

**WESTON
CONSULTING**

planning + urban design

Planning, Building, and Economic
Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

June 3, 2022
File 9688

Attn: Andrew McNeill, Manager, Official Plan and Growth Management

**RE: Draft Brampton Official Plan Review – Comment Letter
10362 McLaughlin Road North**

Weston Consulting is the planning consultant for the legally registered owner of the property located at 10362 McLaughlin Road North in the City of Brampton (herein referred to as the “subject property”). We understand that the City of Brampton has released their new draft Official Plan and this letter is intended to comment on the draft Official Plan as it relates to the subject property.

Based on our review of the draft Official Plan, we note that the subject property is identified as follows on Schedules 4 and 5:

- Schedule 4 – The subject property appears to be identified as part of a *Provincially Significant Employment Zone*.
- Schedule 5 – The subject property is designated *Employment*.

We acknowledge that the current City of Brampton Official Plan designates the subject property as *Industrial* and *Open Space*. The Fletchers Meadow Secondary Plan (SPA 44) designates the subject property *Primary Valley Land*. Discussions have been held with City Staff regarding the development of the subject property for residential uses. We were made aware through these discussions and subsequent correspondence with the Director of Development Services (refer to Appendix 1) that the *Industrial* designation in the City’s current Official Plan is a mapping error as the Northwest Sandalwood employment area is completely located east of McLaughlin Road. In addition, the applicable Fletchers Meadow Secondary Plan does not have any employment designations.

It was our understanding that this mapping error would be addressed through an Official Plan housekeeping amendment, but since the City is in the process of updating their Official Plan, we ask that this mapping error be addressed through this process. We request that the portion of the lands designated *Employment* be changed to *Neighbourhoods*.

Weston Consulting requests notice of any future meetings, staff reports, draft Official Plan documents and/or decisions relating to the City’s on-going Official Plan Review process and

reserves the right to provide further comments. Thank you for the opportunity to provide these comments. Should you have any questions, please contact the undersigned at extension 309.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

- c. Peter Fay, City Clerk
 Charlotte Gravlev, Deputy City Clerk
 Bob Bjerke, Director, City Planning & Design
 Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development

Appendix 1 – Correspondence with the Director of Development Services

Jenna Thibault

From: Parsons, Allan <Allan.Parsons@brampton.ca>
Sent: October 9, 2020 5:09 PM
To: Ryan Guetter
Subject: FW: 10362 McLaughlin Rd N. - Inquiry to facilitate Pre-Consultation Application by Weston Consulting
Attachments: Schedule_A - Jun2007 ver_.PDF

Hi Ryan,

I hope your almost ready to start the long wkend! I think we're all deserving of an extra day away from the office and with the family!

I received some response to our query to Policy staff regarding the policy designations on the above noted site and wanted to share it with you for your considerations for a future Pre-Consultation application.

The Industrial designation in the OP seems to be a mapping error. The Northwest Sandalwood employment area was initially located east of McLaughlin (this secondary plan does not have any employment designations), and if you look at Schedule A of the 93 OP (attached), the Industrial designation is also located east of McLaughlin. I believe that City staff will want to correct this as part of an upcoming OP housekeeping amendment. Therefore, an MCR should not be required to accommodate residential uses on the property.

The Secondary Plan shows the property as being designated Primary Valleyland associated with Fletcher's Creek. Although the limits of the valley have been further refined since the secondary plan was adopted, staff don't interpret the white space on the schedule as being a "Low/Medium density residential" designation.

The extent of developable land/valleyland will need to be reviewed through the submission of an EIR and/or other studies determined by the City and CVC.

I recommend that you contact Mike Hoy (Supervisor of Environmental Planning) to understand if the City has updated mapping for this area that will help in the preparation of the required studies.

