

# Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2022/02/03	MEETING NAME Planning & Growth Management
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Attention: Regional Clerk  
Regional Municipality of Peel  
10 Peel Centre Drive, Suite A  
Brampton, ON L6T 4B9  
Phone: 905-791-7800 ext. 4582  
E-mail: [council@peelregion.ca](mailto:council@peelregion.ca)

DATE SUBMITTED YYYY/MM/DD 2022/01/28
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NAME OF INDIVIDUAL(S)  Steven Silverberg
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POSITION(S)/TITLE(S)  President
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NAME OF ORGANIZATION(S)  Cedar City Developments
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E-MAIL  steven@cedarcitydev.com	TELEPHONE NUMBER  (416) 306-9900	EXTENSION
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) SABE & Employment Revisions to the locations of some Community and Employment Areas
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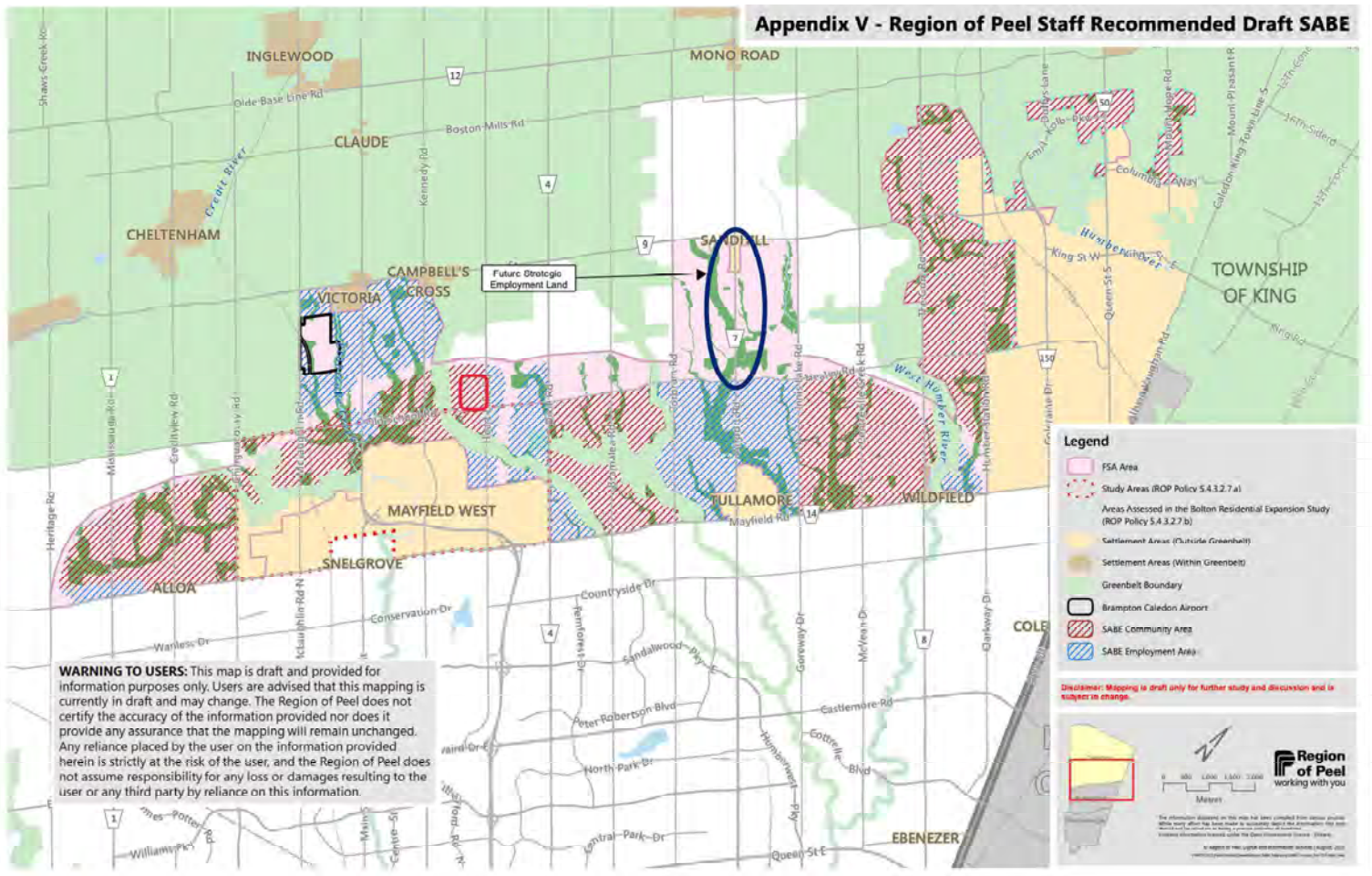
A formal presentation will accompany my delegation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf)		
<input type="checkbox"/> Picture File (.jpg)	<input type="checkbox"/> Video File (.avi,.mpg)	<input type="checkbox"/> Other <input type="text"/>
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached		

