

# BRAMPTON AIRPORT ZONING REGULATIONS

Zoning By-law Amendment

Application RZ 2025-0001

April 15, 2025

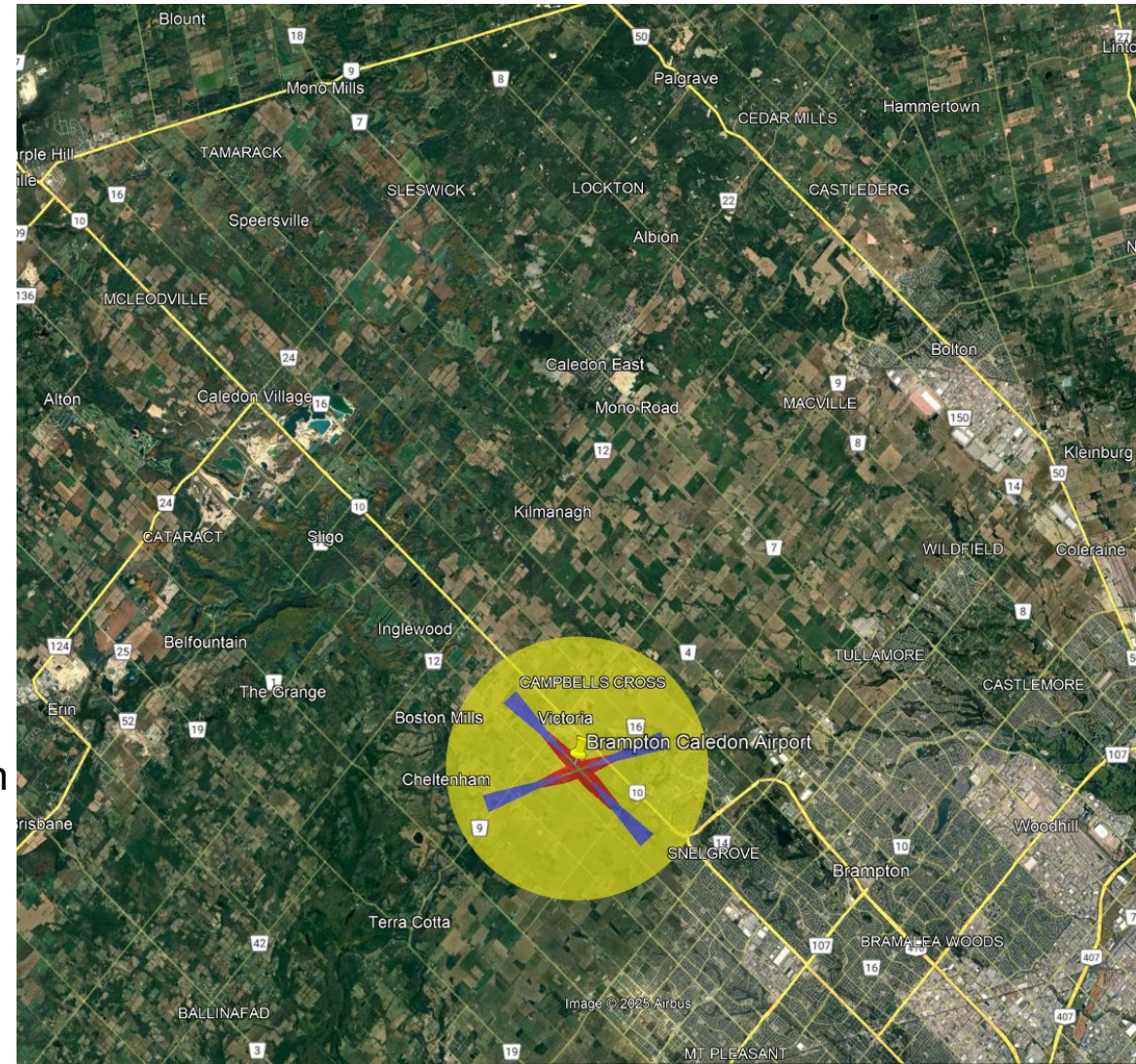
Steve Jordan, WSP Canada Inc.

