



DELIVERED VIA EMAIL

October 15, 2021

City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Mayor & Members of Council

RE: Council Resolution Request: Minister's Zoning Order (MZO)
Proposed Corporate Head Office & Skilled Labour Training Centre
11176 Highway 50
Part of Lot 16, Concession 12, Northern Division
City of Brampton, Regional Municipality of Peel

Dear Mayor Brown and Members of Council,

I write on behalf of Rafat General Contractor Inc. (*Rafat*) to request Council's consideration for a Resolution to request a Minister's Zoning Order (*MZO*) on lands municipally addressed as 11176 Highway 50 (*Subject Lands*).

The request for an MZO would allow the timely permission to introduce a new Corporate Head Office and Skilled Labour Training Centre on the Subject Lands, which would generate 200 new skilled jobs and preserve 600 existing skilled jobs within the City and Region.

Should an MZO be issued, construction of the Corporate Head Office and Skilled Labour Training Centre would proceed through the standard Site Plan Control and Building Permit application(s) process, ensuring all technical matters are addressed in accordance with municipal standards and requirements.

Site Location, Description and Surrounding Land Uses

The Subject Lands are located in Ward 10 on the west side of Highway 50, north of Countryside Drive, east of Coleraine Drive and south of Mayfield Road and have a Site Area of approximately 10.07 hectares (*24.8 Acres*). The Subject Lands contain an existing and occupied Single Detached Dwelling, a Barn, a Storage Building and a Storage Shed.

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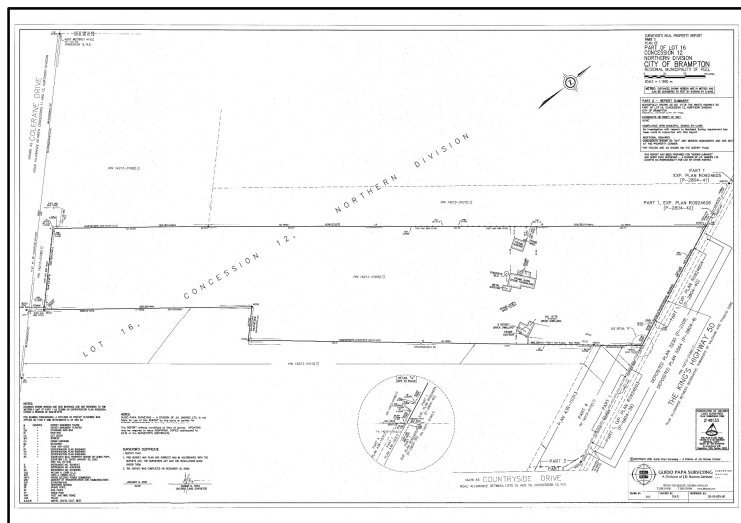
The Subject Lands front onto Highway 50, a regional road with existing services, which is maintained year-round. Access to the Subject Lands exists and is proposed to remain from Highway 50. Surrounding Land Uses include Agricultural, Outdoor Storage, Commercial and Industrial uses.

Figure 1: Site Location & Surrounding Land Uses



Source: Google Earth

Figure 2: Plan of Survey



Source: J.D. Barnes Ltd.

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Existing Land Use Policies and Regulations

Land use planning of the Subject Lands is subject to Provincial Plans and Policies, namely *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Provincial Policy Statement (2020)* including the *Planning Act*, which permits the issuance of MZOs by the Minister of Municipal Affairs and Housing.

Regional and Local land use policies and regulations also apply to the Subject Lands, as follows:

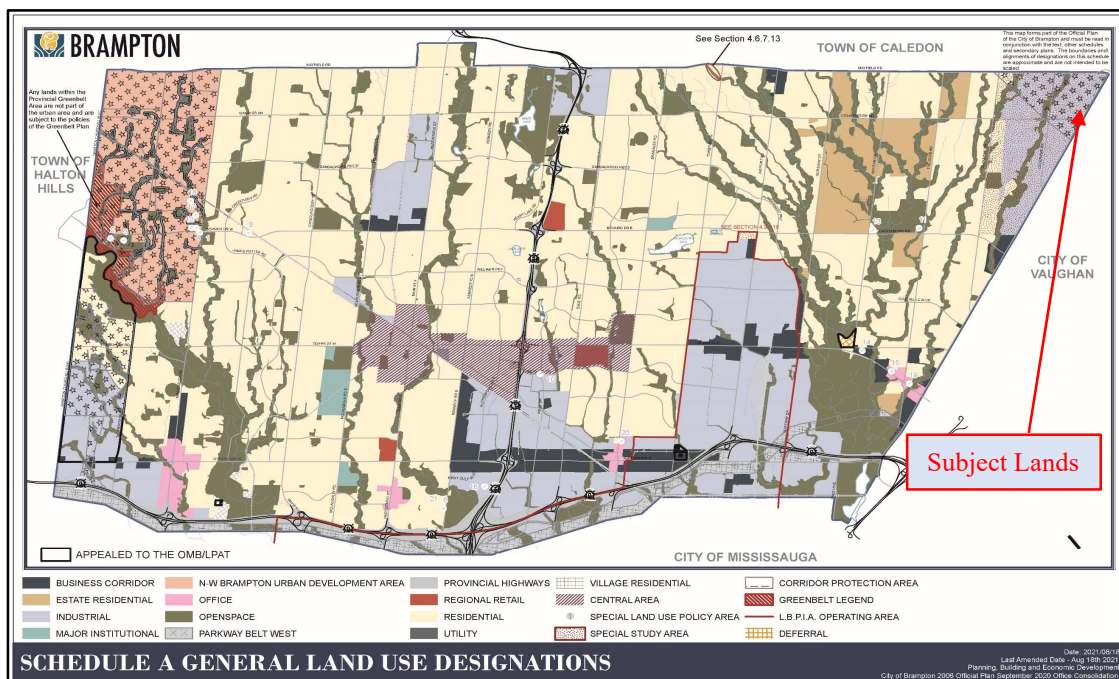
Region of Peel Official Plan:

