

December 8, 2021

To Whom It May Concern:

**RE: Important Information – Minister’s Zoning Order and  
Virtual Public Meeting**  
Application for a Draft Plan of Subdivision and to Amend the Official Plan  
and Zoning By-law  
(To permit residential subdivisions with approximately 1550 units and will  
also house the Peel Regional Police Divisional Headquarters)  
**Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and  
Argo TFP Brampton Limited II**  
10124 and 10244 Mississauga Road  
Northwest corner of Mississauga Road and Bovaird Drive West  
**City File: OZS-2021-0052**  
Ward: 6

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A public meeting with respect to the above referenced development proposal will be held at the January 17, 2022 Planning and Development Committee meeting. The notice for the public meeting is enclosed and will inform you of the details of the proposal.

### **Minister’s Zoning Order**

A request has been made by the applicant to Brampton City Council to have this application proceed through a Minister’s Zoning Order as outlined in Section 47 of the Planning Act. On November 24, 2021, City Council supported the applicant’s request, and the Minister of Municipal Affairs and Housing is currently reviewing the information relating to this file. The Minister will make a decision with respect to the appropriateness of a Minister’s Zoning Order on these lands. Notwithstanding the appeal rights outlined in the enclosed Public Meeting Notice, should the Minister of Municipal Affairs and Housing issue a Minister’s Zoning Order for this application, the appeal rights as noted in the enclosed Public Meeting Notice do not apply. Minister’s Zoning Orders are not subject to appeal

### **Virtual Public Meeting**

The City of Brampton takes COVID-19 seriously and continues to follow the advice of Peel Public Health. The City has made significant changes to services and programming to help protect the health and wellbeing of our community. In consideration of the current COVID19 public health orders limiting the number of people attending public gatherings, and requirements for physical distancing between persons, the City of Brampton will be holding public meetings virtually via video conference. In-person attendance at this Planning and Development Committee meeting will be limited to Committee Members and essential City staff only. While the meeting will be virtual, the City remains committed to offering opportunities for members of the public to provide input on planning applications and there are a number of ways to do so.

## How to view the Public Meeting?

The Public Meeting can be viewed at the following link:

<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>.

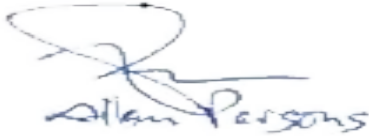
## How to provide comments?

You can provide comments by:

- Writing an email or letter to Carmen Caruso, [carmen.caruso@brampton.ca](mailto:carmen.caruso@brampton.ca);
- Submitting an audio or video recording (up to 5 minutes) to the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to be played at the meeting by 4:30 p.m., Tuesday, January 11, 2022; or
- Speaking at the virtual public meeting. People wishing to speak at the meeting need to pre-register with the Clerk's office by e-mailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, January 11, 2022. Once the e-mail is received, the Clerk's Office will provide instructions for how to connect to and speak at the meeting.

For more information on how to participate in the virtual public meeting or additional information on the application, please contact Carmen Caruso, Central Area Planner, [carmen.caruso@brampton.ca](mailto:carmen.caruso@brampton.ca).

Thank you for your understanding and we look forward to hearing from you.



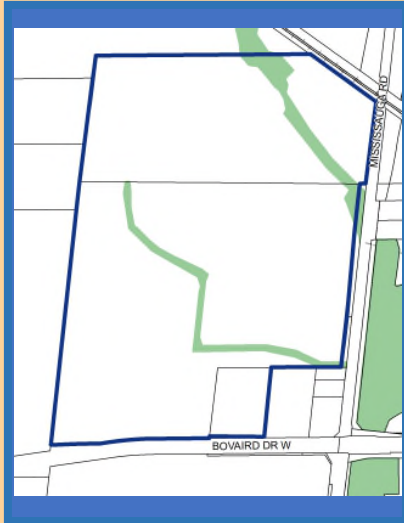
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Allan Parsons, MCIP, RPP  
Director, Development Services

**Glen Schnarr & Associates Inc – Argo TFP Brampton Limited and Argo TFP Brampton Limited II**


**Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision**


**Location:**  
10124 and 10244 Mississauga Road - Northwest corner of Mississauga Road and Bovaird Drive West  
**Ward:** 6  
**City File:** OZS-2021-0052



**Public Notice**

 **January 17, 2022**

 **7:00 PM**

 **Virtual meeting**  
<http://video.isilive.ca/brampton/live.html>

Information is available in an alternative/accessible format upon request.

