

June 15, 2022

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

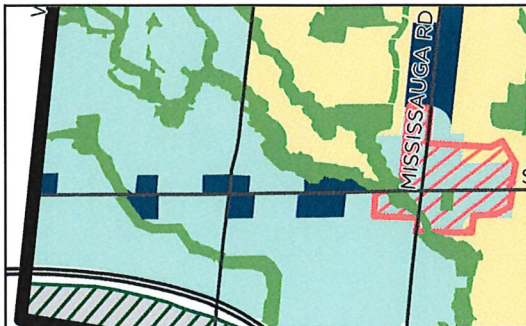
Attention: Mayor and Members of Council
Peter Fay, City Clerk
Jason Schmidt-Shoukri Commissioner, Planning, Building &
Economic Development

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

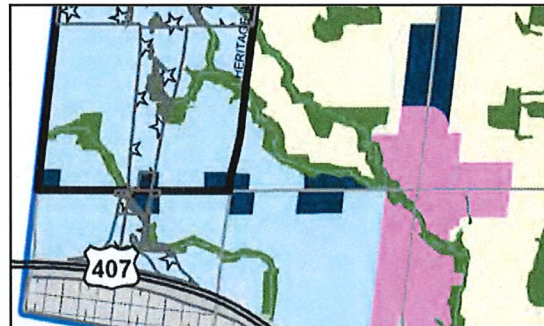
Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies. On June 6, 2022 our office submitted comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan). On behalf of our Client please accept this letter as supplementary input.

Mapping Modifications

1. Schedule 5 – Designations – The limits of the 'Employment' and 'Mixed-Use Employment' designations on lands north and south of Steeles Avenue West, east of Winston Churchill Boulevard, west of Mississauga Road, do not appear to reflect the existing conditions, Block Plan 40-3, and municipal infrastructure projects. Much of these lands have undergone extensive planning approval processes with construction occurring over the last decade. We urge City Staff to revisit the limits of these designations to ensure they coincide with existing and/or future developments.



Schedule 5



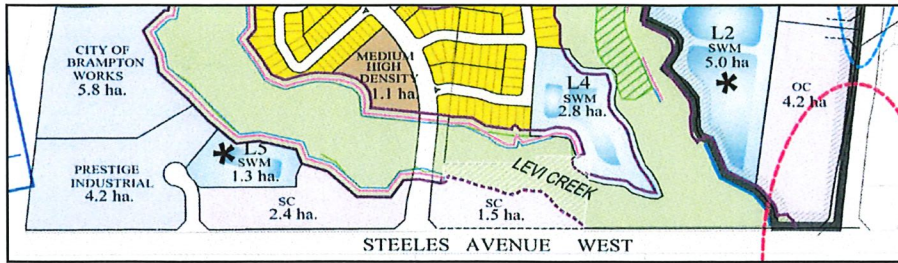
2006 Brampton Plan Schedule A

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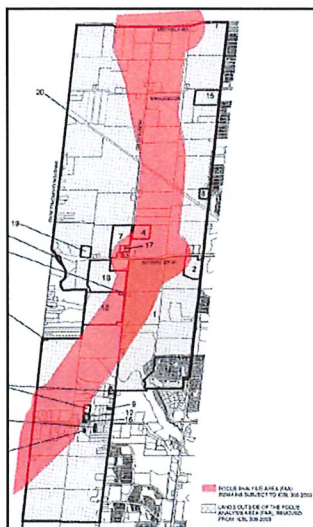


2011 Riverview Heights Block Plan

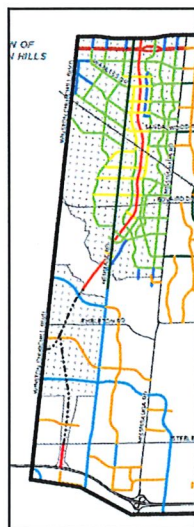


2021 Aerial Photography

2. Schedule 8 – Road Right-of-Way Widths / Schedule 14 – Site & Area Specific Policies
– In November 2021 City Council amended Interim Control By-Law (ICBL) 306-2003 to align with the GTA West Corridor 2019 Focused Analysis Area (FAA). Similarly the Official Plan Schedules should now be revised to reflect the Province's FAA.



City By-law 290-2021



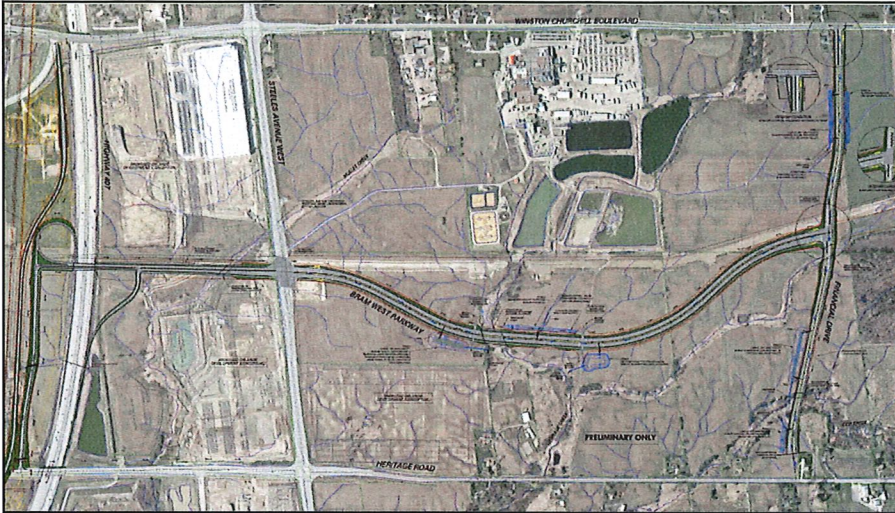
Schedule 8



Schedule 14



In October 2019 the Ministry of the Environment, Conservation and Parks (MECP) approved the Class Environment Assessment (EA) for a new north-south arterial road, Bram West Parkway, from Heritage Road to Financial Drive and the extension of Financial Drive from Heritage Road to Winston Churchill Boulevard. In our opinion the north-south corridor protection overlay is no longer needed and the Schedules should be updated to reflect its removal



2013 Proposed 407 Bram West Parkway – Technically Preferred Plan

Closing Remarks

Thank you for the opportunity to provide additional comments on the Draft Brampton Plan (Official Plan). Should you have any questions, please contact the undersigned.

Yours truly,

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