The Subject Lands are designated as ‘Urban System’ per Schedule D Regional Structure of the *Region of Peel Official Plan* and the proposed development is permitted within said designation.

City of Brampton Official Plan:

The Subject Lands are designated ‘Industrial’ per Schedule A of the *City of Brampton Official Plan*. Section 4.4.2.1 of the Official Plan states the Industrial Designation shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses. The proposed development’s uses are permitted within the said designation, subject to development policies.

Figure 4: City of Brampton Official Plan, Schedule ‘A’ General Land Use Designations



Source: City of Brampton Official Plan

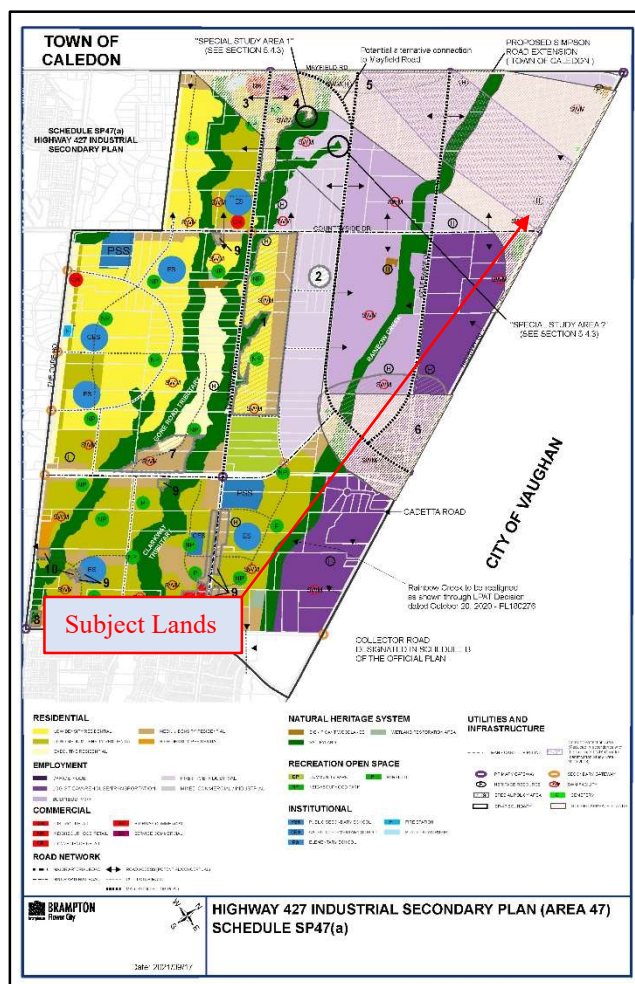
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City of Brampton Secondary Plan (SPA47):

The Subject Lands are also located within the Highway 427 Industrial Secondary Plan Area (SPA47) designated as 'Prestige Industrial'. The proposed development's uses are permitted within the said designation, subject to development criteria including enhanced design, screening of open storage areas as a secondary use, minimized access points, location along an arterial road, compatibility to adjacent residential uses, integrating and supplementing natural features into design, detailed development plans and minimizing automobile and truck visual impacts. The proposed development will address all these requirements through the standard Site Plan Control process.

Portions of the Secondary Plan remain under Appeal before the Ontario Land Tribunal.

Figure 5: Highway 427 Industrial Secondary Plan Area (SPA47)



Source: Highway 427 Industrial Secondary Plan (SPA47)

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City of Brampton Zoning By-law 270-2004, as amended

Presently, the lands are Zoned as 'Agricultural' within the *City of Brampton Zoning Bylaw No. 270-2004, as amended*. Currently, the Zoning of the Subject Lands is not in conformity with the applicable Official Plan designations which would permit the proposed development. The issuance of an MZO would ensure the Zoning of the Subject Lands is in conformity with the Official Plan designations and land uses permitted. Site specific provisions to ensure appropriate development of the Subject Lands including but not limited to setbacks, parking and building area requirements can be assured and implemented through the MZO.

