation on Schedule E-1, “Designated Greenfield Area” designation on Schedule E-3 and “Employment Area” designation on Schedule E-4 as established in the Regional Official Plan (ROP). The proposed Zoning By-law Amendment to implement this proposal conforms to the following policies of the ROP:

- 5.6.2 *To establish complete healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*
- 5.6.11 *Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plans.*

- 5.6.20.6 *To ensure that development of the Designated Greenfield Area is supported by a well-connected transportation structure and planned approach for the provision of transit and active transportation that coordinates the location of residential, retail and employment uses to a multi-modal transportation system.*
- 5.8.2 *To protect Employment Areas for a range of employment uses and encourage a more intensive use of land.*
- 5.8.5 *To attract and retain a range of employment types in Peel*
- 5.8.7 *To plan for, protect and preserve, Employment Areas for employment uses, including preserving the long-term viability by avoiding, minimizing, or mitigating the adverse impacts of residential development and other sensitive land uses on Employment Areas.*
- 5.8.10 *To provide for a diverse range of employment opportunities near major infrastructure including Pearson Airport, the Brampton-Caledon Airport, 400 series highways, rail corridors, and current and planned transit*
- 5.8.27 *Employment Areas are encouraged to be planned to achieve a minimum employment density of:*
- *30 jobs per hectare in Brampton*

The City-Initiated Zoning By-law Amendment will permit the permanent use of land for work opportunities which adds to the mix of uses within this community and is located within a planned employment area. It will add to the range of employment types without impacting future employment uses in the area.

The General Objectives for the Urban System are outlined in Section 5.6 of the ROP. The City-Initiated Zoning By-law Amendment proposes industrial use contributing to achieve a healthy complete urban community by offering working opportunities for underutilized land within the Urban System support policies 5.6.2, 5.6.6 and 5.6.11 of the ROP.

The Designated Greenfield Areas are locations where new residential communities and employment areas will be accommodated up to 2051. Objectives for Designated Greenfield Areas are outlined in Section 5.6.20 of the ROP. It is the goal of the Designated Greenfield Area to protect and conserve cultural heritage resources of Peel. The proposed development of the subject land will be supported by a well connected transportation structure. Countryside Drive will have access to Highway 50 which is designated a Major Road as shown on Schedule F-2 of the ROP. With support of a well connected transportation structure, the proposed development conform to policy 5.6.20.6 of the ROP.

Employment Areas are places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities to the Region's employment forecast. Objectives of the Employment Area designation are outlined in Section 5.8 of the ROP. The Region of Peel Employment Area designation seeks to protect employment areas for employment uses, attract and retain a range of employment types, mitigate adverse impacts of residential development and other sensitive land uses on employment areas and provide a diverse range of employment opportunities near major transit infrastructure. The City-Initiated Zoning By-law Amendment proposing industrial development will efficiently use the employment land and add to the employment opportunities in the area. It is also located in on Countryside Drive which will have direct access to a Major Road (Highway 50) to which can be used as a route to access Highway 427. The proposed development will also contribute to the desired employment density of 30 jobs per hectare targeted for the Employment Area designation for the Region of Peel. This conforms to policies 5.8.2, 5.8.5, 5.8.7, 5.8.10 and 5.8.27 of the ROP.

Based on the above, Staff is satisfied the proposed Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the Plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, the Growth Plan and the Regional Official Plan.

The subject properties are designated as "Employment" and "Designated Greenfield" on Schedule 1 – City Concept; "Industrial" and "Corridor Protection Area" on Schedule A – General Land Use Designations in the Official Plan. The Zoning By-law Amendment to implement this proposal conforms to the following policies and objectives of the Brampton Official Plan:

- 3.2.2.2 Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.
- 4.4
 - a) Retain and enhance business, industry and employment opportunities within Brampton;
 - b) Designate high quality employment areas close to major transportation and transit facilities that support the principles of complete communities by

providing convenient access to jobs and that are compatible with adjacent natural areas and land uses;