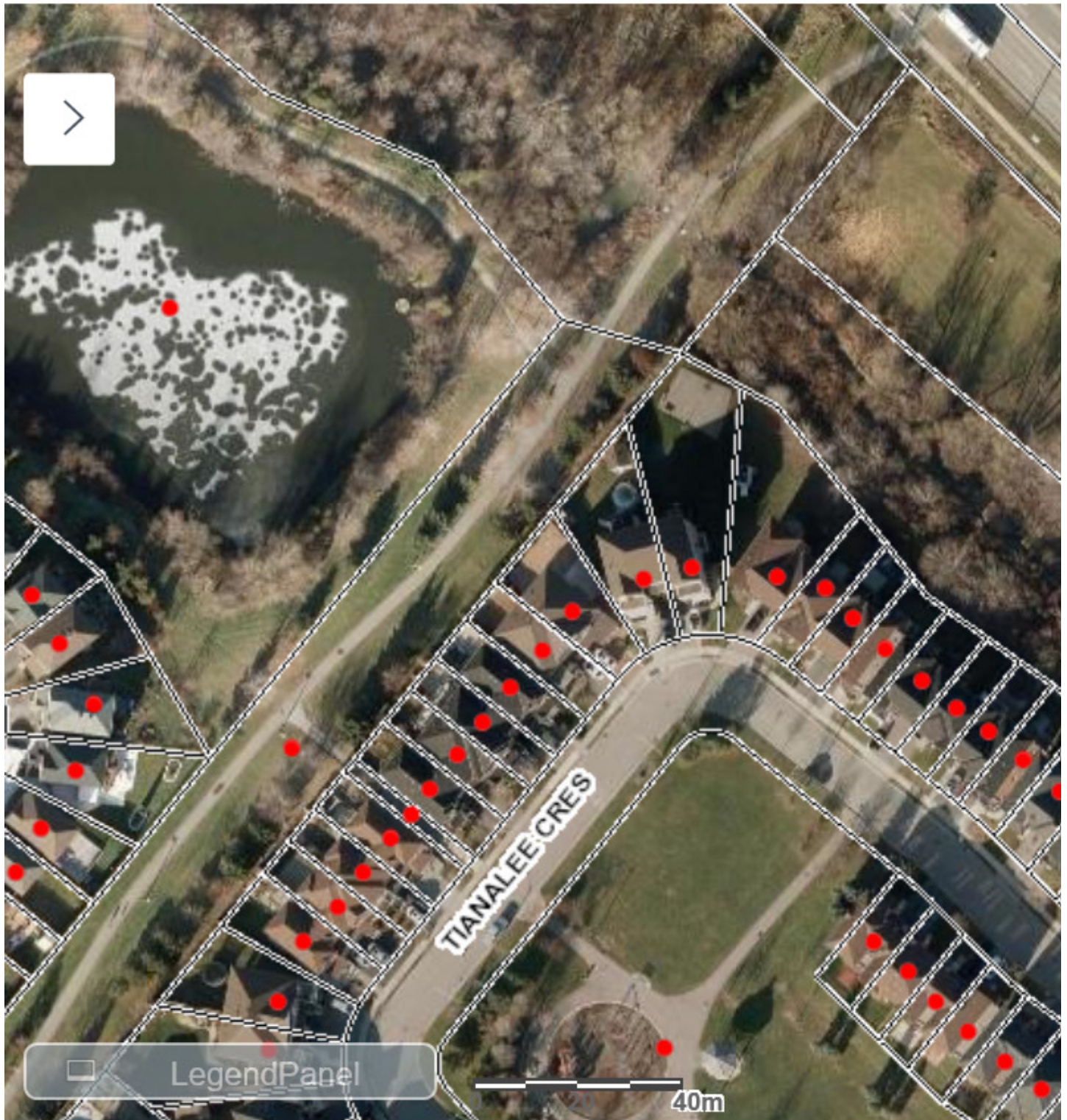
I trust this is helpful.

