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March 31, 2022

REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

March 31, 2022

Regional Chair and Members of Regional Council  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, ON L6T 4B9

Dear Chair Iannicca and Members of Regional Council:

**LETTER OF SUPPORT TO PEEL REGION'S MUNICIPAL COMPREHENSIVE REVIEW  
PROJECT TEAM**

IBI Group are the planning consultants for Paul and Gail Piercey of Piercey Farm (the "Owner"), who is the registered owner of the Lands municipally known as 12561 Centreville Creek Road, in the Town of Caledon, Regional Municipality of Peel, Ontario (the "subject site"). The subject site is located on the east side of Centreville Creek Road, between Healey Road and Mayfield Road. The subject site has an area of approximately 40 hectares (99 acres). Currently, the parcel located at 12561 Centreville Creek Road is occupied by Piercey Farm, an active dairy farm producing milk for the Dairy Farmers of Ontario & also sells goods for Larry's Local Market, which serves as a roadside Farmer's Market in Caledon selling homegrown beef, eggs and fresh produce.

The subject site is currently designated Prime Agricultural Area by the Town of Caledon's Official Plan Schedule 'A' Land Use Plan. The site is designated Agricultural and Rural Area of the Growth Plan in Schedule 'A1' Town Structure as shown in Appendix A. The site is not within the Greenbelt Plan Area, Niagara Escarpment Plan Area or Oak Ridges Moraine Conservation Plan Area. We are pleased to provide the following comments in this letter to Council and City staff on the Municipal Comprehensive Review (MCR) and in particular the Settlement Area Boundary Expansion (SABE) process on behalf of Piercey Farm.

It is our understanding that the Region of Peel's MCR process is currently at the stage of Council adoption of the Regional Official Plan Amendment (ROPA) and aiming for a July 1, 2022 Provincial Conformity. We understand that at this time, the Region is proposing that the subject site be incorporated as a Community Area in the Draft SABE map dated January 2022 as shown in Appendix A. We are in agreement to this and believe it is appropriate for the subject site to be included within the future settlement area for the following reasons:

**Phasing of development allows agriculture and agricultural activities to continue for as long as possible:** The Piercey Farm has operated for many generations and the owners intend for it to stay as an active farm. However, including the lands within the SABE allows for future redevelopment opportunities should the owners find it is time for the farming operations to cease. This allows for phased development to proceed within the 2051 horizon in a logical progressive manner.

**Development progresses as logical extensions of existing communities to build upon available infrastructure and services:** The site is located along Centreville Road between Healey Road and Mayfield Road. Mayfield Road is the east-west border separating the Town of Caledon and City of Brampton to the south. Centreville Road turns into McVean Road south of

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

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Mayfield Road with a Residential land use designation for the lands south of the subject site within the City of Brampton. Given the proximity of the already built community at the southern blocks of McVean Drive and Mayfield Road in Brampton, including the subject site within the future settlement area as Community Area would be a natural extension to accommodate future growth in Peel Region as shown in Appendix B.

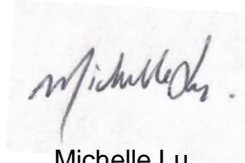
In summary, we appreciate the extensive work Peel Region staff have undertaken in order to arrive at a boundary expansion that is appropriate for achieving the Province's 2051 growth targets. We are supportive of the process and believe that the addition of the subject site will allow for a coherent development, given the existing adjacent developments in Brampton, and offers the opportunity to achieve a complete community in conformity with the Region's growth objectives.

Thank you for the opportunity to provide comments on the Region of Peel Official Plan and Municipal Comprehensive Review. We look forward to further collaboration with the Region on this process and on any future proposal. Should you have any questions or require any additional information, please contact the undersigned.

