

September 13, 2021

Project: CE2.CL

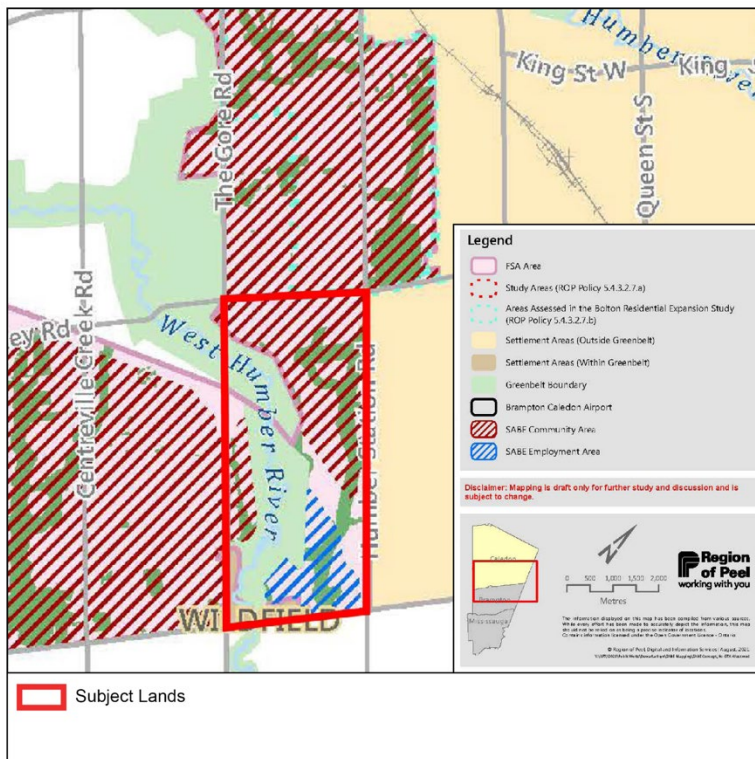
VIA EMAIL

Planning and Growth Management Committee
c/o Kathryn Lockyer, Regional Clerk
Region of Peel
10 Peel Centre Drive
Brampton, ON
L6T 4B9

RECEIVED
September 13, 2021
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Re: Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping – Humber Station Road

SGL Planning & Design Inc. (SGL) represents Solmar Developments who own lands in the concession block bound by Mayfield Road, The Gore Road, Healey Road, and Humber Station Road. The subject lands are included within the 2051 Draft Settlement Area Boundary Expansion Revised Mapping, as shown on **Figure 1**.



REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

Figure 1: MAP 8 SABE Concept Extract

We previously provided a letter to the Planning and Growth Management Committee on April 22, 2021 regarding this concession block. In that letter, we requested that the subject lands be changed from SABE Employment Area to a more appropriate Community Area.

Our request is based on the fact that the area cannot be developed with employment blocks efficiently due to the developable land area being of irregular shape and fragmented and impacted by natural heritage features as well as being completely surrounded by planned residential uses.

The Report entitled Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping proposes revised mapping for part of the concession block as shown as revision #5. In this report, Regional Staff agree that the lands north of the proposed GTA West Corridor, will be challenging to develop for future employment and recommend that the lands be included as Community Area on the draft SABE map. However, for the lands south of the GTA West Corridor, staff note that, *“the more southerly lands could still accommodate and are suitable for smaller scale employment uses or potentially larger uses.”*

We disagree. As stated in our April letter, the lands will be surrounded by residential / Community Area lands as the area to the south in Brampton is designated residential, the ROPA 30 Option 6 lands to the east are included in the Community Area and the lands to the north and west are proposed to be included as Community Area. As a result, this area will be a small land-locked employment area divided in two by a stream corridor which is part of the Natural Heritage System as shown in Figure 2.

The viability of this employment area is questionable particularly if the GTA West Corridor does not materialize. If the GTA West Corridor is not extended through this concession block, the lands are even less sustainable for employment and are constrained by the distance to a major 400-series highway

For these reasons, we urge Planning and Growth Management Committee to recommend a further revision by including all of the lands within this concession block as Community Area lands.

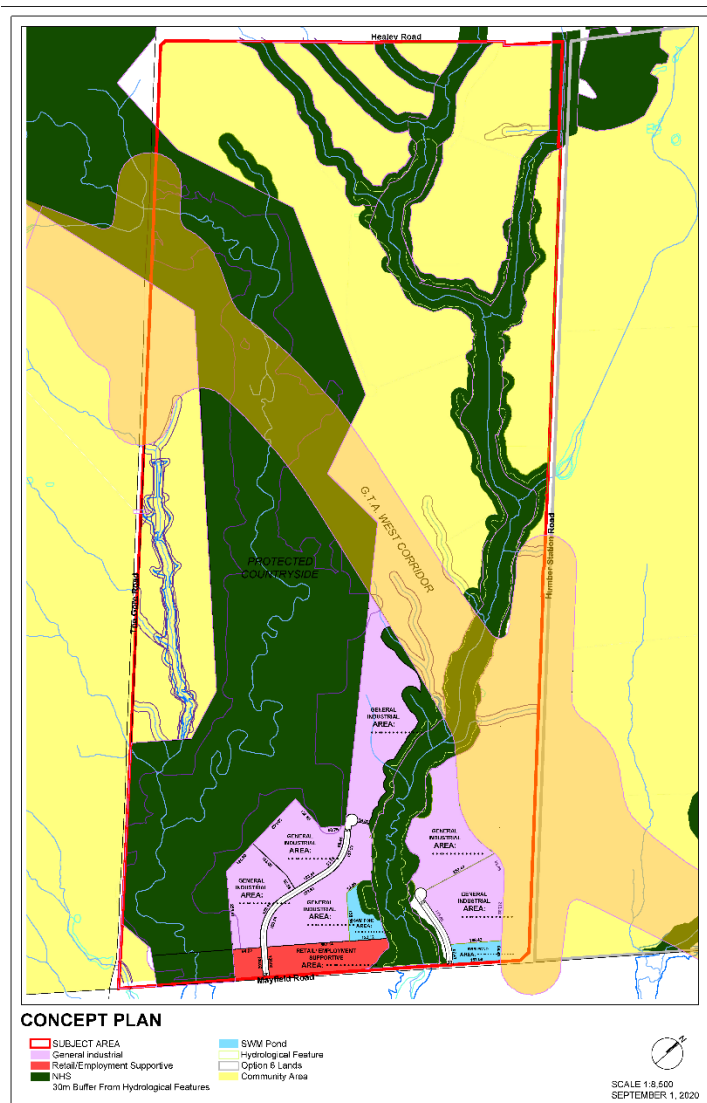


Figure 2: Humber Station West - Industrial Concept

Yours very truly,
SGL PLANNING & DESIGN INC.

Paul Lowes, MES, MCIP, RPP

c.c. Adrian Smith, Region of Peel
Luis Correia, Solmar Development Corp.
Ed Sajecki, Town of Caledon