

Peel 2051 Statutory Consultation Comments

Public Comments

Note: This table contains all public comments received by the Region since January 1, 2022 until March 28, 2022 related to the Peel 2051 Regional Official Plan Review and MCR. Bolded text located in the Response Summary column provide updated responses to comments that have since been addressed.

#	Date	Contact	Comment Summary	Response Summary
STAT-22-001	January 12, 2022	Jason Afonso Senior Associate, GSAI	<p>Noted that the Town of Caledon has identified the lands on the east side of Hurontario Street and north of the GTA West Corridor as Future Strategic Employment Reserve.</p> <p>Orlando Corp. made several submissions and delegations to Regional Council regarding the need for employment lands and the suitability of the subject lands for employment use, which are capable of being developed in the near-term and have good access to existing major transportation corridors.</p> <p>Advised that GSAI has requested the Town's support for employment uses on these lands within the 2051 settlement boundary. Attached Orlando's correspondence to the Town. Continue to support the Region's latest draft SABE Map which identify these lands as Employment Area within the 2051 settlement boundary and respectfully request that they remain as such.</p>	<p>Noted.</p> <p>Regional staff continue to include the lands on the east side of Hurontario Street and north of the GTA West Corridor as proposed Employment Area in the draft New Official Plan.</p>
STAT-22-002	January 13, 2022, March 7, 2022, March 9, 2022	Rod Woolridge Peel's ACORN Inclusionary Zoning Campaign	<p>Provided comments on the draft Inclusionary Zoning Feasibility Analysis and Policy Directions being consulted on right now. Peel is in the middle of a housing crisis, and low-and-moderate-income-people are increasingly feeling the pinch. COVID-19 has only highlighted the housing affordability crisis. Inclusionary zoning is a huge opportunity for the Region to get affordable units built, but the plan as outlined, does not go far enough, because it is more focused on protecting developer profits than making Peel affordable for the majority of its inhabitants.</p> <p>Supported Peel ACORN's campaign demands for strong inclusionary zoning:</p> <ol style="list-style-type: none"> 1. Set a minimum of 20 to 30% of square footage, or gross floor area, of all new developments set aside as affordable rental housing. The proposed range of 5 to 10% and lower for purpose built rental sets the bar too low, and does not match the level of crisis we are in. 2. The affordability period should be in perpetuity, or forever. 3. Inclusionary zoning should apply to developments with 60 units or more. Exempting developments of 100 units up to 140 units is too limiting. 4. Need deep affordability, so that people making between \$20,000 and \$60,000 can afford 'affordable' housing. 5. Need affordable housing in all parts of the Region. Inclusionary zoning requirements should not be lower in low-income neighbourhoods. 6. The Region should require every development include the maximum amount of affordable rental housing feasible, based on annual 	<p>The Region of Peel understands the need to provide a range and mix of housing options for residents and increase the supply of affordable housing and the potential for inclusionary zoning to support this objective.</p> <p>The Region has led feasibility analysis of inclusionary zoning in Protected Major Transit Station Areas, which is where Provincial regulations permit this policy to be used. Feasibility analysis identified opportunities for inclusionary zoning and suggested that if inclusionary zoning is required at rates higher than what is feasible, development will likely not occur which will further limit the supply of available housing. Inclusionary zoning is one tool available to contribute to affordable housing.</p> <p>There are limited mechanisms available to require affordable housing in every development, but local and Regional municipal staff continue to request contributions to the Regional affordable housing targets through developments.</p> <p>Draft policy directions encourage the development of more affordable rental and ownership housing units while not preventing new units, particularly purpose built rental, from being built. Draft policies support long term affordability and direct local municipalities to set minimum unit thresholds and maximize affordable housing in new developments where inclusionary zoning applies, with consideration for the unique characteristics of the area. Policies prioritize on-site affordable housing units and ensure that a range and mix of unit sizes including family-sized (2 or more bedroom) affordable units are provided through inclusionary zoning.</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			feasibility studies identifying the highest amount possible in every area.	
STAT-22-003	January 14, 2022	Ferdinant Avdyllari Peel's ACORN Inclusionary Zoning Campaign	<p>Provided comments on the draft Inclusionary Zoning Feasibility Analysis and Policy Directions being consulted on right now. Peel is in the middle of a housing crisis, and low-and-moderate-income-people are increasingly feeling the pinch. COVID-19 has only highlighted the housing affordability crisis. Inclusionary zoning is a huge opportunity for the Region to get affordable units built, but the plan as outlined, does not go far enough, because it is more focused on protecting developer profits than making Peel affordable for the majority of its inhabitants.</p> <p>Supported Peel ACORN's campaign demands for strong inclusionary zoning:</p> <ol style="list-style-type: none"> 1. Set a minimum of 20 to 30% of square footage, or gross floor area, of all new developments set aside as affordable rental housing. The proposed range of 5 to 10% and lower for purpose built rental sets the bar too low, and does not match the level of crisis we are in. 2. The affordability period should be in perpetuity, or forever. 3. Inclusionary zoning should apply to developments with 60 units or more. Exempting developments of 100 units up to 140 units is too limiting. 4. Need deep affordability, so that people making between \$20,000 and \$60,000 can afford 'affordable' housing. 5. Need affordable housing in all parts of the Region. Inclusionary zoning requirements should not be lower in low-income neighbourhoods. 6. The Region should require every development include the maximum amount of affordable rental housing feasible, based on annual feasibility studies identifying the highest amount possible in every area. 	See response to comment STAT-22-002.
STAT-22-004	January 20, 2022	Jason Afonso Senior Associate, GSAI	<p>Provided comments on the draft SABE on behalf of Orlando Corp. Reiterated the need and appropriateness for employment land along both sides of the Hurontario Street corridor north of the Highway 413 corridor within the 2051 planning horizon. Provided planning justification as such.</p> <p>GSAI is not supportive of the Town's request to remove the proposed Employment Area from the east side of Hurontario Street, north of the Highway 413 corridor, and replace it with a "Future Strategic Employment Reserve" designation. This request is not consistent with the Region's most recent draft SABE plan and would not allow for the cost-effective servicing and development for employment uses at this location.</p> <p>Suggested that the Region consider making use of the flexibility offered by Section 5.2.4.2 of the Growth Plan. This policy provides the Region</p>	<p>See response to comment STAT-22-001.</p> <p>Regional staff are proposing to include an additional 130 hectares of Employment Area beyond the requirements outlined in the Land Needs Assessment as permitted by the Growth Plan.</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			with the opportunity to designate additional lands for employment purposes and provides choice of location and configuration to accommodate the various types of uses that can be located on employment lands.	
STAT-22-005	January 18, 2022	Nick Dell Harper Dell & Associates Inc.	Provided a letter from the property owner to authorize Harper Dell & Associates to submit comments for any necessary planning applications for 12189 & 0 Dixie Road in the Town of Caledon. Also submitted a survey. Requested confirmation that their interpretation of the current SABE mapping contemplates the subject lands for Future Employment.	Regional staff confirm that the property at 12189 Dixie Road and the property immediately to the north (0 Dixie Road), north of Mayfield Road in Caledon continue to be proposed as Employment Area in the draft new Official Plan.
STAT-22-006	January 27, 2022	Jorge Hernandez Architectural Technologist, nArchitecture Inc.	Represents the owner of 2301 Benedet Drive, Mississauga, which is currently zoned Employment Area. Proposes to develop an eight-storey apartment on the subject lands. Submitted a pre-consultation request to discuss this proposal with City of Mississauga staff, who deemed the proposal premature. Requested that the subject lands be converted from employment uses to permit the proposed development, as per the City's recommendation. Attached a Site Plan for the proposed development and the City's letter in response to the pre-consultation request.	The site at 2301 Benedet Drive has been reviewed. It is designated motor vehicle commercial in the Mississauga Official Plan and is not within the Region of Peel protected employment area (based on the in-effect policy 5.6.2.6 or Peel 2051 policies and Schedule E-4 mapping). An employment conversion would not be required to permit non-employment uses, but the standard development review process would still be required at the local municipal level to permit a change in land use.
STAT-22-007	January 17, 2022	Anne Purvis	<p>The Region is in a position to stop the urban sprawl that is destroying Ontario's natural heritage and the ability of future generations to feed themselves and experience nature. Ontario does not need more warehouses to import food and goods from other parts of the world. We have the means to provide for our growing population right here in this rich and beautiful part of the province. Support Ontario agriculture not aggregate extraction and cement mixing.</p> <p>Please accept this letter protesting the proposal to the Official Plan Amendment to expand the settlement boundary and redesignate the lands from Prime Agricultural Area and Environmental Policy Area to Prestige Industrial, General Industrial and Environmental Policy Area. This is requested by Rice Commercial Group on behalf of Tullamore Industrial GP Limited, for 12245 Torbram Road, Ward 2.</p> <p>We do NOT need more industrial/warehousing land. We need to keep our farmland for the growing of crops and food and retain our natural resources for our own human good and very survival as a species. This has been argued recently over and over again with the monster of urban sprawl we are facing.</p> <p>Caledon is redeveloping at "warp speed" rates without adequate consideration of the long-term consequences. These include flood risk, loss of habitat, loss of green space and vibrant communities. Once this land is gone, it is gone forever.</p> <p>Please do not let this happen to our lovely "Greenest Town in Ontario", which it will be no longer with current actions! Re: POPA 2021-0007, RZ</p>	For information on how the Region has evaluated population growth, housing needs of Peel residents, environment, climate change, and agricultural impacts, and then proposed a balanced approach to growth which includes settlement expansion, please see the response to comment STAT-22-026 in this table.

