



**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, Regional 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	J. Jones, Legislative Specialist
	K. Dedman, Commissioner of Public Works	S. Valteau, Legislative Technical Coordinator
	S. Baird, Commissioner of Human Services	R. Khan, Legislative Technical Coordinator
		A. Basit, Legislative Assistant

**1. CALL TO ORDER**

Councillor Parrish, Committee Chair, called the Planning and Growth Management Committee meeting to order on April 7, 2022 at 9:00 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive. Members of the Committee and staff participated electronically.

Other Regional Councillor Present: B. Crombie; S. Dasko; G.S. Dhillon; J. Downey; A. Groves; P. Mullin; I. Sinclair

*Councillor Medeiros arrived at 9:03 a.m.*

**2. DECLARATIONS OF CONFLICTS OF INTEREST**

Nil.

**3. APPROVAL OF AGENDA**

**RECOMMENDATION PGMC-3-2022:**

*That the order of delegations listed on the agenda for the April 7, 2022 Planning and Growth Management Committee meeting be amended to deal with site specific requests first - Items 4.1, 4.5, 4.25, 4.31 and 4.32;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a draft letter to the Minister of Municipal Affairs and Housing*

*and a motion regarding the adoption of the new Peel Official Plan – to be dealt with under Other Business – Item 7.2;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a delegation by Vicki Tran, Resident, regarding a request to reject the urban boundary expansion and concerns for the loss in local farmland, green spaces in peel and impacts on the environment, to be dealt under Delegations - Item 4.30;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a delegation by James Bujak, Executive Vice President, Sorbara Group of Companies regarding the peel 2051 regional Official Plan Review and Municipal Comprehensive Review, to be dealt under Delegations - Item 4.31;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a delegation by Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group, regarding the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review, to be dealt under Delegations - Item 4.32;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a communication submitted by 78 individuals to reject the draft Peel 2051 - grow within the existing settlement boundary, to be dealt under Communications - Item 6.19;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a communication from Al Axworthy, Resident, Town of Caledon, regarding the Municipal Comprehensive Review and a request to vote no to the proposed urban boundary expansion, to be dealt under Communications - Item 6.20;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a communication from Gail MacLennan, Resident, Town of Caledon, regarding a request to vote no to the proposed urban boundary expansion, to be dealt under Communications – Item 6.21;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting include a communication from Dr. Gail Krantzberg, Professor, Masters of Engineering and Public Policy Program and Douglas Markoff, Executive Director (retired), The Riverwood Conservancy, McMaster University, regarding the Municipal Comprehensive Review, to be dealt under Communications - Item 6.22;*

*And further, that the agenda for the April 7, 2022 Planning and Growth Management Committee meeting be approved, as amended.*

Councillor Parrish requested that delegates scheduled to speak on the same topic, subsequent to each preceding delegation, only bring forward new information to the Committee. She stated that where a delegation has delegated to the Planning and Growth Management Committee on the Regional Official Plan, a further delegation request shall not be listed on the Regional Council Agenda or Revised Agenda, in accordance with the Region of Peel Procedure By-law.

In accordance with the Planning and Growth Management Committee's direction, the Committee Clerk stated that additional items received after noon on Wednesday, April 6, 2022 will not be added on the April 7, 2022 Planning and Growth Management Committee agenda, unless the Committee directs otherwise. Those additional communication items will be listed on the April 14, 2022 Regional Council agenda.

The names of persons who submitted copies of the form letter will be included on the Post Agenda that will be available on the Region of Peel Website on Friday, April 8, 2022.

#### **4. DELEGATIONS**

##### **4.1 Sarah Clark, Planner, Glen Schnarr and Associates, on behalf of the Owners of the Osprey Valley Golf Course**

Regarding Comments on Peel 2051 Official Plan Review Environmental, Agricultural and Rural Policies and Draft Mapping as it Relates to the Osprey Valley Golf Course

##### **Referred to Public Works for reconsideration**

Sarah Clark, Planner, Glen Schnarr and Associates, on behalf of the Owners of the Osprey Valley Golf Course, requested that the potential prime agricultural land use designation for the lands located at 19370 Main Street, Town of Caledon, designated as Prime Agricultural lands as outlined on Schedule D-1 Rural System (formerly Schedule X12, Prime Agricultural Area), be reconsidered prior to a Council decision on the Peel 2051 Official Plan Review and Municipal Comprehensive Review. She stated that a site-specific agricultural study of their property concluded that there would be no discernable or adverse impacts to the prime agricultural area within the Town should the subject site be removed from the Region's proposed prime agricultural mapping.

