

MEMORANDUM

Date: April 4, 2021
To: Mayor and Members of Council
From: Anand Balram, Planning, Building and Economic Development
Subject: **Heritage Heights Secondary Plan, Technical Corrections**

Following consideration of the Heritage Heights Secondary Plan (Area 52) by Planning and Development Committee on March 21, 2022, correspondence was received from representatives of the Apple Factory and the Region of Peel, who both requested some technical corrections to the implementing By-Laws. The technical corrections are considered minor in nature and are as follows:

1. On March 22, correspondence was received by the City from representatives of the Apple Factory, notifying that one of the addresses making up the Apple Factory property had been omitted. The By-Laws have been revised to include 10024 Mississauga Road.
2. On March 30, correspondence was received by the City from the Region of Peel who made the following requests:
 - a) The full breadth of land uses noted in Mixed Use Areas 'C' – Edges and Mixed Use Transitional Areas (HHSP policies 6.4.10 to 6.4.15) would not be permitted in the Innovation Precinct (IP 52-6) as a result of Provincial and Regional restrictions on sensitive uses (residential) in employment Areas. To rectify this matter, residential permissions have been removed from schedule 7 'Land use Structure', and the corresponding 'Maximum Heights' Schedule 14.
 - b) The High Potential Mineral Aggregate Resource Areas (HPMARA) mapping on schedule 52-13 was not correctly georeferenced and does not match the Region's mapping on Schedule C. This has been corrected.
 - c) In addition to mapping, on Schedule 52-13, the OMB decision and Minutes of Settlement on ROPA 32 require the City to identify "known deposits of mineral aggregate resources" within the North West Brampton Urban Development Area for the purposes supporting implementation of the shale recovery policy 5.19.3. Staff have revised Schedule 52-13 accordingly.
 - d) The Region is proceeding to recommend adoption of a new Regional Official Plan as part of the Peel 2051 ROPA Review. The new Regional Official Plan will repeal and replace the Region's current Official Plan, including all amendments to it. They have suggested the City not reference "ROPA 32", but instead reference "as identified by the Province". This change has been made.
 - e) Finally, with respect to policy 5.19.4, regional staff recommend revising the words "subject to the appropriate measures considered to mitigate" with the words "...subject to the studies to determine appropriate separation, buffering and mitigation for any negative impacts." This wording is proposed in order to reflect ROP policy 5.3.4.2.2.f) iv. This change in wording has been made.

The technical corrections above are considered minor in nature and are required to ensure conformity with Regional and Provincial Planning Documents.

Thank you,

Anand Balram, MCIP RPP
Senior Policy Planner, Official Plan & Growth Management
Planning, Building & Economic Development

Attachments

- Appendix 1 Correspondence received by Representatives of the Apple Factory, March 22, 2022
- Appendix 2 Correspondence received by the Region of Peel, March 30, 2022

Balram, Anand

From: Jonabelle T <jonabelle@corbettlandstrategies.ca>
Sent: 2022/03/22 11:19 AM
To: Balram, Anand
Cc: John Corbett
Subject: [EXTERNAL]Heritage Heights Recommendation Report : Apple Factory Lands Addresses
Attachments: Apple Lands_Survey_Mississauga Rd 10024-BRA-TB-LE .pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Anand,

I hope all is well. I was able to review the recommendation report for Heritage Heights and noticed that the recommendation report is missing one address in the Apple Factory Lands, which is **10024 Mississauga Road**.

Recommendation Report: 10020, 10042, 10054 Mississauga Road and 2036 Bovaird Drive West (hereto referred to as the 'Apple Factory lands')

Survey Addresses: 10020, **10024**, 10042, 10054 Mississauga Road and 2036 Bovaird Drive Wes

I am attaching the land survey for you to review and confirm the addresses exist on the lands.

Kind Regards,

Jonabelle Ceremuga, BES
Senior Associate Development Planner
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[Email: Jonabelle@corbettlandstrategies.ca](mailto:Jonabelle@corbettlandstrategies.ca)

To: Andrew McNeill, Manager,
Official Plan and Growth
Management, City of
Brampton

Date: March 30, 2022

From: John Hardcastle, Manager,
Planning and Development
Services

Subject: Region of Peel Comments on the
Heritage Heights Secondary
Plan

CC: Adrian Smith, Chief Planner and Director
Joy Simms, Principal Planner
Jason DeLuca, Principal Planner
Anand Balram, Senior Policy Planner, City of Brampton

Region of Peel staff have been pleased to work with City staff during your preparation of a new Heritage Heights Secondary Plan (HHSP) in northwest Brampton, Secondary Plan Area 52. Through collaboration throughout the process, regional staff provided input on HHSP policies and mapping and recognize the adjustments made to achieve the envisioned transit-oriented complete community and meet Provincial and Regional policy requirements.