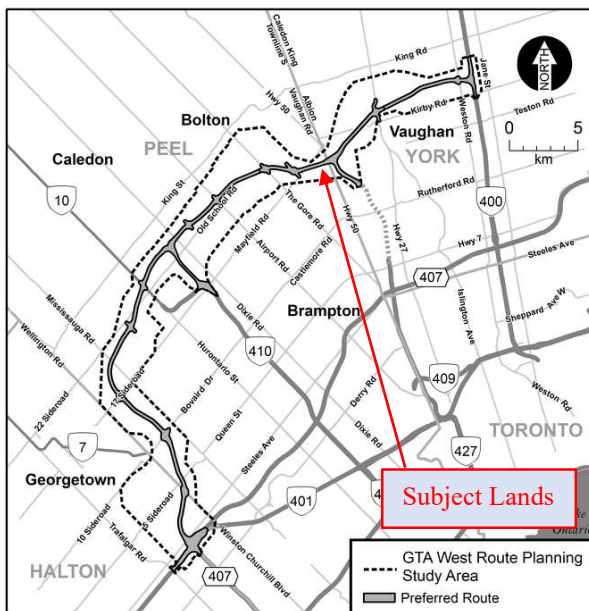
Toronto and Region Conservation Authority (TRCA) Regulated Area:

A portion of the Subject Lands is within the TRCA Regulated Area and accordingly, development review and a Permit would be required from the TRCA and processed concurrently with the standard Site Plan Control application process.

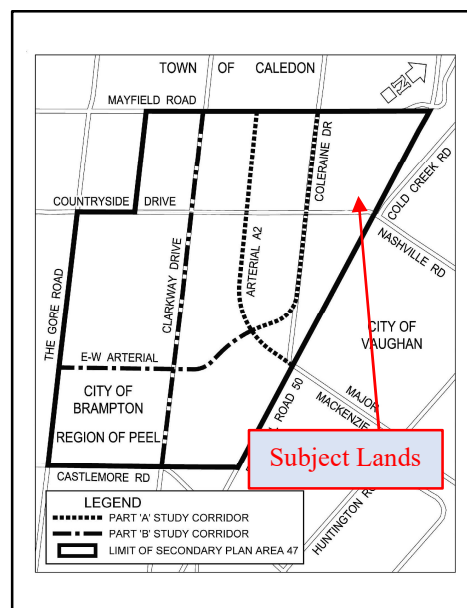
Environmental Assessments for Transportation Improvements:

The Subject Lands are located within the Study Areas of the GTA West Environmental Assessment and the Highway 427 Industrial Secondary Plan Environmental Assessments.

Figure 6: Environmental Assessments Study Area Maps



Source: Ontario Ministry of Transportation



Source: Regional Municipality of Peel

The GTA West Environmental Assessment proposes a new highway with transit corridor and is currently under review as part of the *Federal Impact Assessment Act*.

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The Highway 427 Industrial Secondary Plan Environmental Assessments being undertaken by the Region and City are ongoing and propose two new roads including a North-South Arterial (*Arterial A2*) roadway from Mayfield Road to Major Mackenzie Drive/Regional Road 50 and an additional road from Coleraine Drive to Mayfield Road, with a possible realignment at the Arterial A2 west of Regional Road 50.

As part of the standard Site Plan Control application process, the proposed development of the Subject Lands will need to be reviewed within the context of the proposed new roads.

Conclusion

Rafat General Contractor Inc. is a full service private and public contractor, undertaking significant infrastructure projects within the City, Peel Region and throughout the GTA.

The MZO would generate 200 new skilled jobs and preserve 600 skilled existing jobs, all employed with Rafat General Contractor Inc., while also generating employment assessment and ensuring timely commencement of the proposed development.

The MZO would permit the advancement of the standard Site Plan Control application process to ensure appropriate design and standards for the proposed development. With the issuance of an MZO, the Site Plan Control application could be approved by mid-2022, followed by immediate construction of the Corporate Office, Training Centre, and associated uses.

Rafat General Contractor Inc. looks forward to making Brampton its new home and in turn, generating significant employment opportunities for the City of Brampton and the Region of Peel.

Accordingly, it is our respectful request that City Council ask the Minister of Municipal Affairs and Housing to grant the MZO on an urgent basis to permit Rafat's planned corporate relocation to the City of Brampton.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Client

Mr. Peter Fay, Clerk, City of Brampton

Mr. Richard Forward, Commissioner, Planning, Building and Economical Development, City of Brampton

Mr. Steve Ganesh, Manager of Development Services, Planning and Development Department, City of Brampton

Mr. Allan Parsons, Director of Development Services, Planning and Development Department, City of Brampton