##### **Items 4.5, 4.25, 4.31 and 4.32 were dealt with.**

##### **4.5 Leo Longo, Solicitor, Aird and Berlis, on behalf of Orlando Corporation**

Presenting an Innovative and Uniting Mixed Use Community Concept and Regarding a Request for Employment Conversion for the Heartland Town Centre, City of Mississauga, Ward 5

##### **Referred to Public Works for reconsideration**

Leo Longo, Solicitor, Aird and Berlis, on behalf of Orlando Corporation, requested that the employment conversion for the Heartland Town Centre located at Mavis Road and Matheson Boulevard in the City of Mississauga, be reconsidered prior to a Council decision on the Peel 2051 Official Plan Review and Municipal Comprehensive Review. He highlighted the potential of the subject property to unite an urban mixed-use community. The employment conversion would broaden the retail function of the Heartland Town Centre by

introducing residential uses to contribute to affordable housing and seniors housing needs.

**4.25 Christine Fang-Denissov, Principal, Urban Strategies Inc., on behalf of SmartCentres REIT**

Regarding a Request for Employment Conversion and the Opportunity for Mixed-Use Transit-Supportive Intensification at 3155 Argentia Road (SmartCentres Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe Road West, City of Mississauga, Ward 6

**Referred to Public Works for reconsideration**

Christine Fang-Denissov, Principal, Urban Strategies Inc., on behalf of SmartCentres REIT, requested that the employment conversions and redesignation of the lands located at 3155 Argentia Road (SmartCentres Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe Road West, City of Mississauga (the Subject Lands), be reconsidered and removed from the draft Employment Areas Schedule Y6. She stated that reconsideration of their request for the Subject Lands for a full range of uses, including residential will achieve the vision for higher-density, mixed-use affordable housing, growth in jobs, transit-supportive development, and the introduction of community amenities.

In response to a question of clarification from Councillor Parrish regarding affordable housing, Christine Fang-Denissov stated that affordability is part of the consideration for the Subject Lands and are proposed with a range of housing types and tenures, including grade related units, multi-unit residential and a full spectrum of housing needs.

Councillor Carlson stated that staff could consider full range community-oriented uses integrated throughout the preliminary development concepts as a way for planning in the future. He indicated that greenspace should be included as a requirement when building affordable housing communities.

**4.31 James Bujak, Executive Vice President, Sorbara Group of Companies**

Regarding the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review

**Withdrawn**

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

Regarding the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review

**Received**

Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group (Wildfield), expressed support for the extensive work conducted by Region of Peel staff and consultants for the draft Peel 2051 Regional Official Plan and Municipal Comprehensive Review. The balanced approach provided in the reports listed as Items 5.1 and 5.2 on the April 7, 2022 Planning and Growth Management Committee agenda, were addressed to their satisfaction. Wildfield is planning for an innovative 15 minute walkable and complete community that abuts to existing neighbourhoods and water and wastewater facilities.

In response to a question of clarification from Councillor Thompson regarding affordable housing, Paul Lowes stated that the Wildfield plan includes a range of housing types that allows for affordable housing.

#### **4.2 Liz Garrison, Resident, City of Brampton**

Regarding Planning and Development to Address Community Needs for Transportation and Housing

**Received**

Liz Garrison, Resident, City of Brampton, highlighted the importance of planning for development to meet the community needs for transportation; the need for affordable housing in the Greater Toronto Area; and climate change. She requested that expansion of development be restricted to within existing urban boundaries and support sustainable growth and inclusive changes to zoning in Peel.

#### **4.3 Ron Corkum, Retired and Resident, City of Mississauga**

Regarding Settlement Area Boundary Expansion as Part of the Municipal Comprehensive Review

**Received**

Ron Corkum, Retired Resident, City of Mississauga, stated his opposition to the Settlement Area Boundary Expansion and support for a plan where the demands for housing in Peel are met through intensification of density within the existing urban boundary limits rather than urban sprawl. He indicated that other municipalities, including the City of Hamilton and the Region of Halton, made decisions to keep their existing settlement boundaries within settlement urban expansion and he suggested that Peel should do the same.