## ECONOMIC VALUE

- Privately operated non-profit
- Annual operating surplus
- 90 BFC employees = 70 FTE
- \$10.8M annual revenue (2023)
- \$105K tax contribution (2023)
- \$4.1M in capital investment since 2018

## COMMUNITY COMMITMENT

- Home and sponsor to 892 Snowy Owl Royal Canadian Air Cadet Squadron
- Home to the Great War Flying Museum
- Home to the Recreational Aircraft Association
- Caledon community fundraising initiatives
- Support minor league sports teams
- Host of the annual Airport Day open house and fly-in





## EMERGENCY RESPONSE

- Orange Medevacs
- Peel Regional Police Joint Air Support Unit

## TENANTS

- Flight school
- Maintenance, repair, overhaul facility
- Restaurant





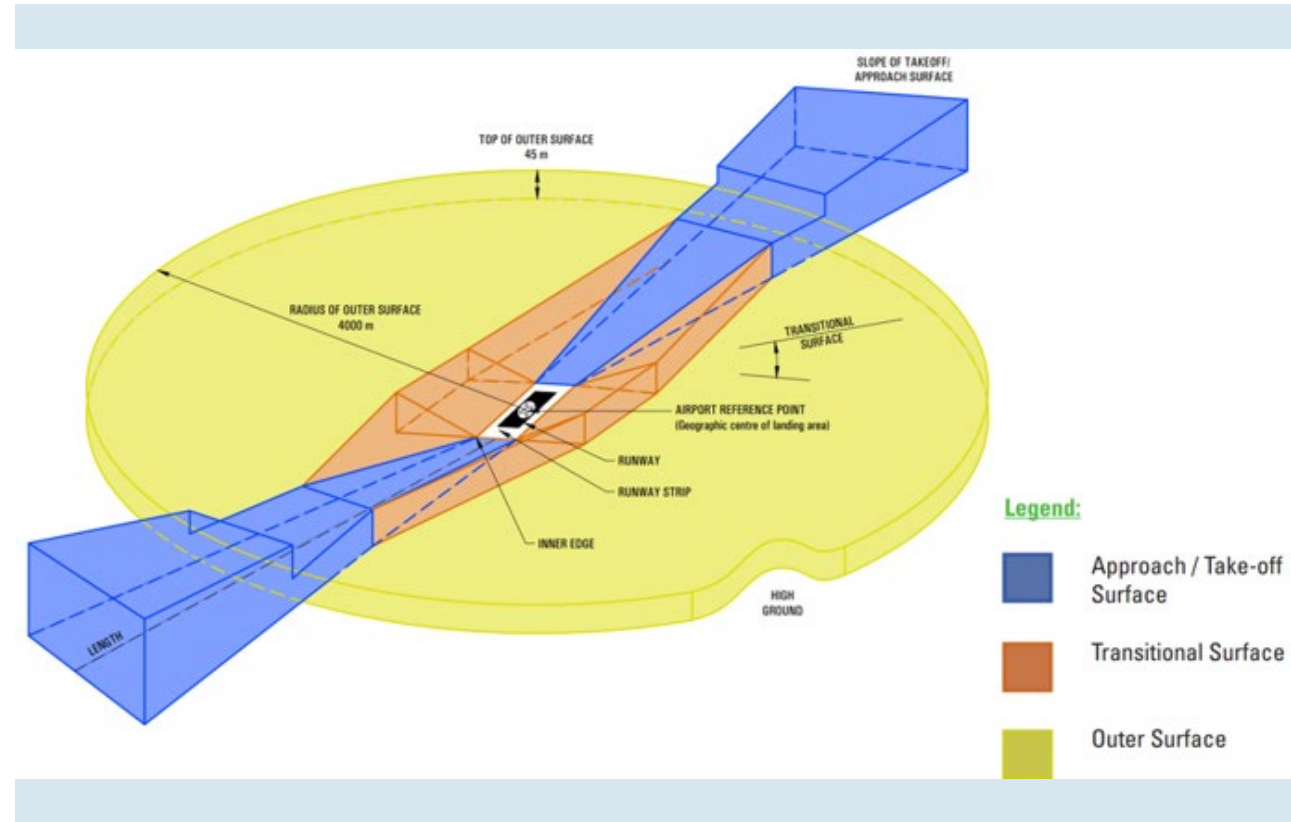
# ZBA Application RZ 2025-0001

03.