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			2021-0013, and 21T-21002C. SABE ID #71	
STAT-22-008	January 11, 2022	Crystal Calligaro	<p>Asked Peel Regional Council to reject the Draft Recommended Settlement Area Boundary Expansion and policies, and any SABE, and to instead direct staff to prepare a growth concept which accommodates the next 30 years of Peel Region’s new homes and workplaces within its existing Settlement Area Boundaries.</p> <p>Expanding Peel Region’s Settlement Area Boundary even further would be an unmitigated disaster for the Region’s natural heritage and our farmland, because it would commit us, for 30 years, to roughly double the rate at which we are already bulldozing green space. While Peel Region used about 482 acres per year 2001 and 2019 the new plans would see the Region burn through roughly 27,500 more acres by 2051. This would destroy the fragile ecology of the Campbell’s Cross Creek and other upper tributaries of West Humber River, which provide some of the last remaining habitat for the endangered Redside Dace and would destroy quality farmland that Ontario and Canada simply cannot spare.</p> <p>Squandering the next 30 years of new residents and jobs on more sprawl would abandon our climate change obligations and betray the vast majority of existing Peel Region residents, because that growth is needed to complete existing neighborhoods and make alternatives to driving viable. When surveyed, 64% of Peel Region’s residents said they would “much prefer” to live in a neighborhood where they “didn’t need to use a car to do [their] shopping, recreation, entertainment, or commutes to work or school.”</p> <p>Peel must use the next 30 years to fix its 20th century planning mistakes, not to double down on them. Vote no to settlement area boundary expansion.</p>	For information on how the Region has evaluated population growth, housing needs of Peel residents, environment, climate change, and agricultural impacts, and then proposed a balanced approach to growth which includes settlement expansion, please see the response to comment STAT-22-026 in this table.
STAT-22-009	February 1, 2022	Steven Silverberg President, Cedar City Developments	<p><u>Oral Submission for February 3, 2022 PGMC Meeting:</u></p> <p>Provided comments regarding revisions to the locations of some Community and Employment Areas in the SABE. SABE ID #67</p> <p>[Attached:</p> <ul style="list-style-type: none"> • Appendix V (Region of Peel Staff Recommended Draft SABE); • Letters from Borden Ladner Gervais dated April 5, 2021 and November 29, 2021 regarding the inclusion of 13070 Heart Lake Road in Caledon in the proposed SABE; and • A slide from the presentation provided by Regional staff at the February 3, 2021 PGMC meeting.] 	<p>Noted.</p> <p>See response to comment STAT-22-027.</p>
STAT-22-010	February 2, 2022	Paul Lowes Principal, SGL	<p><u>Written Submission for February 3, 2022 PGMC Meeting:</u></p> <p>Provided comments on behalf of Wildfield Village Landowners Group,</p>	The comments and responses were included the 2021 Public Comment Response Table as OP-21-247, STAT-21-035, STAT-21-407i and STAT-21-429. The 2021 Public Comment Response Table can be found on the Peel 2051 public consultations webpage:

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>whose lands continue to be included as SABE Community Area as per the staff report and presentation for the February 3, 2022 PGMC meeting. Wildfield Village will help accommodate the need for an additional 2,870 net developable hectares of Community Area identified by the Region's Land Needs Assessment. The subject lands will also assist the Region in accommodating a range and mix of housing as required by the LNA and Provincial policy and represent a logical first phase of settlement expansion.</p> <p>Reviewed the staff's responses to site specific comments and noted that the previously submitted letter to the Region with specific comments on the draft Official Plan Policies dated November 30, 2021 was not referenced. Re-submitted this letter to ensure it is considered. SABE ID #57</p> <p>[Attached: Letter from SGL dated November 30, 2021 RE: Wildfield Landowner Group Comments on Peel 2051 Draft Official Plan Policies]</p>	<p>https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p>
STAT-22-011	February 1, 2022	Jenni Le Forestier	<p><u>Oral Submission for February 3, 2022 PGMC Meeting:</u></p> <p>We want better green planning practices that are more prescriptive, concerned about the reuse of soil and materials, greywater reuse and green building materials and need less demand on resources like gravel, employment lands are not warehouses, not being heard at the Town of Caledon, concerned with vision for the Highway 413, should delay this process, not being properly informed due to internet issues.</p>	<p>Overall, the Growth Management, Environment and Resources Focus Areas for Peel 2051 include policy revisions to address Provincial requirements and ensure the Regional Official Plan policy framework reflects best practice and meets regional needs.</p> <p>The draft policies are guided by an overarching theme of sustainability that incorporates an environmental imperative to protect, enhance and improve the Region's natural systems.</p> <p>Although identified separately, the focus areas and policy framework for the environment and resources sections are integrated with other elements so that growth is managed based on an integrated systems approach. The policy direction requires identification, protection, restoration and enhancement of natural heritage systems and water resource systems.</p> <p>New climate change and sustainable development sections have also been included with policy direction to require the local municipalities to implement sustainable development requirements, guidelines and tools including green building practices that promote reuse of resources and materials. The new policy direction will require collaborative climate change planning to undertake greenhouse gas emission inventories, adaptation planning and greenhouse gas emissions reduction planning.</p> <p>The draft policy changes provide better integration of watershed planning, land use planning and infrastructure planning.</p> <p>Broadly, the revisions in Peel 2051 address the Region's planning needs to manage growth, to respond to anticipated changes in Peel's environment, in particular climate change, and to be consistent with revised provincial policy direction.</p> <p>The province requires municipalities to plan for Employment Areas, which includes uses such as manufacturing warehousing, and office. The Region is planning to accommodate a range</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
				<p>and mix of employment opportunities that leverages locational advantages, such as higher density office jobs close to transit and manufacturing and warehousing uses close to goods movement corridors and major facilities like Airports</p> <p>Comments regarding employment and transportation planning including Highway 413 are noted and are being addressed in the Growth Management, Transportation and Settlement Area Boundary Expansion focus areas of the Official Plan Review. The province requires municipalities to plan for Employment Areas, which includes uses such as manufacturing warehousing, and office. The Region is planning to accommodate a range and mix of employment opportunities that leverages locational advantages, such as higher density office jobs close to transit and manufacturing and warehousing uses close to goods movement corridors and major facilities like Airports.</p>
STAT-22-012	February 1, 2022	Matthew Cory Malone Given Parsons	<p><u>Oral Submission for February 3, 2022 PGMC Meeting:</u></p> <p>Urged the PGMC to proceed with adopting the Regional Official Plan at this time. Requested that the Mayfield West Study Area lands be included in their entirety in the phasing of growth to 2041.</p> <p>Requested that the Regional Official Plan include a policy clarifying that any portions of the GTA West Corridor alignment not required for a highway be included in the settlement area and not require a Municipal Comprehensive Review.</p> <p>Also requested that the Natural Heritage System be refined for the Growth Plan on the lands owned by Brookvalley Project Management based on the environmental studies undertaken. SABE ID #22</p>	<p>Comment regarding adoption of the new Regional Official Plan is noted.</p> <p>Specific phasing of development in the 2051 New Urban Area is not included in the draft Official Plan Amendment, however draft policy (5.6.20.14.16) requires that secondary plans be prioritized and sequenced to support orderly development among other criteria.</p> <p>An additional draft policy has been added to the draft Regional Official Plan (5.6.20.14.10) to permit lands released from corridor protection to be added to the Urban System and take adjacent land use designations.</p> <p>The mapping of the Growth Plan Natural Heritage System was reviewed with the Ministry of Natural Resources and Forestry. The mapping refinement of the Growth Plan NHS for the subject lands owned by Brookvalley Project Management was approved and included in the mapping of the NHS boundary on Schedule X11 Greenbelt Plan Area Land Use Designations (now renumbered Schedule B-5) currently posted on the Region's Peel 2051 project website.</p>
STAT-22-013	February 1, 2022	Phil Pothen Environmental Defence	<p><u>Oral Submission for February 3, 2022 PGMC Meeting:</u></p> <p>Concerned with staff responses to public comments and technical studies. Urged the PGMC to not proceed with the Official Plan Review or approve staff's recommendations at this time. Constituents have clearly expressed their lack of support for the settlement area boundary expansion. Proposed active transportation mode share policies are not feasible given the proposed density policies. Argued that staff should rethink this approach to growth management.</p>	<p>See response to comment STAT-21-067 and STAT-21-316 in the 2021 Public Comment Response Table found on the Peel 2051 public consultations webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p> <p>Over 60 technical studies have been undertaken to support Region of Peel Official Plan and plan for the addition of 700,000 people and 335,000 jobs coming to Peel Region over the next 30 years.</p> <p>Approximately 75% (530,000 people and 280,000 jobs) of Peel's forecasted growth between 2021 and 2051 will be directed to existing settlement areas in Brampton, Caledon, and Mississauga. 70% of new residential units will be in townhouse and apartment-built forms, primarily in areas where there is existing or planned transit services. This shift in how growth is accommodated is anticipated to transition Peel from an auto-dependent community to a compact and transit-oriented community that provides for a range and mix of housing options and employment in both built-up and greenfield areas.</p> <p>A diverse range of stakeholders have been consulted throughout the Official Plan Review process. These stakeholders have included Provincial agencies, local municipalities,</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
				<p>conservation authorities, school boards, transportation authorities, members of the public, among others. All input received from stakeholders through public consultation efforts has been considered by Regional staff and informed the recommended draft Region of Peel Official Plan.</p> <p>The Region is implementing a ‘balanced approach’ to accommodating forecasted growth in a manner that addresses all forms of housing and employment, while avoiding shortages that would increase the costs of housing and reduce employment opportunities.</p> <p>If Peel does not continue to plan for balanced growth that responds to household needs, there are risks in terms of quality of life, housing affordability, and leap frogging of development beyond Peels borders.</p> <p>Proceeding with the MCR at this time will bring forward new and updated policies that plan for a complete community including responding to climate change, managing growth in a manner that is balanced and sustainable, exceeds provincial intensification and density targets, does not require Highway 413, is walkable, transit-supportive, fiscally responsible, healthy, plans for a diverse range of jobs and housing, includes affordable housing, and protects and manages our natural heritage system, agricultural lands, and rural landscapes</p> <p>Not proceeding with the MCR at this time could result in the Province stepping in to put in place official plan policies for Peel; risk to ongoing local municipal official plan updates; a lack of enabling policies for Major Transit Station Areas, Inclusionary Zoning, and affordable housing; more potential for privately initiated applications to proceed contrary to Peel interests upon appeal; and additional Minister’s Zoning Orders that may not be comprehensively planned or consider public and stakeholder input.</p>
STAT-22-014	February 2, 2022	Sarah Clark Planner, GSAI	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>GSAI submitted an Agricultural Impact Assessment to the Region of Peel on behalf of the owners of 19370 Main Street (also owners of Osprey Valley Golf Course) regarding the Region’s Draft Prime Agricultural Area Mapping (Schedule X12). Regional staff are recommending the subject lands be designated as new Prime Agricultural lands. Staff’s response to GSAI’s submission did not satisfactorily address or recognize the merit of the AIA provided in support of the request that the subject lands be removed from the Prime Agricultural designation on proposed Schedule X12. Requested that the PGMC provide direction to staff to have further discussion or a more detailed review on this matter.</p>	<p>See response to STAT-21-063 in the 2021 Public Comment Response found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p> <p>At this time, Regional staff are not recommending adjustments to the Prime Agricultural Area (PAA) mapping based on site specific agricultural studies or soil reclassification. This is to ensure that PAA mapping of lands across the Region is based on regional scale soil mapping and consistent data inputs as recommended by the Province.</p> <p>Regional staff have provided the submission material to Provincial staff for review as it includes site specific information unique to the property. Should it be determined through further review and discussion with Provincial staff that further refinement of the PAA mapping applying to the Osprey Valley lands can be supported, an amendment to Schedule D-1 to replace the PAA with a Rural Lands designation could be implemented in the province’s approval of the Regional Official Plan.</p> <p>Staff recommended this site remain within the Prime Agricultural Area designation.</p> <p>At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan</p>

