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**June 7, 2021**

REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

**From:** John Steckley [REDACTED]  
**Sent:** June 7, 2021 5:16 PM  
**To:** ZZG-COUNCIL <zzg-council@peelregion.ca>  
**Subject:** CR and Land Needs Assessment: Stop the Big Sprawl in Peel Region

Peel Region's Land Needs Assessment and Municipal Comprehensive Review processes are tracking on a dangerous course that would destroy 4200 hectares of our remaining farmland and condemn yet another generation to car-dependency, sprawl, congestion and higher taxes. Unlike the residents of Hamilton and Halton, Peel residents are being denied any real say about their future. I am writing to ask that you fix that by hitting the brakes on the present, undemocratic, developer-dominated process, and developing and consulting on a fully fleshed out, more equitable, and environmentally sustainable Smart Growth Alternative that does not extend our Settlement Area Boundary.

Even with the Province's inflated suburban population projections and rigged Land Needs Assessment Methodology - now under investigation by the Auditor General - we can accommodate the next 30 years of new homes and workplaces within Peel's existing built up area. We should use that growth to fix our existing, car-dependent neighborhoods, by giving them the density and diversity of uses they need to get most people onto transit and active transportation. In particular, Planning and Growth Management Committee should direct staff to:

- Pause all work premised on the flawed Land Needs Assessment and Intensification Analysis 2021 presented to Committee at it's June 3rd meeting, including the Draft Housing Mix, Employment Mix, Community Area Land Need, Employment Area Land Need, and Municipal Allocations.
- Provide Planning and Growth Management Committee with an alternative, equally detailed Smart Growth Analysis, including recommended bylaw and official plan amendments and incentives which would ensure that all of Peel Region's projected housing and workplace demand (including demand for single and semi-detached homes) are accommodated within its existing Settlement Area Boundary, and give every and give existing neighborhood the density and mix of uses that support transit ridership and active transportation.
- Conduct all subsequent planning on two parallel, alternative tracks, and consult Peel residents extensively on both alternatives until at least January, 2022, presenting them with a real choice on whether to grow and strengthen existing neighborhoods or continue to sprawl outwards.
- Adjust planning timelines so that no firm decision on Settlement Area Boundary Expansion is taken until after the next provincial election.

Peel's land use planning is supposed to serve its present and future residents, not enrich the land speculators who have been buying up and stockpiling farmland. Peel Region's Planning and Growth Planning Committee owes residents a Smart Growth alternative which improves its existing neighborhoods and makes room in them for all its new residents.

Yours truly,

Sent from [Outlook](#)

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