



THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
MINUTES

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

1. CALL TO ORDER

Councillor Parrish, Committee Chair, called the Planning and Growth Management Committee meeting to order on February 3, 2022 at 9:30 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive. Members of the Committee and staff participated electronically.

Other Regional Councillors Present: S. Dasko; G.S. Dhillon; J. Downey; A. Groves; I. Sinclair

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

The Committee Clerk stated that the following additional items after the distribution of the February 3, 2022 Region of Peel Planning and Growth Management Committee (PGMC) Revised Agenda:

Requests for Delegation:

- Jennifer Le Forestier, Resident of Peel, regarding Peel 2051: Official Plan Review and Municipal Comprehensive Review comment response summary and next steps
- Matthew Cory, Principal, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc., regarding the Mayfield West Study Area lands and

refinement of the Natural Heritage System for the Growth Plan on the lands owned by Brookvalley Project Management Inc.

- Phil Pothen, Counsel and Ontario Environment Program Manager, Environmental Defence, regarding Peel 2051: Official Plan Review and Municipal Comprehensive Review comment response summary and next steps
- Sarah Clark, Planner, Glen Schnarr and Associates, on behalf of the Owners of the Osprey Valley Golf Course, regarding comments on Peel 2041 Official Plan Review environmental, agricultural and rural policies and draft mapping as it relates to the Osprey Valley Golf Course

Communications:

- Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group, regarding Peel Official Plan Review summary and next steps
- Darren Steedman, Vice President, DG Group, on behalf of certain landowners in the City of Brampton, regarding the Peel 2051: Official Plan Review and Municipal Comprehensive Review
- Jenna Thibault, Senior Planner, Weston Consulting, regarding a request for employment conversion for the property located at 110 East Drive, City of Brampton
- Jenna Thibault, Senior Planner, Weston Consulting, regarding a request for employment conversion for the property located at 2025-2087 Dundas Street East, City of Mississauga
- Philip Stewart, Pound and Stewart Planning Consultants, regarding a request for employment conversion for the Heartland Town Centre

The Committee directed that, given the large volume of agenda items, any delegation requests and communication items received noon on Wednesday, February 2, 2022, be listed on the next PGMC meeting scheduled for April 7, 2022.

RECOMMENDATION PGMC-1-2022:

That the agenda for the February 3, 2022 Planning and Growth Management Committee meeting include a delegation by Jennifer Le Forestier, Resident of Peel, regarding Peel 2051: Official Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps, to be dealt with under Delegations - Item 4.2;

And further, that the agenda for the February 3, 2022 Planning and Growth Management Committee meeting include a delegation by Matthew Cory, Principal, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc., regarding the Mayfield West Study Area Lands and Refinement of the Natural Heritage System for the Growth Plan on the Lands Owned by Brookvalley Project Management Inc., to be dealt with under Delegations - Item 4.3;

And further, that the agenda for the February 3, 2022 Planning and Growth Management Committee meeting include a delegation by Phil Pothen, Counsel and Ontario Environment Program Manager, Environmental Defence, regarding Peel 2051: Official

Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps, to be dealt with under Delegations - Item 4.4;

And further, that the agenda for the February 3, 2022 Planning and Growth Management Committee meeting include a communication from Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group, Regarding Peel Official Plan Review Summary and Next Steps, to be dealt with under Communications - Item 6.2;

And further, that the agenda for the February 3, 2022 Planning and Growth Management meeting be approved, as amended.

The Committee Clerk was directed to circulate materials received by the Office of the Regional Clerk, which relate to an item already listed on the draft agenda and received after the distribution of the PGMC Revised Agenda, by noon on the Wednesday prior to a scheduled Committee meeting. The addition of those materials will be at the discretion of the Committee, at the Approval of Agenda section of the meeting.

4. DELEGATIONS

4.1 Steven Silverberg, President, Cedar City Developments

Regarding Settlement Area Boundary Expansion and Employment, and Revision to the Locations of Some Community and Employment Areas (Related to 5.1)

Received

Steven Silverberg, President, Cedar City Developments Ltd., provided an overview of the proposed land designations related to the lands owned by Cedar City Developments Ltd., located at 13070 Heart Lake Road in the Town of Caledon (the Cedar City Lands). The designations were revised from a community area to an employment area as outlined in the staff report listed as Item 5.1 on the February 3, 2022 PGMC agenda. He expressed his opinion that maintaining a community area designation on the Cedar City Lands would allow for options for a mix of uses to promote economic development in the Town of Caledon; achieve transition options from an employment area on the east side of Heart Lake Road to commercial and employment uses along Heart Lake and Old School Road; and, achieve more sensitive residential uses towards the Greenbelt area and current residential uses that are part of the existing Mayfield West community. Steven Silverberg requested that Regional and local staff continue conversations to keep the Cedar City Lands designated as a community area as previously recommended by the Region and deal with the more detailed land uses through the Town of Caledon's Official Plan process.