#### **4.4 Tess Prendergast, NDP Candidate, Dufferin-Caledon**

Regarding Planning and Regional Growth, Preservation of Green Space and Urban Boundary Expansion

**Received**

Tess Prendergast, NDP Candidate, Dufferin-Caledon, requested that Regional Council delay the decision on the urban boundary expansion until after the

provincial election. She expressed her opinions on the impacts of urban sprawl to the quality of life of residents; the need to push back on the Growth Plan for the Greater Golden Horseshoe; provincial funding for sustainable growth in established urban areas; and, Regional priorities such as affordable housing, food security and community farming.

**4.6 David Laing, Resident, City of Brampton**

Regarding Settlement Area Boundary Expansion

**Received**

David Laing, Resident, City of Brampton, stated his opposition to urban expansion beyond its current limits and support for a higher density solution that will accommodate population growth within the existing boundaries while leaving room for green space and sufficient agricultural land that will supply local grown food for the Region of Peel and the Greater Toronto Area (GTA). He expressed his opinions on the threats to food chain and distribution due to global issues such as the pandemic; impacts of climate change; and, the importance of future growth and housing in the GTA.

**4.7 Kathleen Moleski, Resident, City of Mississauga**

Regarding the Regional Official Plan and Municipal Comprehensive Review

**Received**

Kathleen Moleski, Resident, City of Mississauga, stated her opposition to the Regional Official Plan and Municipal Comprehensive Review and support for a zero expansion of the urban boundary. She highlighted the recent news release of the Intergovernmental Panel on Climate Change that reports limiting global warming to 1.5 degree Celsius cannot be reached; the impacts of sprawl to climate change; and, municipalities' role in global warming.

**4.8 Divya Arora, Community Engagement Organizer, David Suzuki Foundation and Youth Activist, Community Climate Council**

Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review

**Received**

Divya Arora, Community Engagement Organizer, David Suzuki Foundation and Youth Activist, Community Climate Council, stated her opposition to urban sprawl and support for a zero expansion of the urban boundary. She provided her perspective as a young citizen as it relates to employment opportunities, land use planning and future growth in Peel, including a request that Regional Council delay its decision on the Peel 2051 Official Plan until proper consultation and engagement from all demographics have been completed.

**4.9 Gabriella Kalapos, Executive Director, Clean Air Partnership**

Regarding Connections and Implications of Growth Management Decisions on Infrastructure Costs, Climate Change and Municipal Financial Sustainability

**Received**

Gabriella Kalapos, Executive Director, Clean Air Partnership, stated her opposition to the Settlement Area Boundary Expansion and support for a planning analysis that would better understand the connection between growth management, climate change and municipal financial sustainability. She requested that the Region of Peel incorporate servicing and rehabilitation costs of infrastructure, revenue from property taxes from different land use archetypes and greenhouse gas emissions into the growth management analysis.

**4.10 Debbe Crandall, Policy Advisor, Save the Oak Ridges Moraine Coalition and Resident, Town of Caledon**

Regarding Settlement Area Boundary Expansion

**This item was not dealt with.**

Debbe Crandall, Policy Advisor, Save the Oak Ridges Moraine Coalition and Resident, Town of Caledon, was not available at the time of her delegation. The Committee Chair stated that the delegate could submit her written comments to the Regional Clerk in lieu of a delegation.

**4.11 Lucrezia Chiappetta, Co-Chair, ecoCaledon**

Regarding Settlement Area Boundary Expansion

**Received**

Lucrezia Chiappetta, Co-Chair, ecoCaledon, requested that reconsideration be given to the proposed expansion of the urban boundaries in the Region of Peel to protect the farmland and greenspace.

**4.12 David Crombie, Former MP and Mayor of Toronto, Chair of the Greenbelt Council, Friends of the Golden Horseshoe**

Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review

**Received**

David Crombie, Former MP and Mayor of Toronto, Chair of the Greenbelt Council, Friends of the Golden Horseshoe, stated his opposition to urban sprawl and support for a need to resolve and make decisions that encourage sustainable growth. He highlighted the need to build more compact, walkable, transit-oriented communities that offer affordable housing and access to goods

and services; more local and nearby farming; pay more attention to what farmers require in their pursuit of agricultural productivity and food security; and, be more respectful, protective and appreciative of the extraordinary health and wealth-giving powers of the Region of Peel.

**4.13 Tom Dolson, President, Peel Federation of Agriculture**

Regarding Settlement Area Boundary Expansion

**Received**

Tom Dolson, President, Peel Federation of Agriculture (PFA), provided an overview of PFA's position regarding the Settlement Area Boundary Expansion and comments related to the Stop Sprawl in Peel Region campaign. PFA understands that the types of employment lands offer a compatible buffer between existing farms and residential land use. He stated that should Peel Council oppose an urban boundary expansion, a drastic increase in lands designated will be issued with Ministerial Zoning Orders offering little input from the public.

**4.14 William Snell, Resident, Town of Caledon**

Regarding Settlement Area Boundary Expansion

**Received**

William Snell, Resident, Town of Caledon, stated his opposition to the Settlement Area Boundary Expansion and support for walkable sustainable, higher density and transit-friendly communities within the existing boundary. He indicated that every opportunity must be seized to support sustainable development as it relates to climate change and preservation of natural heritage.

**4.15 Stacie Roberts, Resident, Town of Caledon**

Regarding a Request for a Reduction in the Proposed Population Growth Numbers in the Official Growth Plan for Caledon

**Received**

Stacie Roberts, Resident, Town of Caledon, stated her opposition to the Settlement Area Boundary Expansion and support to find growth within existing settlement boundaries. She expressed her opinions on the projected population and job numbers for the Town of Caledon; aggregate extraction; growth plans on indigenous, treaties and sacred burial lands; pressures from developers; and, roles of elected officials and voters.

**4.16 Laura Campbell, Ontario Green Candidate, Dufferin-Caledon and Owner/Operator, Pia's on Broadway, Orangeville**

Regarding Urban Boundary Expansion in Peel

**Received**



Laura Campbell, Ontario Green Candidate, Dufferin-Caledon and Owner/Operator, Pia's on Broadway, Orangeville, stated her opposition to the urban boundary expansion in Peel and inclusionary zoning, and support for innovative solutions for the protection of natural heritage, food security, higher greenfield density and high-quality public transit.

**4.17 Bette-Ann Goldstein, Sierra Club Peel**

Regarding Opposition to Expansion of Urban Boundaries

**Received**

Bette-Ann Goldstein, Sierra Club Peel, stated her opposition to the expansion of urban boundaries and support for a new draft Official Plan. She expressed her opinions on sprawl and the destruction of farmland, food supply and wetlands.

**4.18 Jenni Le Forestier, Stop Sprawl Peel**

Regarding the Municipal Comprehensive Review and the Region of Peel Official Plan, Zero Boundary Expansion

**Received**

Jenni Le Forestier, Stop Sprawl Peel, stated her opposition to urban sprawl and support for a zero expansion of the urban boundary. She expressed her opinions on flooding, climate change crisis, pollution, truck traffic, aggregate mining, wetlands, and public consultation for the Regional Official Plan.

**4.19 Paula Oake, Resident, Town of Caledon**

Regarding the Region of Peel Official Plan and Climate Change

**Received**

Paula Oake, Resident, Town of Caledon, stated her opposition to urban sprawl and support for a zero expansion of the urban boundary. She expressed her opinions on car-centric planning; Caledon GO station; transit systems; and climate change effects.

Councillor Thompson stated that the Caledon GO rail line is expected to come sooner due to the high demands for the commuter rail service in Vaughan, Brampton and Caledon.

**4.20 Rahul Mehta, Sustainable Mississauga**

Regarding the Municipal Comprehensive Review and the Region of Peel Official Plan, Zero Boundary Expansion

**Received**

Rahul Mehta, Sustainable Mississauga, stated his opposition to urban sprawl and support for a zero expansion of the urban boundary. He expressed his opinions on innovative solutions, density, food supply, car dependency, provincial targets,

built-up infrastructure; comprehensive consultation; deferral of Council's decisions on the Official Plan; and alternatives to urban expansion.

**4.21 Julius Lindsay, Director, Sustainable Communities, David Suzuki Foundation**

Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review

**Received**

Julius Lindsay, Director, Sustainable Communities, David Suzuki Foundation, expressed his opinions on exclusionary zoning, eCommerce and employment in Peel. He suggested that the Region consider planned retreat options, such as land acquisition, a climate change tool used by other municipalities, to increase natural heritage in the Peel and Caledon.

**4.22 Betty De Groot, Resident, Town of Caledon**

Regarding the Peel 2051 Official Plan Review

**Received**

Betty De Groot, Resident, Town of Caledon, stated her opposition to boundary expansion and support for creating growth within the existing urban boundaries. She expressed her opinions on built-up communities, urban sprawl, projected population and employment in Caledon, and timing of Council's decision on the Regional Official Plan.

