



Principals

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May 16, 2022

**GWD File:
11.1768.00
Other Applications**

**The Corporation of the City of Brampton
Planning & Development Services Department
2 Wellington Street West (3rd Floor)
City of Brampton, Ontario
L6Y 4R2**

**Attention: Mr. Noel Cubacub
Development Planner**

**Subject: FORMAL PUBLIC INPUT
Application to Temporarily Amend the Zoning By-law
[To permit the outdoor storage of 56 trucks and trailers, along with
an associated office space – temporary period of three (3) years]
2769197 Ontario Inc. – Glen Schnarr & Associates Inc.
8195 Winston Churchill Boulevard, City of Brampton
City File: OZS-2022-0016
Ward: 6**

Dear Noel:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies, who own properties totaling approximately 366 hectares (904 acres), located on both the east and west sides of Winston Churchill Boulevard, north of Steeles Avenue. The properties consist of a broad range of features; including, a Processing Plant, a Retail Outlet Store, a Water Pollution Control Plant, as well as fields on which commodity grains are farmed.

MLF owns lands located immediately north, south, and east of 8195 Winston Churchill Boulevard and as such has a direct interest in the Zoning By-law Amendment Application. It has requested that our office monitor its processing and submit this public input letter on their behalf.

8301 Winston Churchill Boulevard

At any given time some 1,600 to 1,800 individuals are employed at the main MLF Processing Facility located at 8301 Winston Churchill Boulevard. In recent years a series of renovations and upgrades to the facility have been completed. In the very near future MLF is planning to commence the next phase of its facility expansion and site improvements.

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8175 Winston Churchill Boulevard

MLF recently completed its own Zoning By-law Amendment Application on the lands known municipally as 8175 Winston Churchill Boulevard, located immediately south of the subject property (City File: C06W01.005). After a lengthy planning approvals process that involved consultation with external agencies including the Credit Valley Conservation Authority (CVCA), the Town of Halton Hills, Peel and Halton Regions, a Report was considered on December 6, 2021 by the City of Brampton Planning and Development Committee recommending approval of the Application. By-law 289-2021 was subsequently passed by City Council on December 8, 2021.

With the appropriate zoning now in effect MLF filed its formal Site Plan Approval Application on March 7, 2022 to facilitate the construction of its new Chicken Shop and Factory Outlet and Special Event Team Storage Building (City File: SPA-2022-0043). The proposal which has been further refined complies with all zoning standards. All existing buildings and structures are to be demolished.

Appendix “1” includes a perspective rendering of the new Chicken Shop and Factory Outlet.

OZS-2022-0016 – Application to Temporarily Amend City Zoning By-law 270-2004

Based on our review of the Notice of Public Meeting and City Information Report, we wish to share the following concerns, observations, and recommendations. They should be considered prior to City Planning Staff tabling a future Recommendation Report.

1. Page 4 – The Information Report advises that the proposed trailer parking and underground water storage structure encroaches into the Regulatory Floodplain and associated buffer. A closer review of Development Plan and Natural Heritage Constraints Map within the submitted Environmental Impact Study (EIS) depicts as many as many as 15 trailer parking encroaching in the flood zone.

MLF and its Consultants worked closely with Brampton Environmental Planning and CVCA Staff during the processing of C06W01.005 to determine the limits of development. The Regulatory Floodplain was respected and placed in an appropriate restrictive zoning. MLF has serious concerns that the proposed encroachment will have offsite impacts on its lands; the Floodplain should be maintained to ensure that there is no net loss in flood storage.

2. Page 4 – The Information Report notes that the Application is proposing to change the existing “*Agricultural (A)*” zoning to an “*Industrial Two (M2)*” zone which would permit a wide range of industrial uses beyond the temporary parking of trailers, outdoor storage, and associated office. City Staff will be reviewing the appropriateness of changing the current zone to a site specific zoning category where there will be no permitted uses outside of the current proposal.

Pursuant to Sections 5.10.3 and 5.10.4 of the City Official Plan, Temporary Use By-laws are intended to permit a use on a short term basis (i.e. 36 months) which



utilizes existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use. Upon the expiry of the temporary time period(s) the authorized use of land, buildings or structures that were permitted shall cease to exist.

Requesting a zoning change via a Temporary Use Application is not appropriate in the context of Section 39 of the *Planning Act*. The property's Agricultural zoning should be maintained. If the Owner is desirous of changing the property's zoning, then a formal Zoning By-law Amendment Application should be submitted.

3. The requested "Industrial Two (M2)" zoning does not appear to conform to the local Bram West Secondary Plan (Area 40, Chapter A) "Highway Commercial Service Commercial" designation. This designation permits a range of uses including: office, retail and service uses, restaurants, retail warehousing, hotels and motels, specialty food and grocery stores, and select industrial uses which have a substantial retail component. The M2 zoning does not permit any above-mentioned uses. If approved conformity with the Secondary Plan will not have been met resulting in a conflict between planning policy and the Zoning By-law.

By way of comparison the "Industrial Business – Section 3608 (MBU-3608)" zoning which applies to the westerly half of 8175 Winston Churchill Boulevard is inclusive of regulations that: 1) require trucks and/or trailers associated with a retail establishment to be stored within an enclosed building; and 2) prohibit the repair and outside storage of trailers. These regulations were put in place to ensure the intent of the Highway & Service Commercial designation is maintained

4. Based on a cursory review the proposed Site Plan, Site Servicing and Grading Plans extensive site alteration and building/structure renovations are needed. The use requires significant investment including the installation of new stormwater management infrastructure which are typical of permanent construction. The use does not appear to meet the criteria established in Section 5.10.3 of the Official Plan.

It is questionable whether the property can revert back to the existing residential use following the expiry of the temporary period.

5. Should Staff proceed to recommend approval of the Application it is MLF's request that the Owner be required as a condition of approval to undertake a comprehensive planning process to secure Site Plan Approval prior to any development/alteration taking place on the property.

As noted earlier in the correspondence MLF has recently filed its Site Plan Approval Application for its new Chicken Shop and Factory Outlet and Special Event Team Storage Building. The Application has been deemed complete and is currently in process. Should the Trailer Parking use proceed coordination between Site Plan Applications should be made a requirement.



Closing Remarks

On behalf of MLF and its affiliated companies thank you for this opportunity to share our Client's preliminary comments, observations, and recommendations. Given the close proximity between properties it has a direct interest in the Application.

Copies of the technical studies that are currently available for public review have been secured. Additional submissions or requests for information may be forthcoming once MLF's Consultant Team has completed its review. They wish to reserve the right to provide further comments as necessary during the continued processing of the Application.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council Meetings to be held in connection with the Amendment Application. Lastly, we request notification of the passage of any and all By-laws or Notices.

Should you require anything further, please do not hesitate to contact the undersigned.

Yours truly,

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

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**C.c. C. Owusu-Gyimah, City of Brampton
A. Homagain, Region of Peel
R. Conard, Town of Halton Hills
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T. Hughes, Credit Valley Conservation Authority
Maple Lodge Farms Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.**



Figure 9: Perspective Rendering