In response to a question of clarification from Councillor Innis regarding next steps and ongoing discussions related to the Regional Official Plan process, Adrian Smith, Chief Planner and Director, Planning and Development Services, confirmed that staff continue to engage with staff at the local municipalities and other stakeholders with respect to refinements to the policy wording and mapping.

Councillor Thompson acknowledged the importance of ongoing dialogue with all stakeholders, particularly as the Town of Caledon manages future growth and resources.

Due to technical issues, the February 3, 2022 Planning and Growth Management Committee recessed at 9:49 a.m. and reconvened at 10:00 a.m.

Additional Items – Items 4.2 to 4.4 inclusive:

4.2 Jennifer Le Forestier, Resident of Peel

Regarding Peel 2051: Official Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps
(Related to 5.1)

Received

Jennifer Le Forestier, Resident of Peel, outlined her requests for more prescriptive green planning practices; requiring green development standards; the reuse of soil and materials; the reuse of gray water for green materials; less demand on non-renewable resources; and, reiterated her opposition to Highway 413. She requested that the Regional Official Plan process be delayed to allow members of the public the opportunity to be heard and review materials.

In response to a question of clarification from the delegate regarding deputations to the Committee and the final report recommendations on the Regional Official Plan, Councillor Parrish stated that the next meeting of the Region of Peel Planning and Growth Management Committee is scheduled for April 7, 2022. Delegations will be accepted for consideration by the Committee, in accordance with the Procedure By-law.

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

Regarding the Mayfield West Study Area Lands and Refinement of the Natural Heritage System for the Growth Plan on the Lands Owned by Brookvalley Project Management Inc.
(Related to 5.1)

Received

Matthew Cory, Principal, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc. (Brookvalley), outlined their clients' request to include the entire Mayfield West Study Area lands in the phasing of growth to 2041 in advance of new expansion areas to allow for continuity in planning and the logical completion of the community. He provided an overview of the implications of the GTA West Corridor to the Regional Official Plan policy; and, the ongoing review of the environmental work for the Mayfield West Phase 2 – Stage 3 lands as it relates to refining the Natural Heritage System in the draft Regional Official Plan schedules related to Brookvalley lands.

In response to a question of clarification from Councillor Parrish regarding the

GTA West Corridor, Adrian Smith, Chief Planner and Director, Planning and Development Services, stated that staff intend to incorporate a policy framework in the Regional Official Plan that would address the uncertainty around the subject Corridor, reflect Council's opposition to Highway 413; and, the implications should the plans for the Corridor be eliminated.

4.4 Phil Pothén, Counsel and Ontario Environment Program Manager, Environmental Defence

Regarding Peel 2051: Official Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps
(Related to 5.1)

Received

Phil Pothén, Counsel and Ontario Environment Program Manager, Environmental Defence, outlined the concerns regarding the technical merits of Regional staff responses to the public comments on the draft Regional Official Plan, and, the inconsistencies of the Regional Official Plan to support the active transportation modal share. He requested that the staff recommendation as contained in the report listed as Item 5.1 on agenda not be approved.

In response to a question of clarification from Councillor Parrish regarding the recommendations contained in Item 5.1, Adrian Smith, Chief Planner and Director of Planning and Development Services, stated that staff is seeking the Committee's direction to finalize the new Regional Official Plan based on the responses received as part of the statutory consultation and will proceed to the next steps of refining the policy language and mapping, and continued engagement with local municipalities and stakeholders. He also addressed the delegate's statement on the technical merits of the staff recommendation and emphasized that extensive technical work and consultation with the local municipalities, stakeholders, the public and Region's consultants were undertaken to present recommendations that address the provincial requirements to manage total growth of 700,000 people, of which over 500,000 people will be accommodated in existing urban areas; accommodate infill, intensification, and sustainable modes of transportation; identify over 90 Major Transit Station Areas with the local municipalities where significant amount of growth are forecasted; and, provide for the settlement area boundary expansion over a 30-year planning horizon.

Due to technical issues, the February 3, 2022 Planning and Growth Management Committee recessed at 10:27 a.m. and reconvened at 10:49 a.m.

5. REPORTS

5.1 Peel 2051: Official Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps

Presentation by Adrian Smith, Chief Planner and Director, Tara Buonpensiero, Manager, and Mark Head, Manager, Integrated Planning, Planning and Development Services

Received

RECOMMENDATION PGMC-2-2022:

That the new Peel 2051 Official Plan as outlined in the report of the Commissioner of Public Works, listed on the February 3, 2022 Planning and Growth Management Committee agenda, titled "Peel 2051: Official Plan Review and Municipal Comprehensive Review Comment Response Summary and Next Steps" be finalized by staff and brought forward to Regional Council for final adoption in accordance with Section 17 and 26 of the Planning Act before the end of Spring 2022 including proposed policies and mapping related to Climate Change and Wildland Fires, Water Resources, Provincial Greenbelt Plans, Agriculture and Rural Systems, Greenlands System, Transportation, Growth Management, Housing, Major Transit Station Areas, Settlement Area Boundary Expansion and other matters.