- 4.4.2.1 *The Industrial designation shall provide for the development of industrial, manufacturing, distribution, mixed industrial/ commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.*
- 4.4.2.2 *The City will accommodate employment growth to 2031 in the order of 70,000 to 90,000 employment land employment jobs, which may include limited amounts of service, retail, office and institutional uses. This growth will occur on new lands designated primarily as employment land and existing vacant employment lands. Some of the employment growth may be accommodated through the intensification of existing employment areas provided that the City-wide forecasts as outlined in.*
- 4.4.2.6 *The City shall provide land use opportunities of sufficient size to ensure an adequate supply, range and choice in terms of location, size of properties and the servicing requirements of industrial sites to accommodate anticipated growth demands in the non-retail services sector during the period of this Plan.*
- 4.4.2.7 *The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities.*

The “Designated Greenfield Area” is comprised of lands outside of the Built Boundary. As outlined in Section 3.2.2 of the Official Plan, the objective of the Designated Greenfield Area is for new communities within this area to contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit. The proposed Zoning By-law Amendment satisfies the objective of the Designated Greenfield Area by providing a mix of land uses to contribute to the creation of a complete community. The proposed Zoning By-law Amendment to facilitate a permanent office use and will also contribute to the Region’s density target of 50 residents and jobs combined per hectare by 2031 as outlined in policy 3.2.2.2.

The “Employment” designation is a wide designation that includes various employment generating land uses such as industrial, retail, business and office uses. As outlined in Section 4.4 of the Official Plan, an objective of the Employment Area policy is to retain and enhance business, industry and employment opportunities within Brampton. The proposed Zoning By-law Amendment to facilitate the development of a permanent office use will make efficient use of land and create employment opportunities in an appropriate location with direct access to a Regional arterial roadway. The proposed Zoning By-law amendment to an industrial zone to facilitate the permanent office use and associated outdoor storage for truck and trailer parking will also align with the intended land use pattern for the area south of the subject properties along countryside Drive, which is planned for industrial employment uses as designated in the Official Plan.

The “Industrial” designation provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. The proposed Zoning By-law Amendment to an industrial zone to facilitate the development of a office use and associated outdoor storage aligns with Policy 4.4.2.1 as industrial, manufacturing, distribution, mixed industrial/commercial and limited office uses are permitted by way of this designation in the Official Plan. The proposed amendment to facilitate the industrial development will also contribute to the employment growth 2031 targets, making efficient use of the underutilized employment land in an appropriate location that is that separated from sensitive land uses such as residential, and will have access to a Regional arterial roadway from Countryside Drive.

Based on the information above, Staff is satisfied the proposed Zoning By-law Amendment conforms to the City of Brampton Official Plan.

Secondary Plan – Highway 427 Industrial Area 47

The property is designated “Prestige Industrial” and “Heritage Resource” in the Highway 427 Industrial Secondary Plan (Area 47). Lands designated “Prestige Industrial” are intended to accommodate uses in accordance with Part 1, Section 4.4.2.1 of Brampton’s Official Plan, as well as outdoor storage of goods and materials subject to the location and screening criteria within the implementing by-law.

The proposed Zoning By-law Amendment to implement this proposal conforms to the following policies of the Highway 427 Industrial Secondary Plan:

- 5.2.7.1 *The lands designated Prestige Industrial on Schedule SP47(a), shall permit the range of uses and be developed in accordance with Part 1, Section 4.4, and other relevant policies of the Official Plan. Permitted uses include research and development facilities, communication and/or telecommunication facilities, manufacturing and processing of semi processed or fully processed materials deemed not to have harmful impacts arising from dust, fumes, odour, noise or vibrations, assembling, packaging and warehousing facilities, provided that such uses operate*

within wholly enclosed buildings and have no outdoor storage of goods and materials subject to the location and screening criteria contained within the implementing zoning by-law. In addition, lands within the Prestige Industrial designation shall also permit offices, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. Day nurseries and open space uses such as stormwater management facilities may also be permitted within lands designated Prestige Industrial, without an amendment to this Plan.

