



Principals

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GWD File: 13.1915.00
'New' BOP 2022

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

Attention: Mayor and Members of Council
Peter Fay, City Clerk
Jason Schmidt-Shoukri Commissioner, Planning, Building &
Economic Development

Subject: FORMAL PUBLIC INPUT
Maple Lodge Farms Ltd.
Draft Brampton Plan (Official Plan)

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.

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.

8175 Winston Churchill Boulevard

MLF recently completed its Zoning By-law Amendment Application on the lands known municipally as 8175 Winston Churchill Boulevard, located south of the Processing Facility (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.

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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 Application has undergone its completeness review and has been circulated to City Departments and external agencies. The proposal which has been further refined complies with all zoning standards. All existing buildings and structures are to be demolished.

Draft Brampton Plan (Official Plan)

MLF has requested our office to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan) which was released on April 26, 2022.

1. The following is an overview of the designations and overlays that apply to the MLF lands within that Draft Official Plan:

Schedule 1 – City Structure

- *'Employment'*
- *'Natural Heritage System'*
- *'Secondary Urban Boulevard' (Steeles Avenue West)*

Schedule 2 – City-Wide Growth Management

- *'Employment'*
- *'Natural Heritage System'*
- *'Secondary Urban Boulevard' (Steeles Avenue West)*

Schedule 4 – Provincial Plans & Policy Areas

- *'Designated Greenfield Area'*
- *'Provincially Significant Employment Zones (PSEZ)'*

Schedule 5 – Designations

- *'Employment'*
- *'Mixed Use District'*
- *'Natural Heritage System'*

Schedule 6 – Natural Heritage System

- *'Natural Heritage System'*

Schedule 7 – Natural Heritage Features

- *'Valleyland and Watercourse Corridor'*
- *'Unevaluated Wetland'*
- *'Woodland'*

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Schedule 14 – Site and Area Specific Policies

- *'Corridor Protection Area'*

Mapping Modification

1. **Section 2.2.1.32 to 2.2.133** addresses Provincially Significant Employment Zones (PSEZ). Intended to protect employment areas critical to the local and provincial economy, there are three (3) PSEZ within the City of Brampton. The MLF lands and the surrounding employment area are located within PSEZ Zone 18 referred to as *'Halton / Peel'*.

The limits of the Zone as depicted on Schedule 4 do not accurately reflect the limits defined by the Ministry of Municipal Affairs and Housing (MMAH) and requires revision: <https://www.ontario.ca/page/provincially-significant-employment-zones>.

Policy Support

1. Lands situated within the City of Brampton east of Winston Churchill Boulevard, west of Heritage Road, north of Highway 407, and south of Embleton Road are predominately planned and designated for industrial land use. Similarly lands within the Town of Halton Hills west of Winston Churchill Boulevard are designated employment and/or are located within future strategic employment lands. Over the last two decades both municipalities have experienced significant growth. Greenfield development in the form of industrial warehousing, commercial centres, and residential plans of subdivision are now in close proximity to MLF landholdings and more specifically their Processing Facility Area of Influence (AOI).

Section 2.3.470 to 2.3.476 addresses land use compatibility. MLF wishes to express its general support for sensitive land uses where permitted or proposed outside of and adjacent to or near Employment Areas or within the AOI of major facilities to be planned to ensure that they are appropriately designed, buffered and/or separated as appropriate from Employment Areas and/or major facilities. Requiring the proponent of an application proposing sensitive land uses in proximity to an Employment Area to submit a Compatibility/Mitigation Study is appropriate.

2. MLF acknowledges and appreciates the inclusion of the Corridor Protection policy exemption within Chapter 4 Site and Area Specific Policies. **Section 1.b) iii)** permits the expansion of the main Processing Plant and ancillary uses located at 8301 Winston Churchill Boulevard, subject to standard conditions of development approval. As noted earlier in this correspondence MLF is planning to commence the next phase of its facility expansion and site improvements in the very near future.

Closing Remarks

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.



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 Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).

Should you have any questions, please contact the undersigned.

Yours truly,

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