



Principals

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October 20, 2023

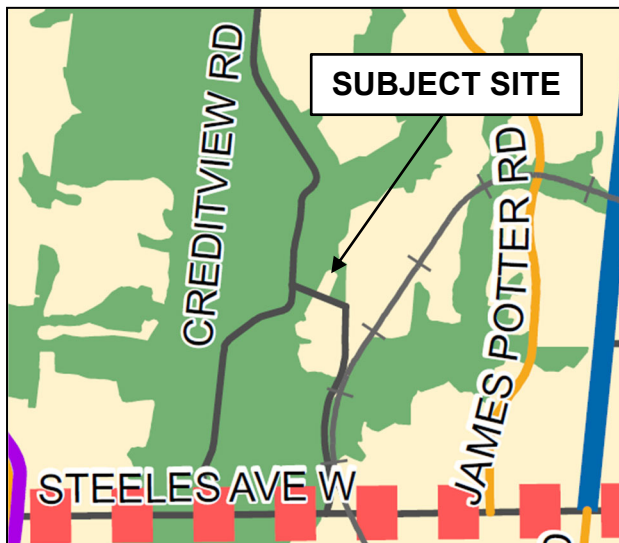
GWD File: 07.1384.00
'New' BOP 2022

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

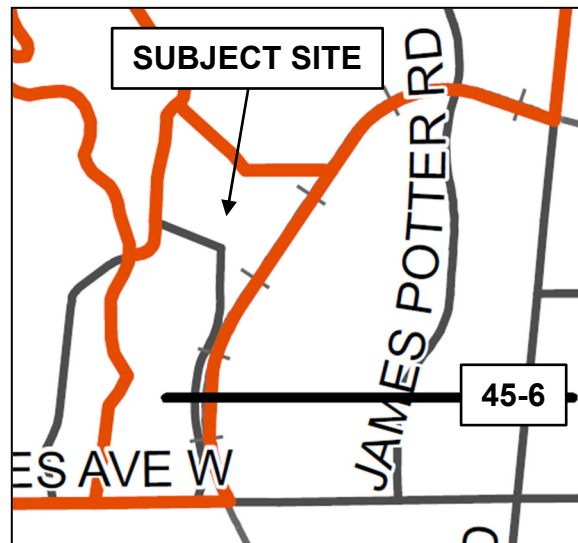
Attention: Steve Ganesh, Commissioner, Planning, Building & Growth Management
Shannon Brooks-Gupta, Manager, Official Plan & Growth Management
Henrik Zbogor, Director, Integrated City Planning

Subject: FORMAL PUBLIC INPUT
October 2023 'Final' Brampton Plan
'0' and 8265 Churchville Road
Essence Holdings Inc.

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Essence Holdings Inc., the Registered Owner of '0' and 8265 Churchville Road, generally located northeast Steeles Avenue West and Creditview Road, in the City of Brampton. We write to express our Client's comments and observations regarding the Final version of Brampton Plan as it applies to the subject site.



Schedule 1A City Structure (October 2023)



Schedule 11 Precinct Plans (October 2023)

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Chapter 5, 5.5 Secondary-Level Plans Precinct Plans; Page 5-17 to 5-21

The subject site is located within the northwest limits of the Sub-Area 45-6 of the Credit Valley Secondary Plan (CVSP). The Sub-Area which has an area of approximately 34 hectares (85 acres) is bounded by Sub-Areas 45-4 and 45-5 of the CVSP to the north, Steeles Avenue West to the south, the Credit River to the west, and the Orangeville Railway Development Corporation (ORDC) Rail Line to the east.

The Precinct Plan for Sub-Area 45-6 was adopted on September 15, 2010 identifying the development principles and policies for the Sub-Area. When compared to other approved Block Plans within the City, the Block Plan drawing for Sub-Area 45-6 is general in nature and recognizes that the City Official Plan and area Secondary Plan designations guide the development of the area.

While we are supportive of the general Precinct Policies of Chapter 5 we wish to reiterate that legislation under the *Planning Act*, the policies of Brampton Plan, and the policies of Block Plan Area 45-6 enable City Planning Staff the ability to require the necessary plans, reports and/or studies through the development approval process without the need for additional amendments to the Block Plan.

The subject site is located in the northern limits of the Block Plan 45-6 and does not abut any of the remaining undeveloped parcels. It is independently accessed by the local road network, can be readily serviced, and its development does not preclude remaining parcels from advancing their own site specific applications. Conformity with the Block Plan can be properly evaluated through the development application process. In this instance a Block Plan Amendment is not necessary nor warranted.

Policy Modification

The policy section should be updated prior to final adoption of Brampton Plan:


5.5.19 Precinct Plans will be approved to the satisfaction of the City through an Official Plan Amendment, prior to approval of any Draft Plan of Subdivision or significant Zoning ~~not-sure~~ By-law Amendment application within that Precinct, in accordance with the policies of Brampton Plan.

Closing Remarks

The Final version of Brampton Plan was released on Monday, October 16, 2023. While our office has been actively monitoring the Brampton Plan process and previously provided public input into this exercise, one (1) week is inadequate given the magnitude and broadness of the scope of the planning exercise as it pertains not only our Client, but also all other landowners and other stakeholders in the City of Brampton.

Thank you for the opportunity to provide public input. While our Client wishes to express its general support they do have reservations and may provide further comment as necessary prior to adoption and approval by the Region of Peel.





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C.c. Essence Holdings Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
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