<p><b>Note:</b> Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at <b>least ten (10) business days prior</b> to the meeting date so that it can be included with the agenda package. <b>In accordance with Procedure By-law 56-2019, as amended, delegates appearing before <u>Regional Council</u> or <u>Committee</u> are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</b></p> <p>Delegates should make every effort to ensure their presentation material is prepared in an <a href="#">accessible format</a>.</p> <p>Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p>
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<p align="center"><b>Notice with Respect to the Collection of Personal Information</b> (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.</p>
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Please save the form to your personal device, then complete and submit via email attachment to [council@peelregion.ca](mailto:council@peelregion.ca)

## Appendix V - Region of Peel Staff Recommended Draft SABE



**Rick F. Coburn**  
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April 5, 2021

**BY EMAIL**

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

Attention: Tara Buonpensiero, MCIP, RPP  
Acting Manager, Policy Development  
E: Tara.Buonpensiero@peelregion.ca

Kathryn Dewar, MCIP RPP  
Principal Planner  
Regional Planning & Growth Management  
E: kathryn.dewar@peelregion.ca

Dear Ms. Buonpensiero and Ms. Dewar:

**Re: Peel 2041+ Official Plan Review and Settlement Area Boundary Expansion**

We act as counsel to Cedar City Developments Ltd. (“Cedar City”). Our client has undertaken major residential and commercial development projects across the GTAH, including projects currently underway in Caledon and Brampton in the Region of Peel.

Cedar City has entered into an agreement to acquire lands within the proposed SABE, known municipally as 13070 Heart Lake Road, Caledon. These lands are included within the “Community Area” shown on the Concept Map in the Hemson Planning Justification Report (December 10, 2020), which inclusion our client supports. The lands are ideally situated to advance the Region’s planning objectives articulated through the ongoing Official Plan Review. Our client looks forward to engaging actively with staff in the ongoing consultations prior to the adoption of the ROPA.

Kindly ensure that our client is added to your list of stakeholders, and we ask that any future notices of public meetings and consultations respecting the SABE or the Regional Official Plan Review be directed to the undersigned.

Yours truly,

**BORDEN LADNER GERVAIS LLP**



Rick F. Coburn

FFC/plp

cc: Ms. Sylvia Kirkwood, Chief Planner  
Town of Caledon  
[Sylvia.Kirkwood@caledon.ca](mailto:Sylvia.Kirkwood@caledon.ca)

Mr. Steven Silverberg  
Cedar City Developments Ltd.

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November 29, 2021

**BY EMAIL**

Council of the Regional Municipality of Peel  
10 Peel Centre Drive, Suite A  
Brampton, ON L6T 4B9

Attention: Kathryn Lockyer, Regional Clerk

Dear Ms. Lockyer:

**Re: Peel 2051+ Official Plan Review and Settlement Area Boundary Expansion**

We act as counsel to Cedar City Developments Ltd. ("Cedar City"). Our client has undertaken major residential and commercial development projects across the GTAH, including projects currently underway in Caledon and Brampton in the Region of Peel.

Cedar City has purchased lands within the proposed SABE, known municipally as 13070 Heart Lake Road, Caledon ("the Subject Lands"). These lands are identified as '2051 New Community Area' shown on draft Schedule Z1- Regional Structure and as 'Draft Conceptual Settlement Area Boundary Expansion' on draft Schedule Z2 – Strategic Growth Areas, the inclusion of which our client supports. The lands are ideally situated to advance the Region's planning objectives articulated through the ongoing Official Plan Review.