Peel 2051 Statutory Consultation Comments
Public Comments

#	Date	Contact	Comment Summary	Response Summary
				was adopted, staff were directed by Regional Council to designate the site as Rural Lands on Schedule D-1.
STAT-22-015	February 3, 2022	Phil Stewart Principal, Pound & Stewart Planning Consultants	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Submitted a comment letter on behalf of Orlando Corporation with respect to Item 5.1 (Peel 2051 and MCR - Orlando Corporation - Employment Conversion Request - Site 58) on the February 3, 2022 PGMC agenda.</p> <p>Reviewed Regional comments concerning the employment conversion request for Heartland Town Centre, East Block 'A' and East Block 'B', described as Site 58. Provided planning justification for this request.</p> <p>Requested a deferral of any Committee decision with respect to this employment conversion request. Asked to be provided an opportunity to further consider the merits of Orlando Corporation's request prior to a Regional Council decision with respect to the Peel 2051 MCR.</p>	<p>The site along Matheson Blvd W in Heartland Town Centre has been recorded as employment conversion request M31. An employment conversion and removal of the site from the Regional employment area is not supported. Staff continue to recommend that this conversion request not be supported, at this time, due to the constraints associated with the Airport Operating Area (AOA) limiting the introduction of sensitive uses such as residential.</p> <p>For further information, please see:</p> <ul style="list-style-type: none"> • Commentary in the following April 7, 2022 Planning and Growth Management Committee report, "Overview of Recent Matters Pertaining to the New Peel 2051 Official Plan"; and • The Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focusareas/growth-management.asp. <p>Staff recommended this site not be supported for an employment conversion.</p> <p>At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan was adopted, staff were directed by Regional Council to covert the site removing it from the Employment Area designation on Schedule E-4.</p>
STAT-22-016	February 3, 2022	Maria Jones Project Planner, Candevcon Limited	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Submitted an employment conversion request on November 2, 2021 on behalf of the landowners of 9340, 9358 and 9370 Goreway Drive in Brampton. Received and reviewed the site-specific comments related to this request for mixed-use/high density residential uses to be included as a permitted use within the Employment Area for the City of Brampton's Business employment Corridor. Clarified that the landowners do not wish to have their lands removed from the Employment Area designation but have requested that the Region permit the inclusion of mixed-use/residential uses on the subject lands while meeting the job objectives of the Employment designation. Provided planning justification for this request. Requested that Regional staff re-examine their decision regarding the request to include residential uses within the Brampton Employment Area Corridor and requested a meeting to discuss any necessary steps.</p>	<p>These sites have been recorded as employment conversion request B36.</p> <p>The initial employment conversion analysis undertaken by the Region did not support this request as the need for the use was not demonstrated and further, there are no plans for comprehensive planning to be undertaken by City of Brampton staff to consider the introduction of mixed use development is the subject area.</p> <p>Further discussion with City of Brampton staff indicates that there are still no current plans to comprehensively assess the subject lands, but as a part of future work to be undertaken for Major Transit Station Areas, the subject lands may be considered for inclusion within the boundary of the Goreway MTSA. The Goreway MTSA has been identified as a Planned MTSA to date with no boundary yet delineated. If included in the future MTSA, the local implementation work would provide flexibility to potentially include conversion of employment uses in accordance with policy 5.8.36 of the new Official Plan.</p> <p>For more information refer to the Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p> <p>Staff recommended this site not be supported for an employment conversion.</p> <p>At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan</p>

