



MUNICIPAL, PLANNING & DEVELOPMENT LAW

12 April 2022

Sent via E-mail ([council@peelregion.ca](mailto:council@peelregion.ca))

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

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

Dear Members of Peel Council:

**Re: Peel Region Official Plan and Municipal Comprehensive Review  
Region of Peel Council Agenda Item 9.1**

We are counsel for Morguard Corporation ("Morguard"), the owners and/or operators of numerous lands located within the Region of Peel, including but not limited to the properties located at Highway 410 & Steeles Avenue and 25 Peel Centre Drive (Bramalea City Centre).

On behalf of Morguard, we submit this letter regarding staff's recommendation to the Regional Council to adopt the proposed Peel Region Official Plan dated April 2022 (the "New Regional OP") as per Agenda Item 9.1 of the April 14 Regional Council Meeting.

Our client writes to ensure that the New Regional OP policies do not negatively impact the operation and expansion of existing developments on the Morguard Properties, nor the lands' future redevelopment potential. In this respect, we note that the Employment Area policies do not provide adequate retail and commercial use permission in these areas (policy 5.8.31), and furthermore, are unclear in respect of the tests that apply to introduce residential uses.

Thank you for your consideration of these comments.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in blue ink, reading "Jshapira", is written over the printed name of Johanna R. Shapira.

Johanna R. Shapira

JRS/tf

c. Client