**4.23 Alexis Wright, Citizen**

Regarding a Request to Freeze Boundary Expansion

**Received**

Alexis Wright, Citizen, stated her opposition to the urban boundary expansion. She expressed her opinions on growth on indigenous lands, planning in Peel, urban expansion, loss of farmland, zoning by-laws, housing density, Class 1 and Class 2 farmlands.

**4.24 Ralph Martin, Professor (Retired), Department of Agriculture, University of Guelph**

Regarding the Value and Importance of Preserving Prime Farmland

**Received**

Ralph Martin, Professor (Retired), Department of Agriculture, University of Guelph provided an overview of the importance of preserving prime farmland; ecological benefits of well-managed farmland; classes of farmland; prime agricultural areas; and, climate change as it relates to farm yields, nitrogen and phosphorus pollution.

**4.26 Dean Orr, Farmer, York Region**

Regarding Experiences as a Farmer Operating Close to Urban Sprawl

**Received**

Dean Orr, Farmer, York Region, stated his opposition to urban sprawl and support for no boundary expansion. Dean Orr expressed his opinions on food imports, preservation of farmland, local food supply, projected population in Ontario, car dependability, inclusion of agriculture as part of city design, and sustainability.

**Items 4.28 and 4.29 were dealt with.**

**4.28 Dr. David Rosen, Active Member, Canadian Association of Physicians for the Environment (CAPE) Ontario Regional Committee**

Advocating Against the Proposed Peel Region Boundary Expansion

**Received**

Dr. David Rosen, Active Member, CAPE Ontario Regional Committee, stated CAPE's opposition to the proposed boundary expansion in the Region of Peel and support for an alternative plan for a zero-boundary expansion to better serve the health needs of Peel's residents. Dr. Rosen highlighted the connection between urban development and health and wellbeing of citizens, population and employment intensifications in Peel and active transportation.

**4.29 Christine Lynes, Community Member**

Regarding the Conservation of Natural Spaces for Future Residents and Wildlife Conservation

**Withdrawn**

Christine Lynes, Community Member, was unavailable at the time of her delegation but submitted her written remarks to the Office of the Regional Clerk to form part of her delegation request.

**4.27 Yvonne Pigott, Resident, City of Toronto**

Regarding the Municipal Comprehensive Review and Concerns on Municipal Boundary Expansion

**Received**

Yvonne Pigott, Resident, City of Toronto, stated her opposition to the urban boundary expansion and support for sustainable growth that promotes sensible infill development through rededication of areas within the existing urban boundaries. She expressed her opinions on the Municipal Comprehensive Review, current and future infrastructure, habitat loss, greenspace, impacts of urban sprawl, and protection of natural and agricultural areas.

**4.30 Vicki Tran, Resident**

Regarding a Request to Reject the Urban Boundary Expansion and Concerns for the Loss in Local Farmland, Green Spaces in Peel and Impacts on the Environment

**Withdrawn**

**Additional Item – Item 7.2:****7.2 Draft Cover Letter from the Regional Chair Regarding the Adoption of the New Peel Official Plan**

**Received**

**RECOMMENDATION PGMC-4-2022:**

Whereas, through the Peel 2051 Municipal Comprehensive Review (MCR) process, Peel Region is adopting a new Peel Official Plan in response the Provincial requirement for municipalities to bring their plans into conformity with Provincial Plans by the July 1, 2022 deadline set by the Minister of Municipal Affairs and Housing (the Minister);

And whereas, in adopting the New Official Plan, concerns have been expressed with the rigid Provincially mandated policy context which has removed the opportunity afforded to Peel in previous long range planning cycles, to stage Official Plan approvals of required new settlement expansions over several decades, which was further emphasized when the planning horizon was extended from 2041 to 2051 partway through the MCR process by Amendment 1 to the Growth Plan in August 2020;

And whereas, the Minister, in a letter dated April 27, 2021, has made it clear that Peel must plan to accommodate the entire population and employment allocated to Peel for the 2051 planning horizon through the current MCR process including growth of 700,000 people and 335,000 new jobs and associated settlement expansion needs based on a Provincially mandated land needs assessment methodology to determine the quantity of land needed;

And whereas, recognizing that the *Places to Grow Act* gives the Minister the authority to step in and plan for Peel if conformity with Provincial plans is not achieved and the Provincial deadline is not met, Peel has planned for the majority of growth (over 530,000 people and 270,000 jobs) within existing settlement areas with a focus on concentrating growth in strategic growth areas including over 90 major transit stations areas, and Regional and local intensification corridors;

