



Principals

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March 27, 2023

GWD File:
11.1768.00 COA

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

Attention: Ms. Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

Subject: SUPPLEMENTARY LETTER
Application to the Committee of Adjustment – Consent
'0' Winston Churchill Boulevard
Part of West Half Lot 1, Concession 6, W.H.S.
City of Brampton, Ontario
City File: B-2023-0007
City Related File: SPA-2022-0043
Ward 6

Dear Jeanie:

As you are aware Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies. We have reviewed the Staff Recommendation Report for Consent Application B-2023-0007. Notwithstanding Staff's support of the Application we would like to take this opportunity to register our comments, concerns and recommendations on the Conditions of Approval. Kindly distribute to all Committee Members in advance of the Hearing.

CONDITION #2 – Archaeological Assessment

Our office has consulted with City Heritage Staff regarding the preparation and submission of an Archaeological Assessment. Staff have been informed that Assessments have already been completed and registered with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). As such, no further Assessment is required and the Condition can be removed.

CONDITION #3 – Region of Peel Land Dedication and Access Configuration

Commentary and conditions provided by the Region of Peel have been reviewed. An attempt was made by our office to connect with the assigned Commenter. We respectfully request that the Condition be removed.

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1. The subject property is vacant, free of any buildings and structures. It is actively being farmed for commodity grains. There are no existing vehicular driveways along the Winston Churchill Boulevard frontage and none are proposed.
2. No Regional sanitary service is currently available along Winston Churchill Boulevard. As a result MLF must service their facility (existing and proposed) via private services. The timing as to when a public sanitary service will become available is unknown. MLF will need to maintain the private easement in perpetuity.
3. May Junior Holdings Ltd. does not benefit in any way from the proposed easement, rather it will further encumber their property and they must now take on additional risk. MLF is the sole beneficiary of the easement.
4. MLF has agreed to pay May Junior Holdings "fair market" value for the proposed easement. This is a commercial transaction between Owners. The Region's requirement that there be a conveyance of lands along Winston Churchill Boulevard is an additional cost that MLF did not anticipate. It is estimated that the conveyance will total 0.10 hectares (0.25 acres) in size, having an average width of 7.25 metres (23.78 feet) and a length of 245 metres (800 feet). MLF will need to compensate May Junior Holdings an estimated \$250,000.00 to \$300,000.00 placing an additional financial strain on the new Factory Outlet and Special Event Team project.
5. There does not appear to be any correlation between the proposed easement and Region's road conveyance. Moreover the easement is located ~400 metres (~1,300 feet) east of Winston Churchill Boulevard. It has no direct access or frontage to the Regional road and does not benefit from any of its existing (or future) services.

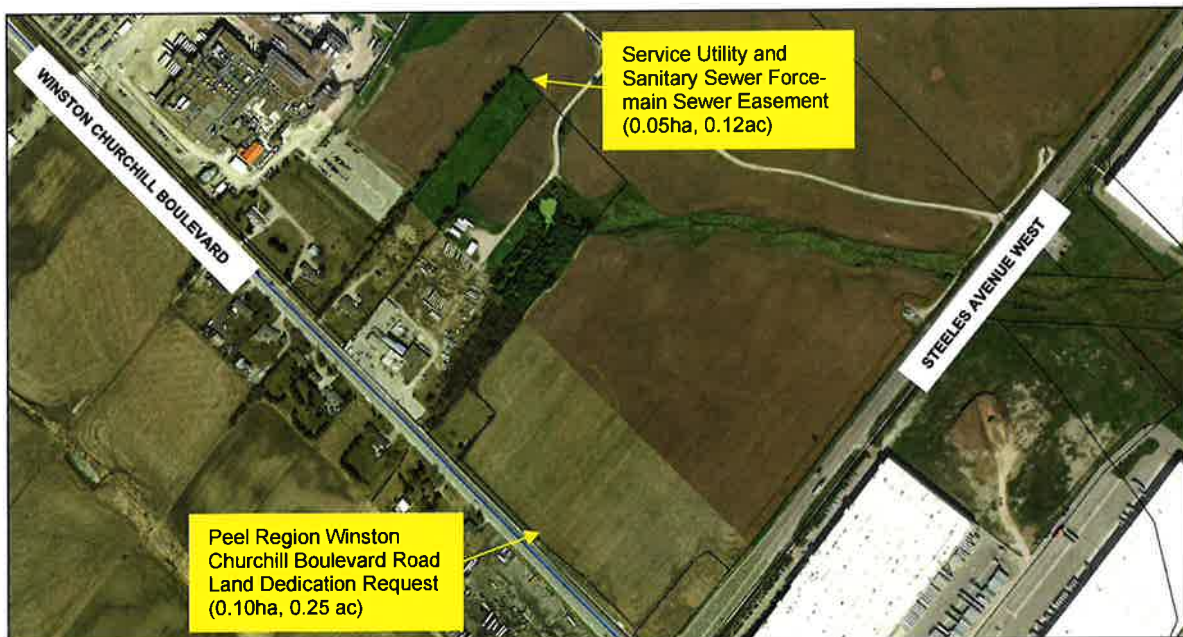


Figure 1 – MLF Easement and Region of Peel Land Dedication




6. May Junior Holdings has already been subject to two (2) prior road widenings in 2000 and 2007. Pursuant to the *Planning Act*, the Region is entitled to road widenings through the development application process (i.e. Site Plan Approval, Plan of Subdivision). In this instance, deferral of the conveyance request to future planning application(s) is appropriate.

Final Remarks and Recommendation

Thank you for this opportunity to share our Client's comments, observations, and recommendations. We respectfully request that Committee approve the Consent Application and that Staff Recommended Conditions #2 and #3 be removed.

Yours truly,


Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate

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C.c. S. Sandhu, City of Brampton
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