

May 27, 2022

BY EXPRESS MAIL & BY EMAIL: opreview@brampton.ca

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

Attn: Mr. Peter J. Fay, Office of the City Clerk, cityclerksoffice@brampton.ca

**RE: Draft 'Brampton Plan' (Item 4.1 Staff Report Planning, Bld & Ec Dev – 2022-49)
Statutory Public Meeting – May 30, 2022
'O' Heart Lake Road – PIN No. 142250016
Pt. Lt. 17, CON. 3 East of Hurontario St., PART 1, 2 & 3, Plan 43R-17849
City of Brampton, Region of Peel
Our file: 1899**

We are planning consultants retained by La Ferme H&S Limited Partnership, a stakeholder in the City's Official Plan Review program, per the above captioned property (herein referred to as the 'subject property'). The subject property fronts onto Heart Lake Road and is located in the north central part of the City of Brampton, in proximity to, and west of Highway 410. It is about 5.3 ha. (13.2 acres) in land area, and is further referenced on the City of Brampton Property Report Map (See **Figure 1** attached).

THE DRAFT 'BRAMPTON PLAN' & THE 'COUNTRYSIDE VILLAGES SECONDARY PLAN'

The subject property is located within the City's approved 'Countryside Villages Secondary Plan' ('Secondary Plan') (OPA No. OP2006-032) which provides refined planning policies and plans supporting the future development of an 'Employment Area'.

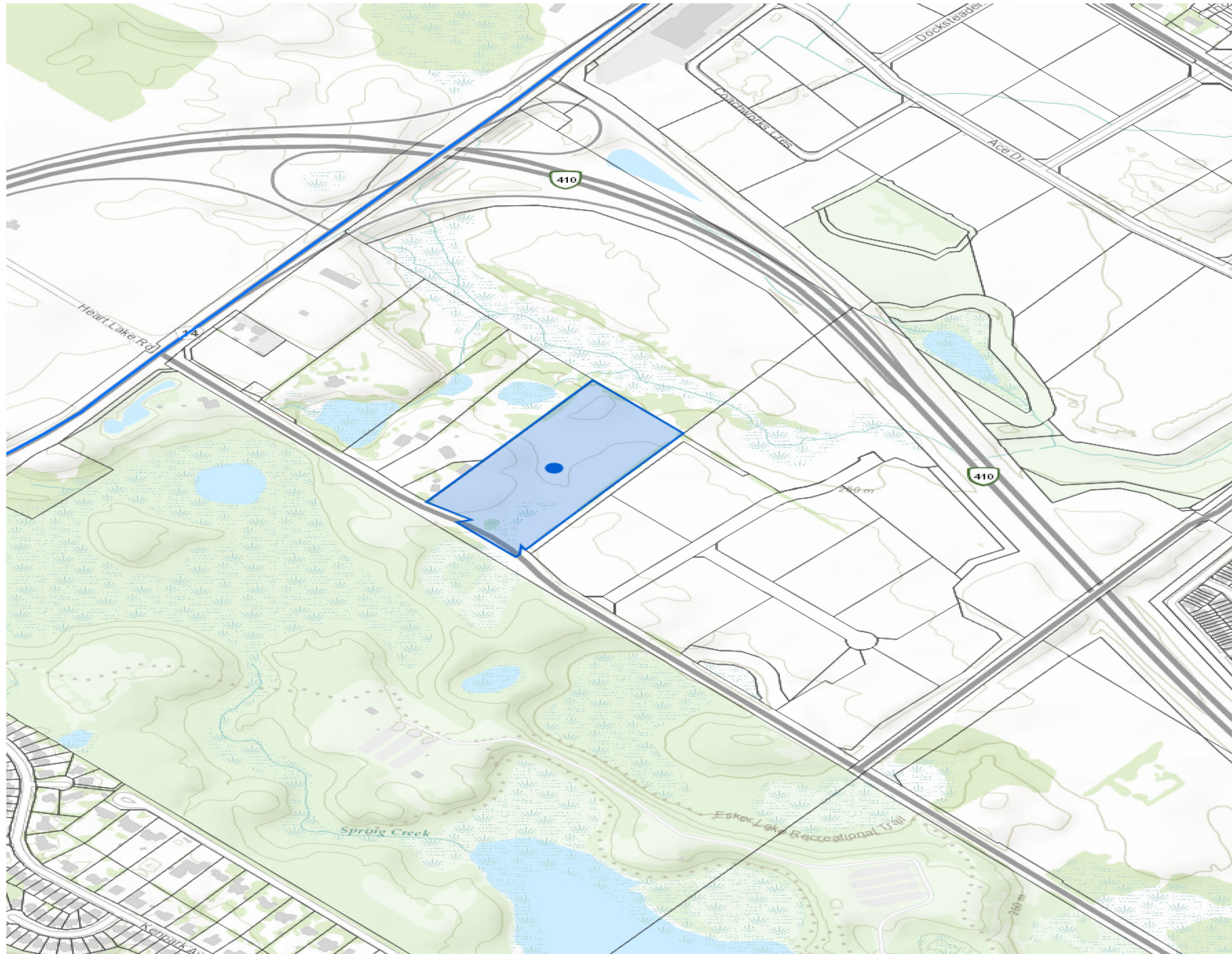
This Secondary Plan was prepared in conformity with the provincial planning hierarchy as established by the province, as overseen by the Provincial Policy Statement ('PPS') and Growth Plan. Subsequently, 'Peel 2051' was recently adopted by Regional Council applying the 'Employment Areas' designation to the subject property.



