

Ministry of Municipal Affairs and Housing  
Municipal Services Office - Central Ontario  
777 Bay Street, 16th Floor  
Toronto, Ontario, M7A 2J3

December 6, 2022

File: 4881-2

**Re: Comments on Parkway Belt West Plan  
8386 & 8412 Highway 50, City of Brampton  
ERO 019-6167**

**Attn: Laurie Miller, Regional Director,  
Planning Municipal Services Office Central**

Weston Consulting is the authorized planning agent for HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 9 PROPERTIES INC. (Panattoni Development Company), the owners of the lands municipally known as 8386 & 8412 Highway 50, in the City of Brampton (the “subject property”). This letter is submitted to provide feedback to the Ministry of Municipal Affairs and Housing (“MMAH”) with respect to the consultation period related to the proposed revocation of the Parkway Belt West Plan (“PBWP”), referred to as ERO 019-6167. We understand that the Province is considering revoking the PBWP in its entirety as a means of supporting the More Homes Built Faster Act, which has now received Royal Assent. This letter is submitted in support of the proposed revocation of the PBWP.

### **Subject Property & Development Proposal**

Under the PBWP, the subject property is designated *Electric Power Facility* within the *Public Use Area*. It is our understanding that in February 2001, Amendment No. 127 to PBWP removed the *General Complementary Use* designation from the subject property; however, the previous uses continued on the property until approximately 2020. This property is now vacant and providing no economic benefit, while being located within a Provincially Significant Employment Zone under the Growth Plan for the Greater Golden Horseshoe.

In order to facilitate the development of a 36,159 square metre industrial/warehousing building with associated trailer parking on the subject property, applications for a Zoning By-law Amendment and Site Plan Approval were submitted on August 3, 2022. The application seeks to permit private vehicular (employee) parking and associated landscaped areas within the portion of the property designated as PBWP, beneath an existing hydro corridor in order to allow for greater site efficiency and additional employment benefits. In order to facilitate this, an application to amend the Parkway Belt West Plan (21-PBW-221296) was submitted on September 29, 2022 seeking to permit accessory parking uses and landscaped areas within the existing designation. An approval of the amendment application must be issued before the Zoning By-law Amendment and Site Plan Approval applications may be approved. The PBWP amendment application has since been paused as a result of this consultation process.

The limits of the PBWP conforms with the location of two (2) existing easements for the Hydro One high-voltage transmission corridor at the southern end of the property. Ongoing discussions and technical review have also been undertaken with Hydro One with respect to their technical requirements and easement rights to ensure that the parking/uses proposed within the easement area/PBWP area are supportable.

## Support for Revocation

It is our opinion that the PBWP has limited relevance in today's planning policy framework, particularly in relation to the subject property given the local policy designations and the applicable easement rights that have previously been established for the hydro corridor. We agree that the requirement to seek an amendment to the PBWP creates an additional and unnecessary layer/burden to the planning approvals process, and therefore support the Province's proposal to revoke the PBWP pursuant to Subsection 4(8) of the Ontario Planning and Development Act (1994). It is our further opinion that the PBWP has now served its purpose in protecting lands for the construction and implementation of various pieces of public infrastructure. These protections have now been secured through existing legal easements and the local policy framework.

Although we support the revoking of the PBWP, we are dismayed that our current PBWP Amendment Application has been paused as a result of these consultations. This does not align with the intent of the More Homes Built Faster Act, and has the opposite effect of what the proposed revocation seeks to achieve, further delaying my client's review and approvals process.

Should the Province proceed with revoking the PBWP, we request that his process be completed immediately as not to further delay our review and approvals process with the local municipalities. This application seeks to increase the availability of warehousing and logistics spaces that will create jobs and assist in alleviating the stresses of other provincial priorities related to supply chain constraints.

We trust that this letter provides our support for the PBWP to be revoked, and appreciate the opportunity to provide comments on this matter. We request to be notified of any decision and further consultations related to this matter and reserve the right to provide further comment. Should you have any questions, do not hesitate to contact Michael Vani (ext. 252) or Kaveh Wahdat (ext. 328).

Yours truly,

**Weston Consulting**

Per:



Michael A. Vani, BURPI, MCIP, RPP  
Associate

- c. Jennifer Le, Planner, Community Planning and Development (West)  
Panattoni Development Company