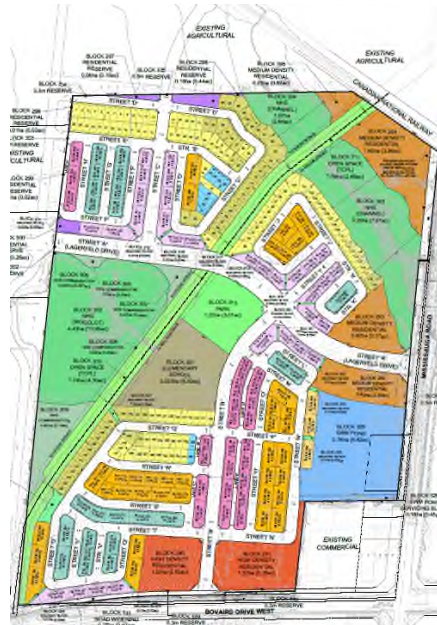
**Purpose and Effect**

An application has been submitted to amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision to develop a 56 hectare site for predominantly residential purposes, and includes commercial and institutional uses.

**Proposal Highlights**

- A total of 1550 residential dwellings comprising of single detached, townhouse and apartment units
- 2 High Density Residential Blocks (Mixed-Use)
- 3 Medium Density Blocks (Mixed-Use)
- Potential Peel Regional Police Headquarters
- Open space and natural heritage blocks

Please see **Important Information about making a submission** and **Important Information about a potential Minister's Zoning Order** below.



**We value your input...**

Any person may express their support, opposition or comments to this application.

**How can I get involved?**

- Attend the virtual Public Meeting (City Hall is currently closed to in-person public attendance for the meeting): Pre-registration is required to speak at the meeting. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday January 11, 2022 to pre-register.

AND/OR

- Send comments to Carmen Caruso, Central Area Planner (905-874-2439) [carmen.caruso@brampton.ca](mailto:carmen.caruso@brampton.ca)

AND/OR

- Mail/Fax Comments to: Planning, Building and Economic Development Department, 2 Wellington Street West, 3rd Floor, Brampton, ON L6Y 4R2 or Fax: (905)-874-2099.

AND/OR

- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, January 11, 2022.

If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, or zoning by-law you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

**More Information**

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice.

