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Reply To: Joel D. Farber
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Our File No. 211509

VIA EMAIL

Planning and Development Committee
City of Brampton
2 Wellington Street West
City Hall, 3rd Floor
Brampton, ON L6Y 4R2

Dear Sirs/Mesdames:

Re: C05W01.005 & 21T-10001B: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision (Request to reduce the minimum separation distance from Maple Lodge Farms)

We are the solicitors for Maple Lodge Farms, which operates Canada's largest chicken processing plant employing more than 2000 people at 8301 Winston Churchill Blvd and the surrounding lands.

This letter is being submitted with respect to the above noted applications by 1212949 Ontario Inc. (Ashley Phase II Lands) and its request for a reduction in the minimum separation distance to Maple Lodge Farms from 450 meters, as provided for in SPA 16, to 285 meters.

Maple Lodge Farms is a party to the OLT proceeding (**OLT Case No. OLT-22-002419**) related to the Ashley Heritage JV at 8331 Heritage Road (**C05W02.008** and **21T-190115B**), located immediately to the north of the lands subject to the current applications before the Planning Committee. Importantly, a key issue to be addressed in the OLT proceeding is what the appropriate separation distance between our client's facility and the proposed development lands.

In our letter dated August 18, 2021, we had advised City Planning Staff that the SLR Consulting (Canada) Ltd. Odour Assessment, dated February 2021, was not reliable because it significantly understated the odour impacts of our client's NASM application to the Jean May field and failed to take properly into account the odour impacts from Maple Lodge Farms' processing facility in its air dispersion modelling.

Accordingly, Maple Lodge Farms has undertaken the endeavour of completing a D-6 Compatibility Assessment to ensure that an appropriate separation distance is properly

determined and maintained from Maple Lodge Farms' operations in order to prevent unacceptable impacts on the proposed sensitive land uses. The D-6 Compatibility Assessment will inform our Maple Lodge Farms' position with respect to the current OLT proceeding and on the subject application before the Planning Committee.

The D-6 Compatibility Assessment is anticipated to be completed shortly and will be provided to Ashley Heritage and the City of Brampton on or before September 16, 2022, in accordance with the Ontario Land Tribunal's Procedural Order dated July 28, 2021.

Accordingly, we request that the Planning Committee defer its consideration of 1212949 Ontario Inc.'s request to reduce the minimum separation distance from Maple Lodge Farms to a later date following the submission of Maple Lodge Farm's D-6 Compatibility Assessment.

Our client looks forward to working with the City of Brampton and the applicants for the proposed developments.

Yours truly,

FOGLER, RUBINOFF LLP

Joel D. Farber

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*Services provided through a professional corporation

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