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KLM File: P-2921

April 26, 2022

Council of the Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, ON  
L6T 4B9

**RECEIVED**

April 26, 2022

REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

**Attention: Regional Chair Iannica and Member of Regional Council**

**Re: Item 8.1 - Recommending a New Region of Peel Official Plan for Regional Council Adoption  
Regional Council – April 28, 2022  
Southwest of Airport and Mayfield Roads  
Part of Lots 17, Concession 6, EHS  
City of Brampton  
Caliber Homes**

Dear Chair Iannica and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Caliber Homes, purchaser of the above-noted property (the “**Subject Lands**”) with respect to future development. We are pleased to provide this letter in support of a land use designation conversion as part of the Region’s Official Plan (“**ROP**”) Review and Municipal Comprehensive Review (“**MCR**”) process known as Peel 2051. This ROP Review and MCR process is required to bring the ROP into conformity with A Place to Grow – The Growth Plan for the Greater Golden Horseshoe (the “**Growth Plan**”).

Our client entered into an agreement to purchase the Subject Lands in late 2021, after the Peel 2051 commenting period ended on November 31, 2021. Our client is scheduled to close on the property on May 31, 2022. Accordingly, our client did not have an opportunity to provide comments through the consultation period.

The Subject Lands are generally located on the south side of Mayfield Road, west of Airport Road and are known legally as Part of Lot 17, Concession 6, EHS. The Subject Lands are approximately 5.5Ha. (13.6acs.) in area, approximately 1.6Ha. (4.0acs.) of which is developable, and form a part of a larger parcel with a total area of approximately 15.6Ha. (38.6acs.). A valley feature traversing the larger parcel from north to south separates the parcel into two informal parts. This request applies to easterly portion of the Subject Lands. The Subject Lands are generally flat and devoid of vegetation with the exception of the valley feature, as a result of former agricultural use.

The lands to the west of the valley feature are located within the Countryside Villages Block Plan 48-2 and are currently subject to development applications, which are currently under review. The lands subject to this letter have not been included in any current development applications at this time, but are anticipated to be developed in the future.

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

The Subject Lands are currently designated “Open Space” and “Employment” on Schedule 1 – City Concept and “Open Space” and “Business Corridor” on Schedule A – General Land Use Designations in the City of Brampton Official Plan (the “OP”); and are designated “Valleyland”, “Commercial/Institutional” and “Mixed Institutional” on Schedule SP49(a) in the Vales of Castlemore North Secondary Plan. The Subject Lands are not currently located within an area with an approved Block Plan.

The Subject Lands are not located within an area deemed to be a Provincially Significant Employment Zone.

The lands designated “Business Corridor” at the southwest intersection of Airport Road and Mayfield Road is a small employment area with only approximately 25 hectares of non-contiguous land. There are three separate areas divided by Airport Road and/or open space. These lands are disconnected from other larger employment centres in the City, such as the Business Corridor along Steeles Ave from Kennedy Road South to Airport Road and along Queen Street from Airport Road to Goreway Drive.

Further, the Business Corridor is designated as a mix of Highway Service Commercial, Commercial/Institutional and Mixed Institutional in the Vales of Castlemore North Secondary Plan. In particular, the lands southwest of the intersection of Airport Road and Mayfield Road are a mix of numerous lots and include an existing cemetery. The small and fragmented nature of this Business Corridor does not represent an ideal or practical configuration for an employment area and could better and more efficiently utilized, in our opinion, for a mix of commercial and residential uses.

The City of Brampton (the “City”) is currently working with area stakeholders to prepare a precinct plan for the area. A concept plan was presented at a design charette on April 22, 2022 which contemplates mixed use along Mayfield Road, residential uses and live-work units within the Subject Lands. We are generally in agreement with and support the proposed land uses contemplated by the City and respectfully request that the Region reflect this in the updated ROP.

Given the above, we respectfully request as part of the Regional Municipal Comprehensive Review and Official Plan update that the Subject Lands be converted from employment uses to mixed use and residential use and further that the Subject Lands not be included in the Region’s inventory of employment lands.

We wish to be included on the notification list and be provided with any documents that have or will be prepared to inform the MCR and Official Plan update process. We also wish to be notified of any decision of Regional Council and the Ministry of Municipal Affairs and Housing.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Best regards,  
**KLM PLANNING PARTNERS INC.**

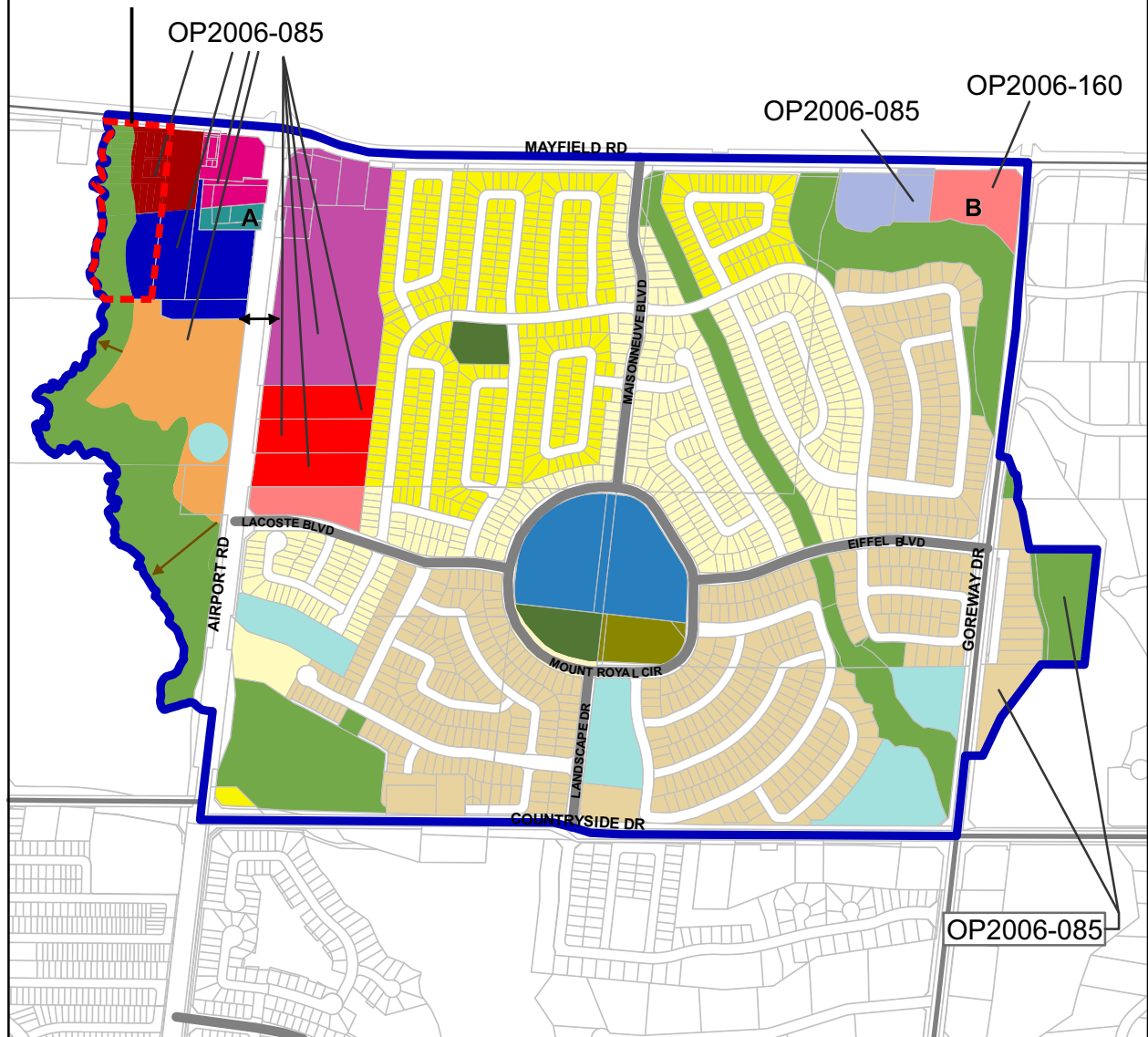


Alistair Shields  
Senior Planner

cc: Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management  
Kathryn Lockyer, Regional Clerk and Director of Clerk’s

## **Appendix A – Vales of Castlemore North Secondary Plan**

# SUBJECT LANDS



## RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- RESIDENTIAL SPECIAL POLICY AREA

## OPEN SPACE

- WOODLOT
- VALLEYLAND
- NEIGHBOURHOOD PARK
- STORM WATER MANAGEMENT FACILITY

## INSTITUTIONAL

- ELEMENTARY SCHOOL
- CEMETERY
- MIXED INSTITUTIONAL
- INSTITUTIONAL - SPECIAL POLICY AREA

## TRANSPORTATION

- COLLECTOR
- MINOR ARTERIAL
- POTENTIAL TRAIL LOCATION
- FULL MOVES ACCESS

## COMMERCIAL

- NEIGHBOURHOOD RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- SERVICE EMPLOYMENT
- COMMERCIAL / INSTITUTIONAL

## HERITAGE

- A** CATEGORY A
- B** CATEGORY B
- SECONDARY PLAN BOUNDARY

Local roads shown are not part of this schedule.



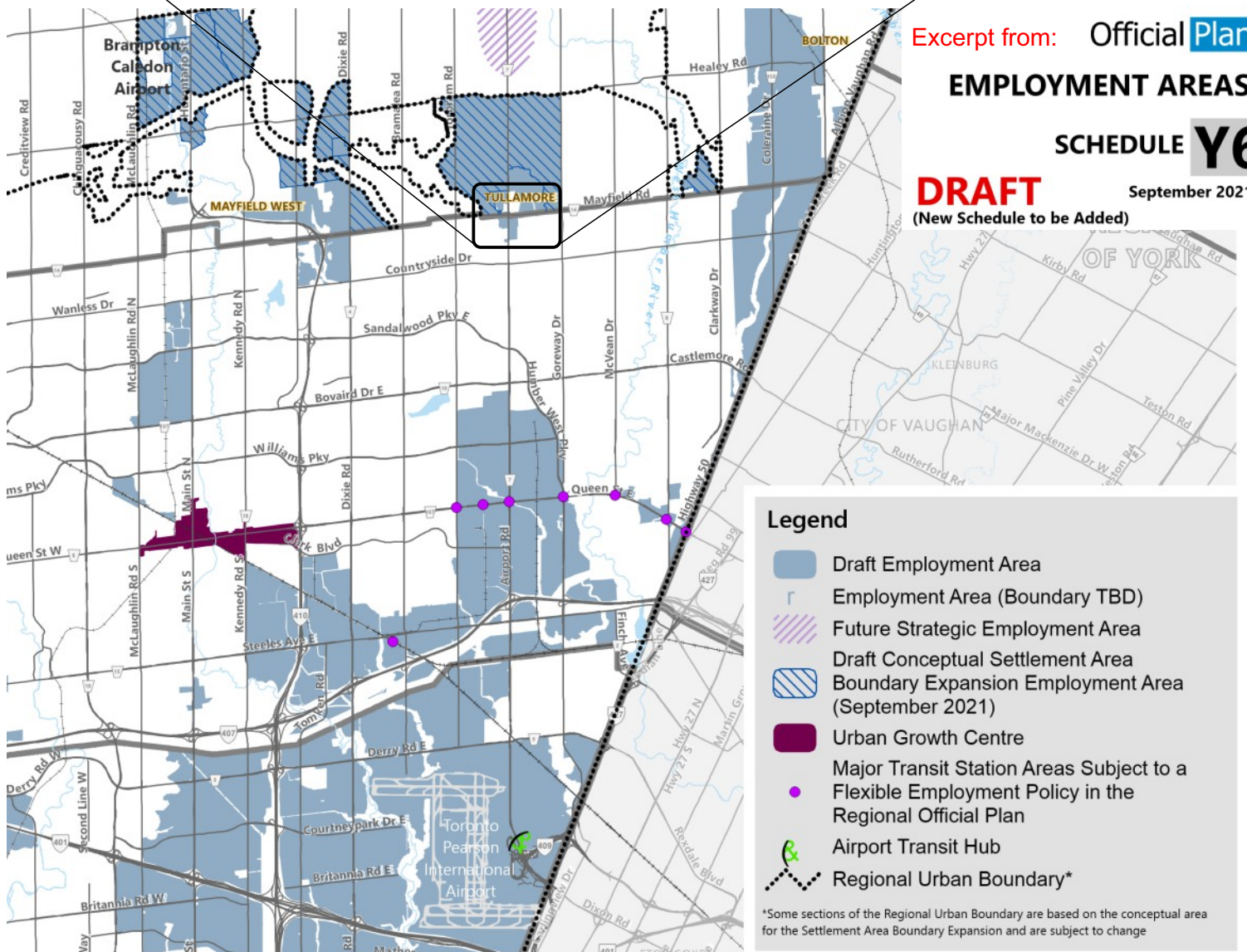
## VALES NORTH SECONDARY PLAN (AREA 49) SCHEDULE SP49(a)