And whereas, extensive effort has been made to minimize settlement expansion needs, Peel has been forced to designate the entire settlement expansion needs for the full 30-year planning horizon including an additional 2,870 hectares of community lands and 1,530 hectares of employment lands;

And whereas, identification of the settlement expansion area and policies guiding future development of the lands has been informed by technical studies that consider matters including climate change, sub watershed planning, natural heritage, agriculture, transportation, and healthy development to support the creation of complete and sustainable communities;

And whereas, although the adopted policies establish a strong Regional planning framework for staging and phasing greenfield growth for the efficient use of infrastructure, sustainable finances, responding to climate change and protecting natural areas and agricultural lands, by designating lands to accommodate 30 years of growth at one time, there will inevitably be strong pressures for newly designated lands to be made available for development decades in advance of need in a potentially premature, unstructured basis;

Therefore be it resolved, that the Regional Chair, on behalf of Regional Council, write a letter to the Minister of Municipal Affairs and Housing upon the adoption of the New Peel Official Plan by Regional Council advising of concerns with the rigid Provincially mandated policy context which has removed the opportunity for Peel to stage Official Plan approvals of required new settlement expansions.

Councillor Parrish stated that sending a letter to the Minister of Municipal Affairs and Housing would provide an opportunity for Regional Council to convey its concerns about the rigid Provincially mandated policy. She suggested that the letter be attached to the report for submission to the Ministry should the new Peel Official Plan be approved by Regional Council.

A copy of the draft letter provided by Councillor Parrish will be attached to the Minutes of the Committee meeting.

Councillor Fortini requested that Region of Peel staff review the site-specific requests outlined in Communication Items 6.4, 6.10 and Other Business – Item 7.1.

**Items 6.4, 6.10 and 7.1 were dealt with.**

**6.4 Maria Jones, Project Planner, Candevcon Limited**

Letter dated February 2, 2022, Regarding a Municipal Comprehensive Review for the Properties Located at 9340, 9358 and 9370 Goreway Drive, City of Brampton, Ward 8 (Receipt recommended)

**Referred to Public Works for reconsideration**

**6.10 Alistair Shields, Senior Partner, KLM Planning Partners Inc., on behalf of Caliber Homes**

Letter dated March 28, 2022, Regarding a Municipal Comprehensive Review and a Request for Employment Conversion for the Properties Owned by Caliber Homes Located Southwest of Airport and Mayfield Roads, City of Brampton, Ward 10 (Receipt recommended)

**Referred to Public Works for reconsideration**

**7.1 Motion Regarding a Request for a Regional Municipal Comprehensive Review for 5923 Mayfield Road, City of Brampton**

**RECOMMENDATION PGMC-5-2022:**

Whereas the Province has set out the process for Official Plan Reviews at both the Regional and local municipal levels;

And whereas, the Region of Peel is currently finalizing their Municipal Comprehensive Review ('MCR');

And whereas, the owners of 5923 Mayfield Road have requested consideration by the Region of Peel for an employment conversion to permit mixed-use development (inclusive of residential) through the MCR process;

And whereas, within the Peel 2051 Regional Official Plan and Municipal Comprehensive Review, Employment Conversion Analysis, it is noted that a conversion is not supported as the lands are neither located within a strategic growth area, nor is there specific need for additional retail/commercial or residential uses;

And whereas, the City of Brampton is currently undertaking a precinct planning process for the lands adjacent to and including 5923 Mayfield Road, that is contemplating residential and mixed land uses;

And whereas, the City of Brampton will strive through the precinct planning process to ensure that employment yield as part of a mixed-use development vision is equal to, or greater than, what is contemplated under current single employment use designations;

And whereas, through the precinct planning process the City of Brampton will work with the Town of Caledon to ensure respective ultimate land use visions along Mayfield Road are compatible;

Therefore be it resolved, that the Council of the Regional Municipality of Peel direct staff to support the employment conversion request for 5923 Mayfield Road.

**Referred to Public Works for reconsideration**

## 5. REPORTS

### 5.1 Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption

(For information)

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

**Received**

Adrian Smith, Chief Planner and Director, Tara Buonpensiero, Manager, and Mark Head, Manager, Integrated Planning, Planning and Development Services, provided an overview of the New Peel 2051 Official Plan (the New Official Plan); responses to recent stakeholder input through statutory consultations; responses to site-specific requests; final policy updates and mapping revisions; key implementation processes; and next steps.