Sincerely,



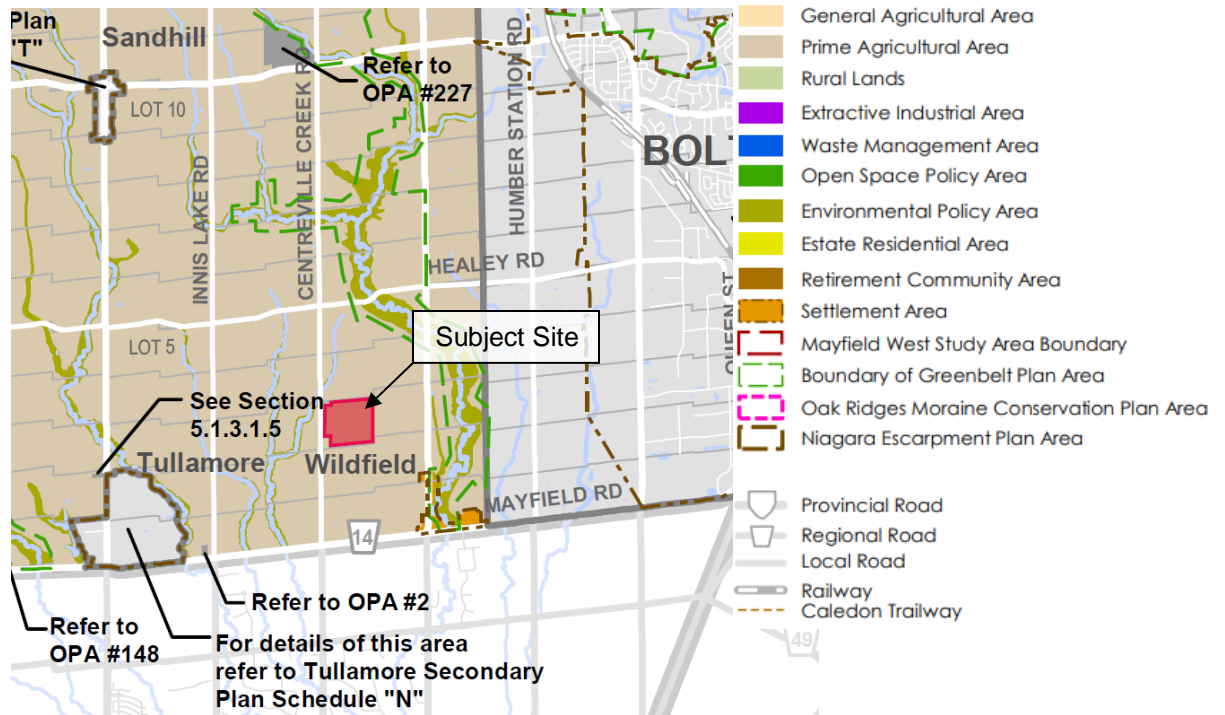
Scott Arbuckle  
Deputy Regional Director, Canada East



