



**THE REGIONAL MUNICIPALITY OF PEEL  
PLANNING AND GROWTH MANAGEMENT COMMITTEE  
MINUTES**

<p>Members Present:</p>	<p>G. Carlson P. Fortini N. Iannicca J. Innis L. Kiernan</p>	<p>M. Medeiros C. Parrish R. Starr A. Thompson P. Vicente</p>
<p>Staff Present:</p>	<p>J. Baker, Chief Administrative Officer G. Kent, Chief Financial Officer and Commissioner of Corporate Services P. Caza, Acting Regional Solicitor A. Smith, Chief Planner K. Dedman, Commissioner of Public Works J. Sheehy, Commissioner of Human Services</p>	<p>K. Lockyer, Regional Clerk and Director of Administration C. Thomson, Deputy Clerk and Manager of Legislative Services S. Jurrius, Committee Clerk S. Valleau, Legislative Specialist S. MacGregor, Legislative Technical Coordinator</p>

**1. CALL TO ORDER**

Councillor Parrish, Committee Chair, called the Region of Peel Planning and Growth Management Committee meeting to order on October 21, 2021 at 9:03 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive. Members of the Committee, other Regional Councillors and staff participated electronically.

Other Councillors Present: S. Dasko, J. Downey

*Councillor Thompson arrived at 9:06 a.m.*

*Regional Chair Iannicca arrived at 9:08 a.m.*

**2. DECLARATIONS OF CONFLICTS OF INTEREST**

There were no declarations of conflict of interest declared at the October 7, 2021 Region of Peel Planning and Growth Management Committee meeting.

**3. APPROVAL OF AGENDA**

The agenda was approved at the October 7, 2021 Region of Peel Planning and Growth Management Committee meeting.

**4. DELEGATIONS**

Delegations listed as Items 4.1 to 4.4 inclusive were dealt with at the October 7, 2021 Region of Peel Planning and Growth Management Committee meeting.

## 5. REPORTS

### 5.1 Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review Overview - Update and Key Issues

(Oral)

Presentation by Adrian Smith, Chief Planner and Director, Regional Planning and Growth Management

**Received**

Adrian Smith, Chief Planner and Director, Regional Planning and Growth Management, stated that the presentation made at the October 7, 2021 Region of Peel Planning and Growth Management Committee (PGMC) meeting outlined the proposed policy directions and draft recommendations for the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review (MCR). The presentation focused on environment and climate change; growth management; Settlement Area Boundary Expansion (SABE); and, the growth scenarios and mapping that test residential intensification rates across the Region and housing densities within the SABE area used in the analysis for the Official Plan Review and selection of the staff recommended SABE.

The Chief Planner noted that the reports listed as Items 5.2 to 5.4 on the October 7 and October 21, 2021 PGMC meeting agendas provide additional information about the proposed policies and draft recommendations related to the Official Plan Review also covered in the presentation. He stated that the October 21, 2021 PGMC Workshop will provide additional details on the Peel 2051 review and deliverables, growth management, MCR and SABE. He suggested that questions from the Committee related to the subject reports may be appropriately addressed at the Workshop for a fulsome discussion.

### 5.2 Peel 2051: Official Plan Review and Municipal Comprehensive Review Update

(For information)

**Received**

### 5.3 Peel 2051 Land Needs Assessment Report

(For information)

**Received**

Members of the Committee discussed and raised questions regarding: identification of employment lands, employment areas, intensification targets and employment tax base; minimum requirements set out in the Growth Plan; potential impacts to the tax ratio; provincial land needs assessment methodology; financial sustainability of the local municipalities and the Region; community area land needs; provincially significant employment zones; rural settlement area boundaries; water and wastewater servicing requirements; mixed use planning; Caledon's request for a Minister's Zoning Order; Municipal Comprehensive

Review; providing lands suitable to accommodate truck depots and contractor yards; and, ongoing consultations between the Region of Peel and the Town of Caledon on planning applications.

In response to a question of clarification from Councillor Thompson regarding updates to mapping of boundaries in Caledon, Adrian Smith, Chief Planner, stated that Region staff are working with Town of Caledon staff and Niagara Escarpment Commission staff, as well as other stakeholders to ensure all boundaries are corrected and updated as part of the Regional Official Plan Review.

**5.4 Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping**

(For information)

**Received**

In response to a question of clarification from Councillor Innis regarding mapping options in the Town of Caledon for Settlement Area Boundary Expansion (SABE), Adrian Smith, Chief Planner, confirmed that the SABE mapping lands to the north of Bolton, outside of the Greenbelt area, have been identified as proposed community lands and will be included in draft recommendations related to the Official Plan Review for statutory consultation.

