

FOR OFFICE USE ONLY			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
MEETING DATE YYYY/MM/DD 2026/04/23	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD 2026/04/16			
NAME OF INDIVIDUAL(S) Joan MacIntyre			
POSITION(S)/TITLE(S) Planner/Principal			
NAME OF ORGANIZATION(S) Malone Given Parsons Ltd.			
E-MAIL jmacintyre@mgp.ca	TELEPHONE NUMBER [REDACTED]	EXTENSION	
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 140 Renfrew Drive, Suite 201 Markham, ON L3R 6B3			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Request for the inclusion of 38 units in the Region's DC Grant program. The 38 single detached lots are within Great Gulf's Scottish Heather subdivision in Brampton, Registered Plan 43M-2176. Council approval is required to include them in the program, subject to Council's conditions.			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Attached			

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

Note:

Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours prior to the meeting start time. **Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members.**

Delegates should make every effort to ensure their presentation material is prepared in an accessible format. 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.

In accordance with the Region of Peel Procedure By-law, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides). Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information.

Notice with Respect to the Collection of Personal Information

(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 4.4 of the Region of Peel Procedure By-law 27-2022, 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 completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, 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 and Committee meetings are live streamed via the internet and meeting videos are 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.

April 16, 2026

MGP File: 17-2615

Regional Clerk
The Regional Municipality of Peel
10 Peel Centre Drive, Suite A, 5th Floor
Brampton, ON L6T 4B9

via email: council@peelregion.ca

Dear Members of Regional Council:

**RE: Request for Inclusion of 38 units in the Region's DC Deferral and Grant Program
Scottish Heather Phase 5 Subdivision, Registered Plan 43M-2176**

Council Resolution No. 2026-59, adopted on January 22, 2026, approved the extension of the Development Charge Deferral and Grant Program until November 13, 2026, and expanded the eligibility criteria to allow certain residential developments to qualify for the Program retroactively, subject to specific conditions. However, the resolution did not provide explicit direction regarding the 35 eligible units referenced in the staff report.

On behalf of Great Gulf, with respect to the Scottish Heather Phase 5 lands located on the west side of Mississauga Road, south of Embleton Road in the City of Brampton, we are respectfully requesting that Regional Council approve the inclusion of 38 of Great Gulf's units in the Development Charges Deferral and Grant Program.

Great Gulf's Scottish Heather Phase 5 subdivision, Registered Plan 43M-2176 consists of 128 single detached units and 1 part lot. Phase 5 was registered on October 29, 2024. Regional Development charges were paid by Scottish Heather at registration for all 128 full lots and 1 part lot unit within the Phase 5 plan. As of December 2025, 38 lots were unsold and remain unsold to date. Building permits were issued in May and June of 2025 to build 5 inventory stock homes to keep the construction crews busy and they remain unsold. Thirty-five (35) of the lots within Scottish Heather's Phase 5 were referred to by staff in item 15.3 of the January 22nd, 2026, meeting report as meeting the eligibility criteria for inclusion in the program, subject to Council direction.

Peel Region staff have confirmed with local staff that there are 35 units that meet the eligibility criteria for the retroactive expansion of the Program as per Resolution 2025 952 that had not previously been identified in the November 13, 2025 Council report. If included, these units would amount to approximately \$1.3 million in additional grants-in-lieu of DCs. Council would need to provide direction to staff on whether to include these and other units in the Program, if they are brought forward by developers and comply with the criteria of the Resolution.

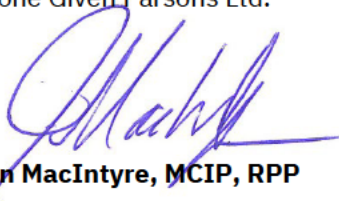
Source: Update on Development Charges Deferral and Grant Program (January 2026) From: Davinder Valeri, CPA, CA, Chief Financial Officer and Commissioner of Corporate Services, 2026-01-22.

Council Resolution Number 2026-59 of January 22, 2026, approved the extension of the Development Charge Deferral and Grant program until November 13, 2026, and expanded the eligibility criteria for certain residential developments to be eligible for the Program retroactively on certain conditions. Unfortunately, no specific direction was provided within the Council resolution on the 35 eligible units mentioned in the staff report, leaving them to be brought forward to Council for approval by the developer. Greg Eleftheriou, Financial Policy & Development Finance, Region of Peel Corporate Services confirmed that Council approval is required to include the 35 units.

The inclusion of the 38 unsold units will be subject to the conditions listed in the Council resolution which include the Region being satisfied that the developer has or will pass all savings associated with this motion to the ultimate homeowner/purchaser.

We appreciate Council's continued support and their extension of the DC Deferral and Grant program intended to help the development and home building community reduce the cost of home ownership with funding from the upper levels of government.

Yours very truly,
Malone Given Parsons Ltd.



Joan MacIntyre, MCIP, RPP

- c. Greg Eleftheriou, Region of Peel Corporate Services
Patrick Crosby, Vice President, Land Development, Great Gulf
Wei Guo, Director, Planning & Design, Great Gulf

Table of Unsold Scottish Heather Phase 5 Lots

Project	Plan	Lot	Sales Status	Permit Status	Permit Number	Permit Received Date
PB18E	43M2176	1	Unsold	Model certified		
PB18E	43M2176	16	Unsold - inventory lot, built to foundation	Permit Received	25 057092 000 00 RR	13-Jun-25
PB18E	43M2176	34	Unsold	Model certified		
PB18E	43M2176	57	Unsold	Model certified		
PB18E	43M2176	60	Unsold	Model certified		
PB18E	43M2176	68	Unsold - inventory lot, built to foundation	Permit Received	25 046416 000 00 RR	27-May-25
PB18E	43M2176	69	Unsold - inventory lot, built to foundation	Permit Received	25 057095 000 00 RR	11-Jun-25
PB18E	43M2176	78	Unsold	Model certified		
PB18E	43M2176	79	Unsold	Model certified		
PB18E	43M2176	84	Unsold	Model certified		
PB18E	43M2176	85	Unsold	Model certified		
PB18E	43M2176	88	Unsold	Model certification in progress		
PB18E	43M2176	89	Unsold	Model certified		
PB18E	43M2176	90	Unsold	Model certified		
PB18E	43M2176	91	Unsold	Model certified		
PB18E	43M2176	92	Unsold	Model certified		
PB18E	43M2176	93	Unsold	Model certified		
PB18E	43M2176	94	Unsold	Model certified		
PB18E	43M2176	95	Unsold	Model certified		
PB18E	43M2176	96	Unsold	Model certified		
PB18E	43M2176	97	Unsold	Model certified		
PB18E	43M2176	98	Unsold	Model certified		
PB18E	43M2176	99	Unsold	Model certified		
PB18E	43M2176	100	Unsold	Model certified		
PB18E	43M2176	101	Unsold	Model certified		
PB18E	43M2176	102	Unsold	Model certified		
PB18E	43M2176	103	Unsold	Model certified		
PB18E	43M2176	106	Unsold	Model certified		
PB18E	43M2176	108	Unsold	Model certified		
PB18E	43M2176	117	Unsold - inventory lot, built to drywall	Permit Received	25 051112 000 00 RR	28-May-25
PB18E	43M2176	118	Unsold - inventory lot, built to drywall	Permit Received	25 057117 000 00 RR	13-Jun-25
PB18E	43M2176	122	Unsold	Model certified		
PB18E	43M2176	123	Unsold	Model certified		
PB18E	43M2176	124	Unsold	Model certified		
PB18E	43M2176	125	Unsold	Model certified		
PB18E	43M2176	126	Unsold	Model certified		
PB18E	43M2176	127	Unsold - lots on hold, temporary turning circle	Model certified		
PB18E	43M2176	128	Unsold - lots on hold, temporary turning circle	Model certified		

Scottish Heather Phase 5 Subdivision (sold lots shown with black dot)

