

Statutory Public Information Meeting

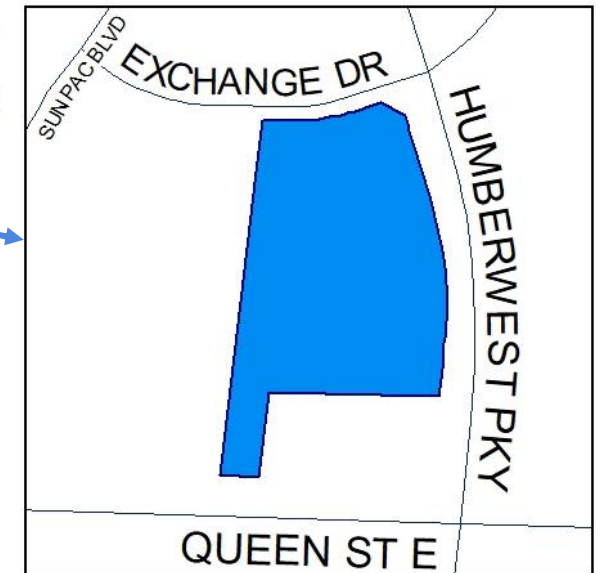
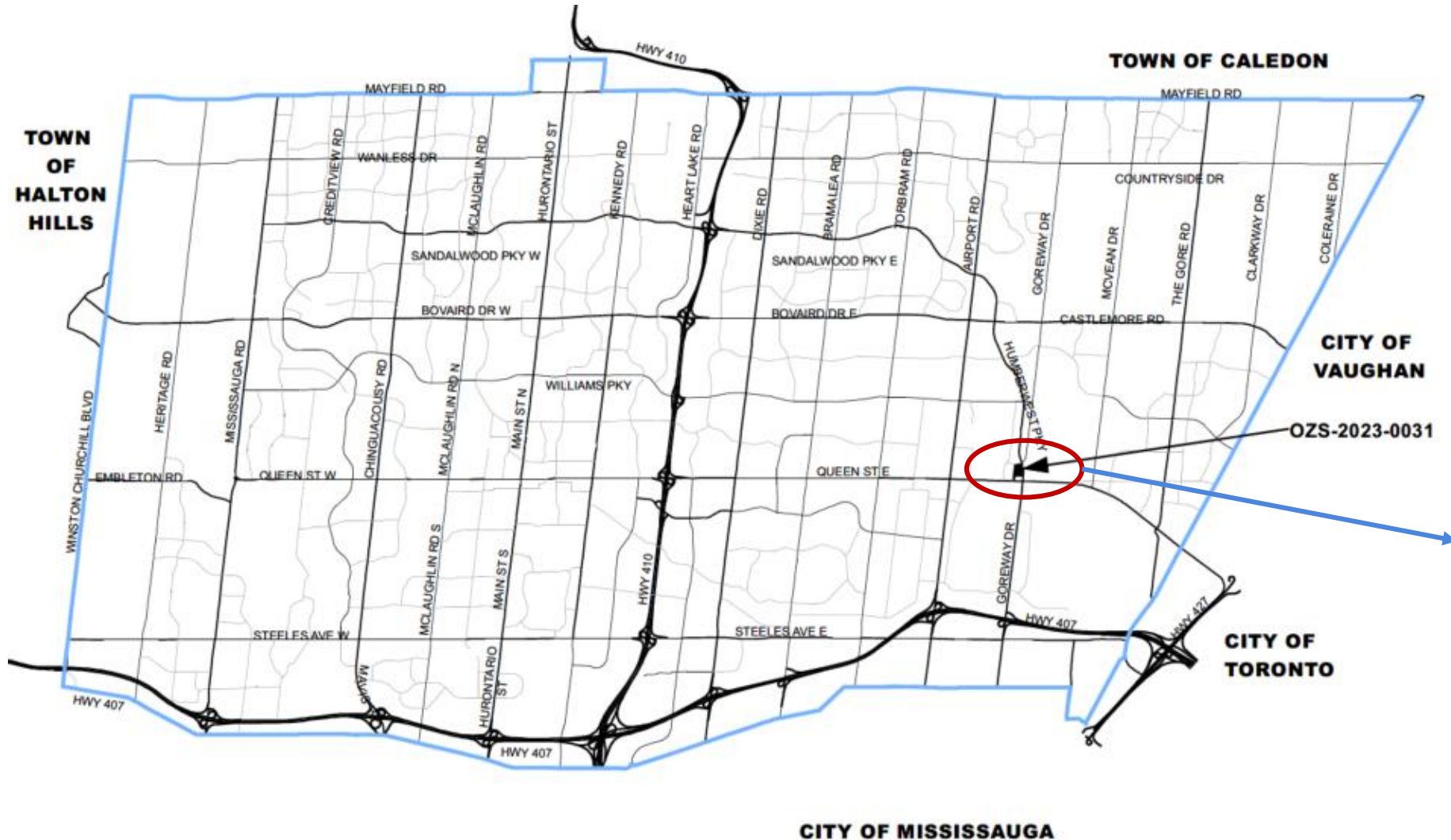
APPLICATION TO AMEND THE ZONING BY-LAW / Temporary Use By-law