ZBA Application

Brampton Airport  
Zoning Regulations

- Overlay to existing Caledon Zoning By-law 2006-50
- No new development proposed
- Height Limit Provisions
  - Applies to structures and natural growth
  - 3D surfaces include:
    - Approach/Take-Off Surfaces
    - Transitional Surfaces
    - Outer Surface





# ZBA Application RZ 2025-0001

04.

ZBA Application

Brampton Airport  
Zoning Regulations

## Land Use Provision to address wildlife hazards

- Limit land uses hazardous to aviation – including things that attract birds, such as:
  - Landfills,
  - Dumps,
  - Stormwater retention ponds,
  - Etc.
- Amendment or minor variance provision







05.

Timeline

## Brampton Airport Zoning Regulations

# 2015

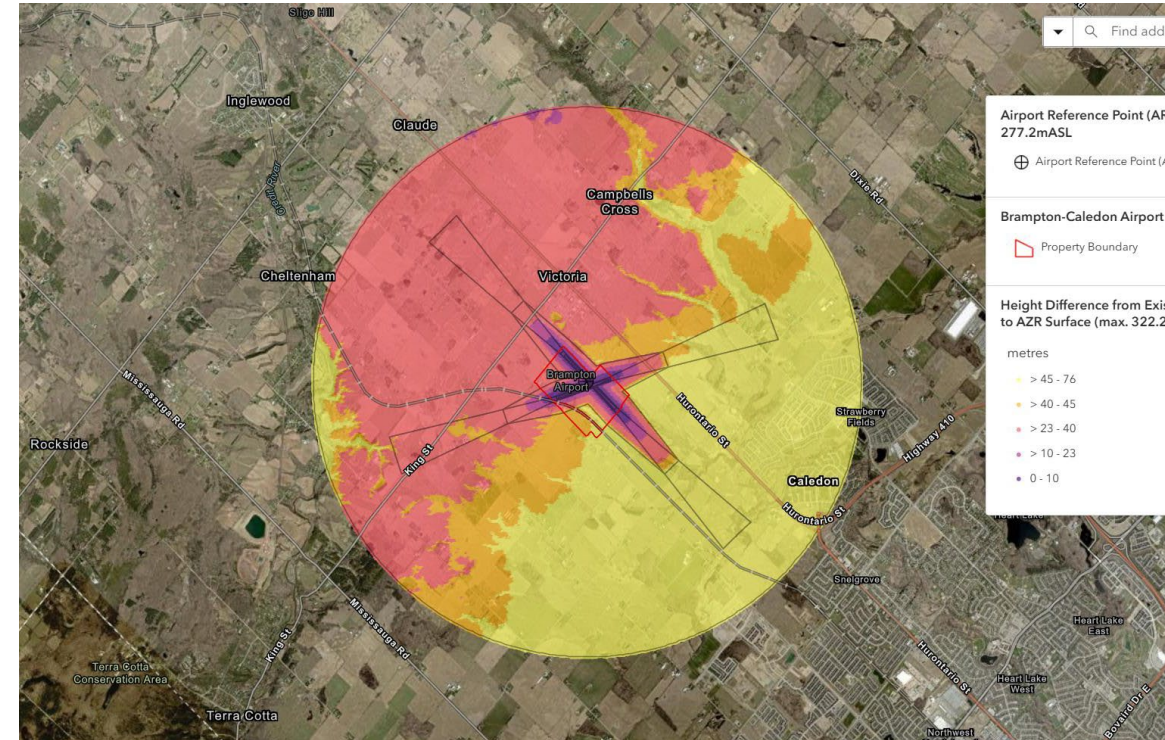
Application process started in 2016 with a written request to Transport Canada.

# 2017

Presentation was made to Council outlining the process and requirements to implement Airport Zoning Regulations.

# 2019

- Caledon Staff Report 2019-013 recommends that the Mayor and Clerk enter into the necessary agreement with Transport Canada to initiate the process.
- Commitment Agreement between Town of Caledon and Transport Canada was signed by Mayor Thompson in January 2019.



