



2024-12-19

Public

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, ON, L7C 1J6

**Subject: Zoning By-law Amendment Application for Airport Zoning Regulations
Application File Number: PRE 2024-0126**

WSP Canada Inc. (WSP), on behalf of The Brampton Flying Club (the “Applicant”) as the owner and operator of the Brampton Airport, has prepared the attached Zoning By-law Amendment Application which will implement federal Airport Zoning Regulations (AZR) in order to protect the safe operation and long-term viability of the Brampton Airport (the “Airport”).

The draft By-law has been prepared collaboratively by the Applicant, the Town of Caledon (the “Town”), and WSP. It includes specific provisions that prohibit land uses that are hazardous to aviation, and height limits for structures within the limits of the AZR boundaries to prevent conflicts between development and airport activities. The By-law reflects the conditions and parameters of the Commitment Agreement executed between Transport Canada and the Town in December, 2024.

This application includes the following documents:

- a draft copy of the proposed Zoning By-law Amendment;
- the Commitment Agreement between Transport Canada and the Town of Caledon;
- a letter of authorization from the Brampton Flying Club re: Mr. Allan Paige;
- the Brampton Airport Zoning Regulations Planning Justification Report; and
- Town of Caledon Staff Report 2019-013: “Proposed Airport Zoning Regulation, Brampton Flying Club”.

Background

The Airport has been working with Transport Canada and the Town since approximately 2017 to advance this initiative. In January 2019, a Town of Caledon Staff Report (2019-013) was adopted by Council which recommended that the Town enter into the necessary agreements with the Federal Government to initiate the process of developing Airport Zoning Regulations, and that the Town receive and process the request, conduct public consultation and report back.

The AZR boundaries and contours have been prepared in accordance with TP 312 *Aerodrome Standards and Recommended Practices*, as required for certified airports under the Canadian Aviation Regulations and the federal Aeronautics Act. TP 312 requires that the Airport establish and protect specific airspace for aircraft that are manoeuvring in the vicinity of the Airport and aircraft that are approaching or departing the Airport. These surfaces, collectively known as



Obstacle Limitation Surfaces (OLS), include an Outer Surface for the Airport, as well as Approach/Departure Surfaces and Transitional surfaces for each runway. The hazardous land use provisions were established in accordance with TP 1247 *Land Use in the Vicinity of Aerodromes*.

The Obstacle Limitation Surfaces are also designed to provide sufficient space so that aircraft can operate safely in the context of new developments including tall structures or buildings. The intent of the proposed By-law is to provide the Town and future development Applicants with clear guidelines that explain these limitations and protect the safe operation and long-term viability of the Airport.

The Brampton Airport Zoning Regulations Planning Justification Report outlines the specific dimensions of the Obstacle Limitation Surfaces that have been defined to minimize potential hazards around the Airport. The Report further details the Provincial, Regional, and Municipal planning policies and zoning applicable to the Brampton Airport and surrounding area.

The Provincial Planning Statement 2024 (PPS 2024) emphasizes the importance of protecting transportation infrastructure and *major facilities*, such as the Brampton Airport, that require separation from sensitive land uses. The policies of the PPS 2024 support the safeguarding of airports from incompatible land uses and promote their role in economic development. The proposed By-law and Airport Zoning Regulations align with provincial and regional policies, including the PPS 2024, the Peel Region Official Plan, and Caledon Zoning By-law 2006-50, for economic growth and protection of the Airport as a vital asset to the community.

It should be noted that the proposed Airport Zoning By-law Amendment does not propose any new development as defined under the *Planning Act*. Rather, it proposes the implementation of land use provisions and height limitations that protect the Airport's current operation and help to ensure its long-term viability.

Should you have any questions or require additional information, please contact Mr. Allan Paige, General Manager of the Brampton Flying Club, at (416) 274-4091, or by email at allan@bramfly.com.

Yours sincerely,

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Encl. Draft By-law, Commitment Agreement, Letter of Authorization, Municipal Planning Justification Report, Staff Report 2019-013.
WSP ref.: CA-WSP-161-09485-00