**0 Queen Street East
South-west corner of Exchange Drive and Humberwest Parkway**

**City of Brampton file: OZS-2023-0031
Application by:
DI POCE MANAGEMENT LIMITED / 1217246 ONTARIO INC.**

**WARD : 8
REGIONAL COUNCILLOR: Pat Fortini
CITY COUNCILLOR: Rod Power**

Location of Subject Property



Area Context



North: Exchange Drive, and beyond are industrial uses

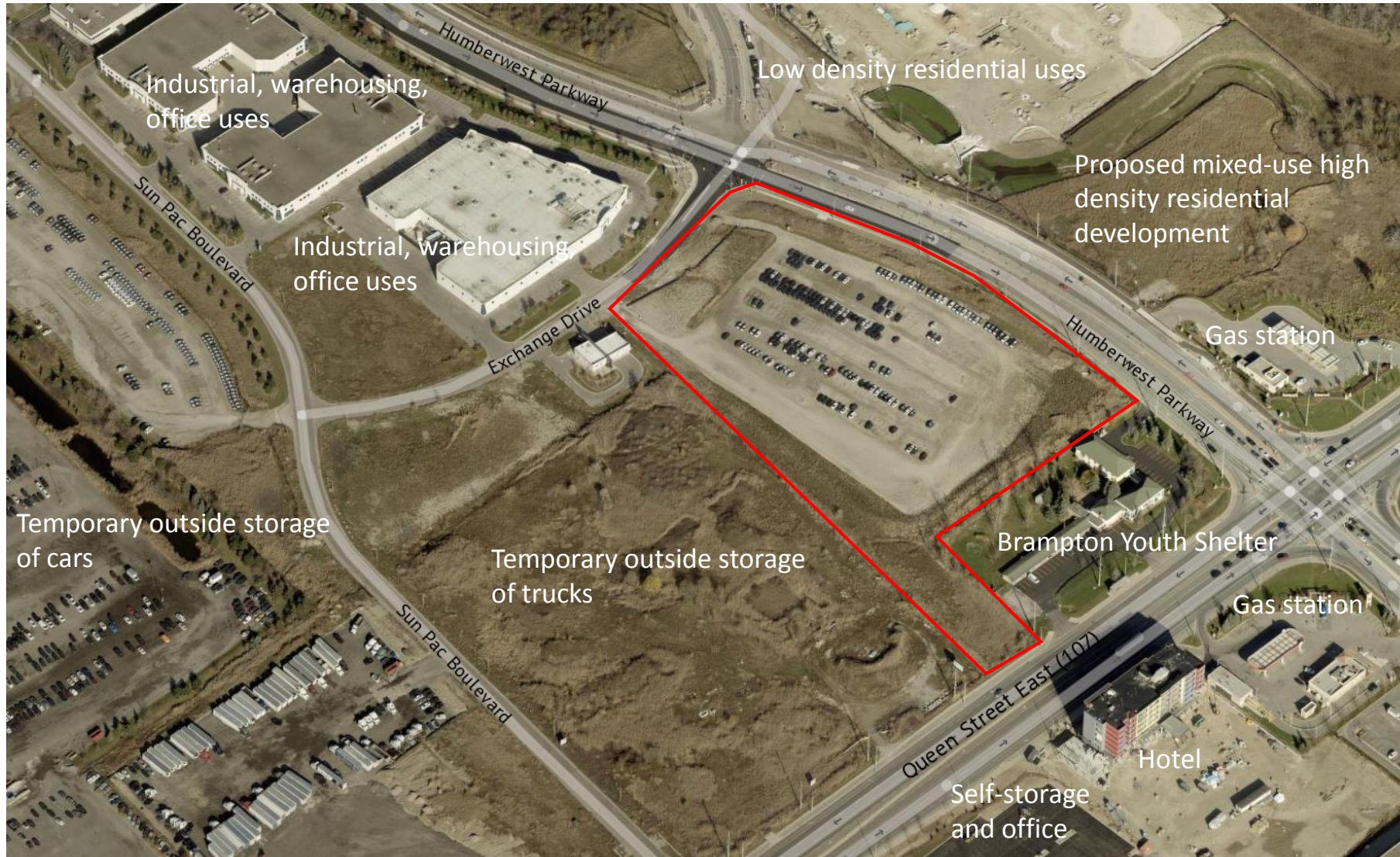
South: Brampton Youth Shelter and Queen Street East, and beyond are commercial uses

