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April 28, 2021

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Region of Peel
Planning and Growth Management Committee
10 Peel Centre Drive
Brampton, ON L6T 4B9

April 28, 2021
File 10208

Submitted via email to the Regional Clerk

**RE: Response to Agenda Item 5.1 and 5.2, Meeting # PGMC – 3/2021
Peel 2041+ Work Plan and Timeline Update and
Land Needs Assessment and Intensification Analysis**

Weston Consulting is the planning consultant representing Tullamore Industrial Limited Partnership, the registered owners of the lands generally located within the block west of Airport Road, north of Mayfield Road, and bordering both east and west of Torbram Road in the Town of Caledon, herein referred to as the subject lands.

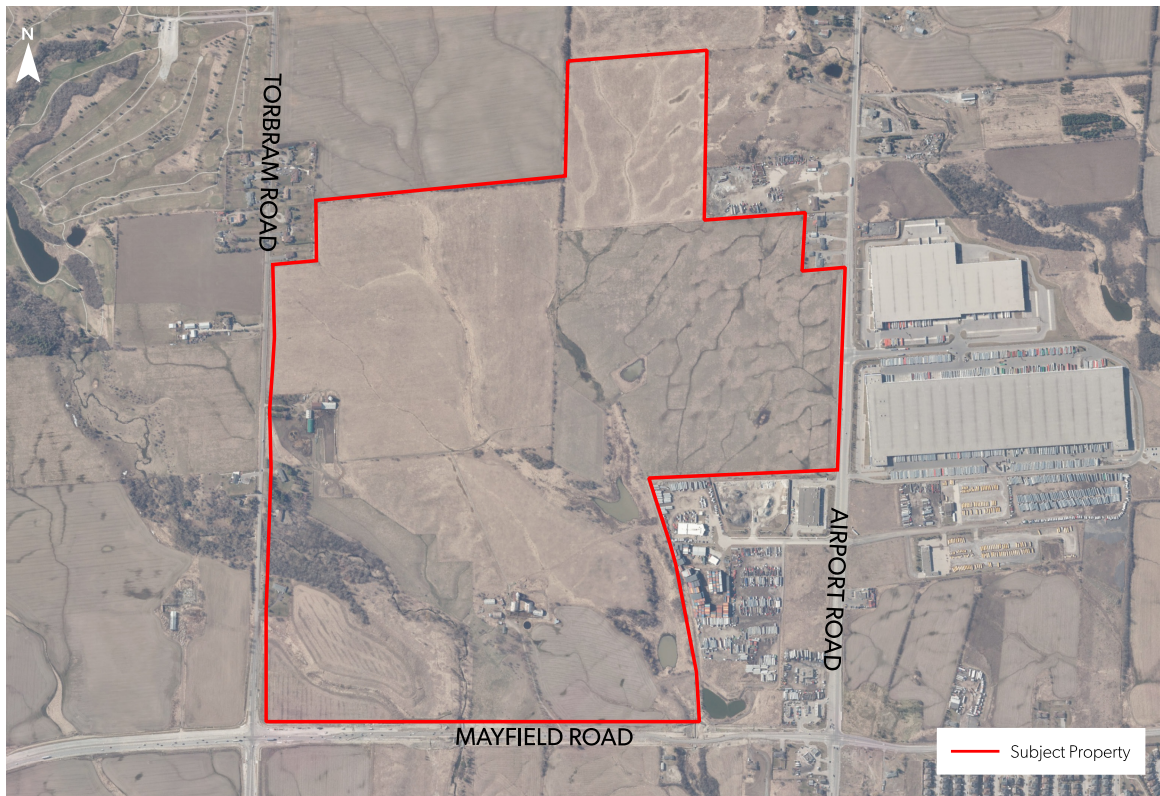


Figure 1: Air Photo

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

The subject lands are within the proposed Settlement Area Boundary Expansion of the Peel 2041+ Official Plan Review. The subject lands have been generally identified within the future strategic employment area mapping as Settlement Area Boundary Expansion Employment Area as identified in the Focus Study Area mapping.

The Region's background studies completed to date to inform the Official Plan Review process have demonstrated that Urban Boundary Expansion is required in order to meet the Region's long-term intensification and growth targets. The Focus Study Areas (FSA) identified by the Region contain two urban settlement areas, Bolton and Mayfield West, and several other smaller settlement areas, including the Tullamore Settlement Area located immediately east of the subject lands. The Tullamore Settlement Area is an existing Industrial and Commercial centre and presents a logical and appropriate opportunity for expansion to the surrounding area.

According to the technical report prepared by Hemson Consulting dated December 10, 2020, there is an opportunity to *"build on the nascent employment hub in Tullamore, the...planned road improvements along Airport Road and the proposed intersection of Airport Road with the GTA West Highway for the movement of goods."* The Hemson Report characterizes the farm properties on these lands as highly fragmented and less suited for long-term protection as agricultural uses. Designating these areas as Employment Lands would provide an opportunity to optimize underutilized agricultural lands and provide for long-term employment and economic growth within the Region.

The Peel 2041+ Work Plan and Timeline Update presented to the Committee provides an update on the Regional Official Plan Review process and a timeline for ultimate approval, which is consistent with the requirements for Provincial Conformity by July 1, 2022. Given the status of the Official Plan Review Process, which officially began back in 2013, a resolution to the update and implementation of the revised growth strategy is necessary in order for the Region to continue to grow in a reasonable and appropriate manner. Weston is in support of an expedited conclusion to this process and release of the draft policies for further review and consultation.

The Peel 2041+ Land Needs Assessment and Intensification Analysis update presented to the Committee provides an overview of the objective of the assessment being to identify two areas to accommodate forecasted growth being Community Areas and Employment Areas. Based on our review of the presentation information, Weston supports the proposed intensification strategy of the land use assessment as it replates to Employment Lands Needs and the projected employment forecasts to 2051. It is our opinion that the proposed updates to the draft Lands Needs Assessment will appropriately capture the employment

The above noted comments are submitted to the Planning and Growth Management Committee for review in consideration of items 5.1 and 5.2 on the meeting agenda. We respectfully reserve the right to provide additional comments throughout this process, and as more information becomes available. Should you have any questions, or require any additional information, please contact the undersigned at extension 243 or Ryan Guetter at extension 241.

Yours truly,

Weston Consulting**Per:**

Sabrina Sgotto, HBA, MCIP, RPP
Vice President

- c. Ryan Guetter, Weston Consulting
Tullamore Industrial Limited Partnership
Sylvia Kirkwood, Town of Caledon