

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD <b>2021/01/14</b>	MEETING NAME <b>REGIONAL COUNCIL</b>
--	---

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](mailto:council@peelregion.ca)

DATE SUBMITTED YYYY/MM/DD <b>2020/12/09</b>
--

NAME OF INDIVIDUAL(S) <b>Kevin Bechard</b>
---

POSITION(S)/TITLE(S) <b>Senior Associate</b>
---

NAME OF ORGANIZATION(S) <b>Weston Consulting</b>
---

E-MAIL <b>kbechard@westonconsulting.com</b>	TELEPHONE NUMBER <b>(905) 738-8080</b>	EXTENSION <b>236</b>
--	---	-------------------------

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) <b>To discuss the Regional Official Plan Review, specifically its Settlement Area Boundary Expansion, as it relates to our client's property at 13790 Alrport Road, Caledon. The delegation will involve a presentation outlining our client's property and will request that it be brought into the Sandhill Settlement Area.</b>
---

A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Attached		

<p><b>Note:</b> Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at <b>least ten (10) business days prior</b> to the meeting date so that it can be included with the agenda package. <b>In accordance with Procedure By-law 56-2019, as amended, delegates appearing before <u>Regional Council</u> or <u>Committee</u> are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</b></p> <p>Delegates should make every effort to ensure their presentation material is prepared in an <a href="#">accessible format</a>.</p> <p>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.</p>
--

<p align="center"><b>Notice with Respect to the Collection of Personal Information</b> (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, 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 Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, 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 meetings are audio broadcast via the internet and will be 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.</p>
---

Please save the form to your personal device, then complete and submit via email attachment to [council@peelregion.ca](mailto:council@peelregion.ca)





WESTON  
CONSULTING

planning + urban design

# REGIONAL COUNCIL MEETING

13790 AIRPORT ROAD  
TOWN OF CALEDON

JANUARY 14<sup>TH</sup>, 2021  
REGION OF PEEL - ONLINE MEETING

WESTON CONSULTING ON BEHALF OF  
DHILLON BUSINESS CENTRE INC.

7.2-2



# Site Location and Context



Figure 1: Air Photo

- Area – 9.58 hectares
- Current and nearby uses – Transportation and logistics
- Partially located within Sandhill Settlement Area

# Settlement Area Boundary Expansion

- Peel Region is currently conducting its Municipal Comprehensive Review (MCR) to update its Regional Official Plan to conform to the growth targets for residents and jobs outlined in the Province's Growth Plan for the Greater Golden Horseshoe.
- The Settlement Area Boundary Expansion (SABE) study is a component of the MCR process which will determine the most appropriate areas in the Region to expand its urban boundaries and provide more land to meet its growth obligations.
- The Sandhill Settlement Area is one of the urban areas under consideration for expansion.
- However, the SABE study does not prioritize the immediate expansion of Sandhill.
- Appendix I – Focus Area Status Updates outlines that consultations with landowners requesting expansions to Settlement Areas are ongoing, which provide an opportunity to request an immediate expansion of Sandhill.