# 2021

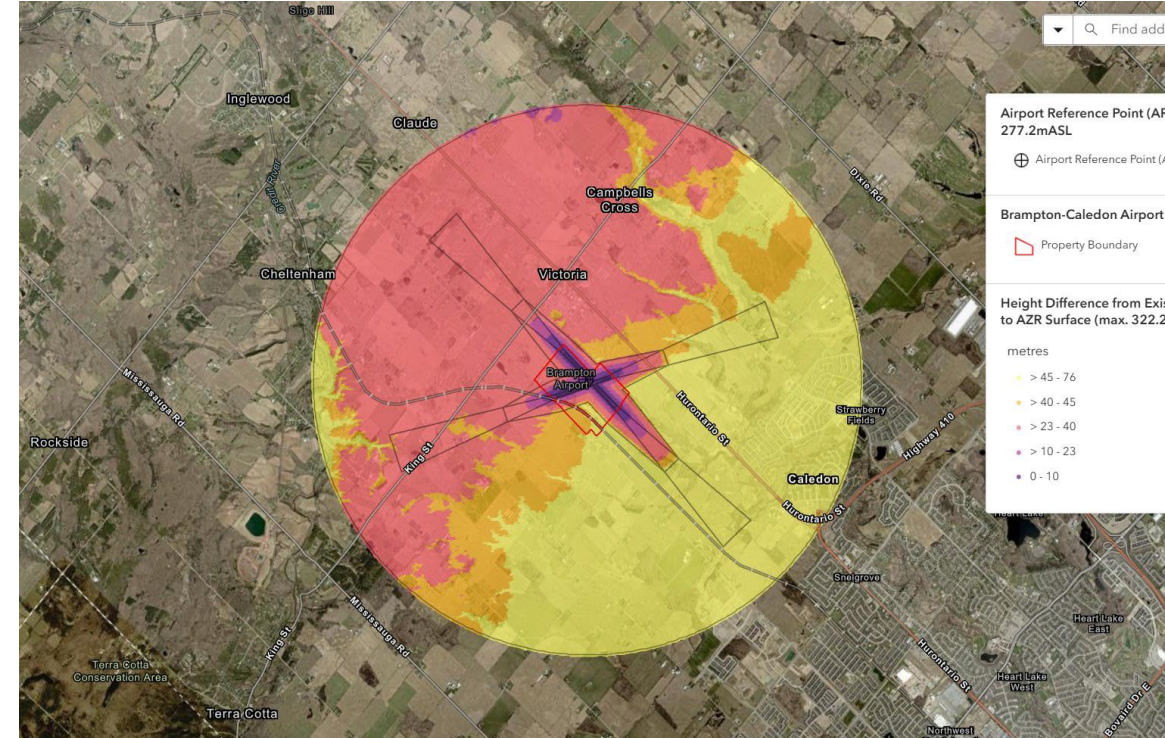
Agreement template was subsequently amended by Transport Canada and re-issued.

# 2019 - 2023

Caledon, Brampton Flying Club, and WSP collaboratively developed the Draft By-law between 2019 and 2023.

# 2024 - 2025

- Revised Agreement was prepared and submitted to Transport Canada for review and approval. This Agreement was signed by Caledon and Transport Canada in 2024.
- PARC Meeting in June 2024 to brief town staff on the pending application and Zoning By-law Amendment Application RZ 2025-001 was submitted in December 2024 and deemed complete for circulation in February 2025