**Important Information about making a submission**

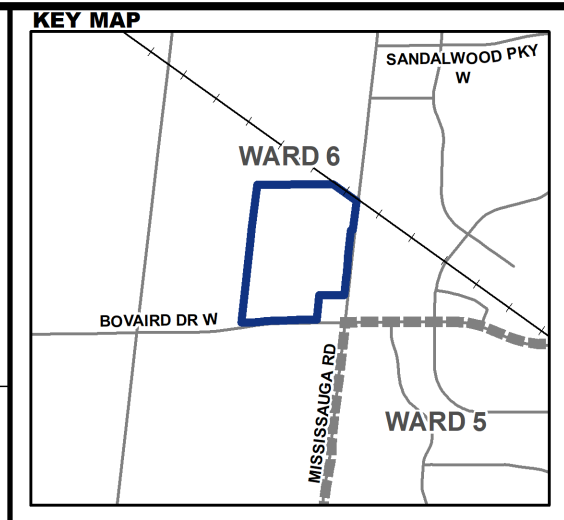
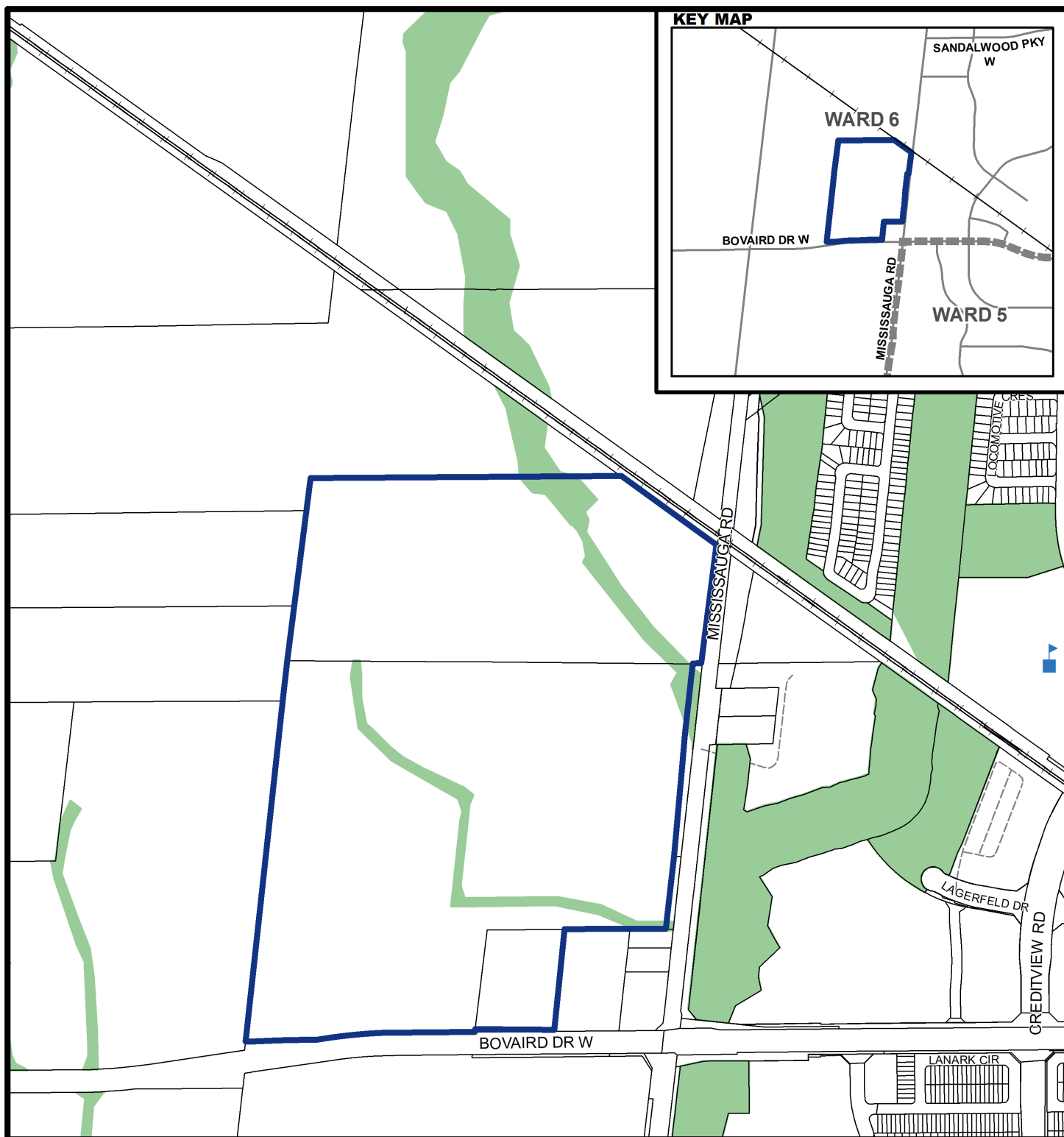
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Important Information about a potential Minister's Zoning Order**