Peel 2051 Statutory Consultation Comments
Public Comments

#	Date	Contact	Comment Summary	Response Summary
				was adopted, staff were directed by Regional Council to covert the site removing it from the Employment Area designation on Schedule E-4.
STAT-22-017	February 2, 2022	Darren Steedman Vice President, DG Group	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Represent the landowners of the lands located at the northeast corner of Mississauga Road and Steeles Avenue and the lands located at the southwest corner of Financial Drive and Steeles Avenue in Brampton. Received a formal response from Regional planning staff on February 1st, 2022. Requested that the Clerk notify the Regional PGMC that DG Group and KLM Planning Partners:</p> <ul style="list-style-type: none"> • Continue to work towards a better understanding of the materials presented by Regional staff on the website; • Will be actively engaging with staff to clarify some of the policies contained within the Official Plan; and • May provide additional submissions up to the Regional Council meeting in the spring of 2022. 	<p>This site has been recorded as employment conversion request B32.</p> <p>Comments are noted, please be advised that staff have determined that it is appropriate to elevate the status of the MTSA HUB-3 Steeles at Mississauga Rd from 'Planned' to 'Primary' with a minimum density of 160 people and jobs per hectare. Further, staff recommend the MTSA be added to draft policy 5.8.36 to allow for the consideration of non-employment uses in employment areas to reflect the potential for non-employment uses to be introduced through the Bram West Secondary Plan Review.</p> <p>For more information refer to the Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p>
STAT-22-018	February 3, 2022	Jenna Thibault Senior Planner, Weston Consulting (sent via Darrin Cohen)	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Submitted an employment conversion request for 2025 – 2087 Dundas Street East on November 19, 2021. An addendum letter was submitted on November 30, 2021 to provide supplementary information based on the outcome of meetings with City and Regional staff. The intention of this request was to permit non-employment uses on the subject property, including residential uses, to support future mixed-use development. The subject lands are not being recommended for conversion and removal from the Regional employment area, as per the Employment Conversion Analysis Report dated January 2022.</p> <p>Weston Consulting reviewed staff's analysis and disagreed with the assessment that the subject lands are not appropriate for an employment conversion request. Requested that the PGMC review staff's decision and consider providing support for the subject employment conversion request. Provided planning justification for this request.</p> <p>[Attached: Employment conversion request letter dated November 19, 2021 and addendum letter dated November 30, 2021)</p>	<p>This site has been recorded as employment conversion request M29.</p> <p>The property was identified in the Dundas Connects Master Plan (DCMP), but residential development permissions were not recommended at the time due to the need for further consideration of flood mitigation measures and a review of the Special Policy Area (SPA) within the area. Residential uses are not permitted in the SPA. Staff recommended this conversion request not be supported to be consistent with the findings of the DCMP and the need for further analysis on the SPA.</p> <p>Since the approval of the DCMP, City of Mississauga staff have initiated the Dundas Street Special Policy Area Review. The review will utilize the result of flood mitigation studies to assess the existing Special Policy Area (SPA) boundaries and land uses policies and culminate with local official plan updates to reflect the findings.</p> <p>Recognizing this area has already been subject to comprehensive review through the Dundas Connects Study and will remain under further review through the Special Policy Area flood hazard framework and the required local MTSA implementation, staff recommend that this MTSA be added to the specific areas addressed in policy 5.8.36 discussed above. This would allow for the conversion of some lands within the MTSA through the detailed local planning process, if deemed appropriate, without need for a further Regional MCR.</p> <p>For more information refer to the Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p>
STAT-22-019	February 3, 2022	Jenna Thibault Senior Planner, Weston Consulting (sent via Darrin)	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Submitted an employment conversion request for 110 East Drive in the</p>	<p>This site has been recorded as employment conversion request B35.</p> <p>The employment conversion analysis undertaken by the Region did not support the</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
		Cohen)	<p>City of Brampton on November 30, 2021. The intention of this request was to permit non-employment uses on the subject property, including residential uses, to support future mixed-use development. The subject lands are not being recommended for conversion and removal from the Regional employment area, as per the Employment Conversion Analysis Report dated January 2022.</p> <p>Weston Consulting reviewed Staff's analysis of the employment conversion request and is of the opinion that the subject lands meet the tests of the Growth Plan and are appropriate given the site's location within an MTSA and adjacent to an existing residential neighbourhood. Requested that the PGMC review staff's decision and consider providing support for the subject employment conversion request. Provided planning justification for this request. Highlighted that the City of Brampton Council provided support for a Minister Zoning Order for the Emerald Heights Community, where the subject lands are located.</p> <p>[Attached: Employment conversion request letter dated November 30, 2021)</p>	<p>conversion request.</p> <p>The applicant is requesting staff re-considered their analysis as the subject lands are located at the edge of an employment area and serve as a transition to low density residential and employment uses to the north. Further, the applicant states that Brampton City Council has endorsed a Minister's Zoning Order (MZO) for the Emerald Heights proposal which includes the subject lands and supports the introduction of residential land use permissions.</p> <p>Staff continue to recommend that the subject site not be supported for employment conversion, and that the consideration of non-employment uses be undertaken comprehensively through MTSA implementation planning the City of Brampton is required to undertake for the Bramalea Go MTSA. Should the MZO be approved by the Minister, staff are advising that they could be incorporated into the Peel 2051 Official Plan by the Minister in consultation with staff through Provincial modifications incorporated into the final approved Plan.</p> <p>For more information refer to the Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p>
STAT-22-021	February 23, 2022	Nadia Staniszewski Peel's ACORN Inclusionary Zoning Campaign	<p>Provided comments on the draft Inclusionary Zoning Feasibility Analysis and Policy Directions being consulted on right now. Peel is in the middle of a housing crisis, and low-and-moderate-income-people are increasingly feeling the pinch. COVID-19 has only highlighted the housing affordability crisis. Inclusionary zoning is a huge opportunity for the Region to get affordable units built, but the plan as outlined, does not go far enough, because it is more focused on protecting developer profits than making Peel affordable for the majority of its inhabitants.</p> <p>Supported Peel ACORN's campaign demands for strong inclusionary zoning:</p> <ol style="list-style-type: none"> 1. Set a minimum of 20 to 30% of square footage, or gross floor area, of all new developments set aside as affordable rental housing. The proposed range of 5 to 10% and lower for purpose built rental sets the bar too low, and does not match the level of crisis we are in. 2. The affordability period should be in perpetuity, or forever. 3. Inclusionary zoning should apply to developments with 60 units or more. Exempting developments of 100 units up to 140 units is too limiting. 4. Need deep affordability, so that people making between \$20,000 and \$60,000 can afford 'affordable' housing. 5. Need affordable housing in all parts of the Region. Inclusionary zoning requirements should not be lower in low-income neighbourhoods. 6. The Region should require every development include the maximum amount of affordable rental housing feasible, based on annual 	See response to comment STAT-22-002.

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			feasibility studies identifying the highest amount possible in every area.	
STAT-22-022	February 26, 2022	Rosemarie Humphries President, Humphries Planning Group Inc.	<p>Submitted comments on behalf of the owners of 8575 Patterson Sideroad in the Town of Caledon. Provided previous submissions in support of including this property in the Palgrave Settlement Boundary.</p> <p>Attached a letter from the owners of the subject lands, which provided background on the subject lands and a vision for the redevelopment of the property, which includes developing seniors housing. Provided planning justification for the proposed redevelopment. Humphries Planning Inc. delegated on behalf of the landowners at the Town of Caledon General Committee Meeting and Planning and Development Committee Meeting on November 30th, 2021. Two Councillors expressed support for the inclusion of the subject lands in the SABE. The Committee asked that the request to include a portion of the subject lands in the SABE be referred back to staff for consideration as part of the Official Plan process. SABE ID #46</p>	An additional policy is proposed to be included in the new Regional Official Plan that would permit an expansion to Palgrave within a portion of the subject land designated Countryside Area in the Oak Ridges Moraine Plan for the development of affordable housing or supportive housing geared to seniors. The expansion would not require a regional official plan amendment, however, would be subject the Province amending the Oak Ridges Moraine Conservation Plan and to a local official plan amendment that addresses the Provincial policy requirements.
STAT-22-023i	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	<p><u>Written Submission for the April 7, 2021 PGMC:</u></p> <p>Provided comments on behalf of Lark Investments Inc. with respect to lands located at the northwest corner of Bramalea Road and Steeles Avenue East, municipally known as 10 and 26 Victoria Crescent, 376, 387 and 391 Orenda Road, and 24 Bramalea Road in the City of Brampton. The subject lands are located with the Region's preliminary Bramalea GO MTSA boundary and within the City of Brampton's Bramalea Mobility Hub Secondary Plan area.</p> <p>Submitted two previous letters in support of an employment conversion request on the subject lands and their clients' vision for the proposed redevelopment of the subject lands. Reviewed the October 2021 consolidation of the Draft Peel 2051 MCR policies and provided comments, observations, and recommendations.</p> <p>Attached a land ownership map, two previous submissions (with appendices) to Regional Council, and detailed comments on the draft Peel 2051 Regional Official Plan policies (see STAT-22-023ii to STAT-22-023xvi). Comments focused on:</p> <ul style="list-style-type: none"> • Providing planning justification for the proposed redevelopment vision for the subject lands through analysis of the draft policies; • Requesting clarification regarding employment and housing stock policies; • Recommending that a parking management strategy being developed at a secondary plan level. 	<p>As part of the Peel 2051 Regional Official Plan Review, the lands owned by Lark Investments are being reviewed as employment conversion requests B15, B16, B17, B18, B19, B34, and B37. An employment conversion and removal of the sites from the Regional employment area is not supported, however the applicant is directed to review revised employment implementation policies in section 5.8 of the Regional Official Plan regarding the consideration of introducing non-employment land uses in employment areas.</p> <p>For more information on the Region's employment policy framework and assessment of employment conversion requests, please refer to the Employment Conversion Analysis on the Region's Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p> <p>Regional staff provided comments to the city of Brampton regarding the request for a Minister's Zoning Order outside of the Regional Official Plan Review, as Minister's Zoning Orders are a tool of the Minister of Municipal Affairs and Housing. If land use changes are made to include residential, there is an opportunity to ensure that affordable housing is a key component of the proposed development to maximize benefits to the community.</p> <p>Each residential development application of approximately 50 units or more is expected to demonstrate contributions toward Peel-wide new housing unit targets on affordability (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households), rental (25% of all new units are rental, such as additional residential units or purpose-built rental), and density (50% of all new units are a housing type other than detached or semi-detached). These targets are based on local housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy.</p>
STAT-22-	March 4,	Mustafa Ghassan	Section 2.16.1: MTSA's promote significant density and intensification.	Comprehensive planning is required for Major Transit Station Areas by the local municipalities