Prior to the staff presentation, Councillor Dhillon noted that Mayfield Road, City of Brampton, Ward 10, has not been approved for residential use as per policy Section 5.9.2.23 of the Regional Official Plan. He indicated that urban sprawl has been an issue in Ward 10 requiring a change to the policy to meet housing demands in the area. He noted that a few planning applications for commercial, institutional, or industrial use along Mayfield Road have been submitted to the City of Brampton. Councillor Dhillon was requested to provide his concerns to the Chief Planner for review.

Adrian Smith, Chief Planner and Director, Tara Buonpensiero, Manager, and Mark Head, Manager, Integrated Planning, Planning and Development Services, highlighted key comments received during the Peel 2051 statutory consultation from stakeholders, the public, agencies including the local municipalities, conservation authorities, school boards, various Indigenous communities, the provincial government, development industry and landowners, boards of trade, and other groups.

They provided an overview of staff responses to comments received and recommended revisions to the Regional Official Plan, noting that there is strong support for overall Peel 2051 policy direction and objectives including: supporting growth in Strategic Growth Areas; increased integration to ensure the planning of complete communities and transit-oriented development; support for strengthened affordable housing policies and targets; and, prioritizing climate change adaptation and mitigation. The site-specific requests, summary of public consultations, and updates to some technical works are available on the Region of Peel website.

Region of Peel staff will continue to work with local municipal and provincial staff on the wording and mapping for the final draft Peel 2051 Official Plan. It is anticipated that staff will bring forward a recommendation to Regional Council for adoption of the new Regional Official Plan by late spring 2022. Adrian Smith indicated that, given it is an election year, staff expects that the decision of the Minister of Municipal Affairs and Housing on the new Regional Official Plan would be made by August or September 2022. The Region of Peel has the right to appeal should the province not decide within 120 days of Council's adoption.

Councillor Sinclair suggested that staff consider the different levels of impact on aggregate strip mines, heavy industry and major roads when drafting the

implementation section of the Regional Official Plan, noting that these areas are overlooked in the Provincial Policy Statement.

In response to questions of clarification from Councillor Sinclair regarding land use compatibility policies; major goods movement facilities and phasing of development within the Designated Greenfield Area through a Municipal Comprehensive Review, Adrian Smith stated that there are strong Settlement Area Boundary Expansion policies throughout the Regional Official Plan that address proper financial management, phasing of infrastructure, requirements, and coordination of master plans. Regional Council has been proactive in establishing the growth management program with ongoing efforts to continue to improve the policies around integrating the land use to finance infrastructure. Further, Adrian Smith indicated that the Region Official Plan under the Planning Act is only one component when planning for 2051. It is expected that several amendments, staging and implementation plans will be required to address growth.

Councillor Thompson requested that staff ensure the new Region Official Plan acknowledges the Brampton Flying Club as an airport-friendly zone for future development applications in the surrounding area.

In response to a question of clarification from Councillor Parrish regarding advancing the implementation of inclusionary zoning, similar to the City of Mississauga, Adrian Smith stated that the Region is also fully engaged in moving forward with the work on inclusionary zoning and have submitted comments to the Ministry of Municipal Affairs and Housing on Major Transit Station Areas policies.

In response to a question from Councillor Parrish regarding the Region's decision on the Heartland Property Application (Heartland), Adrian Smith stated that staff monitors the City's reimagining the mall initiatives to ensure the principles align with the Regional Official Plan. Heartland was not proposed to be approved for conversion for housing units from in an employment designated area. Joy Simms, Principal Planner, Planning and Development Services, advised that Heartland is located in a provincially significant employment zone and is within airport noise contours. Region and City staff analyzed the proposed conversion, taking into consideration the transit infrastructure and strategic growth area at Heartland, and determined that there is no rapid transit planned along the corridor. Region and local municipal staff are confident that the growth forecast and intensification in Mississauga can be accommodated elsewhere.

6. COMMUNICATIONS

6.1 Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Humber Station Village Landowners Group

Letter dated December 22, 2021, Regarding Peel 2051 Draft Employment Mapping – Humber Station Village (Receipt recommended) (Related to 5.1)

Received

Additional Item – Item 6.2:

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

Letter dated February 2, 2022, Regarding the Peel 2051 Official Plan Review Summary and Next Steps (Receipt recommended) (Related to 5.1)

Received

7. OTHER BUSINESS

Nil.

8. IN CAMERA

Nil.

9. NEXT MEETING

Thursday, April 7, 2022
9:30 a.m. – 12:30 p.m. Council Chamber,
5th floor Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, ON

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

10. ADJOURNMENT

The meeting adjourned at 11:45 a.m.