5.2.7.2 *Development of the lands within the Prestige Industrial designation shall be based on the following policies:*

ii) Outdoor storage including truck trailer parking as a primary use shall not be permitted;

iii) Limited accessory outside storage areas shall not directly abut arterial class roads and shall be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law;

iv) From a streetscape perspective, large lots/blocks shall be encouraged along arterial roads;

v) The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged;

ix) The negative visual impact of automobile and truck parking, service and delivery areas shall not be intrusive, and shall be minimized in accordance with the City's Development Design Guidelines and the site specific architectural design and landscape and screening measures contained within the approved urban design guidelines for these lands.

9.1 *Conservation of Cultural Heritage Resources within Secondary Plan Area 47 shall be undertaken in accordance with Section 4.10 and other relevant policies of the Official Plan. For the purpose of this Chapter, cultural heritage resources shall include structures, sites, environments, artifacts and traditions that are of historical, architectural, archaeological, cultural and contextual values, significance or interest.*

9.2 *Schedule SP47(a) identifies cultural heritage resources that have been identified by the approved Secondary Plan Area 47 Cultural Heritage Study as retaining or exhibiting potential for retaining historical, architectural or contextual value and, as such, shall be subject to a Heritage Impact Assessment during the Block Plan stage, or draft plan of subdivision stage in the case of employment lands, which will indicate whether or not it is feasible from a structural, land use, programming and*

financial perspective, to preserve and conserve the resource, to the satisfaction of City Council.

- 9.9 *All development in Secondary Plan Area 47 will require an appropriate Archaeological Assessment to be undertaken in accordance with the current technical guidelines set out by the Ministry of Tourism, Culture and Sports. No grading or other disturbance shall take place on a property with respect to archaeological resources prior to issuance of a Letter of Acceptance by the Ministry of Tourism, Culture and Sports and clearance by the City's Heritage staff.*

The City-Initiated Zoning By-law Amendment seeks to obtain land use approvals for industrial land use permissions recognized as permitted uses under the Prestige Industrial designation of the subject properties. The proposed by-law includes provisions to provide appropriate landscape buffers, setbacks and screening requirements to mitigate potential impact of the industrial operation and any associated outdoor storage on adjacent uses.

This proposal for outdoor storage of truck and trailer parking in association with an office use on this site is contemplated by the current policies of the Secondary Plan Amendment.

One of the subject three properties, 5556 Countryside Drive, contains a dwelling which has been identified as a Listed Heritage Resource on Brampton's Municipal Register of Cultural Heritage Resources. A Heritage Impact Assessment (HIA) is requested as part of the Site Plan Application for 5556 countryside Drive (City File: SPA-2022-0103), which is proposed in conjunction with the previously Council approved Temporary Use By-law application for the outdoor storage of trucks and trailers. That HIA will determine whether to preserve and conserve the resource.

The future Site Plan Approval will also require a Stage 1 Archaeological Assessment and a further Stage 2 assessment.

Based on the information above, staff is satisfied that the proposed Zoning By-law Amendment conforms to the Highway 427 Industrial Secondary Plan (Area 47).

Zoning

The subject property is currently zoned 'Agricultural (A)' and 'Residential Rural Estate Two (RE2)' by Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed industrial use.

In order to facilitate the proposed transportation facility, an 'Industrial One-3719 (M1 (H)-3719)', zone designation is proposed. The 'Industrial One-3719 (M1 (H)-3719)' zone will include site-specific provisions including minimum landscape open space, and screening requirements for the outside storage, as well as a 'Holding (H)' symbol, which

is intended to prevent as of right land use permissions for permanent outdoor storage of truck and trailer parking until:

- confirmation has been provided that the three parcels (5556, 5600 and 5620 Countryside Drive) are consolidated / assembled under one ownership,
- all technical requirements associated with the proposed land uses are resolved and financial securities are in place in association with the office use.

A copy of the draft Zoning By-law Amending is included as Appendix 10. Staff is satisfied with the proposed Zoning By-law Amendment.