The Subject Lands fall within the 'C32a – Mayfield West Addition'. From our review of the technical studies, as well as the recent revisions and rationale for changes to the recommended SABE, we would like to signal our continued support for the direction the process is taking, especially as it relates to identifying the Subject Lands as part of the SABE Community Area.

The lands contained in the Mayfield West Addition area (C32a) should be planned comprehensively with neighbouring landowners to provide for cohesive and integrated communities. For that reason we also support the Region's policy direction that establishes staging and sequencing to guide secondary plan area and block planning under the new Official Plan section called "2051 New Community Areas". This section outlines policies to ensure comprehensive plans are implemented in accordance with the Region of Peel and Town of Caledon Official Plans through secondary plans and detailed block plans at the local level. The policies will support coordinated development of complete communities and should encourage cooperation amongst various stakeholders.

Cedar City looks forward to participation in future comprehensive planning of the Mayfield West Addition lands, and will work with the Region, the Town of Caledon, and other stakeholders in support of timely delivery of servicing and development initiatives within the early to middle phases of the Plan horizon.

We appreciate the continued communication opportunities and ask that we remain part of your stakeholders list receiving notices respecting the Regional Official Plan.

Yours truly,

**BORDEN LADNER GERVAIS LLP**



Rick F. Coburn

FFC/plp

cc: Ed Sejecki,  
Chief Planning Officer, Town of Caledon  
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Virpal Kataure  
Principal Planner, Regional Planning and Growth Management  
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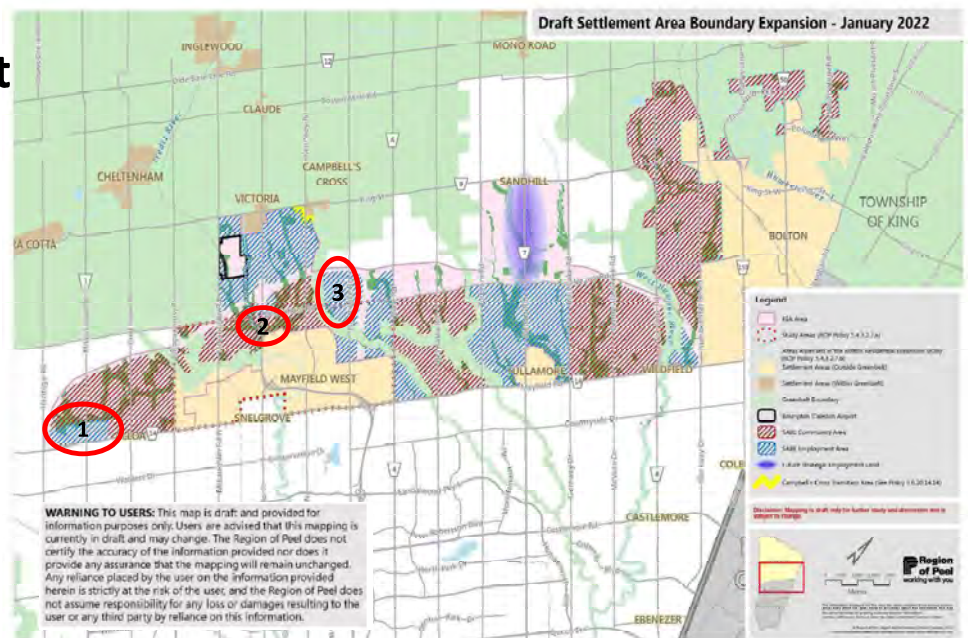
Steven Silverberg  
Cedar City Developments Ltd.

# Comments: Caledon

## SABE & Employment

### Response

- 3 areas within SABE adjusted in response to Caledon comments:
  - Increases the Employment Area by 130ha and decreases the Community Area by 130ha
  - Also has the effect of increasing the density to 67.5 ppj/ha
- Region is required to establish these boundaries and they are not flexible
- There is flexibility to include additional employment uses outside of Regional Employment Areas (but not less employment land)



# Areas revised in Draft SABE January 2022