FIGURE 1

PROPERTY REPORT - '0' HEART LAKE ROAD - 'PRESTIGE INDUSTRIAL' PROJECT

CITY OF BRAMPTON



Property Report

HEART LAKE RD

Clear

BRAMPTON, ON,
Roll Number: 10-07-0-007-07300-0000
Ward: 2
Property Description: CON 3 EHS PT LOT 17 RP 43R17849 PARTS 1 TO 3

Councillors

Parks

Schools

Businesses

Planning

Lot Number: 17
Concession Number: CON. 3 E.H.S.
Secondary Plan Area: 48 (a)
Registered Plan:
Subdivision Assumption:
Draft Plan Number:
Site Plan Number: PRE10.008
Condominium Number:
Property Code Description: Farm

Download the Data

Zoning

Zone Code: A
Category: AGRICULTURAL
Type: A
Special Section:
Split Zoned: NO

This version of consolidated zoning is for convenience purposes only. For more information and interpretation, please contact City Zoning staff at 905-874-2090.

Search the Zoning ByLaw for detailed information

Permits

Pre-Consultation Development Applications ('PAC') were processed by the City (Files PRE-2021-005 and PRE-2021-0012) confirming that a Zoning By-law Amendment ('ZBA') and Site Plan Review (or Site Plan Approval – 'SPA') are required to support the future development of the subject property for 'Employment Uses' per provincial, regional and city planning policies. In addition, as the subject property is located within the Etobicoke Creek Watershed and is subject to existing TRCA Regulation and Fill limits, the processing of the ZBA and SPA will involve an Environmental Impact Study ('EIS') and related reports in accordance with draft 'Brampton Plan' 'Natural Heritage System' policy 2.2.146.

The City's Official Plan Review program provides an opportunity to reconcile various proposed Schedules per Draft 'Brampton Plan' to more appropriately reflect the approved Schedule C to the Official Plan - Secondary Plan, Schedule 48 SP (a) Employment - 'Prestige Industrial' and the Natural Heritage and Environmental Management - 'Terrestrial Feature' (See **Figure 2** attached); where the predominant land use designation applying to the subject property is 'Prestige Industrial'.

CONCLUSION & RECOMMENDATION

We request the following Draft Official Plan Schedules be modified to reflect the more refined Secondary Plan boundary of the 'Natural Heritage System' noted above:

