

November 16, 2023

Sent by Email: cityclerksoffice@brampton.ca

The Chair and Members of the Planning and Development Committee
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Re: TACC Developments (Gore Rd) Ltd.
Public Meeting November 20, 2023
Proposed City-initiated Housekeeping Amendments to Zoning Bylaw 270-2004

We are the owners of land in the City of Brampton currently being developed under files 21T-210114B and OZS-2021-0037 at 9459 The Gore Road. We are writing in respect to the proposed City-initiated amendments to Zoning By-law 270-2004 ("the Zoning By-law") to facilitate housekeeping amendments for Section 10 (General Provisions for Residential Zones). We note that the City has commenced a comprehensive review of the Zoning Bylaw which brings into question the need for this housekeeping matter. Specifically, the comprehensive review process is the proper forum to facilitate a fulsome review of the proposed amendments in this housekeeping exercise. The housekeeping process proposes to address many of the same zoning provisions that are being considered as part of the larger comprehensive zoning review.

Furthermore, as part of the comprehensive review, we have expressed concerns to City staff regarding the impact these zoning changes will have on projects that are approved and in various stages of design, marketing, and sales. Specifically, we have indicated the need for proper transition provisions for approved projects. The City responded with detailed transition policies as part of the recently issued first draft of the revised comprehensive Zoning Bylaw. Unfortunately, there is no reference to transition provisions as part of the proposed housekeeping amendments. Furthermore, the new by-law should preserve all existing site-specific zoning by-laws and minor variances for which building permits have not yet been issued.


We therefore hereby notify the City of our concerns in this regard and reserve the right to raise additional concerns in the future with respect to the proposed housekeeping amendments to the Zoning By-law.

We would be pleased to discuss these concerns with you at your convenience.

Yours sincerely,

TACC DEVELOPMENTS INC.

Per:



David Stewart, MES, MCIP, RPP
Vice-President

DS/sg

Copy to: *Simran Sandhu, City of Brampton Advisor, Special Projects*
Simran.sandhu@Brampton.ca