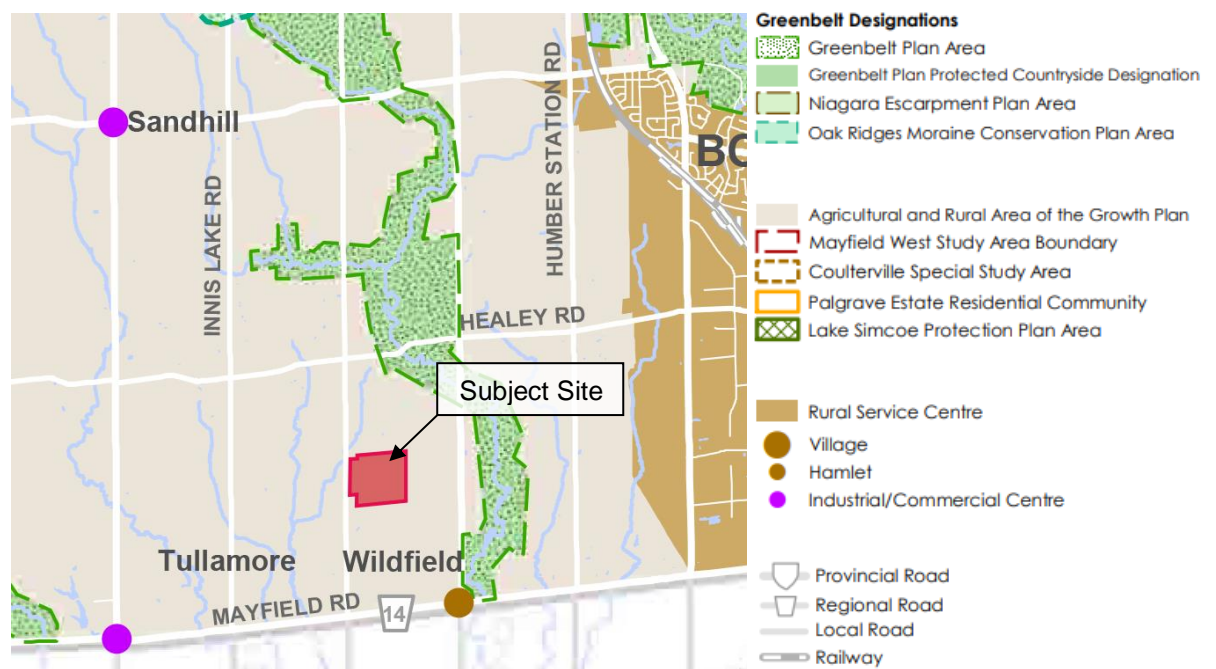
Michelle Lu  
Planner

Cc: Mayor Allan Thompson, Town of Caledon  
Councillor Jennifer Innis, Town of Caledon, Wards 3 and 4  
Stephen Albanese – Associate Director, Practice Lead – Planning, IBI Group