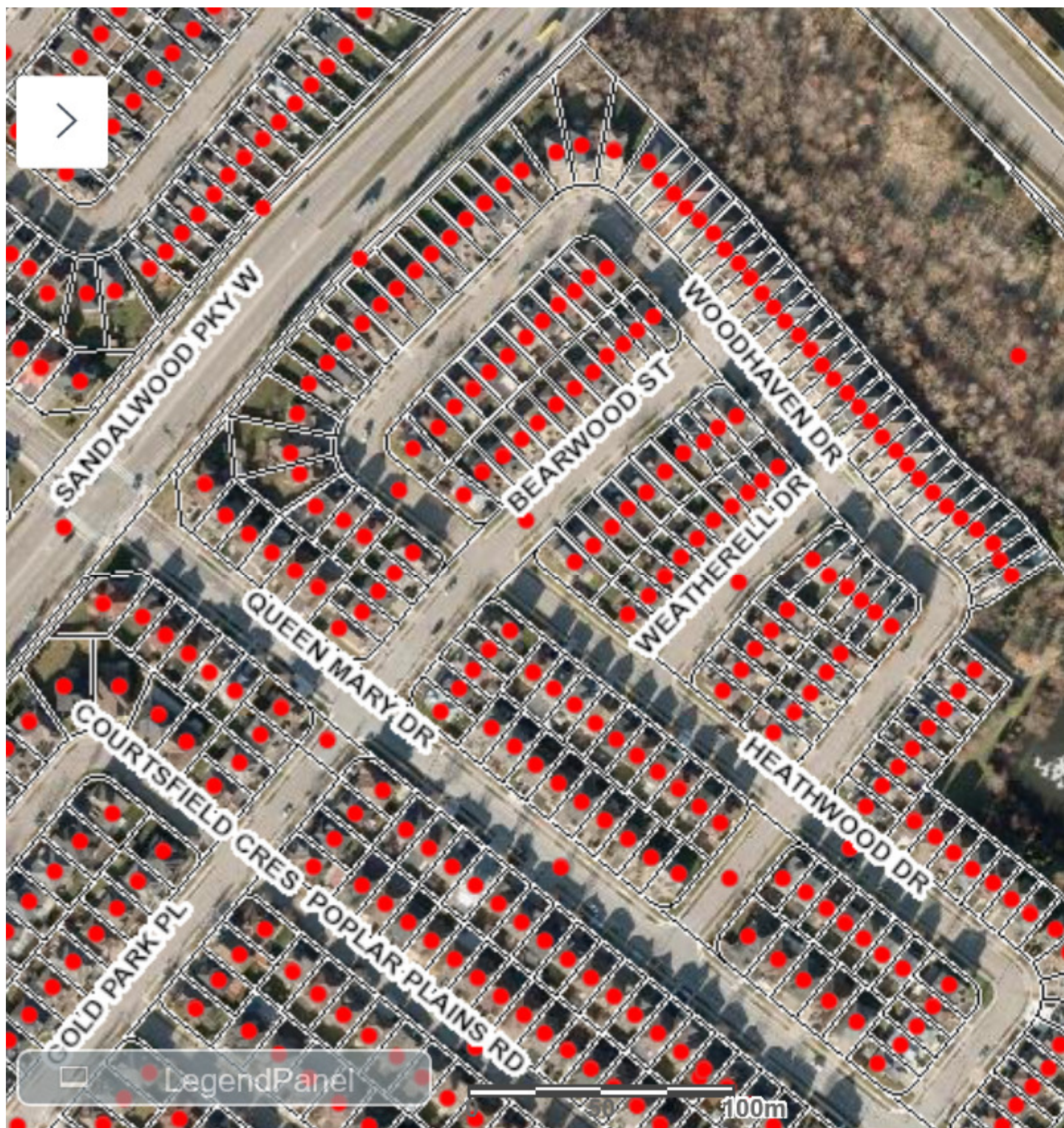
Regards,

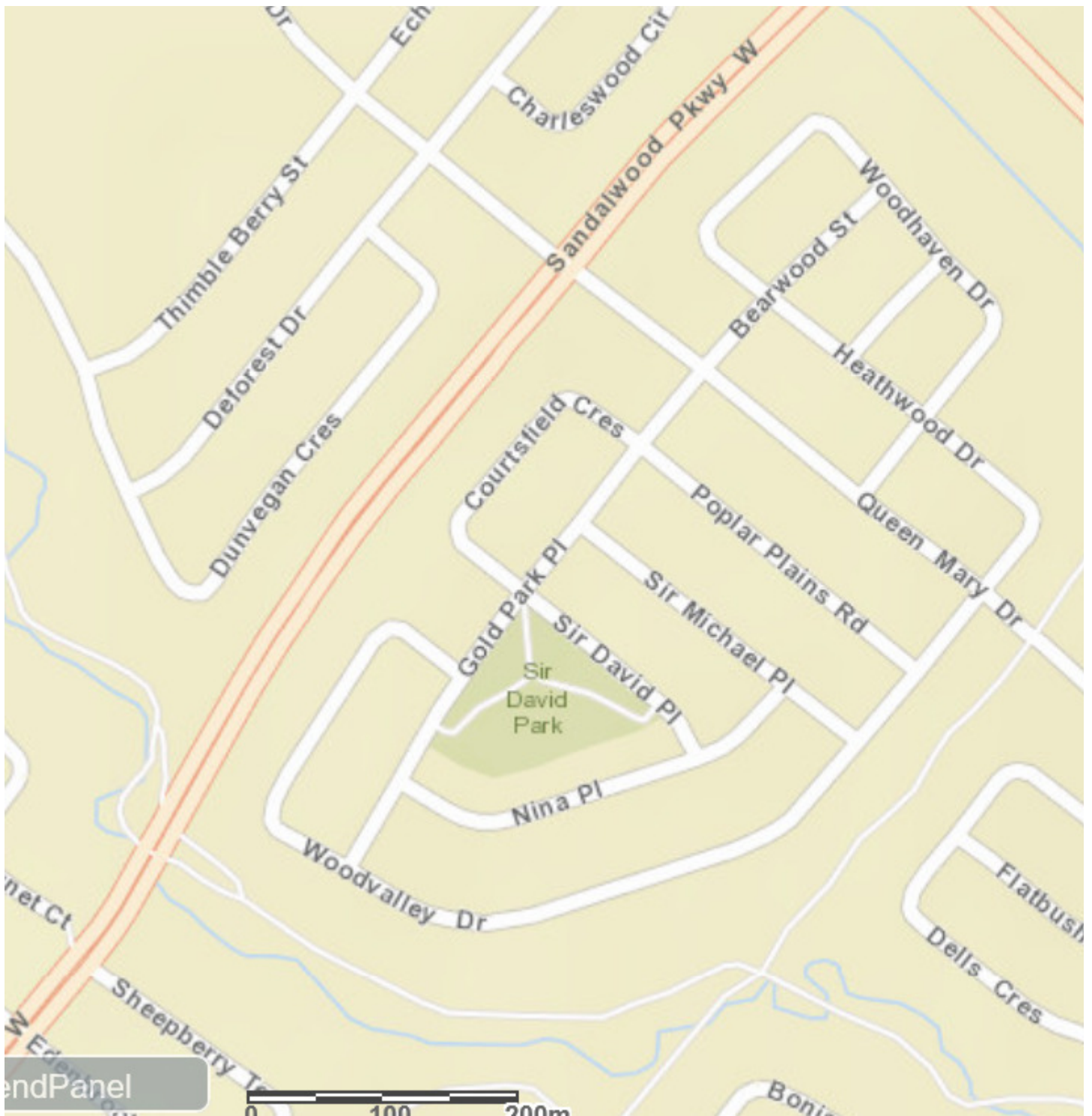
Allan A. Parsons, MCIP., RPP.
Director, Development Services
Planning and Development Dept
City of Brampton
allan.parsons@brampton.ca
(905)874-2063

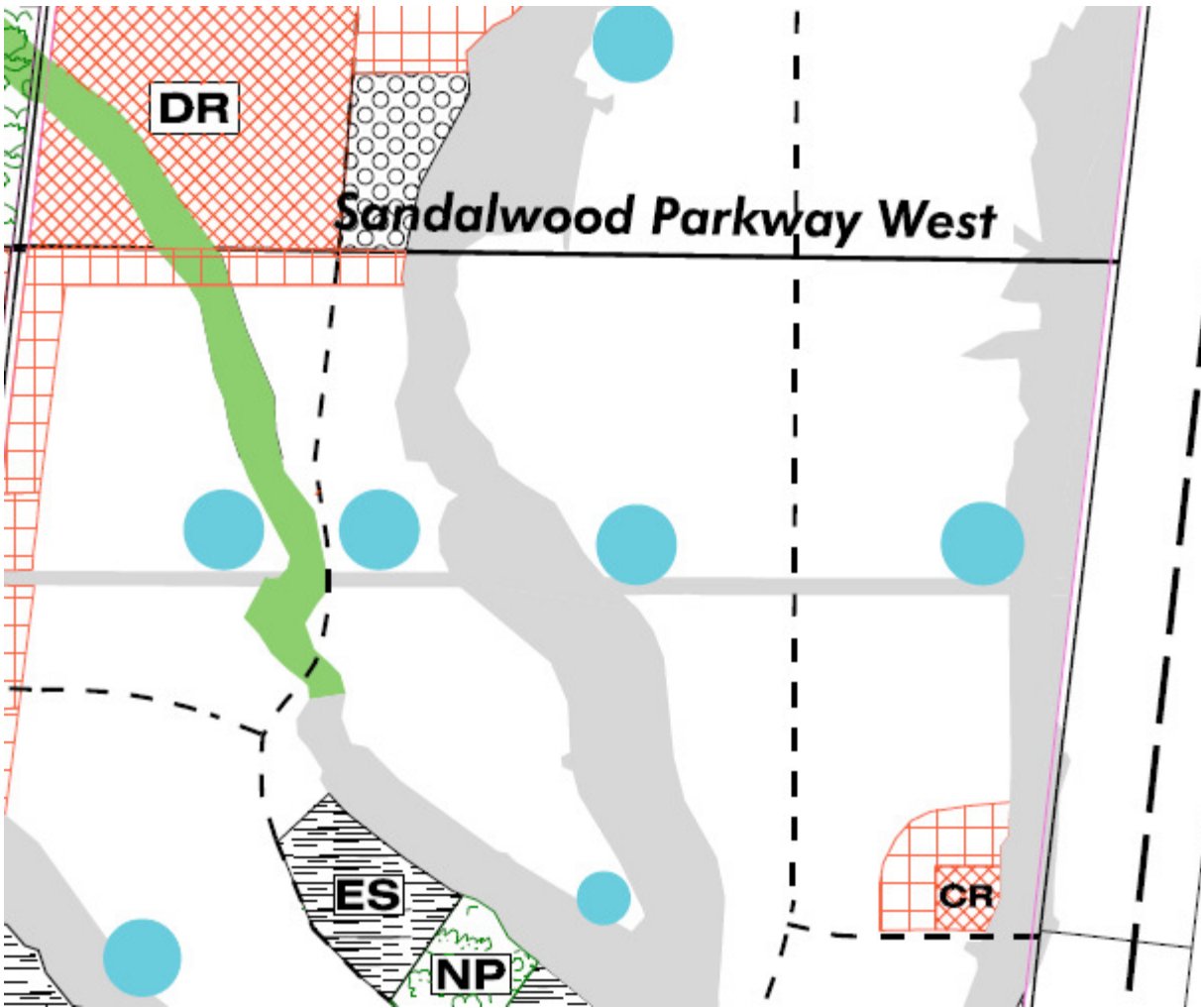
Our Focus Is People 



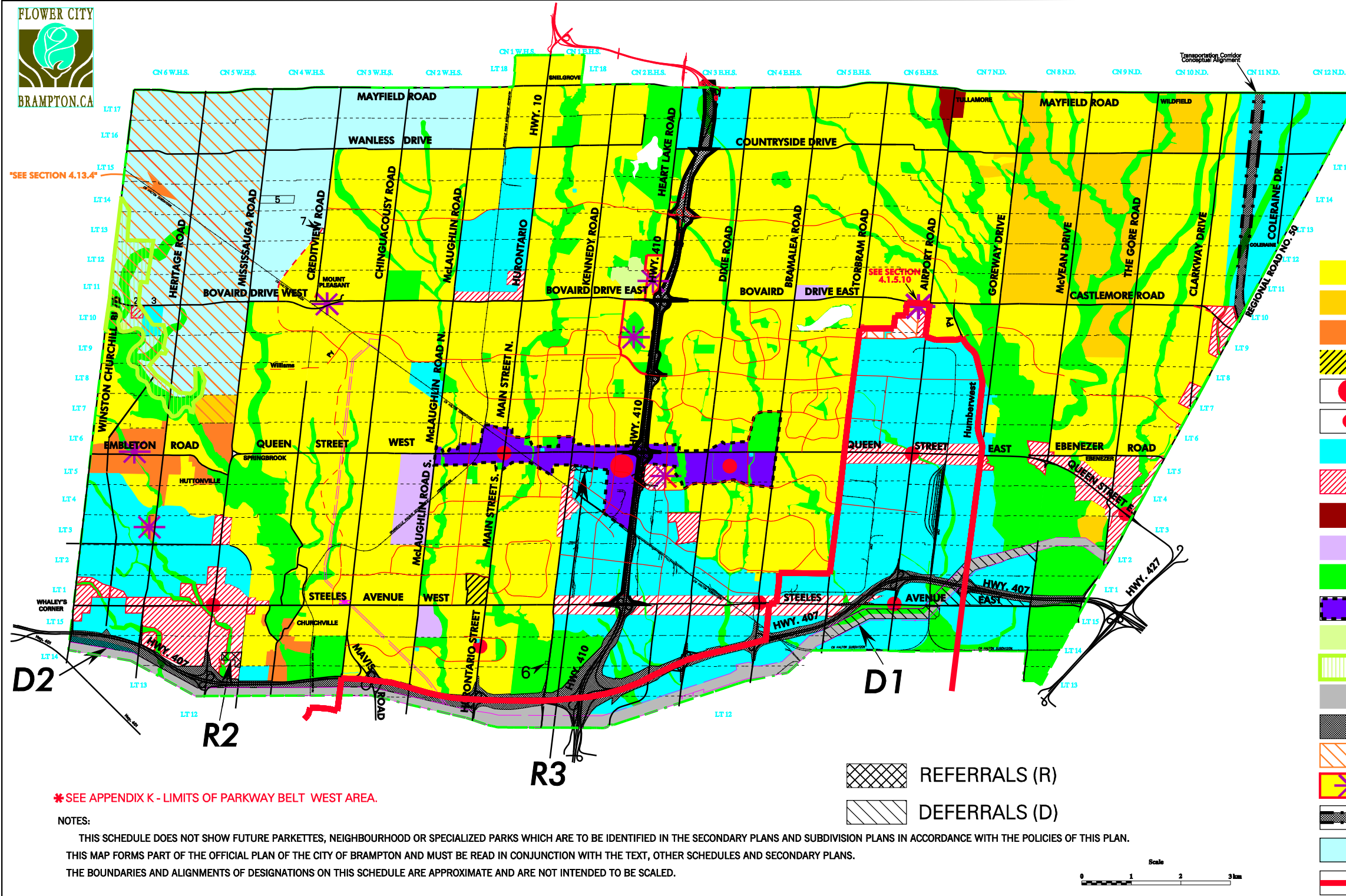








CITY OF BRAMPTON GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'



- RESIDENTIAL
- ESTATE RESIDENTIAL
- VILLAGE RESIDENTIAL
- REGIONAL RETAIL
- PRIMARY OFFICE NODE
- OFFICE NODE
- INDUSTRIAL
- BUSINESS INDUSTRIAL
- INDUSTRIAL / SPECIAL STUDY AREA
- COMMUNITY SERVICES
- OPEN SPACE
- CENTRAL AREA
- PRIVATE COMMERCIAL RECREATION
- GREENBELT (Any lands within the Greenbelt Area are not part of the urban area and are subject to the policies of the Greenbelt Plan)
- PARKWAY BELT WEST / UTILITY*
- PROVINCIAL FREEWAYS (407 / 410)
- SPECIAL STUDY AREA
- SPECIAL POLICY AREA
- TRANSPORTATION CORRIDOR CONCEPTUAL ALIGNMENT
- NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA
- L.B.P.I.A. OPERATING AREA

*SEE APPENDIX K - LIMITS OF PARKWAY BELT WEST AREA.

NOTES:
THIS SCHEDULE DOES NOT SHOW FUTURE PARKETTES, NEIGHBOURHOOD OR SPECIALIZED PARKS WHICH ARE TO BE IDENTIFIED IN THE SECONDARY PLANS AND SUBDIVISION PLANS IN ACCORDANCE WITH THE POLICIES OF THIS PLAN.
THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE CITY OF BRAMPTON AND MUST BE READ IN CONJUNCTION WITH THE TEXT, OTHER SCHEDULES AND SECONDARY PLANS.
THE BOUNDARIES AND ALIGNMENTS OF DESIGNATIONS ON THIS SCHEDULE ARE APPROXIMATE AND ARE NOT INTENDED TO BE SCALED.