**6. COMMUNICATIONS**

**6.1 Luis Correia, Senior Director, Development and Planning, Solmar Development Corp.**

Letter dated August 3, 2021, Supporting the Inclusion of the Entirety of the Option 1 Lands Owned by Bolton North Hill Landowners Group in the Settlement Area Boundary Expansion as Part of the Peel 2051 Municipal Comprehensive Review (Receipt recommended)

**Received**

**6.2 Luis Correia, Senior Director, Development and Planning, Solmar Development Corp.**

Letter dated August 3, 2021, Supporting the Inclusion of the Entirety of the Option 1 and 2 Lands Owned by Bolton North Hill Landowners Group in the Settlement Area Boundary Expansion as Part of the Peel 2051 Municipal Comprehensive Review (Receipt recommended)

**Received**

**6.3 Lorelea Tulloch, Senior Planner, Community Planning and Development (West), Ministry of Municipal Affairs and Housing**

Letter dated August 10, 2021, Providing Provincial Comments on the Region of Peel Draft Major Transit Station Area Official Plan Amendment (Receipt recommended)

**Received**

**6.4 Quinto M. Annibale, Loopstra Nixon LLP, on behalf of the Bolton North Hill Landowners Group Inc.**

Letter dated August 23, 2021, Regarding Hybrid Option 1/2 Lands; Region of Peel 2051 Municipal Comprehensive Review; and, Request for Settlement Area Boundary Expansion (Receipt recommended)

**Received**

**6.5 Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of Solmar Development Corp.**

Letter dated September 13, 2021, Regarding the Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping Related to Humber Station Road (Receipt recommended)

**Received**

**6.6 Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group**

Letter dated September 16, 2021, Regarding the Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping Related to Wildfield Village Lands (Receipt recommended)

**Received**

**6.7 Matthew Cory, Principal, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.**

Letter dated September 23, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review, Draft Settlement Area Boundary Revised Mapping and Land Needs Assessment Report Related to Brookvalley Project Management Inc. (Receipt recommended)

**Received**

**6.8 Don Given, Founding Partner, Malone Given Parsons Ltd., on behalf of Royal Glen Eagle Investments Limited**

Letter dated October 4, 2021, Regarding the Peel 2051 Municipal Comprehensive Review Related to Royal Glen Eagle Investments Limited (Receipt recommended) (Related to 5.2)

**Received**

**6.9 Rosemarie Humphries, President, Humphries Planning Group Inc.**

Letter dated October 4, 2021, Regarding a Request for Urban Area Boundary Expansion (Palgrave Settlement Area) Related to the Region of Peel Municipal Comprehensive Review (Receipt recommended) (Related to 5.4)

**Received**

**6.10 Sylvia Roberts, Resident, City of Brampton**

Letter received October 4, 2021, Regarding the Calculations for the Land Needs Assessment (Receipt recommended) (Related to 5.3)

**Received**

**6.11 Laura Hall, Director, Corporate Services and Town Clerk, Town of Caledon**

Letter dated October 5, 2021, Providing a Copy of the Town of Caledon Resolution Regarding the Scope of the Peel 2051 Regional Official Plan Review (Receipt recommended) (Related to 5.1)

**Received**

In response to a question of clarification from Councillor Parrish regarding the request of the Town of Caledon's Legal Counsel, Osler, for notice of any decisions made with respect to the Peel 2051 Regional Official Plan Review, Janice Baker, Chief Administrative Officer, stated that the letter contained a request for consultation and noted significant issues in Caledon. Staff have no concerns with the request as consultations between Region and Town staff are ongoing. Region of Peel staff will present recommendations that are in the best interest of the Region and the Town and that comply with provincial requirements.

In response to a question of clarification from Councillor Innis regarding items received by the Region of Peel Planning and Growth Management Committee, Adrian Smith, Chief Planner, stated that all comments received through delegations, communication items and other mechanisms are reviewed by staff. All submissions are considered in the drafting of the final recommendation report regarding the proposed Regional Official Plan Amendment. Adrian Smith stated that a comment and response table related to Peel 2051 Draft Policies is available on the Region of Peel website.

**7. OTHER BUSINESS**

Nil.

**8. IN CAMERA**

Nil.

**9. NEXT MEETING**

Thursday, February 3, 2022  
9:30 a.m. to 12:30 p.m.  
Council Chamber, 5th Floor

Regional Administrative Headquarters  
10 Peel Centre Drive, Suite A  
Brampton, Ontario

Please forward regrets to Stephanie Jurrius, Committee Clerk, at  
stephanie.jurrius@peelregion.ca.

**10. ADJOURNMENT**

The meeting adjourned at 9:42 a.m.