

Date: 2020-10-23

Subject: **OZS-2020-0024, 2538948 Ontario Inc – Blackthorn Development Corp**

Secondary Title: Information Report, Temporary Use By-law - Application to Amend the Zoning By-Law for a temporary 3 year period, (To permit truck parking and outdoor storage of tractor trailers as a temporary use), 2538948 Ontario Inc. – Blackthorn Development Corp., Part of Lot 17, Concession 11 Northern Division (Formerly Township of Toronto Gore), Part 4 Plan 43R1977 except Part 1 Plan 43R38657, south side of Mayfield Road and west of Coleraine Drive, Ward 10, File OZS-2020-0024

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Report Number: Planning, Building and Economic Development-2020-234

Recommendations:

1. **THAT** the report titled: **INFORMATION REPORT, Application to Amend the Zoning By-Law for a temporary 3 year period**, (To permit truck parking and outdoor storage of tractor trailers as a temporary use), **2538948 Ontario Inc. – Blackthorn Development Corp.**, Part of Lot 17, Concession 11 Northern Division (Formerly Township of Toronto Gore), Part 4 Plan 43R1977 except Part 1 Plan 43R38657, Ward 10 (File: OZS-2020-0024), to the Planning and Development Committee Meeting of November 16, 2020, be received; and,
2. **THAT** Planning, Building & Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The application will temporarily facilitate the industrial use of the lands for outdoor storage of trucks and tractor trailers. The development will provide a gravel parking area to accommodate 485 truck trailer parking spaces, a mobile office trailer, stormwater management (SWM) pond and an earth berm. Access will be from Mayfield Road.
- The property is designated as “Industrial”, “Corridor Protection Area” and “Special Study Area” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Business Park” and “Corridor Protection Area” on Schedule SP47(a) of the Highway 427 Industrial Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.
- The property is zoned Agricultural (A) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed use.
- The City may enact temporary use by-laws for renewable periods of not more than three years.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on August 24, 2020 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On September 9, 2020 staff issued formal notice that the application was deemed to be a complete application.

GTA West Corridor:

The GTA West Corridor is a proposed 400-series multimodal transportation corridor that extends from the Hwy 401/407 interchange in the west to Hwy 400 in the east. On August 7, 2020 the Province announced the Preferred Route for the new highway. The Environmental Assessment for the GTA West Corridor is expected to be completed by the end of 2022.

The subject lands are located with the GTA West Route Planning Study Area, refer to Appendix 2A, and the northern portion of the subject lands are located within the Preferred Route. During the pre-consultation process, conducted in March 2020, the applicant was advised that the subject lands were located within the study area and that alignment of the corridor could impact future

development of the site. The applicant acknowledged that the subject property is located within the study area in the Planning Justification Report submitted with this application.

Staff continue to monitor the progress of the GTA West Transportation Corridor Route Planning and Environmental Assessment Study. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Temporary Use By-laws:

Section 5.10 of the Official Plan sets out guidelines for adopting a temporary use by-law to recognize the short term use of land, buildings, or structures. The City may enact temporary use by-laws for renewable periods of not more than three years. Temporary use by-laws may be passed without the necessity of amending the Official Plan.

Section 5.10 also provides a list of criteria that must be satisfied when considering the enactment of a temporary use by-law. A complete review of these criteria will be undertaken and discussed within the Recommendation Report.

Current Situation:

Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit the temporary use of the lands for outdoor storage of trucks and tractor trailers;
- Gravel parking area with drive aisles and maneuvering area to accommodate 485 truck trailer parking spaces;
- Access from Mayfield Road;
- Temporary and mobile office trailer;
- Stormwater Management (SWM) pond;
- 5 metre (16.4 feet) vegetated buffer strip;
- Fence and security gate; and
- Acoustic earth berm.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Located on the south side of Mayfield Road west of Coleraine Drive;
- Currently vacant with agricultural use; and
- Rectangular shaped parcel with an area of approximately 9.95 hectares (24.6 acres) and with frontage of approximately 170 metres (558 feet) along Mayfield Road.

The surrounding land uses are described as follows:

North: Across Mayfield Road there are vacant lands in agricultural use and single detached dwellings located within the Town of Caledon.

South: Vacant lands in agricultural use and single detached dwellings.

East: Two single detached dwellings and vacant land in agricultural use.

West: Vacant lands in agricultural use.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres (787 feet) the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. This report, along with the complete application requirements including studies, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Section 4.5.7 of the Official Plan, which relates to Trucking and Goods Movement, states, “Goods movement is an important consideration in the transportation system. Safe and efficient movement of goods and services within and through the City of Brampton is essential for sustainable economic growth and is an important component of the city’s economy in attracting and retaining a wide range of industries and businesses. In order for Brampton’s businesses to gain a competitive edge, the City needs to ensure that goods are transported in an efficient and timely manner by utilizing integrated transportation networks.” The proposed use provides a service to logistics industry. Consideration will be given to the proposed use’s contribution to the safe and efficient movement of good.

Section 4.5.7.4ii of the Official Plan states, “Activities that generate substantial truck traffic will be encouraged to locate near arterials and provincial highways.” Mayfield Road and Highway 50 are both classified as Major Regional Arterial Roads. Consideration will be given to the position of the proposal within the road network.

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

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Appendices:

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 2A:	GTA West Corridor Context Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary