



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

April 6, 2022

The Corporation of the Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, Ontario
L6T 4B9

RECEIVED

April 13, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Attention: Regional Chair and Members of Regional Council
Ms. Kathryn Lockyer, Regional Clerk
Mr. Adrian Smith, Chief Planner and Director,
Planning & Development Services

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

Subject: Peel 2051 Official Plan Review and Municipal Comprehensive Review
New 2051 Region of Peel Official Plan
Public Input – Mayfield East Landowners Group
GWD File: P.N.17.2378.00 – Peel 2051

Gagnon Walker Domes Ltd. (GWD) is the planning consultant for the Mayfield East Landowners Group who collectively own and control approximately 513.93 hectares (1,269.96 acres) of land in south Caledon, generally bounded on the west by the eastern limit of the existing *Mayfield West Rural Service Centre* and Campbells Cross Creek, on the east by Torbram Road and an unnamed tributary/natural heritage corridor, to the south by Mayfield Road, and to the north coinciding with the northern limit of the Province of Ontario GTA West Transportation Corridor Study Limit, located approximately three (3) lots north of Old School Road.

The Mayfield East Landowners Group consists of a diverse group of landowners, who share a common goal which is to have all of their lands included within the expanded *Mayfield West Rural Service Centre*. *Attachment #1* is an air photograph of the subject lands, identifying each of the landowners we represent.

New 2051 Region of Peel Official Plan

Since 2017, GWD has been providing general planning consulting services to the Mayfield East Landowners Group. Our services have included participating on their behalf in the Region of Peel *Official Plan 2051 Review and Municipal Comprehensive Review (Peel 2051 OPR/MCR)*. To-date we have made numerous formal written submissions to the Region of Peel and the Town of Caledon; as follows: March 5, 2019, January 22, 2020, May 26, 2020, December 3, 2020 and November 30, 2021.

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



On behalf of the Mayfield East Landowners Group, we have reviewed the Region of Peel Planning Staff Reports on the New Peel 2051 Official Plan, identified as Items 5.1 and 5.2 on the April 7, 2022 Region of Peel Planning and Growth Management Committee Agenda.

We wish to applaud Regional Planning staff for their efforts at managing the complex process associated with preparing the Peel 2051 Municipal Comprehensive Review and Official Plan Review. The New 2051 Region of Peel Official Plan represents the culmination of years of study and discussions/consultation with public and private stakeholders.

We have reviewed the Staff Reports and the New 2051 Region of Peel Official Plan in the context of our Clients aspirations for their lands, which is to have all of them included as part of the expanded Settlement Area Boundary. More specifically, their inclusion would be part of the expanded *Mayfield West Rural Service Centre*. We are pleased to note that all of our Clients lands (save and except for approximately 2.7 hectares (6.7 acres) located north of the proposed GTA West Transportation Corridor) continue to be recommended for inclusion within the expanded Settlement Area Boundary as noted on the March 2022 Settlement Area Boundary Expansion mapping.

The inclusion of the Mayfield East Landowners Group lands within an expanded *Mayfield East Rural Service Centre* represents a logical extension of the Settlement Area as part of the *Peel 2051 OPR/MCR*. The technical Reports, Plans and Studies prepared to-date as part of the *Peel 2051 OPR/MCR* support the inclusion of our Clients lands within the expanded *Mayfield West Rural Service Centre Boundary*.

The inclusion of additional lands within the Settlement Area boundaries within the Region of Peel is appropriate and justified on the basis that significant population and employment growth is projected. In this regard, the inclusion of the Mayfield East Landowners Group lands and the immediate adjacent properties will serve to accommodate a significant portion of the growth.

Thank you for having provided the Mayfield East Landowners Group with the opportunity to participate in the Peel 2051 Official Plan Review process. By way of this correspondence, we respectfully request notice of any decision regarding the New Peel 2051 Official Plan.