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
023ii	2022	Delta Urban Inc. (sent via Liam England)	The area surrounding Bramalea GO is a prime site for this; however, the site is located around human-made hazards such as industrial uses. In order to meet provincial growth targets, development should be able to take place on underserving lands such as low-density industrial.	to identify the authorized uses and minimum densities as appropriate to meet Regional MTSA policy requirements. This includes consideration for provincial standards, guidelines, and procedures to address land use compatibility and the Natural and Human Made Hazards policies in the Region of Peel Official Plan.
STAT-22-023iii	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	<p>Section 5.6.17.13: Strategic Growth Areas include MTSAs as part of the hierarchy that comprise these areas. The Bramalea GO area, including the subject site are identified as a Priority MTSA.</p> <p>The Lark proposal contributes to the vision of this policy as it supports the transition from an existing low density employment area to a high-density mixed-use complete community, while enhancing employment opportunities available on site, supporting job growth and investments made in public transit, as well as making excellent use of existing infrastructure and community facilities in the surrounding area.</p>	Noted. The Lark proposal has the potential to leverage transit investment and utilize existing infrastructure and community facilities in the area.
STAT-22-023iv	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.6.19.5: Is there a tangible number of each type of units that is required for development? In this regard, MTSAs, such as the Bramalea GO MTSA, and the Lark proposal in particular, provide an opportunity for accommodating a mix of residential and employment uses at an increased density and intensification, taking advantage of existing and planned infrastructure, public services and community services and facilities.	Each residential development application is expected to provide a range and mix of housing options, including affordable housing. While it is not expected that every development application meet each target, all applicants are expected to demonstrate contributions toward Peel-wide new housing unit targets on affordability (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households), rental (25% of all new units are rental, such as additional residential units or purpose-built rental), and density (50% of all new units are a housing type other than detached or semi-detached). These targets are based on local housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy. Developments should also demonstrate consistency with Regional and local municipal housing objectives such as compact, complete, and mixed-use communities.
STAT-22-023v	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.6.19.9 (h): Promoting an increase in density can, but not necessarily, require a change in land uses - i.e., low-density industrial to low/medium/high-density mixed-use. Appropriate guidelines and development standards will apply to ensure land use compatibility and mitigation of sensitive land uses.	Noted. Former section 5.6.19.9 (h) has been revised to address land use compatibility and mitigation of sensitive land uses in accordance with provincial guidelines, standards and procedures.
STAT-22-023vi	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	<p>Section 5.6.19.9 (n): It is recognized that the lands consisting of the Bramalea GO MTSA overlaps with the Employment Area shown on Schedule Y6. The lands surrounding the Bramalea GO Mobility Hub are currently entering a period of transformation. The Bramalea GO MTSA, and the Lark proposal in particular, represents an opportunity to integrate Employment Areas with non-employment uses, resulting in a vibrant, mixed-use area, complete with residential, employment, infrastructure (including transit) and community facilities, as noted in policy 5.8.32. Further, in keeping with policy 5.8.32, the proposal will contribute to opportunities for:</p> <ul style="list-style-type: none"> • Increase in planned jobs • Providing high density office uses • Mitigation and separation from current uses, while allowing 	Noted. Planning for areas in transition to support a future vision should be done comprehensively to support desired policy outcomes and protect existing uses and operations that may not transition in the near term.

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>current uses to continue integration of higher order transit</p> <ul style="list-style-type: none"> Development of complete communities that are transit supportive 	
STAT-22-023vii	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.8.2: The current low-density nature of industrial uses in the area comprising the Bramalea GO MTSA is resulting in an area that is not meeting the minimum MTSA density targets. The encouragement of higher density mixed-use residential and employment on lands comprising the Bramalea GO MTSA will support intensification and alleviate the currently anticipated shortfall relative to projected density targets by the Region of Peel for the Bramalea GO MTSA.	The existing context of the Bramalea Go station reflect its industrial character. With proposed delineation as a Primary MTSA in the Regional Official Plan, and future land use planning work to be undertaken to meet the Regional policy requirements. It is anticipated that higher density uses will be proposed to support intensification and the achievement of the minimum density target of 150 people and jobs per hectare, which may occur after 2051.
STAT-22-023viii	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.8.5: Employment may be site specific - i.e., promoting a higher density of office space in an MTSA would be of greater value. The policy does not define what range of employment types will be needed.	Peel Region is planning for a diverse range of employment opportunities. Policy 5.8.21 directs high-density employment use such as Major Office to Strategic Growth Areas, such as MTSA's. Policy 5.8.28 directs existing and future employment areas near major facilities like the Pearson Airport and highway interchanges to be protected for manufacturing and warehousing. The Region directs the local municipalities in Policy 5.8.19 to identify employment designations to accommodate a diverse range of employment uses in accordance with locational and market requirements for these uses.
STAT-22-023ix	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.8.7 and 5.8.21: Schedule Y6 of the draft ROPA identifies the Bramalea GO Mobility Hub as a "Major Transit Station Area Subject to a Flexible Employment Policy in the Regional Official Plan". Policy 5.8.32 represents a flexible employment area policy, and the comments noted above on policy 5.6.19.9 reflect how the Bramalea GO MTSA, and the Lark proposal in particular, contribute to achieving the objectives of the flexible employment policy, including the provision of jobs/employment uses.	Noted. Comprehensive consideration is required to ensure all objectives of the Plan are met. Including leveraging transit investment by supporting higher density uses in Major Transit Station Areas and protecting designated Employment Areas that are strategically located to support traditional employment uses.
STAT-22-023x	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.9.2: It is unclear what an "adequate" supply of rental housing stock refers to. There is no metric of measurement outlined to define what the Region believes is "adequate".	Each residential development application is required to demonstrate contributions towards Peel-wide new housing unit targets (Table 4), including the target that 25% of all new housing units be rental tenure (which could include additional residential units or purpose-built rental), and consistency with local and Regional housing objectives and policies.
STAT-22-023xi	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5 – Table 4: It is not clear from the policies of the Draft ROPA whether the implications of this from a market demand and cost perspective was considered. From an implementation perspective, it can be interpreted that every Secondary Plan Area, Block Plan Area, MTSA Area, or individual site-specific Draft Plan is required to provide rental units. This could potentially translate into a large number of units. It is also noteworthy that a lot of condo units are purchased as investments and are then rented out. While the Bramalea GO MTSA, and the Lark proposal in particular can assist in contributing towards this goal, it is recommended that the policy be revised to use progressive language such as 'encourage' and 'strive to provide'.	Each residential development application is expected to provide a range and mix of housing options, including affordable housing. While it is not expected that every development application meet each target, all applicants are expected to demonstrate contributions toward Peel-wide new housing unit targets on affordability (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households), rental (25% of all new units are rental, such as additional residential units or purpose-built rental), and density (50% of all new units are a housing type other than detached or semi-detached). These targets are based on local housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy. Developments should also demonstrate consistency with Regional and local municipal housing objectives such as compact, complete, and mixed-use communities.
STAT-22-023xii	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.9.20: The draft ROPA policy refers to 'an appropriate proportion of 1, 2 and 3+ bedroom unit types' but does not define what constitutes 'appropriate'.	Former Policy 5.9.20 has been revised to direct the Region to collaborate with local municipalities to provide a range of unit sizes in new multi-unit residential developments, including the provision of two or more bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing need as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market

