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December 22, 2021

Project: HS.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**

December 22, 2021  
REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

**Re: Peel 2051 Draft Employment Mapping – Humber Station Village**

SGL Planning & Design Inc. (SGL) are the planning consultants for the Humber Station Village Landowners Group (the Group), who own lands within what has been referred to as the “Option 6” Lands. These lands are now being referred to as Humber Station Village. The Humber Station Village lands are located south of Healey Road, east of Humber Station Road, and north of Mayfield Road, and were added to the Bolton Rural Service Centre through the approval of Regional Official Plan Amendment No. 30 (ROPA 30). They are shown as “Subject Lands” on **Figure 1** below.

We have reviewed the draft Regional Official Plan and note that Schedule Y6 delineates Employment Areas in existing Settlement Areas, as well as in the proposed Settlement Area Boundary Expansion Areas as shown on **Figure 1**.

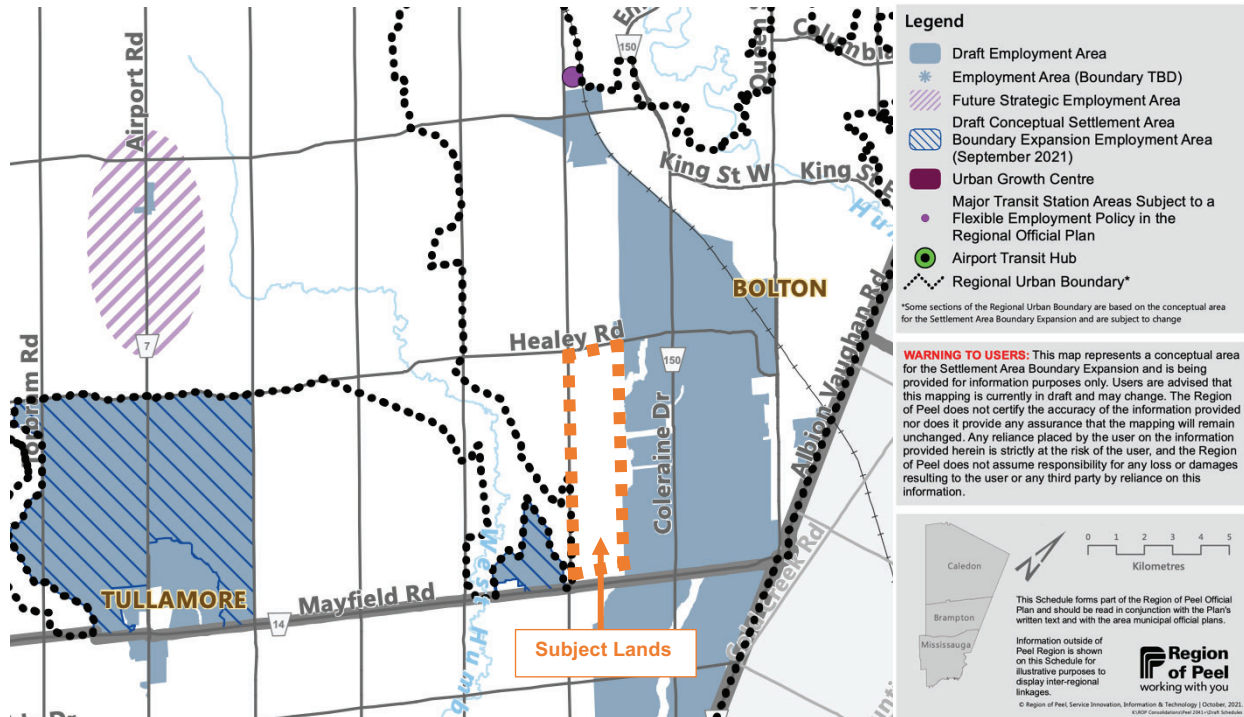
We are writing to confirm the Group’s support of Regional Staff’s identification of Employment Areas, which is properly based on a thorough land needs assessment conducted by the Region’s consultants.

We note that the Humber Station Village lands are not identified as being within an Employment Area, which the Group supports. This recognizes the intent of ROPA 30 for the lands to be used primarily for Community Uses (e.g. residential, commercial, institutional).

However, we wish to note that, as part of the Secondary Plan study for the Humber Station Village lands the Group is preparing, we anticipate employment lands being provided adjacent to the proposed GTA West alignment, with the balance of the block to be designated for Community Uses.

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REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED ☒ \_\_\_\_\_



**Figure 1. Peel Region Official Plan Draft Schedule Y6 – Employment Areas**

We would like to thank you, your staff and consultants for all the hard work to prepare the Draft Regional Official Plan.

Yours very truly,  
**SGL PLANNING & DESIGN INC.**

Paul Lowes, MES, MCIP, RPP

c.c. Mr. Adrian Smith, Region of Peel  
Mr. Ed Sajecki, Town of Caledon  
Mr. Mustafa Ghassan, Delta Urban Inc.