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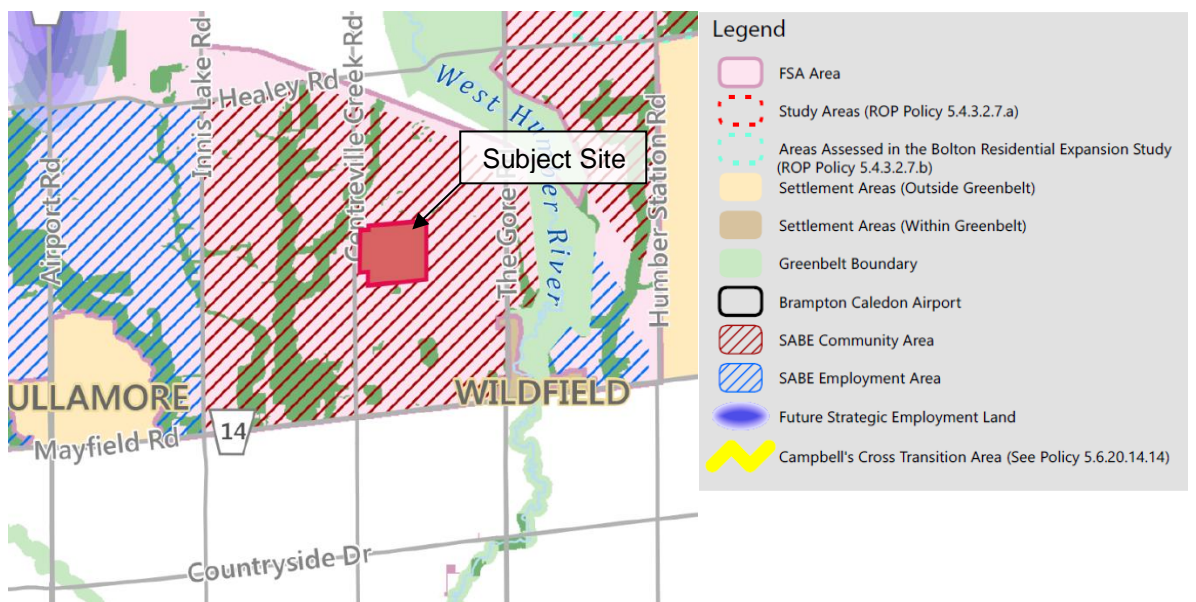
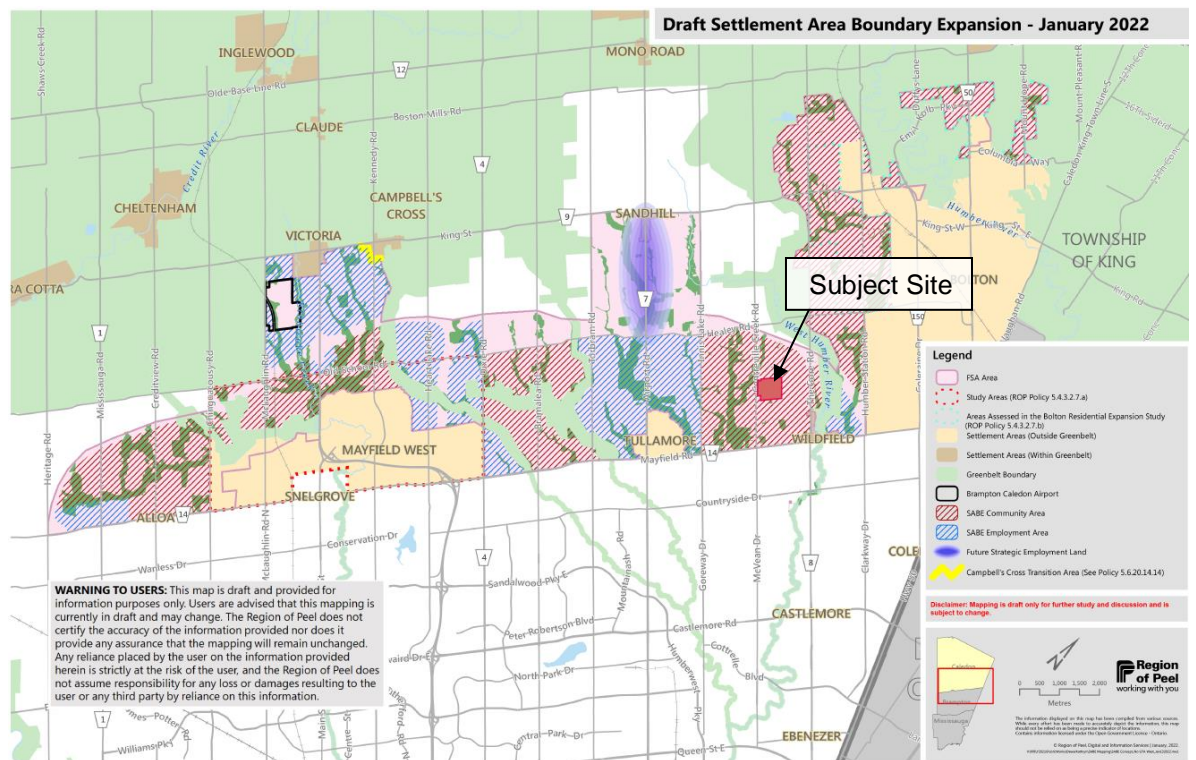
**APPENDIX A**