East: Humberwest Parkway, and beyond area residential uses and Claireville Conservation Area

West: Outside storage / industrial uses and Sun Pac Boulevard



AERIAL PHOTO



SITE PHOTOS



View Looking East, from Exchange Drive



View Looking Northeast, from Exchange Drive

SITE PHOTOS



View Looking West, from Queen Street East

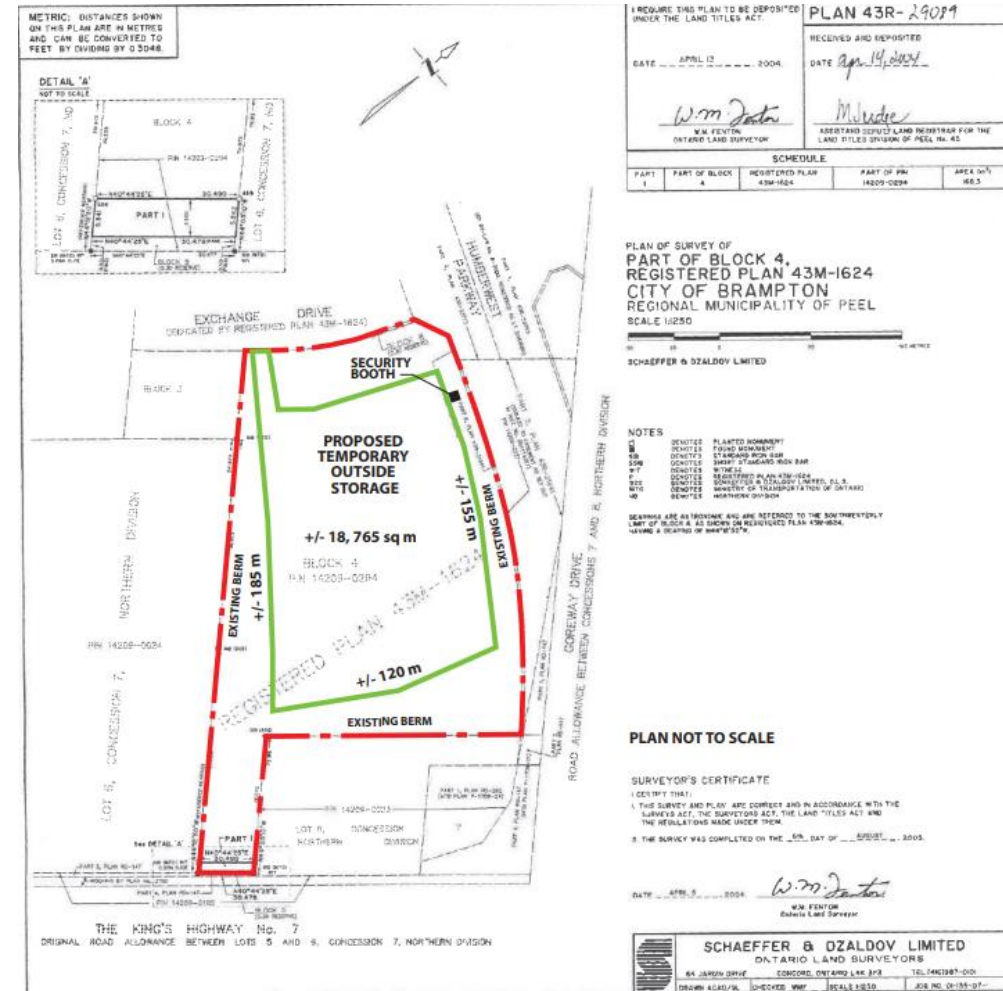


View Looking North, to Goreway Drive

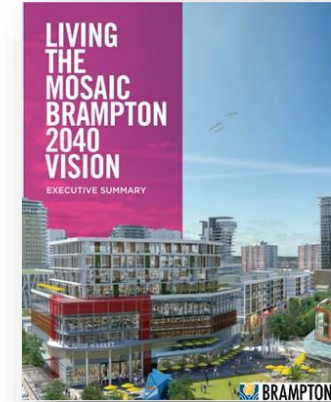
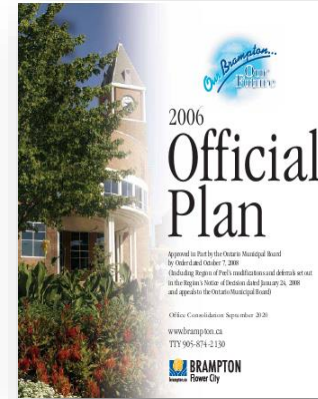
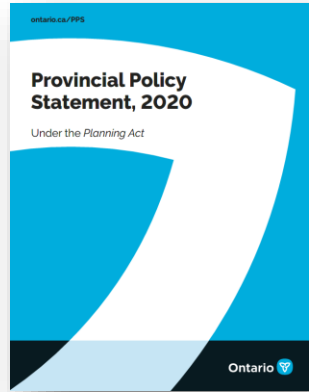
Development Proposal

An application to Amend the Zoning By-law / Temporary Use By-law:

- The purpose of the application is to temporarily amend the Zoning By-law (3 years) to permit the outdoor storage of motor vehicles (cars and SUVs) and a security booth.
- This will accommodate the continuation of the existing outside storage use (approximately 18,765 m² in area) that was previously approved.