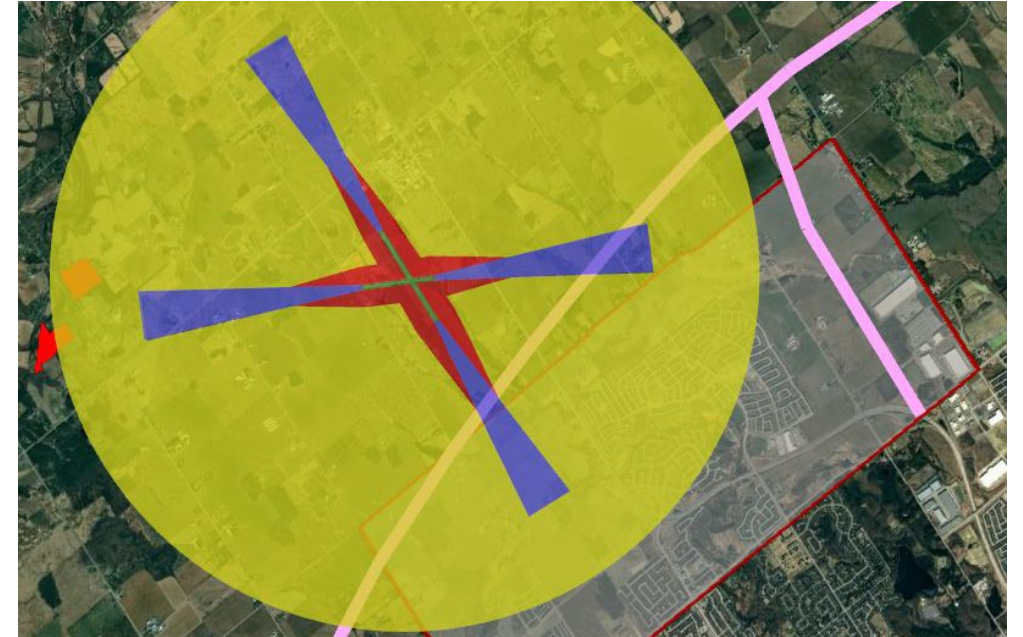




# Policy Analysis

# Provincial Planning Statement, 2024

- Region of Peel Official Plan, 2022
- Town of Caledon Official Plan (1978)
- Future Caledon Official Plan (Council adopted March 26, 2024)
- Niagara Escarpment Plan



## Planning Policy Areas





08.

ZBA Application

Brampton Airport  
Zoning Regulations



[www.aledon.ca/azr](http://www.aledon.ca/azr)



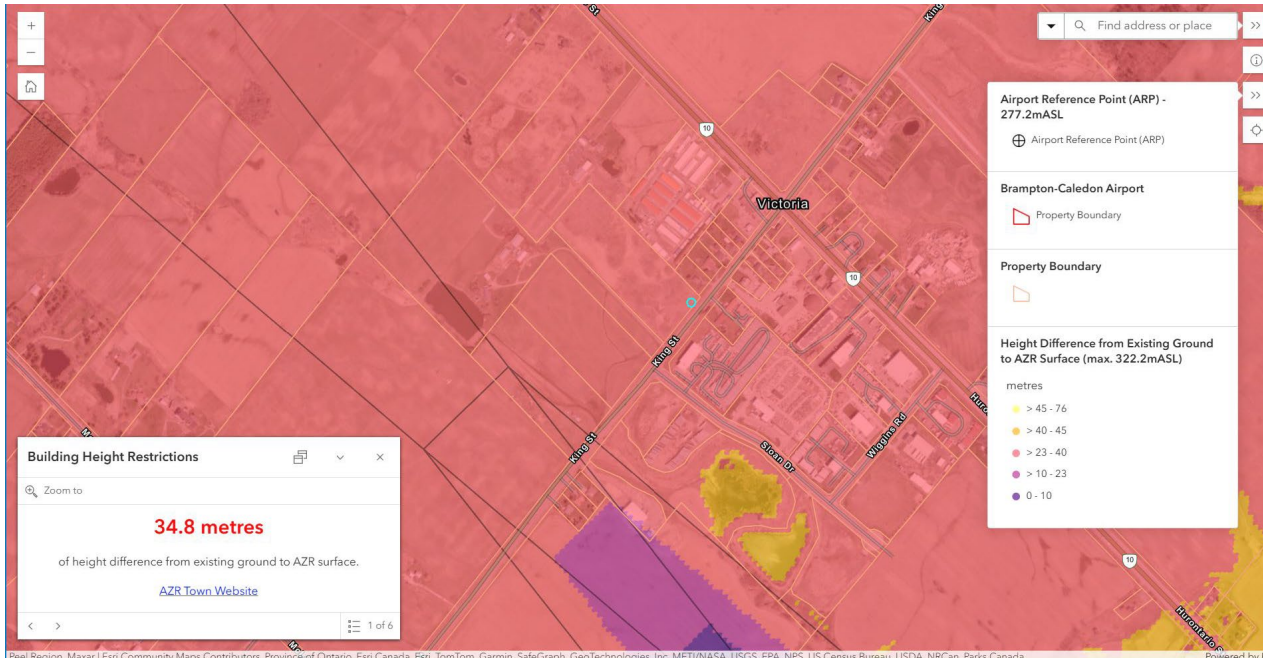




09.

