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MUNICIPAL, PLANNING & DEVELOPMENT LAW

12 April 2022

Sent via E-mail (council@peelregion.ca)

Region of Peel
10 Peel Centre Drive, Suite A & B
Brampton, ON L6T 4B9

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RECEIPT RECOMMENDED ☒

Dear Members of Peel Council:

**Re: Peel Region Official Plan and Municipal Comprehensive Review
Region of Peel Council Agenda Item 9.1
69 Bramalea Road, City of Brampton**

We are counsel for 69 Bramalea Holdings Limited (“Brampton Holdings”), the owner of 69 Bramalea Road within the City of Brampton (the “Subject Lands”). On behalf of Brampton Holdings, we submit this letter regarding Peel Region staff’s recommendation to the Peel Regional Council (“Council”) to adopt the proposed Peel Region Official Plan dated April 2022 (the “New Regional OP”) as per Agenda Item 9.1 of the 14 April 2022 Regional Council Meeting.

Our client seeks confirmation that the Subject Lands are not designated *Employment Area* on Schedule E-4 or otherwise in the New Regional OP.

We note that the Subject Lands are located within the KIT-2 Bramalea GO *Major Transit Station Area* in the New Regional OP. The New Regional OP contemplates the integration of employment and non-employment uses in major transit station areas. By operation of local site-specific Official Plan Amendment 2006-133 (By-law 142-2017) (“OPA 133”), residential and retail uses are permitted on the Subject Lands. OPA 133 was the result of the City of Brampton’s municipal comprehensive review which was completed in 2017. Furthermore, the Bramalea Mobility Hub Secondary Plan (Official Plan Amendment 2006-173 by By-law 229-2019) (the “Bramalea Mobility Hub Secondary Plan”) acknowledges that residential and retail uses are permitted on the Subject Lands by operation of OPA 133. The modifications to the Bramalea Mobility Hub Secondary Plan to acknowledge these permissions were approved by the Ontario Land Tribunal in July 2021.

As such, designating the Subject Lands as *Employment Area* would be contrary to existing local planning policy permissions.

On behalf of Brampton Holdings, we ask that staff confirm that the Subject Lands are not designated *Employment Area* in the New Regional OP.

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12 April 2022

Thank you for your consideration of these comments.

Yours very truly,

Wood Bull LLP



Johanna R. Shapira

JRS/tf

c. Client