Following review of the HHSP Official Plan Amendment (OPA) to be presented to City of Brampton Council on April 6, 2022, regional staff have the following comments on the proposed OPA 2:

Mixed Uses in Employment Areas

- The proposed Peel 2051 Region of Peel Official Plan (RPOP) designates the lands north of Ace Drive as an employment area. Employment areas in the RPOP are to be protected for employment uses and must prohibit residential and major retail land uses. Regional staff previously noted potential land use issues and requested further information on the proposed land uses north of Ace Drive on draft HHSP Schedule 52-7 Land Use Structure.
- The full breadth of land uses noted in *Mixed Use Areas 'C' – Edges and Mixed Use Transitional Areas* (HHSP policies 6.4.10 to 6.4.15) would not be permitted in the Innovation Precinct (IP 52-6) due to Provincial and Regional requirements on prohibiting residential and major retail in employment Areas (please also see the major retail definition and thresholds in the proposed Peel 2051 policies). If any mixed non-residential uses are included in the IP 52-6, they would ideally be encompassed under light or prestige industrial designations, and meet all other Regional and provincial policies for employment areas. Please see the draft Region of Peel Official Plan Employment Areas map E-4 attached.
- If the RPOP is adopted and approved, the residential and major retail mixed uses noted above in HHSP IP 52-6 would not conform to the RPOP policies and any future planning decisions will be required to conform to the Regional Official Plan.
- For reference, the current definition of major retail proposed through Peel 2051 is:
 - *Major retail*: large-scale or large-format stand-alone retail stores (of 1,000 square metres of gross floor area or greater) or retail centres (of 3,000 square metres of gross floor area or greater) that have the primary purpose of commercial activities.

Shale Resources Policies

- The High Potential Mineral Aggregate Resource Areas (HPMARA) mapping on schedule 52-13 does not appear to be correctly georeferenced and does not match the Region's mapping on Schedule C. Please use recent dataset that was previously sent to the City and ensure the HPMARA is mapped correctly. Please see link to the most recent Regional Official Plan Office Consolidation Schedule C which includes

the approved HPMARA mapping in the City of Brampton - <https://www.peelregion.ca/officialplan/download/pdf/schedule-c.pdf>. It is appreciated that City staff have offered to work with the Region to make the necessary mapping corrections.

- In addition to mapping HPMARA on Schedule 52-13 to identify HPMARA within the Provincial Greenbelt Plan Area, the OMB decision and Minutes of Settlement on ROPA 32 also required the City to identify “known deposits of mineral aggregate resources” within the North West Brampton Urban Development Area for the purposes supporting implementation of the shale recovery policy 5.19.3. The City should ensure that mapping is provided to landowners based on mapping data available from the Ministry of Northern Development, Mines, Natural Resources and Forestry. Links to the mapping data have been previously sent to the City.
- As a housekeeping matter, in regard to policy 5.19.3, please note that the Region is proceeding to recommend adoption of a new Regional Official Plan as part of the Peel 2051 ROPA Review. The new Regional Official Plan will repeal and replace the Region's current Official Plan including all amendments to it. We suggest the City not reference “ROPA 32”, but instead reference "as identified by the Province". The City should make available resource mapping for the purpose of implementing this policy.
- In regard to policy 5.19.4, regional staff recommend revising the words "subject to the appropriate measures considered to mitigate" with the words "...subject to the studies to determine appropriate separation, buffering and mitigation for any negative impacts." This wording is proposed in order to reflect ROP policy 5.3.4.2.2.f) iv.

Please do not hesitate to contact me if you have any questions or to collaborate on incorporating these comments into the HHSP. We look forward to working with the City of Brampton during the implementation of the HHSP, precinct planning, and subsequent development applications.

Regards,

John Hardcastle, Manager
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Public Works
Region of Peel
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