ZBA Application

# Brampton Airport Zoning Regulations



[www.caledon.ca/azr](http://www.caledon.ca/azr)







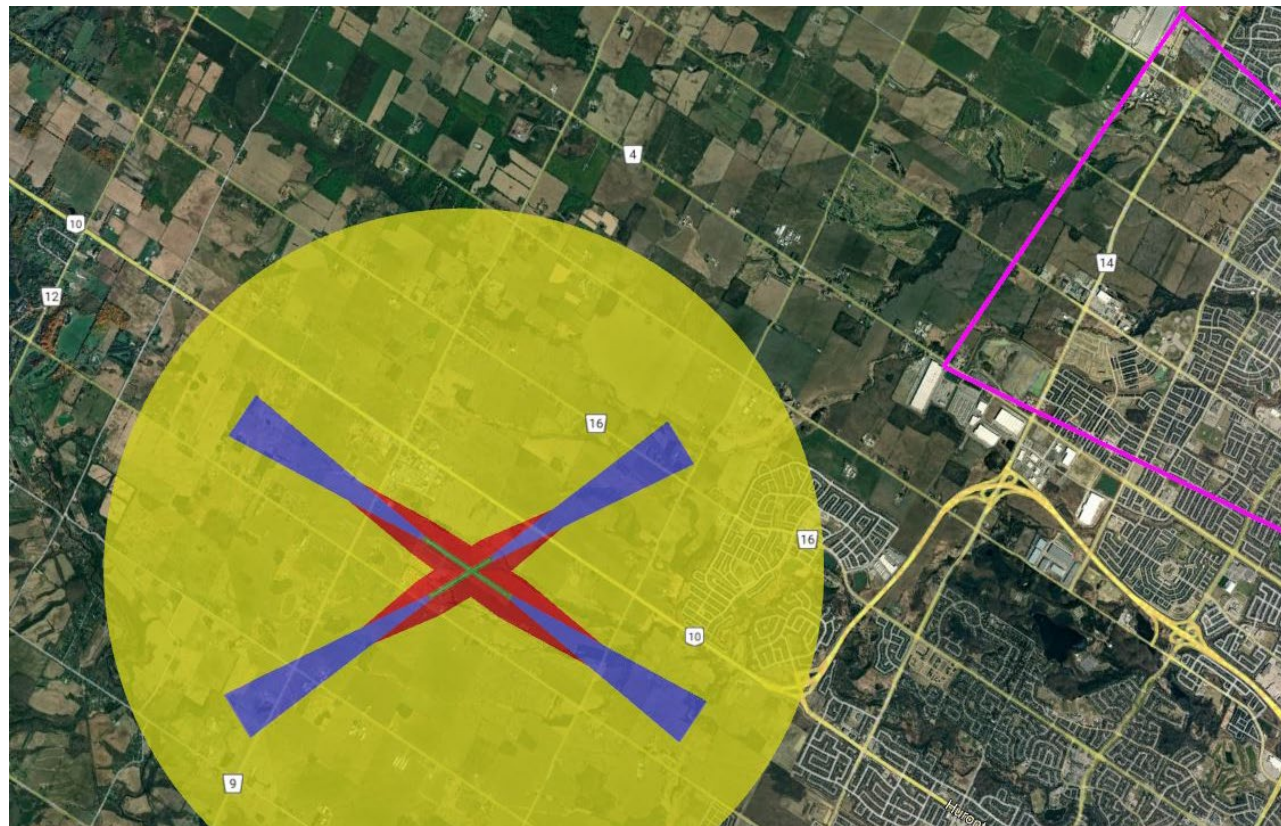
10.

ZBA Application

Brampton Airport  
Zoning Regulations

## Final Comments

- By-law does not address noise
- By-law references Toronto Pearson International Airport



Planning Policy Areas

**QUESTIONS OR  
COMMENTS?**