Town of Caledon Schedule A – Land Use Plan



Town of Caledon Schedule A1 – Town Structure

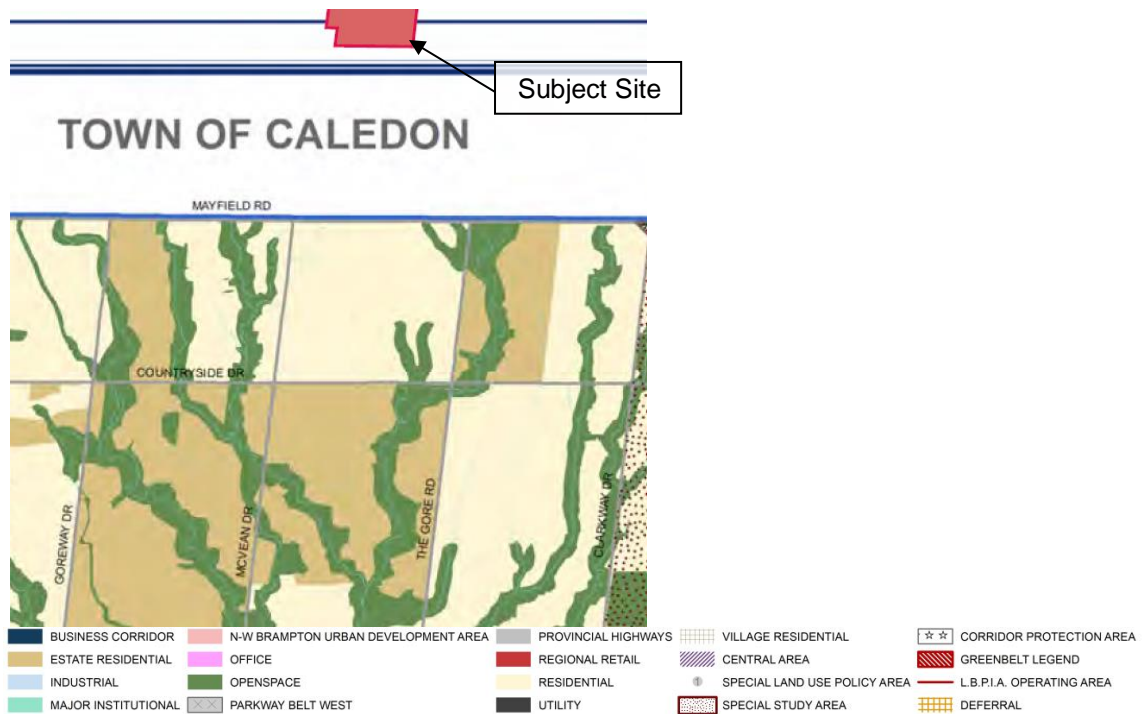
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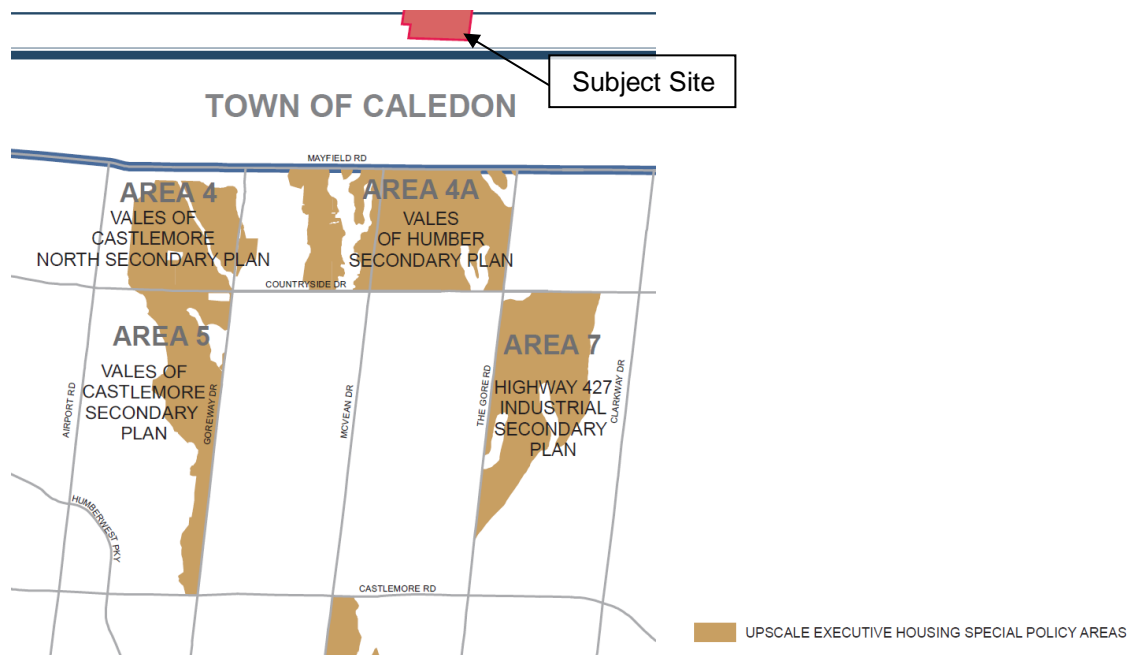
Peel Draft Settlement Area Boundary Expansion



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**APPENDIX B**

City of Brampton Schedule A – General Land Use Designations



City of Brampton Schedule A1 – Upscale Executive Housing Special Policy Area