Peel 2051 Statutory Consultation Comments
Public Comments

#	Date	Contact	Comment Summary	Response Summary
				studies.
STAT-22-023xiii	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.9.43 (b): This policy appears to contradict policy 5.9.12 and Table 4 of the draft ROPA, where previously, affordable housing unit targets were expressed as a percentage of units; however, within this policy it states a percentage of the GFA. It is recommended that this policy and the previous policies of the draft ROPA be resolved.	The inclusionary zoning policy framework has been updated to revise former Policy 5.9.43) b) to maximize the gross floor area, or an equivalent percentage of units, to be secured as affordable housing through inclusionary zoning where market conditions demonstrate financial viability. As affordable housing secured through inclusionary zoning can be provided as gross floor area or an equivalent percentage of units, which would be considered the applicant's demonstration towards the Peel-wide new housing unit target on affordability, there is no contradiction with other policies.
STAT-22-023xiv	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.9.43 (c): This policy is unclear as to what the threshold is for "moderate income households" and what process or mechanism is used to determine this. In addition, the policy does not indicate whether revisions to this threshold require an Official Plan Amendment to implement.	The Regional Official Plan glossary contains the definition of affordable housing and low and moderate income households in the context of ownership and rental housing. Updating the thresholds would not require an Official Plan Amendment as affordability thresholds are calculated annually based on this definition and are consistent with the Provincial Policy Statement, 2020.
STAT-22-023xv	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.9.43 (d): The target seems high and does not account for market demand dictating the type and size of units. The prescriptive nature of this policy may make it too ambitious and may result in unintended consequences or reactions within the housing market. Our preference is to have policies that are general and encouraging, as opposed to prescriptive.	The inclusionary zoning policy framework has been updated to revise former Policy 5.9.43 d) to reference Policy 5.9.13 [note: formerly 5.9.20] and provide a range of unit sizes, including two or more bedroom family-sized units, for units secured through inclusionary zoning;
STAT-22-023xvi	March 4, 2022	Mustafa Ghassan Delta Urban Inc. (sent via Liam England)	Section 5.10.32.16: Parking Management strategies should be developed at a secondary plan level to ensure good planning practices and to manage transportation infrastructure. The Lark proposal is well positioned to take advantage of existing and planned transit infrastructure, including the higher-order Bramalea GO Station.	The intent of 5.10.32.16 policy is to provide a high level policy framework to do exactly this: ensure good planning practices and to manage transportation infrastructure.
STAT-22-026	March 10, 2022 to March 28, 2022	[327 form comments were received by the Region by March 28, 2022 – see list below for complete list of submitters]	<u>Written Submission for the April 7, 2022 PGMC Meeting:</u> Urged Regional Council reject the draft Peel 2051 Official Plan presented to PGMC on February 3, 2022, and to direct staff to prepare a new draft Official Plan which accommodates the same jobs and the same number and mix of homes within Peel Region's existing settlement area boundaries. Peel Region can do this without breaching provincial land use planning rules by planning for more compact and affordable houses, semis and townhomes with less parking, and by requiring more land-efficient, job-dense use of employment lands. There is no excuse for defying the clear marching orders given by the 73% of respondents in the Region's Official Plan consultations who expressly demanded that Council accommodate growth without further boundary expansion. Further expansion of the settlement area boundary would be disastrous for the Region's natural heritage and farmland, because it would commit Peel, for 30 years, to roughly double the rate at which it destroys green	Over 60 technical studies have been undertaken to support Region of Peel Official Plan and plan for the addition of 700,000 people and 335,000 jobs coming to Peel Region over the next 30 years. Approximately 75% (530,000 people and 280,000 jobs) of Peel's forecasted growth between 2021 and 2051 will be directed to existing settlement areas in Brampton, Caledon, and Mississauga. 70% of new residential units will be in townhouse and apartment-built forms, primarily in areas where there is existing or planned transit services. Regarding the settlement area boundary expansion recommended through Region's Peel 2051, technical studies assessed the impact of the location of settlement expansion on the Region's Agricultural System and Greenlands System, including on Prime Agricultural Areas, was considered in Scoped Subwatershed and Agricultural Impact Assessment (AIA) technical studies. The evaluation of alternative locations for settlement expansion based on avoiding, minimizing, and mitigating impacts was addressed. A diverse range of stakeholders have been consulted throughout the Official Plan Review process. These stakeholders have included Provincial agencies, local municipalities, conservation authorities, school boards, transportation authorities, members of the public,