Planning Framework Summary



The application will be evaluated based on:

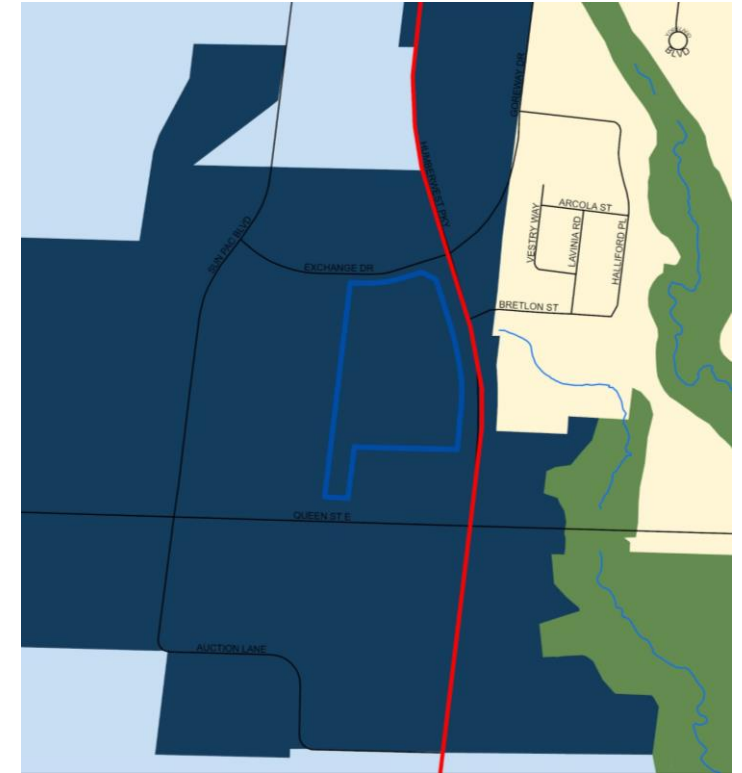
- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Airport Intermodal Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan Designation

- Designated 'Business Corridor' within the Official Plan (OP).
- Permits a broad range of employment and employment-related uses.
- The policies for this designation notes that outdoor storage related uses are to be prohibited, as well as the following uses: auto-body paint and repair, automobile repair, commercial self-storage warehouses, and retail and industrial uses that involve outdoor storage and outdoor display of merchandise.
- Section 5.10.3 states that an amendment to the Official Plan is not needed to allow a Temporary Use, even though it may not align with the land use policies for the ultimate planned development.

