

# Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD <b>2022/04/28</b>	MEETING NAME <b>REGIONAL COUNCIL</b>
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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 <b>2022/04/13</b>
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NAME OF INDIVIDUAL(S) <b>Matthew Cory</b>
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POSITION(S)/TITLE(S) <b>Principal</b>
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NAME OF ORGANIZATION(S) <b>Malone Given Parsons Ltd. on behalf of Brookvalley Project Management Inc.</b>
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E-MAIL <b>mcory@mgp.ca</b>	TELEPHONE NUMBER <b>(905) 513-0170</b>	EXTENSION <b>116</b>
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) <b>We continue to request that the Prime Agricultural Area Designation in the Mayfield West Phase 2 Stage 3 land be re-designated to Rural Land.</b>
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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)

April 25, 2022

MGP File: 15-2347

Regional Municipality of Peel  
10 Peel Centre Drive, Suite A and B,  
Brampton, ON L6T 4B9

via email: [adrian.smith@peelregion.ca](mailto:adrian.smith@peelregion.ca)

**Attention: Mr. Adrian Smith, RPP**  
**Chief Planner and Acting Director of Regional Planning and Growth Management**

**RE: Peel 2051 Official Plan Review and Municipal Comprehensive Review**  
**Draft Peel 2051 Official Plan Comments**  
**Brookvalley Project Management Inc.**  
**Mayfield West Phase 2 – Stage 3, Town of Caledon**

Malone Given Parsons Ltd. (“MGP”) are the planning consultants for Brookvalley Project Management Inc. (“Brookvalley”), who manage six parcels of land totaling approximately 234 hectares within Phase 2 of the Mayfield West Study Area in the Town of Caledon (the “Brookvalley Lands”).

We have been monitoring the Peel 2051 Official Plan Review / Municipal Comprehensive Review process, including attendance at the Virtual Open Houses and review of the supporting studies and draft policies presented for review and comment held by the Region in Fall 2020. We met with Regional staff on February 17, 2021, to discuss our comments on the Region’s preliminary Settlement Area Boundary Expansion (“SABE”) and Growth Management work. We attended the Virtual Drop-In Consultation Sessions hosted by the Region on July 29, 2021, and August 18, 2021 and provided a deputation at the Peel 2051 Statutory Public Meeting on November 4, 2021.

We have reviewed the Draft Peel 2051 Official Plan and we would like to reiterate the comments provided in our letters dated February 2<sup>nd</sup>, 2022 and September 23<sup>rd</sup>, 2021 and at the November 4<sup>th</sup>, 2021 Statutory Public Meeting. Should staff require a copy of our previous submissions, we would be happy to provide it upon request.

We continue to request that the Mayfield West Study Area lands be included in their entirety in the phasing of growth to 2041. **The completion of the Mayfield West Phase 2 – Stage 3 community (Planning Community Area C32), and other areas with a similar long-standing planning history and intention to accommodate growth, including the Bolton Residential Expansion Study Lands (ROPA 30), should be prioritized in advance of newer expansion areas to allow for continuity in planning and the logical completion of the community.** Please refer to Table 1 in the September 23<sup>rd</sup>, 2021 letter which provides our proposed revisions to the 2051 Scenarios for Community Planning Area C32. Additionally, the services constructed for Phase 2 Stages 1 and 2 have been oversized to accommodate for future

growth within the Mayfield West Study Area, therefore, the Mayfield West Phase 2 – Stage 3 lands are available for immediate servicing and should be prioritized as such. Furthermore, we request that the Region consider the background supporting studies submitted in 2019 in support of the Settlement Area Boundary Expansion for the MW2-3 lands when determining the phasing of growth.

Should there be any further discussions at the Region regarding phasing, we request that Brookvalley be informed and participate in these discussions as it relates to the Brookvalley Lands.

Further, we **request that further agricultural analysis be conducted to include the portion of the Brookvalley Lands located outside of the Settlement Area Boundary and currently designated as Prime Agricultural Area be re-designated as Rural Lands, where the lands are surrounded by urban uses.** The current Prime Agricultural Area designation applied primarily to the lands within the Greenbelt Plan area and the GTA West corridor alignment area is not appropriate given its proximity to future urban uses. We recognize that a LEAR Study was prepared in 2016 and additional agricultural studies were completed in 2019 as background studies for the preparation of the Draft Peel 2051 Official Plan, however, further agricultural analysis should be conducted to account for the Prime Agricultural Areas that are now surrounded by lands within the Settlement Area Boundary. As a result of the Settlement Area Boundary Expansion, these areas should be re-evaluated to be designated as Rural Lands, which will continue to permit agricultural uses in addition to other rural uses, however, the Rural Lands designation better reflects the fragmented nature of the agricultural lands where the lands are fully contained by urban uses.

We appreciate that staff have responded our previous comments regarding the inclusion of a policy in the Peel Regional Official Plan that will bring the GTA West Corridor Lands into the Settlement Area Boundary should the GTA West Corridor project not proceed.

We would again like to commend staff on their efforts and look forward to working with you through the remainder of the Official Plan Review / Municipal Comprehensive Review process. If you have any questions or would like to meet to discuss the content of this letter, please do not hesitate to contact me.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**

Principal

[mcory@mgp.ca](mailto:mcory@mgp.ca)

cc: Members of Council, Peel Region  
Antonietta Minichillo, Town of Caledon  
Stephanie McVittie, Town of Caledon  
Frank Filippo, Brookvalley Project Management Inc.  
Nick Cortellucci, Brookvalley Project Management Inc.