Adrian Smith indicated that additional direction received from the Committee on April 7, 2022 meeting will be presented to Regional Council on April 14, 2022.

In response to a question of clarification from Councillor Parrish regarding the implications of a potential deferral of Council's decision on the New Official Plan until after the June 2022 municipal election, Adrian Smith stated that adopting the New Official Plan at this time will allow Peel to meet the Provincial deadline of July 1, 2022 otherwise the Province can step in, make decisions on behalf of Council or have the Ontario Land Tribunal make the decisions. Further, the New Official Plan is required for local municipalities to complete their Official Plan reviews, all of which are currently well underway. Adrian Smith also noted that adoption of the new Official Plan will also enable the implementation of new and updated policies and land use tools related to matters such climate change, natural heritage, agriculture and rural lands, Major Transit Station Areas and Inclusionary Zoning.

Councillor Thompson and Councillor Kiernan requested that Region staff consider the implications of removing lands from the designated prime agriculture area within the Greenbelt Area. Councillor Thompson indicated that he would seek Town Council's approval to present a motion to the April 14, 2022 Regional Council meeting regarding prime agricultural designation.

### 5.2 Overview of Recent Matters Pertaining to the New Peel 2051 Official Plan

(For information)

**Received**

### 5.3 Region of Peel Comments on Ontario Housing Affordability Task Force Recommendations

#### **RECOMMENDATION PGMC-6-2022**

*That Regional staff comments on recommendations from the report of the Ontario Housing Affordability Task Force as outlined in the report of the Commissioner of Public works, listed on the April 7, 2022 Planning and Growth Management Committee agenda titled “Region of Peel Comments on Ontario Housing Affordability Task Force Recommendations”, be endorsed;*

*And further, that the Regional Chair, on behalf of Regional Council, write a letter to the Minister of Municipal Affairs and Housing to provide feedback on the recommendations of the Ontario Housing Affordability Task Force, and a copy of the subject report for information and consideration;*

*And further, that a copy of the subject letter and report be forwarded to all Peel Members of Provincial Parliament, the Association of Municipalities of Ontario, the Town of Caledon, the City of Brampton, and the City of Mississauga.*

In response to a question of clarification from Councillor Parrish regarding the timing of Peel’s comments on Ontario Housing Affordability Task Force Recommendations and Bill 109, Adrian Smith, Chief Planner, stated that the submission is still warranted to support Peel’s position on the Task Force recommendations. He indicated *Bill 109: The More Homes for Everyone Act, 2022* addressed some of the initial Task Force recommendations and that the province will review other Task Force recommendations in the future. Region of Peel staff will be reporting to a future meeting of Regional Council or Planning and Growth Management Committee on the implications for Bill 109 to Peel.

Councillor Parrish indicated that the City of Mississauga passed a resolution to provide grants in lieu of development charges on affordable housing and she intends to bring a similar motion to a future meeting of Regional Council.

In response to a question of clarification from Councillor Thompson regarding federal budget implications to affordable housing and development charges, Adrian Smith indicated that the Region is waiting on federal funding but has conducted a pilot on affordable housing with financial incentives that aligns with deeper affordability and highest number of units and that the Region’s Housing Master Plan to construct affordable housing units for lower income households still requires additional funding. The findings will be presented to a future Regional Council meeting.

## 6. COMMUNICATIONS

### 6.1 Darren Steedman, Vice President, DG Group, on behalf of Certain Landowners in the City of Brampton, Wards 4 and 6

Email dated February 2, 2022, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review (Receipt recommended)

**Received**



**6.2 Jenna Thibault, Senior Planner, Weston Consulting**

Letter dated February 2, 2022, Regarding a Request for Employment Conversion for the Property Located at 110 East Drive, City of Brampton, Ward 7 (Receipt recommended)

**Received**

**6.3 Jenna Thibault, Senior Planner, Weston Consulting**

Letter dated February 2, 2022, Regarding a Request for Employment Conversion for the Property Located at 2025-2087 Dundas Street East, City of Mississauga, Ward 3 (Receipt recommended)

**Received**

**6.5 Philip Stewart, Principal, Pound and Stewart Associates Limited, on behalf of Orlando Corporation**

Letter dated February 3, 2022, Regarding a Request for Employment Conversion for the Heartland Town Centre (Receipt recommended)