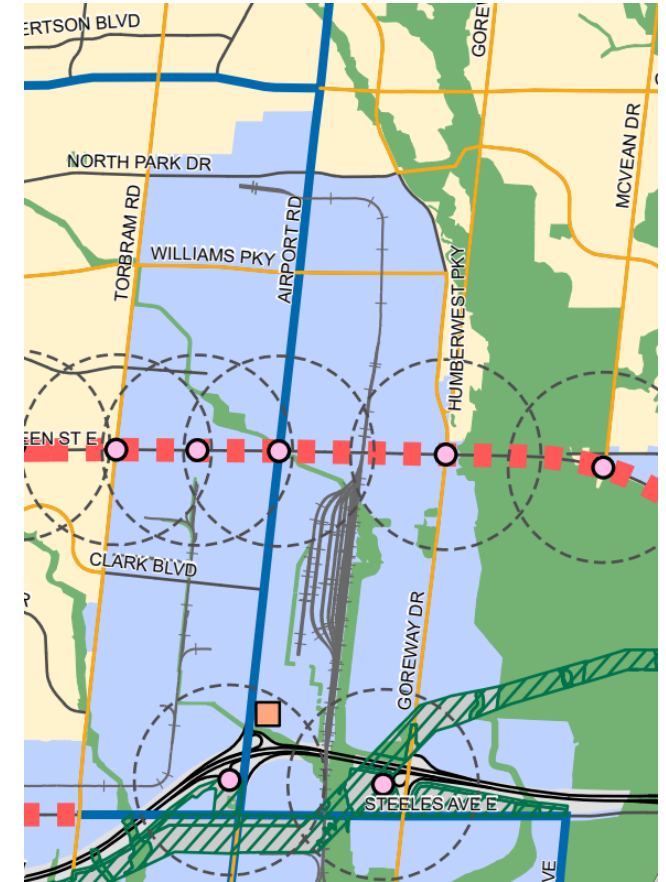


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

Subject Lands	RAILWAYS	OPENSOURCE, UTILITY/OPENSOURCE
MAJOR WATERCOURSES	BUSINESS CORRIDOR	RESIDENTIAL
L.B.P.I.A. OPERATING AREA	INDUSTRIAL	

Current Planning Context: Brampton Plan

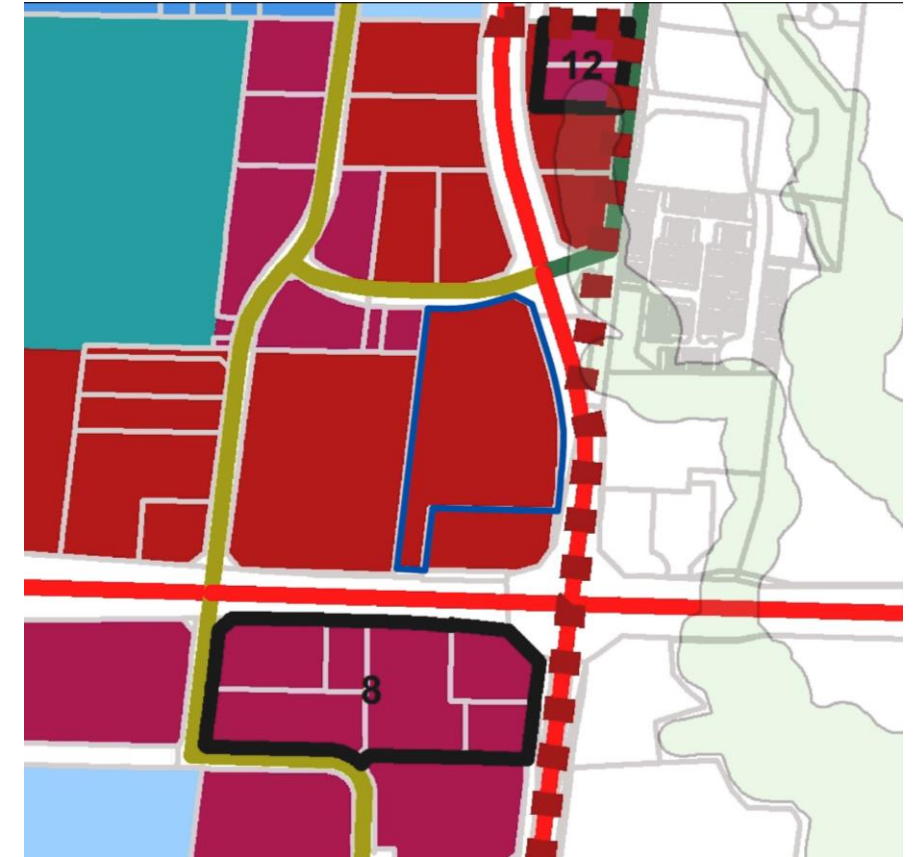
- Designated 'Employment Areas' and 'Planned Major Transit Station' within Schedule 1 of Brampton Plan
- Designated 'Mixed-Use Employment' within Schedule 2 of Brampton Plan
- Designated 'Provincially Significant Employment Zone' within Schedule 5 of the Brampton Plan