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>space. While Peel Region used about 483 acres per year 2001 and 2019 the new plans would see the Region burn through roughly 27,500 more acres by 2051. Expansion would destroy the fragile ecology of the Campbell's Cross Creek and other upper tributaries of West Humber River, which provide some of the last remaining habitat for the endangered reaside dace and would destroy quality farmland that Ontario and Canada simply cannot spare.</p> <p>Squandering the next 30 years of new residents and jobs on more sprawl would abandon our climate change obligations and betray the vast majority of existing Peel Region residents, because that growth is needed to complete existing neighbourhoods and make alternatives to driving viable. When surveyed, 64% of Peel Region's residents said they'd "much prefer" to live in a neighbourhood where they "didn't need to use a car to do [their'] shopping, recreation, entertainment, or commutes to work or school."</p> <p>None of the arguments being used to argue that Peel Region must extend its settlement area boundary hold up to scrutiny. Peel Region can achieve a much higher intensification rate than proposed in the draft Peel 2051 Official Plan without "an insufficient proportion of family-sized units" by aggressively reforming zoning to add more compact single- and semi-detached homes and townhouses to established low-rise neighborhoods and bringing them up to transit-supportive densities. Peel can achieve transit-supportive densities (90-100+ people per hectare) in existing designated greenfield areas by planning and zoning for modest family homes with reduced on-lot parking.</p> <p>The draft Peel 2051 Official Plan is a plan to fail. It is Council's responsibility to slam the brakes and change course.</p>	<p>among others. All input received from stakeholders through public consultation efforts has been considered by Regional staff and informed the recommended draft Region of Peel Official Plan.</p> <p>The recommended Region of Peel Official Plan plans for growth to 2051 in a manner that balances multiple objectives with consideration for planning complete, sustainable communities, the protection of natural systems and impact to agriculture. This approach will accommodate the forecasted growth in a manner that addresses all forms of housing and employment, while avoiding shortages that would increase the costs of housing and reduce employment opportunities.</p> <p>If Peel does not continue to plan for balanced growth that responds to household needs, there are risks in terms of quality of life, housing affordability, and leap frogging of development beyond Peels borders.</p> <p>Proceeding with the MCR at this time will bring forward new and updated policies that plan for a complete community including responding to climate change, managing growth in a manner that is balanced and sustainable, exceeds provincial intensification and density targets, does not require Highway 413, is walkable, transit-supportive, fiscally responsible, healthy, plans for a diverse range of jobs and housing, includes affordable housing, and protects and manages our natural heritage system, agricultural lands, and rural landscapes</p> <p>Not proceeding with the MCR at this time could result in the Province stepping in to put in place official plan policies for Peel; risk to ongoing local municipal official plan updates; a lack of enabling policies for Major Transit Station Areas, Inclusionary Zoning, and affordable housing; more potential for privately initiated applications to proceed contrary to Peel interests upon appeal; and additional Minister's Zoning Orders that may not be comprehensively planned or consider public and stakeholder input.</p> <p>For further information, please see the commentary in the following April 7, 2022 Planning and Growth Management Committee reports and presentation:</p> <ul style="list-style-type: none"> • Overview of Recent Matters Pertaining to the New Peel 2051 Official Plan • Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption (see Appendix V and the presentation) <p>Please also see a response to similar comments STAT-21-067 and STAT-21-316 in the 2021 Public Comment Response Table found on the Peel 2051 public consultations webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp.</p>
STAT-22-027	March 14, 2022	Rick Coburn Partner, BLG (sent via Matthew Van Bakel)	<p><u>Written Submission for the April 7th, 2022 PGMC Meeting:</u></p> <p>Provided comments on behalf of Cedar City Development Ltd., owner of 13070 Heart Lake Road in Caledon, which is within the proposed SABE. Previously expressed support for the proposed inclusion of the subject</p>	<p>Throughout the Peel 2051 process, this quadrant has been considered for, and determined as, suitable for either community or employment uses. The primary reason for this area being suggested for community in earlier versions of the mapping was their proximity as an extension of Mayfield West. However, the area is also separated from Mayfield West by the Greenbelt and as the technical studies indicate, it could also function well as employment to</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>lands within the Community Area Designation.</p> <p>In December 2021, the Town of Caledon’s submission to the Region requested revisions to the proposed SABE mapping, including changing the proposed designation of the subject lands from Community Area to Employment Area.</p> <p>The landowner delegated to Regional Council on February 3, 2022 indicating they do not support this change to their lands. Additionally, in their latest correspondence, dated March 14, 2022, they have suggested further reasons as to why they do not support the change from community to employment. Those reasons include that there has been no indication that these lands are necessary for employment based on Hemson’s review of them in relation to the LNA, and that the technical studies support community uses.</p> <p>Correspondence also expressed disappointment that the Hemson memo responding to Caledon comments was not released to the public earlier to allow Cedar City to refer to this information as part of their delegation.</p> <p>[Attached: Planning Justification Letter prepared by MHBC, dated March 14, 2022 in support of Community Area designation of the subject lands]</p>	<p>reinforce the clustering of employment activity around the potential highway interchange and other employment uses around Old School Rd.</p> <p>After further review, staff is recommending that approximately 18 hectares of the subject lands remain employment in response to comments from the Town of Caledon and to support a cluster of employment activity along the frontage of Heart Lake Road. The remainder of the property (approximately 21 hectares) is proposed to be changed to community area.</p> <p>The ‘Commercial and Employment’ study by Cushman and Wakefield concluded that the planned population in Mayfield West will generate demand for new retail-commercial uses. The proposed community lands that have frontage onto Old School Road have the potential to be an appropriate location for future retail uses and also provide a transition between the employment area along the west side of the Heart Lake Road frontage and the Greenbelt.</p>
STAT-22-028	March 16, 2022	Rosalind S. Feldman	<p>Peel Regional Council should reject the draft recommended Settlement Area Boundary Expansion and policies, and any SABE, and to instead direct staff to prepare a growth concept which accommodates the next 30 years of Peel Region’s new homes and workplaces within its existing Settlement.</p> <p>Peel must use the next 30 years to fix its 20th century planning mistakes, not to double down on them. Vote no to settlement area boundary expansion.</p> <p>Asked Peel Regional Council to reject the draft recommended Settlement Area Boundary Expansion and policies, and any SABE, and to instead direct staff to prepare a growth concept which accommodates the next 30 years of Peel Region’s new homes and workplaces within its existing Settlement Area Boundaries.</p> <p>While Peel Region used about 482 acres per year 2001 and 2019 the new plans would see the Region burn through roughly 27,500 more acres by 2051. This would destroy the fragile ecology of the Campbell’s Cross Creek and other upper tributaries of West Humber River, which provide some of the last remaining habitat for the endangered Redside Dace and would destroy quality farmland that Ontario and Canada simply cannot spare.</p>	<p>See responses to STAT-22-026 in this comment table, and STAT-21-067 and STAT-21-316 in the 2021 Public Comment Response Table found on the Peel 2051 public consultations webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>Squandering the next 30 years of new residents and jobs on more sprawl would abandon our climate change obligations and betray the vast majority of existing Peel Region residents, because that growth is needed to complete existing neighborhoods and make alternatives to driving viable. When surveyed, 64% of Peel Region’s residents said they would “much prefer” to live in a neighborhood as is than over-populated.</p>	
STAT-22-029	March 21, 2022	Carleigh Oude-Reimerink Senior Planner, Project Manager, Armstrong Planning	<p>Submitted comments on behalf of Tribal Partners Canada Inc., owner of 12489 and 12861 Dixie Road in the Town of Caledon. The subject lands are currently included in the draft SABE as Community Area. Requested that the subject lands be designated to permit employment uses as a result of their proximity to current and planned transportation routes. Provided planning justification for this request.</p> <p>Argued that the current established transportation network (Highway 410) should be heavily considered when designating future land uses. Attached a carbon emissions calculation comparison from sites to the Highway 410 interchange, which found that the anticipated carbon emissions from the subject lands would be less than other lands currently proposed for employment uses.</p>	<p>Staff agree that there is merit in lands with frontage along Dixie Road being designated for employment uses to leverage its proximity to 400 series highways, support this segment of Dixie Road as a goods movement corridor and align with the employment uses proposed just south and west of the subject site along the Dixie frontage.</p> <p>Staff are recommending that approximately 70 hectares of the subject lands fronting on Dixie Road be changed from community area to employment area, leaving the remaining lands as community area.</p>
STAT-22-030i	March 22, 2022	Karen Bennett Partner, GSAI	<p>Provided comments on behalf of CBM Aggregates to supplement previous comments provided in August 2020.</p> <p>Noted that by advancing mapping/policies related to the natural environment, water resources, and agriculture without recognizing or advancing mapping/policies related to aggregates concurrently, the Region may be adopting policies for the former which are in conflict with the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan. Provided examples using specific policy comments pertaining to the October 1st consolidation of tracked-change ROP policies – see STAT-22-030ii to STAT-22-030iv.</p> <p>Should the Region proceed to approve the updated natural heritage, water resources, and agricultural policies in advance of updating aggregate policies, GSAI recommends that the Region consider adding a policy into the ROP that states: “In the event of a conflict between the Provincial Plans and the Region of Peel Official Plan related to mineral aggregates resources, the provisions of the Provincial Plans shall prevail.”</p> <p>Requested the opportunity to meet with the Region to discuss the aforementioned concerns.</p>	<p>All comments received regarding mineral aggregate resources have been noted and will be considered as part of the Aggregates Policy Review component of the Peel 2051 Regional Official Plan Review.</p> <p>Please note that proposed revisions to the Regional Official Plan include appropriate recognition of the conflict provisions contained in provincial policies including the PPS, Greenbelt Plan, Oak Ridges Moraine Conservation Plan (ORMCP), Niagara Escarpment Plan and Lake Simcoe Protection Plan in Sections 2.9.2.10.2.11 and 2.14 of the proposed Regional Official Plan.</p> <p>No further revisions to the policies are recommended at this time.</p> <p>The Greenlands System Core Areas policy establishes protection standards and implements provincial and Regional policy direction and objectives in accordance with the Provincial Policy Statement. The Core Areas policy applies throughout the Region of Peel and may be more restrictive than provincial plans and the Provincial Policy Statement, unless otherwise stated in provincial policy. In the event of a conflict, the provincial plans will take precedence.</p> <p>In this regard, it is noted that all of the relevant provincial plans/policies, including the Provincial Policy Statement, Growth Plan, Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan contain provisions and/or explanatory text that permits municipal official plans to establish policies that are more restrictive or that go beyond minimum standards provided there is no conflict with the policies or provisions limiting the ability of municipalities to implement more restrictive policies. The only provincial plans that expressly limit the ability of municipalities to include provisions that are more restrictive with respect to mineral aggregates are the Greenbelt Plan and Oak Ridges Moraine Conservation</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
				<p>Plan. The Greenbelt Plan policy 4.3.2.10 specifically provides that municipal official plan policies approved prior to December 16, 2004 and that implement the results of a comprehensive aggregate resource management study are deemed to conform with the Greenbelt Plan.</p> <p>Both the Region and Town completed previous conformity exercises to implement the Greenbelt Plan and Oak Ridges Moraine Conservation Plan (ORMCP) and have provisions which clarify the requirements of the Greenbelt Plan and ORMCP and interpretation of their current respective aggregates policies. In the case of the Region of Peel Official Plan, the Region’s policies apply in addition to the requirements of the Greenbelt Plan and to the extent that they currently implement the results of the Caledon Community Resources Study (CCRS) are more restrictive than the Greenbelt Plan (e.g., prohibiting mineral aggregate extraction in Core Areas of the Greenlands System). The Region and Town completed the CCRS Study in 1999 and implemented the results through OPA 161 in March 2000, and ROPAs 21B and 24 in 2010.</p> <p>As it does not contain a similar provision, in the Oak Ridges Moraine Conservation Plan Area, any policy as implemented shall not be more restrictive than the Oak Ridges Moraine Conservation Plan.</p> <p>The policy prohibiting new or expanded mineral aggregate extraction operations in Core Areas of the Greenlands System is not being revised or updated at this time and will be reviewed and updated as part of the Aggregates Policy Review component of Peel 2051 in a later stage (existing policy 3.3.2.3, now renumbered 3.4.7). The review of this policy will need to consider new restrictions that have been included in recent revisions to provincial plans as noted (e.g., in Niagara Escarpment Plan key features policies). Further consultation and discussion regarding provincial plan policies and mineral aggregates is recommended as part of the Aggregate Resources Policy Review.</p>
STAT-22-030ii	March 22, 2022	Karen Bennett Partner, GSAI	Section 2.14: In this section of the Region’s draft Official Plan, it would be appropriate to recognize that, pursuant to Section 5.3 of the Greenbelt Plan, municipal official plans and zoning by-laws shall not contain provisions that are more restrictive than the policies of Sections 3.1 and 4.3.2 as they apply to agricultural uses and mineral aggregate resources, respectively.	See response to STAT-22-030i.
STAT-22-030iii	March 22, 2022	Karen Bennett Partner, GSAI	Section 2.14.11: In consideration of the fact there are Regional Core Areas of the Greenlands mapped as overlapping the Greenbelt Plan Area, it should be noted in this section of the Region’s 2051 Official Plan that development and site alteration related to aggregate operations are only a prohibition within significant wetlands, habitat of endangered species or threatened species and significant woodlands (unless the woodland is occupied by young plantation or early successional habitat) for new operations within the Greenbelt Natural Heritage System. The prohibitions related to habitat of endangered or threatened species or significant woodlands do not apply to expansion to existing operations within the Greenbelt Natural Heritage or new or expanded operations	See response to STAT-22-030i.