**Received**

**6.6 Bonnie Crombie, Mayor, City of Mississauga**

Email dated March 3, 2022, Providing a Copy of a Letter to the Minister of Municipal Affairs and Housing Regarding the City of Mississauga's Response to the Housing Affordability Task Force Report (Receipt recommended)

**Received**

**6.7 Mustafa Ghassan, Delta Urban Inc., on behalf of Lark Investments Inc.**

Letter dated March 4, 2022, Regarding Lark Investments Inc. "Emerald Heights" Community, Bramalea GO Major Transit Station Area, City of Brampton (Receipt recommended)

**Received**

**6.8 Form Letter Submitted by 348 Individuals to Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary**

(Receipt recommended) (Related to 6.13 and 6.19)

**Received**

**6.9 Rick Coburn, Borden Ladner Gervais, on behalf of Cedar City Developments Ltd.**

Letter dated March 14, 2022, Regarding the Peel 2051 Official Plan Review and Settlement Area Boundary Expansion (Receipt recommended)

**Received**

**6.11 Steve Clark, Minister of Municipal Affairs and Housing**

Letter dated March 24, 2022, Regarding Phase 2 Consultation on Urban River Valleys to Grow the Greenbelt: Proposed Amendments to the Greenbelt Plan (2017) and Greenbelt Area Boundary Regulation (O.Reg. 59/05) and Ideas for Adding More Urban River Valleys to the Greenbelt (Receipt recommended)

**Received****6.12 Barbara Schumacher, Resident, Region of Waterloo**

Email dated March 30, 2022, Regarding a Request to Save Farmland and Stop Sprawl (Receipt recommended)

**Received****6.13 Form Letter Submitted by 408 Individuals to Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary**

(Receipt recommended) (Related to 6.8 and 6.19)

**Received****6.14 Scott Arbuckle, Deputy Regional Director, Canada East and Michelle Lu, Planner, IBI Group, on behalf of Piercey Farm**

Letter dated March 31, 2022, Regarding a Letter of Support to the Region of Peel Municipal Comprehensive Review Project Team (Receipt recommended)

**Received****6.15 Susan Laberge, Resident, City of Brampton**

Letter dated April 2, 2022, Regarding the Regional Official Plan Review and a Zero-Boundary Expansion (Receipt recommended)

**Received****6.16 Christine Fang-Denissov, Principal, Urban Strategies Inc., on behalf of SmartCentres REIT**

Letter dated April 4, 2022, Regarding a Request for Employment Conversion at 3155 Argentia Road, 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe Road West, City of Mississauga, Ward 6 (Receipt recommended)

**Received****6.17 Dan O'Reilly, Resident, Town of Caledon**

Letter dated April 4, 2022, Regarding the Proposed Boundary Expansion (Receipt recommended)

**Received**

**6.18 Laura Hall, Director, Corporate Services and Town Clerk, Town of Caledon**

Letter dated April 1, 2022, Providing a Copy of the Town of Caledon Resolution Regarding the Peel 2051 Update (Receipt recommended)

**Received**

**6.19 Form Letter Submitted by 49 Individuals to Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary**

(Receipt recommended) (Related to 6.8 and 6.13)

**Received**

**6.20 Al Axworthy, Resident, Town of Caledon**

Email dated April 5, 2022, Regarding the Municipal Comprehensive Review and a Request to Vote No to the Proposed Urban Boundary Expansion (Receipt recommended)

**Received**

**6.21 Gail MacLennan, Resident, Town of Caledon**

Email dated April 5, 2022, Regarding a Request to Vote No to the Proposed Urban Boundary Expansion (Receipt recommended)

**Received**

**6.22 Dr. Gail Krantzberg, Professor, Masters of Engineering and Public Policy Program and Douglas Markoff, Executive Director (retired), The Riverwood Conservancy, McMaster University**

Letter dated April 5, 2022, Regarding the Municipal Comprehensive Review (Receipt recommended)

**Received**

**7. OTHER BUSINESS**

Items 7.1 and 7.2 were dealt with earlier in the meeting.

**8. IN CAMERA**

Nil.

**9. NEXT MEETING**

Thursday, June 16, 2022  
1:00 PM – 4:00 PM  
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](mailto:Stephanie.Jurrius@peelregion.ca).

**10. ADJOURNMENT**

The meeting adjourned at 12:56 p.m.