

# Public Meeting Information Report

## Planning Department

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**Public Meeting:** April 15, 2025 at 7:00 p.m., Hybrid Meeting / Council Chamber

**Applicant:** WSP Canada Inc., on behalf of Brampton Flying Club

**File No.:** RZ 2025-0001

**Address:** 13691 McLaughlin Road and Vicinity, Ward 2

### **The Purpose of a Public Meeting**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council, to receive comments, and to answer questions from the public and members of Council.

Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report with recommendations will be brought forward by staff and considered by Council at a later date.

As a member of the public, you may request notification of any future Public or Council Meetings on this matter. Please provide your contact information to the lead planner or clerks department. Please be advised that public participation will form part of the public record for these applications.

### **Proposal Information**

On December 24, 2024, The Town of Caledon received the proposed Zoning By-law Amendment (RZ 2025-0001) application from the Brampton Flying Club, as per the recommendations of Staff Report 2019-013 "Proposed Airport Zoning Regulation," for the subject lands. The applications were deemed complete on January 28, 2025. Please see Schedule "C" – Supporting Material, for a list of materials submitted by the applicant in support of the applications. This material is also available for viewing on the Town's website.

### **Location**

The subject lands are located at 13691 McLaughlin Road, known as the "Brampton Airport". See Schedule "A" – Location Map, attached. The application also includes lands within a 4 km radius from the intersection of the airport's runways. See Schedule "B" – Aerial Map, attached. The property is 80.78 ha (199.5 ac) in size and is currently used as an Airport with accessory uses such as an aircraft maintenance facility, flight school, restaurant, and the Great War Flying Museum. The surrounding land uses are primarily agricultural with rural residential dwellings. The airport is located directly south of the Victoria Business Park.

### **Official Plan and Zoning**

The Region of Peel's Official Plan designates the lands as *Airport* (within the *Urban System* and *2051 New Urban Area*) on Schedule "E-1" – Regional Structure and *Employment Area* on Schedule "E-4" – Employment Areas.

The Town's current Official Plan designates the lands as *Prime Agricultural Area* and *Environmental Policy Area* on Schedule "A1" – Town Structure. Future Caledon Official Plan designates the lands *Urban Area* and *Natural Features and Areas* on Schedule "B1" – Town Structure, *New Urban Area 2051* on Schedule "B2" – Growth Management and *New Employment Area* on Schedule "B4" – Land Use Designations.

The property is split-zoned Airport Industrial Zone (MA), Airport Industrial Zone - Environmental (MA-E) and Airport Industrial Zone – Exception 476 (MA-476) in Zoning By-law 2006-50, as amended. The Brampton Airport is a Transport Canada certified aerodrome which is subject to the Aeronautics Act.



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### Proposal

To protect the safe operation and long-term viability of the Brampton Airport, the applicant is proposing to implement a federal Airport Zoning Regulation (AZR). The proposed AZR does not propose any new development or airport improvements. The application proposes a regulation area (a 4km radius around the intersection of the airport's runways) surrounding the existing airport where regulations would apply to prohibit land uses that could pose hazards to aviation and set height limits on structures and natural growth (e.g., trees). See Schedule "D" – Draft Zoning By-law Amendment and Schedule "E" – Planning Justification Report, attached.

### Consultation

#### Statutory Public Meeting

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was mailed to all landowners located within the proposed AZR (a 4km radius of the intersection of the airport's runways) on February 11, 2025 and a sign was posted on the property on March 3, 2025. In addition, the Notice was posted on the Town's website and an interactive mapping tool was made available at [www.caledon.ca/azr](http://www.caledon.ca/azr).

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was placed in the Caledon Citizen on March 20, 2025. In addition, the Notice was posted on the Town's website.

The subject application was recently circulated to external agencies and internal departments for review and comment on January 31, 2025. Comments received are briefly outlined below.

- **Niagara Escarpment Commission**
  - Requires additional time to further determine how the proposed Airport Zoning Regulation (AZR), and proposed amendment to the Comprehensive Zoning By-law in respect to the AZR, may interact with the Niagara Escarpment Planning and Development Act (NEPDA).
  - Requests that the applicant identify on a map where the area subject to this proposed AZR By-law ("Outer Space" area) overlaps with the Niagara Escarpment Plan (NEP) area and area subject to Development Control as per Regulation 826. Additionally, the NEC requests that the Planning Justification Report (PJR) submitted in support of this application prepared by WSP Canada Inc., dated November 2024, include the NEP in the summary and analysis of the existing policy context for the subject lands.
- **Ministry of Transportation, Major Infrastructure Projects Branch**
  - The information has been shared with our designers. We will consider the requirements of the proposed by-law and if necessary, reach out to the Town/Brampton Flying Club to discuss impacts and mitigations to airport operations as a result of the Hwy 413 project.

The following agencies/departments have no concerns with the application:

- Credit Valley Conservation
- Enbridge Gas
- Ministry of Energy, Energy Networks and Indigenous Policy Branch
- Mississaugas of the Credit First Nation
- Municipal Property Assessment Corporation
- Region of Peel, Planning and Development Services
- Rogers



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- Six Nations
- Toronto and Region Conservation Authority
- Town of Caledon, Building Services
- Town of Caledon, Corporate Services
- Town of Caledon, Engineering, Public Works & Transportation
- Town of Caledon, Finance
- Town of Caledon, Fire and Emergency Services
- Town of Caledon, Municipal Numbering
- Town of Caledon, Municipal Law Enforcement
- Town of Caledon, Strategic Initiatives

### Next Steps:

If you wish to be notified of the passing or refusal of the proposed Zoning By-law Amendment (Airport Zoning Regulation), you must make a written request to the Planning and Development Department of the Town of Caledon, by email to [planning@caledon.ca](mailto:planning@caledon.ca) or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

### Appeal Procedures:

The applicant or specified persons as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the passing of the by-law may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

### Contact:

For further information, please contact the representatives below.

Town of Caledon Contact: Brandon Bell, Senior Development Planner, at 905.584.2272 x 4228 or via email to [brandon.bell@caledon.ca](mailto:brandon.bell@caledon.ca).

Applicant Contact: Allan Paige, General Manager, Brampton Flying Club, at 905.838.1400 x 2222 or via email to [allan@bramfly.com](mailto:allan@bramfly.com).

### Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Map
- Schedule C: List of Supporting Material
- Schedule D: Draft Zoning By-law Amendment
- Schedule E: Planning Justification Report
- Schedule F: Presentation