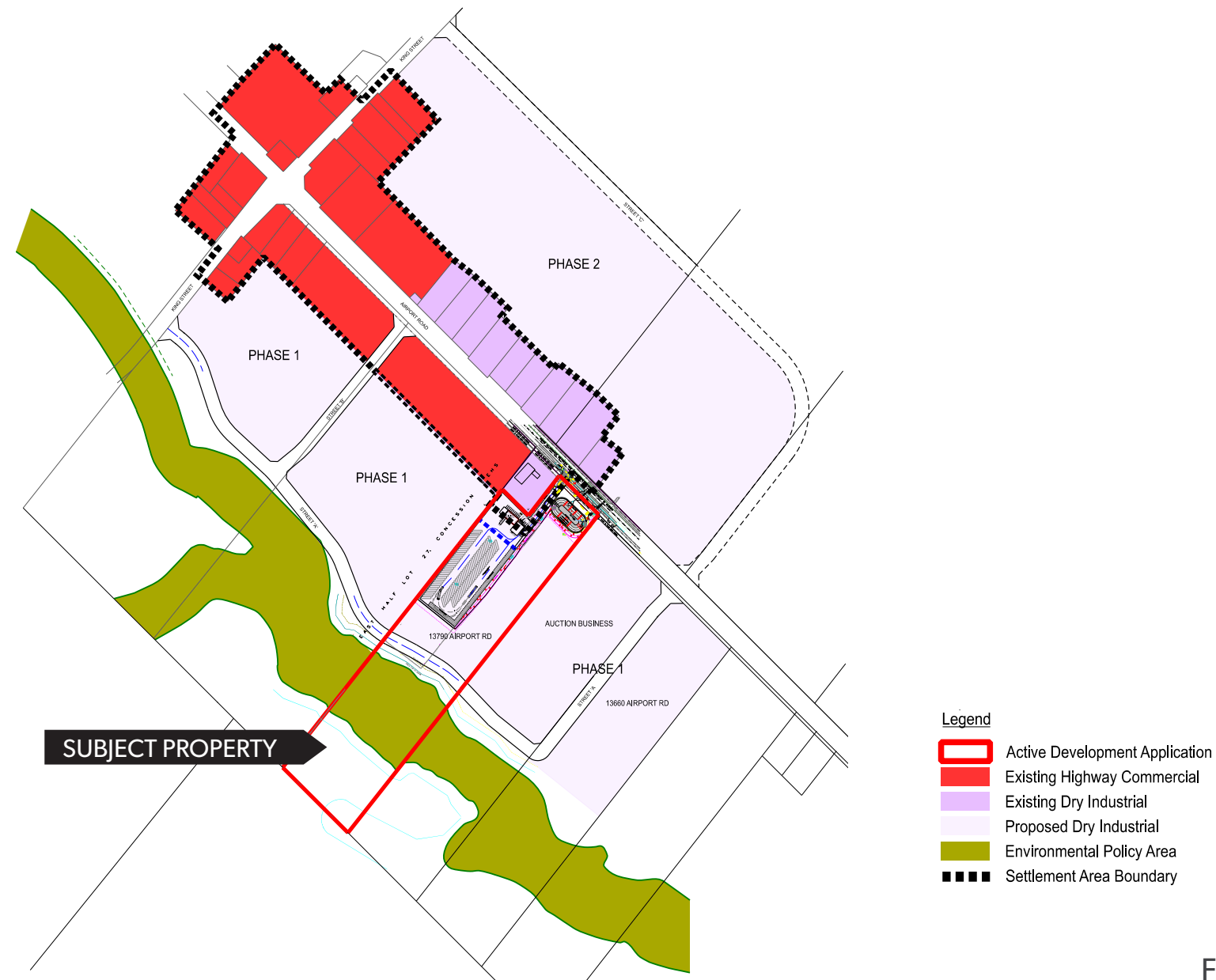


# Request for Inclusion in SABE

- We request that the Sandhill Settlement Area be expanded to include the subject property and nearby adjacent lands on the following basis:
  1. The expansion will strengthen and expand Sandhill's current function as a transportation and logistics employment hub in Caledon, and constitutes a logical extension of its boundaries.
  2. There is strong market demand for lands in Caledon which permit transportation and logistics uses as-of-right in the Official Plan.
  3. The expansion of Sandhill to include more lands for transportation and logistics uses is not predicated on the extension of servicing infrastructure.
  4. Sandhill is well-positioned to benefit from the GTA West Corridor.



# Conceptual Sandhill Settlement Area Expansion



### Figure 2: Settlement Area Concept



# Thank You

## Comments and Questions

### Contact

Kevin Bechard, BES, M.Sc., RPP  
Weston Consulting

905-738-8080 (ext. 236)  
kbechard@westonconsulting.com