Schedule 1 – City Structure

Schedule 2 – City-Wide Growth Management

Schedule 5 – Designations

Schedule 6 – Natural Heritage System

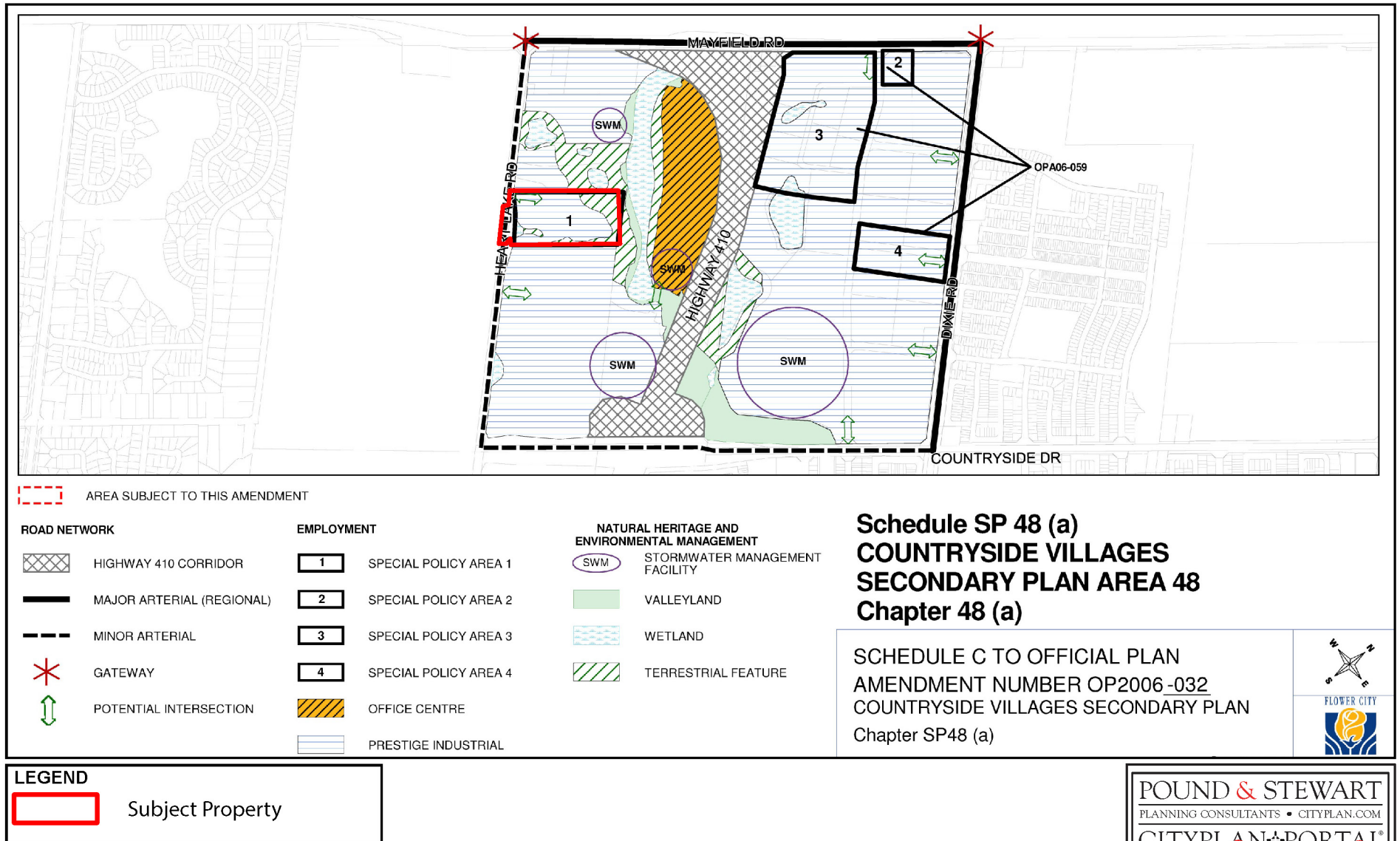
Schedule 7 – Natural Heritage Features

In addition, Schedule 4 of the Draft Official Plan identifies the subject property, along with others in the block as Provincially Significant Employment Zone ('PSEZ'). While this is supported, we are not aware that the Province has established a PSEZ for this area, unless more current direction is in place.

It is acknowledged that the Official Plan Review process is dynamic, and we reserve the right to provide further input and recommendations regarding its implementation and this letter does not preclude any other submission being filed related to the subject property.



FIGURE 2
CITY OF BRAMPTON OFFICIAL PLAN, COUNTRY VILLAGES SECONDARY PLAN (DEC. 2009)
'HEART LAKE ROAD' - 'PRESTIGE INDUSTRIAL' PROJECT
CITY OF BRAMPTON



We would also appreciate our firm being placed on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related Items, and any Council decision or actions on the above captioned matter.

We thank-you in advance for your further consideration and co-operation in this matter.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

/la 1899ltr.May.27.2022

Attachments: As noted herein

cc. Mr. J. Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development Jason.
Schmidt-Shoukri@brampton.ca

cc. Mr. B. Bjerke, Director, Official Plan and Growth Management, Planning & Design
Bob.Bjerke@brampton.ca

cc. Mr. A. McNeill, Manager, Official Plan and Growth Management, Planning & Design
Andrew.McNeill@brampton.ca

cc. Mr. A. Parsons, Director of Development Services, Allan.Parsons@brampton.ca

cc. client