Current Planning Context: Secondary Plan Designation

Airport Intermodal Secondary Plan 4 (SPA 4)

- Designated as 'Highway and Service Commercial'
- An amendment to the Secondary Plan is not required.



Current Planning Context: Zoning By-law

Zoned: Service Commercial – Special Section 1636 (SC-1636)

- Permits various service commercial uses such as motor vehicle repair shop, office uses, restaurant uses, retail establishment, etc.
- An amendment to the Zoning By-law (Temporary Use By-law) is required in order to permit the proposed uses.



Proposed Zoning By-law Amendment

Proposed Zone	Highlight of proposed Zone
Temporary Use Zoning By-law	<ul style="list-style-type: none">By adding 'outside storage of motor vehicles and security booth' to the list of permitted uses for a maximum temporary period of three (3) years.

Preliminary Issues:

- Compatibility with long-term Major Transit Station Area (MTSA) policies and proposed development in the area; and
- If there is a sufficient landscape buffer to screen outdoor storage from the surrounding road (Goreway Drive/ Exchange Drive).



Next Steps

Notice of complete application – October 5, 2023

Circulation to departments and agencies

Notice of statutory public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:
File Number: OZS-2023-0031
3. On the **'OZS-2023-0031'** file page click:
The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, and a login form with fields for User Name or E-mail, Password, and a reCAPTCHA. The bottom screenshot shows the file details page for OZS-2023-0031, which includes a search bar, navigation tabs, and a table of documents.

Top Screenshot: Login Page

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

BRAMPLAN ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

Search for an application

For assistance, please contact us at: planning.development@brampton.ca

Login

User Name or E-mail:

Password:

☐ I'm not a robot

reCAPTCHA

Privacy Terms

Login

☐ Remember me on this computer

I've forgotten my password

New Users: Register for an Account

Bottom Screenshot: File Details Page

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

File OZS-2023-0031:

OPA ZBA Subdivision

Status: In Review-Pre Public Meeting

File Info Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. Please follow this link to find the document naming and saving conventions

2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.

2. All Precinct Plans, Draft Plans or Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
RD_Registered Owners' Authorization Form.pdf	OZS-2023-0031	Registered Owners' Authorization	156.75 KB	10/19/2023	09/13/2023	Actions
RD_Survey.pdf	OZS-2023-0031	Survey	112.19 KB	10/19/2023	09/13/2023	Actions
RD_Planning Justification Brief.pdf	OZS-2023-0031	Planning Justification Report	475.55 KB	10/19/2023	09/13/2023	Actions
RD_Application Fee Calculation.pdf	OZS-2023-0031	Fee Calculation Form	386.27 KB	10/19/2023	09/13/2023	Actions
RD_Public Notice Sign (Draft).pdf	OZS-2023-0031	Other	143.05 KB	10/19/2023	09/13/2023	Actions
RD_PIN Abstract.pdf	OZS-2023-0031	Other	80.51 KB	10/19/2023	09/13/2023	Actions
RD_Cover Letter.pdf	OZS-2023-0031	Cover Letter	72.43 KB	10/19/2023	09/13/2023	Actions

Additional Information

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

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Thank you!