Yours truly,



Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

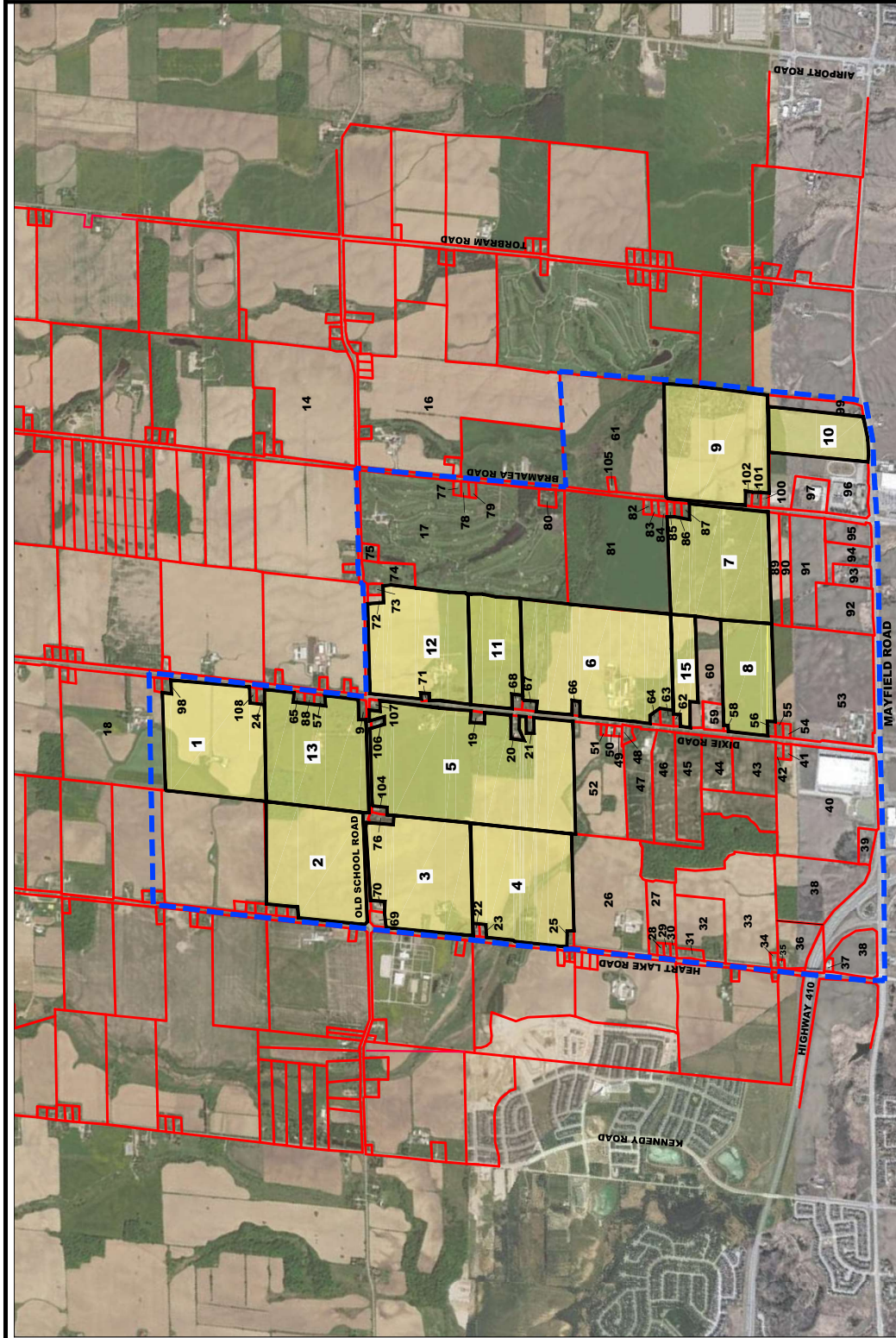


Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Principal Planner

cc: Mayfield East Landowners Group
Antonieta Minichillo, Chief Planner, Town of Caledon



ATTACHMENT 1



12.20-4

LEGEND



PARTICIPATING LANDOWNERS



LIMIT OF PARCEL RESEARCH

Please be advised that the limits of properties shown on this plan are for illustration purposes only. The limits of properties are to be confirmed via a legal plan of survey.

OWNERSHIP MAPPING MAYFIELD EAST LANDOWNERS GROUP (MELG) TOWN of CALEDON REGION of PEEL

P.N.: 17.2378

Date: November 10, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2378_ Ownership



GWD
Geomatics & Surveying
2 Queen Street East
Suite 110
Brampton, ON
L6W 3P1
Toll Free
1 (855) 771-7868
P (905) 786-5790
www.gwdplanner.com

GWD
Geomatics & Surveying
2441 Highway 7 East
Suite 110
Markham, ON
L3R 0M3
Toll Free
1 (855) 771-7868
P (905) 477-6556
www.gwdplanner.com