Date: 2019/11/20

## **Appendix B – Draft Peel Region Employment Areas**

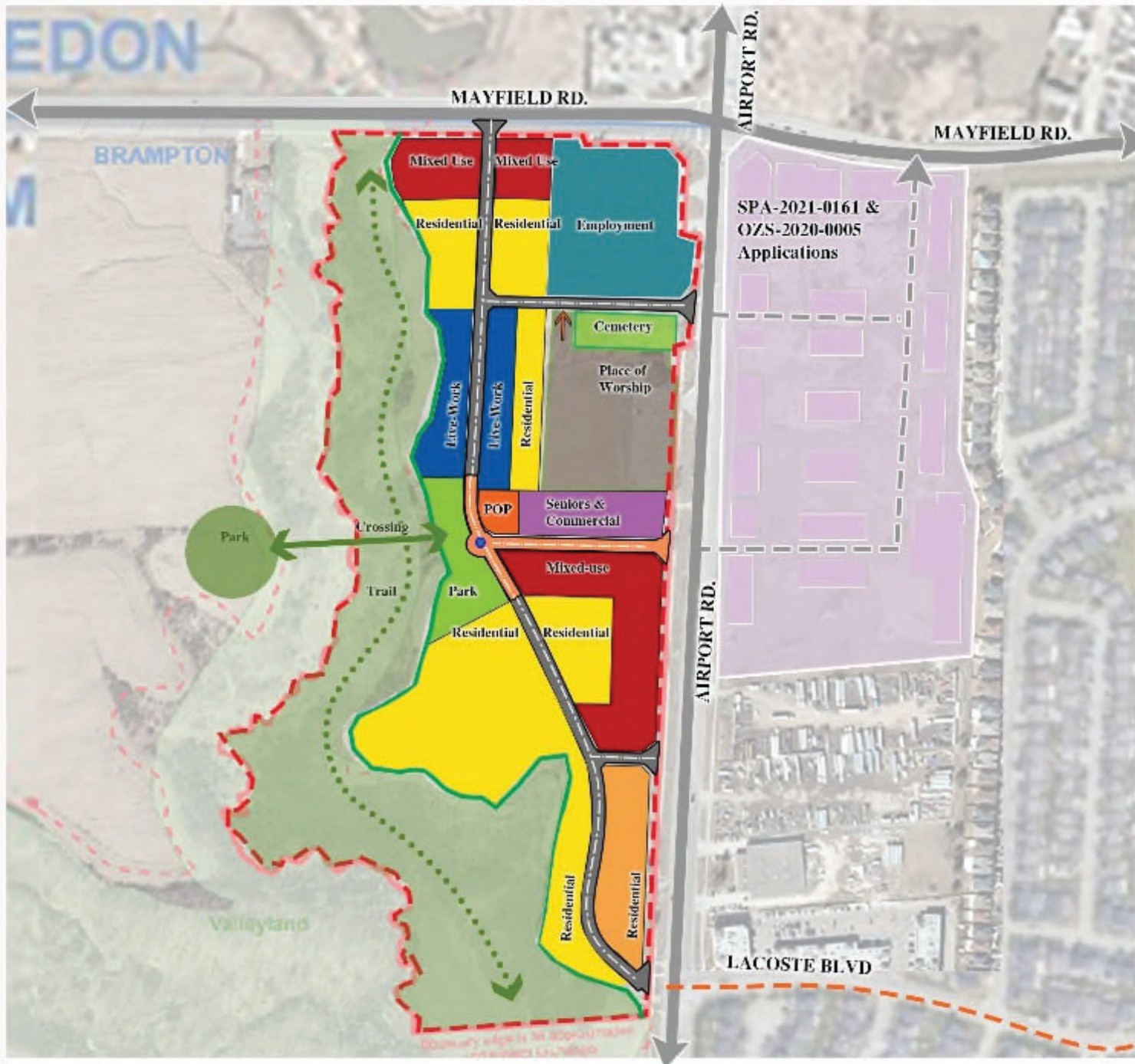
# TULLAMORE

## SUBJECT LANDS



**Appendix C – Draft Land Use Plan  
– City of Brampton Draft Precinct Plan Concept**

# Draft Land Use Plan



Mixed-Use



Two over two units



Flexibility in the use at grade



Live - Work

## Land Uses

- Residential (Max. 3 Storeys)
- Residential (Max. 6 & min 4 Storeys)
- Employment Max. 6 & min 3 Storeys)
- Live - Work (Max. 4 Storeys)
- Place of Worship
- Mixed-Use (Max 6 & Min 4 Storeys)
- POP
- Parks and Open Spaces
- Seniors & Commercial

