

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

October 20, 2023  
File 9449

**Attn: Henrik Zbogar, Director, Integrated City Planning**  
**Steve Ganesh, Commissioner, Planning, Building & Growth Management**

**RE: Recommendation Report (Planning, Bld & Growth Mgt-2023-876) – Comment Letter**  
**Proposed Adoption of City of Brampton Official Plan 2023 (Brampton Plan)**  
**Southeast Corner of Airport Road and Mayfield Road**

Weston Consulting is the Planner for Mayfield Commercial Centre Ltd., the legally registered owner of a property located at the southeast corner of the intersection of Airport Road and Mayfield Road, in the City of Brampton (herein referred to as the “subject lands”). On behalf of the owner, Weston Consulting submitted applications for Zoning By-Law Amendment and Site Plan Approval for the subject lands, which proposes to develop the lands for retail, service commercial and office uses. The Zoning By-law Amendment was approved by Planning and Development Committee on August 22, 2022 and was enacted on September 12, 2022 (By-law Number 194-2022). The Site Plan Approval application obtained conditional site plan support on April 19, 2023. Weston Consulting is continuing to work with City and Regional Staff to address the final outstanding minor comments prior to execution of the Site Plan Agreement.



*Aerial image of the subject lands*

We have reviewed the Recommendation Report from Planning, Building and Growth Management Staff numbered 2023-876 and the associated policies and schedules of the revised, draft Official Plan – Brampton Plan (herein referred to as the “Brampton Plan”), which the Report recommends City Council adopt as the City’s new Official Plan. Our interest is related to the impact of the Brampton Plan on future planning applications for the holdout properties, outlined in the aerial image above.

Weston Consulting submitted comments on a previous draft of the Brampton Plan on June 3, 2023, as the subject lands were incorrectly identified as a ‘Provincially Significant Employment Zone’ by Draft Schedule 4. Our comments requested removal of this overlay from the subject lands, as well as confirmation that the ongoing Site Plan Approval application would continue to be processed in accordance with the currently in-force Official Plan. The revised Brampton Plan has removed the subject lands from the ‘Provincially Significant Employment Zone’ overlay.

Weston Consulting is the Planner for the owner of one of the holdout properties, between the subject lands and the intersection of Airport Road and Mayfield Road. We intend on submitting a Zoning By-law Amendment application for this property, in short order, and a Site Plan Approval Application, requesting similar use permissions for this property as those which were approved for the subject lands through Zoning By-law 194-2022. We understand from reviewing the Staff Recommendation Report that “Part Two: Secondary Plans, as amended” is not to be repealed by the passing of the Brampton Plan. In addition, we note the following related policy from the Brampton Plan:

*1.1.8.d Secondary Plans adopted as amendments to the 2006 City of Brampton Official Plan should be read in conjunction with Brampton Plan. The City will undertake updates to the Secondary Plan to conform to the new direction set in Brampton Plan. Where a conflict between the Secondary Plans exists, the Secondary Plan policies will prevail unless otherwise specified in Brampton Plan.*

We request confirmation from City Staff that the above language signifies that Secondary Plan Area 49, which is the applicable Secondary Plan in this case, would take precedence over the policies of the Brampton Plan, once it is approved.

We kindly request that these comments be considered by Staff and that a response be provided at the earliest opportunity. By copy of the City Clerk, we ask that these comments be provided to Members of the Planning and Development Committee prior to the scheduled meeting on October 23, 2023, and to City Council prior to the meeting scheduled for November 1, 2023.

Should you have any questions regarding our comments, please contact the undersigned at ext. 309 or Jacob Lapointe at extension 299.

Yours truly,  
**Weston Consulting**



Jenna Thibault, BSc, MPL, MCIP, RPP  
Associate

c. Mayfield Commercial Centre Ltd.