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KLM File: P-2921

March 28, 2022

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

RECEIVED

March 28, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Attention: Regional Chair Iannica and Member of Regional Council

Re: Municipal Comprehensive Review
Request for Employment Conversion
Southwest of Airport and Mayfield Roads
Part of Lots 17, Concession 6, EHS
City of Brampton
Caliber Homes

Dear Chair Iannica and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Caliber Homes, purchaser of the above-noted property (the "**Subject Lands**") with respect to future development. We are pleased to provide this letter in support of a land use designation conversion as part of the Region's Official Plan ("**ROP**") Review and Municipal Comprehensive Review ("**MCR**") process known as Peel 2051. This ROP Review and MCR process is required to bring the ROP into conformity with A Place to Grow – The Growth Plan for the Greater Golden Horseshoe (the "**Growth Plan**").

Our client purchased the Subject Lands in late 2021, after the Peel 2051 commenting period ended on November 31, 2021. Therefore, our client did not have an opportunity to provide comments through the consultation period.

The Subject Lands are generally located on the south side of Mayfield Road, west of Airport Road and are known legally as Part of Lot 17, Concession 6, EHS. The Subject Lands are approximately 5.5Ha. (13.6acs.) in area, approximately 1.6Ha. (4.0acs.) of which is developable, and form a part of a larger parcel with a total area of approximately 15.6Ha. (38.6acs.). A valley feature traversing the larger parcel from north to south separates the parcel into two informal parts. This request applies to easterly portion of the Subject Lands. The Subject Lands are generally flat and devoid of vegetation with the exception of the valley feature, as a result of former agricultural use.

The lands to the west of the valley feature are located within the Countryside Villages Block Plan 48-2 and are currently subject to development applications, which are currently under review. The lands subject to this letter have not been included in any current development applications at this time, but are anticipated to be developed in the future.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

The Subject Lands are currently designated “Open Space” and “Employment” on Schedule 1 – City Concept and “Open Space” and “Business Corridor” on Schedule A – General Land Use Designations in the City of Brampton Official Plan (the “OP”); and are designated “Valleyland”, “Commercial/Institutional” and “Mixed Institutional” on Schedule SP49(a) in the Vales of Castlemore North Secondary Plan. The Subject Lands are not currently located within an area with an approved Block Plan.

The Subject Lands are not located within an area deemed to be a Provincially Significant Employment Zone.

The lands designated “Business Corridor” at the southwest intersection of Airport Road and Mayfield Road is a small employment area with only approximately 25 hectares of non-contiguous land. There are three separate areas divided by Airport Road and/or open space. These lands are disconnected from other larger employment centres in the City, such as the Business Corridor along Steeles Ave from Kennedy Road South to Airport Road and along Queen Street from Airport Road to Goreway Drive.

Further, the Business Corridor is designated as a mix of Highway Service Commercial, Commercial/Institutional and Mixed Institutional in the Vales of Castlemore North Secondary Plan. In particular, the lands southwest of the intersection of Airport Road and Mayfield Road are a mix of numerous lots and include an existing cemetery. The small and fragmented nature of this Business Corridor does not represent an ideal or practical configuration for an employment area and could better and more efficiently utilized, in our opinion, for a mix of commercial and residential uses.

Given the above, we respectfully request as part of the Regional Municipal Comprehensive Review and Official Plan update that the Subject Lands be converted from employment uses to mixed use and further that the Subject Lands not be included in the Region’s inventory of employment lands.

We wish to be included on the notification list and be provided with any documents that have or will be prepared to inform the MCR and Official Plan update process. We also wish to be notified of any decision of Regional Council and the Ministry of Municipal Affairs and Housing.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Best regards,

KLM PLANNING PARTNERS INC.