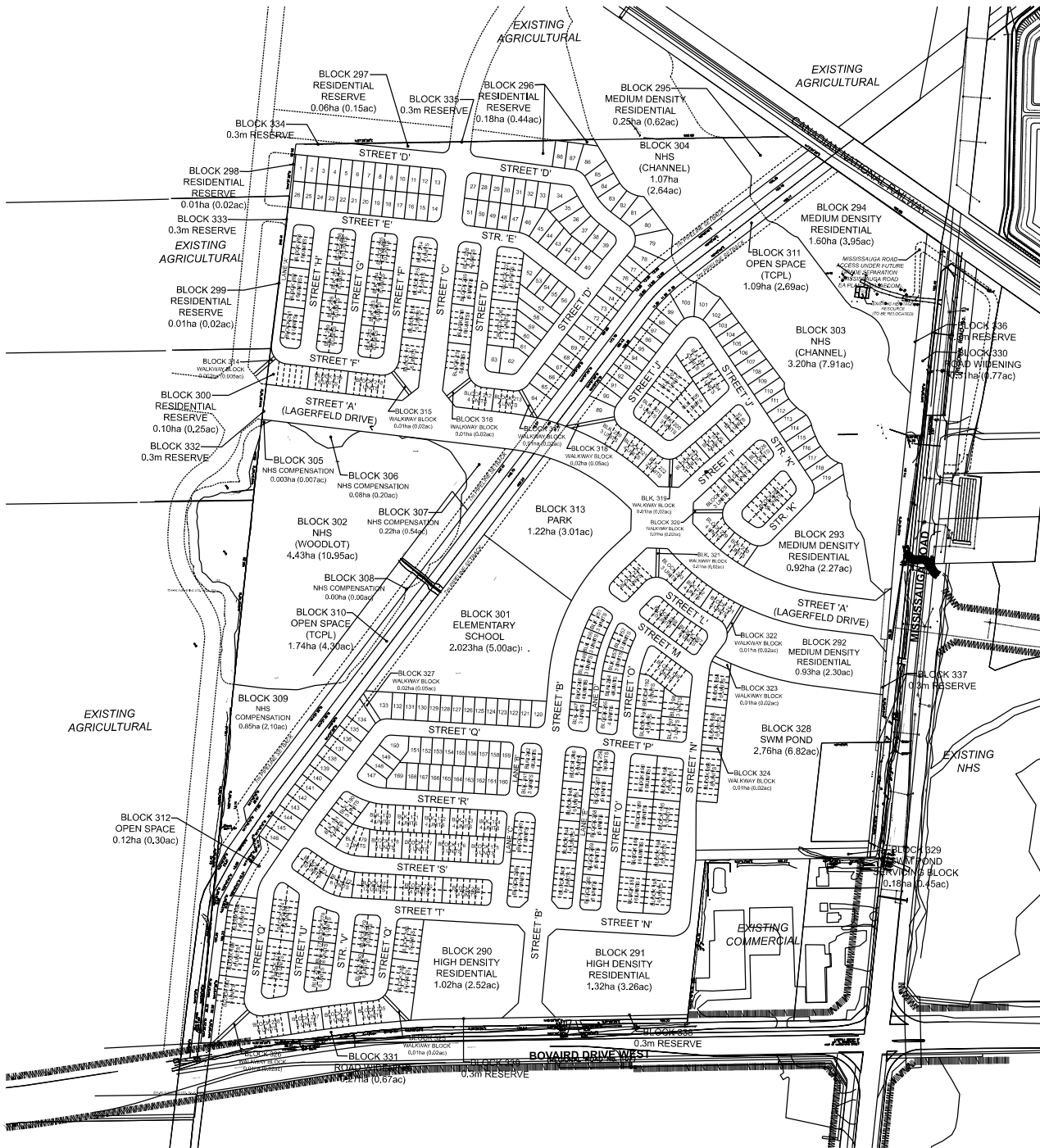
A request has been made by the applicant to Brampton City Council to have this application proceed through a Minister's Zoning Order as outlined in Section 47 of the Planning Act. This request was supported by City Council on November 24, 2021, and is now being reviewed by the Minister of Municipal Affairs and Housing. Notwithstanding the appeal rights outlined above, Minister's Zoning Orders are not subject to appeal. Please see attached letter for additional information.

**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all residents, such as on a notice board in the lobby.**



- SUBJECT LAND
- GREENSPACE
- SCHOOLS
- PROPERTY LINE
- RAILWAYS





**BRAMPTON**  
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**APPENDIX 1**  
**DRAFT PLAN OF SUBDIVISION**  
**ARGO TFP BRAMPTON LTD. AND**  
**ARGO TFP BRAMPTON II LTD.**

**CITY FILE: OZS-2021-0052**

Drawn By: CJK  
Date: 2021 12 06