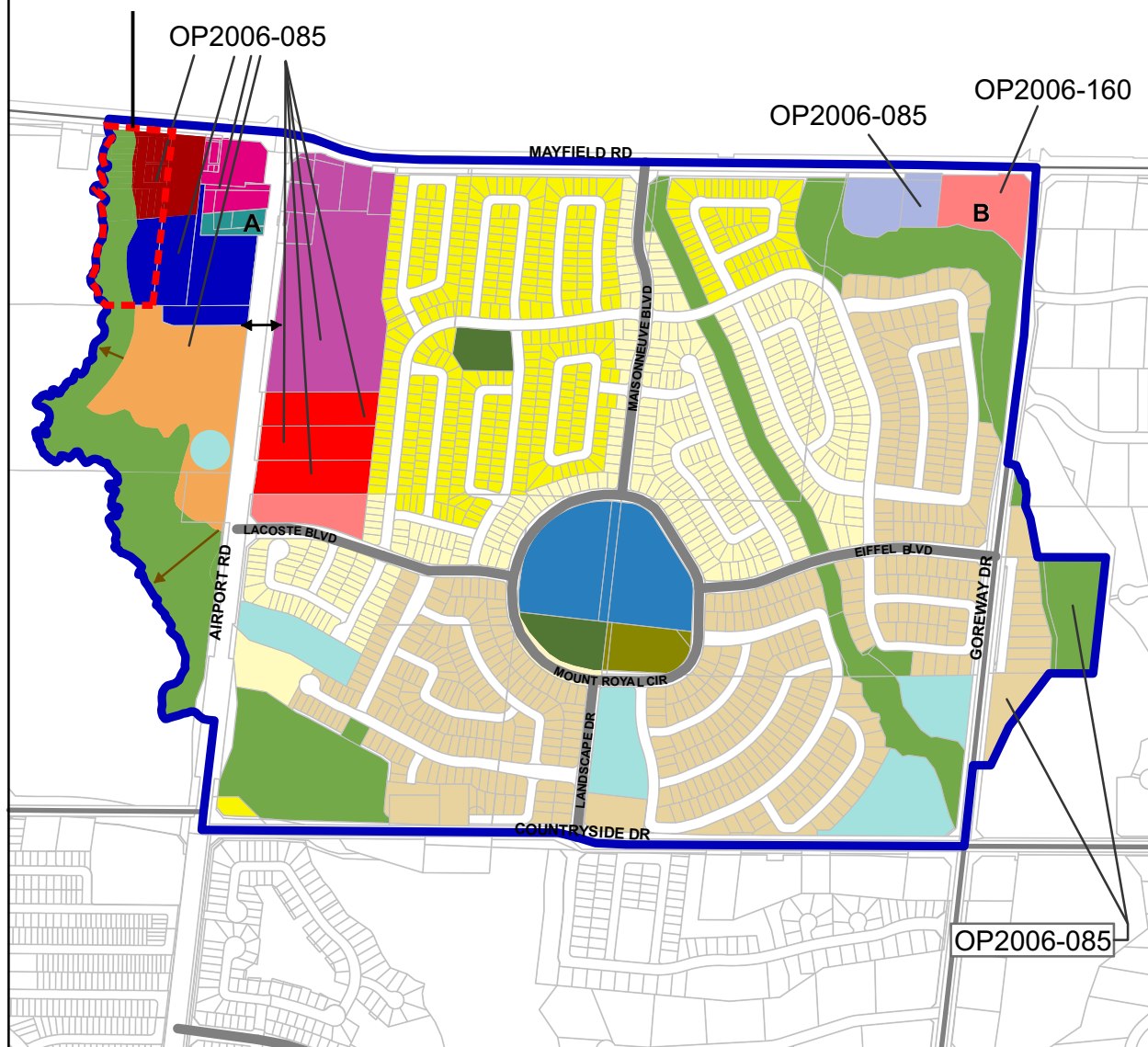
A handwritten signature in black ink, appearing to read 'A. Shields'.

Alistair Shields
Senior Planner

cc: Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management
Kathryn Lockyer, Regional Clerk and Director of Clerk's

Appendix A – Vales of Castlemore North Secondary Plan

SUBJECT LANDS



RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- RESIDENTIAL SPECIAL POLICY AREA

OPEN SPACE

- WOODLOT
- VALLEYLAND
- NEIGHBOURHOOD PARK
- STORM WATER MANAGEMENT FACILITY

INSTITUTIONAL

- ELEMENTARY SCHOOL
- CEMETERY
- MIXED INSTITUTIONAL
- INSTITUTIONAL - SPECIAL POLICY AREA

TRANSPORTATION

- COLLECTOR
- MINOR ARTERIAL
- POTENTIAL TRAIL LOCATION
- ←
→
 FULL MOVES ACCESS

COMMERCIAL

- NEIGHBOURHOOD RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- SERVICE EMPLOYMENT
- COMMERCIAL / INSTITUTIONAL

HERITAGE

- A** CATEGORY A
- B** CATEGORY B
- SECONDARY PLAN BOUNDARY

Local roads shown are not part of this schedule.

Appendix B – Draft Peel Region Employment Areas

TULLAMORE

SUBJECT LANDS