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			located outside of the Greenbelt Natural Heritage System. This distinction should be highlighted in the Region's 2051 Official Plan.	
STAT-22-030iv	March 22, 2022	Karen Bennett Partner, GSAI	<p>Section 2.14.31: Requires clarity. Section 3.2.5 of the Greenbelt Plan identifies fish habitat as a key natural heritage feature, and Section 3.2.5.1 of the Greenbelt Plan states that development and site alteration is not permitted in this feature within the Natural Heritage System of the Greenbelt Plan, except for "(c) infrastructure, aggregate, recreational, shoreline and existing uses". This important policy distinction should be highlighted in the Region's 2051 Official Plan.</p> <p>Concerned that in the absence of advancing any proposed new aggregate policies with the Region's partial 2051 Official Plan conformity, this type of policy clarification may get lost.</p>	<p>Section 2.14.31 (now renumbered 2.14.35) does not require clarification. The policy is consistent with the requirements of the Provincial Policy Statement. The Greenbelt Plan policy does not exempt mineral aggregate extraction uses from the requirements of relevant federal or provincial fish habitat legislation.</p> <p>Section 2.12.16.19 of the Regional Plan provides the appropriate cross reference to the Greenbelt Plan policies for mineral aggregate uses. No further clarification is needed or recommended.</p>
STAT-22-032	March 23, 2022	Cheryl Craig Peel's ACORN Inclusionary Zoning Campaign	<p>Provided comments on the draft Inclusionary Zoning Feasibility Analysis and Policy Directions being consulted on right now. Peel is in the middle of a housing crisis, and low-and-moderate-income-people are increasingly feeling the pinch. COVID-19 has only highlighted the housing affordability crisis. Inclusionary zoning is a huge opportunity for the Region to get affordable units built, but the plan as outlined, does not go far enough, because it is more focused on protecting developer profits than making Peel affordable for the majority of its inhabitants.</p> <p>Supported Peel ACORN's campaign demands for strong inclusionary zoning:</p> <ol style="list-style-type: none"> 1. Set a minimum of 20 to 30% of square footage, or gross floor area, of all new developments set aside as affordable rental housing. The proposed range of 5 to 10% and lower for purpose built rental sets the bar too low, and does not match the level of crisis we are in. 2. The affordability period should be in perpetuity, or forever. 3. Inclusionary zoning should apply to developments with 60 units or more. Exempting developments of 100 units up to 140 units is too limiting. 4. Need deep affordability, so that people making between \$20,000 and \$60,000 can afford 'affordable' housing. 5. Need affordable housing in all parts of the Region. Inclusionary zoning requirements should not be lower in low-income neighbourhoods. 6. The Region should require every development include the maximum amount of affordable rental housing feasible, based on annual feasibility studies identifying the highest amount possible in every area. 	See response to comment STAT-22-002.
STAT-22-034	March 28, 2022	Alistair Shields Senior Planner, KLM	<p><u>Written Submission for the April 7th PGMC Meeting:</u></p> <p>Represents Caliber Homes, purchaser of the lands southwest of Airport Road and Mayfield Road (legally known as Part of Lots 17, Concession 6,</p>	<p>This site has been reviewed as employment conversion request B39. An employment conversion and removal of the sites from the Regional employment area is not supported.</p> <p>For more information on the Region's employment policy framework and assessment of</p>

Peel 2051 Statutory Consultation Comments

Public Comments

#	Date	Contact	Comment Summary	Response Summary
			<p>EHS). Submitted an employment conversion request for the subject lands on behalf of their client. Provided an overview of the context and land use policy applicable to the subject lands. Outlined planning justification for the employment conversion request.</p>	<p>employment conversion requests, please refer to the Employment Conversion Analysis on the Region’s Peel 2051 Growth Management Focus Area webpage: https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp.</p> <p>Staff recommended this site not be supported for an employment conversion.</p> <p>At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan was adopted, staff were directed by Regional Council to covert the site removing it from the Employment Area designation on Schedule E-4.</p>

Peel 2051 Statutory Consultation Comments

Public Comments

List of Comment Submitters – STAT-22-026

RE: 'Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary'

The following people submitted comments with the subject line 'Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary' via email as written submissions for the April 7, 2022 Planning and Growth Management Committee meeting. A total of 327 form submissions were received by the Region between March 10 and 28, 2022. Please see the comment summary and staff response logged as STAT-22-026 in the table above.

Rachel Kitchin	Gail Krantzberg	Kim McCallum	Anita Edger
Janet Hill	Garry Hoxey	Judi Island	Terry Donovan
Vivian Hemsley	William Clarke	Nick Poutsoungas	Rosemary Naccarato
Mary Ellen Branigan	Christina Cicconetti	Helen Derry	Dawn Gerry
Sandra Baker	David Coutts	Elaina Cox	Mark Edwards
Clay Loizou	Petra Grossman	Omar Martinez	Stephen Brothman
Matthew Mapplebeck	Judith Johnson	Jane Kelk	Patrick McParland
Carri Cleaveland	Stephen Lum	Dorothy Lorelli	Peter Dmytrasz
Vera Hampton	Hendrik Blommers	Janis B. Murcar	Joanne Whyte
John Steckley	Terrance Philip McKenna	Delfine Da Costa	Michelle Mason
Larry Dallan	Jan Clare	Debra Moy	I.K.
Sultan Haque	Larry Flint	Lynn Bennett	Aisha Faruqui
Michael Sidarose	Jason Rubel	Joanne Coleman	Peter Forte
Krysten Spencer	Melodie Williams	W. Kwiecien	Parveen Sanghera
Gary Foote	Mike Fogt	Sagi Denenberg	Mimi Chan
Sarah Dolamore	Susan Tonkin	Ranae Adie	Emma Chow
Katie O'Mara	Lucrezia Chiappetta	Gordon Wyllie	Wesley Choy
Lucy Richmond	Elaine Tannahill	Betty de Groot	Jan Whitmore
Rosemarie Russell	Suzanne Robinson	Leslie Brafield	Franca De Angelis
Megan Abou Chacra	Lydia Adams	Ron Smith	Diane Delaney
Jeet Kumar	Leah Heidenheim	Kathryn Watkiss	John Kreppner
Marlene Smith	Diane DuChemin	Janis Gibbs	Susan Ware
Geoff Day	Sybenga Carol	Diane Drewes	Vivien W. Armstrong
Roxy Brown			

Peel 2051 Statutory Consultation Comments

Public Comments

Debbie Banks	Christina Pearce	Nancy Edwards	Doreen Winter
Bill Ruderman	Lynn Allan	Francesco Bruno	Basil Gobbo
Frank Buck	Pauline Ledo	Michele Bruno	Heide Shrouder
Janice Pellini	William Henderson	Kiran Larsen	S. Ardon
Joan Murcar	Karen Howard	Heather Read-Crossley	Kevin Smith
Sandy Venditti	Erika Agnew	Jim Jones	Mike Grzyb
Bronte Murcar-Evans	Patricia DeFeudis	Nicole Yardy	Joanne Avison
James Bodi	Mary Kord-Bergin	Santina Berman	Megan Corrigan
Wendy Hart	Jose Cavaco	Ravi Venkatesh	Richard Ehrlich
Bernadette Antonutti	Rebecca Weston	Dittburner Daniel	Gunilla Axwik
Therese Lavieille	Lukasz Paluch	Chris Saxton	Lisa Cullen
Rumi Guard	Dianne Shaw	Karen Brock	Michael Stevens
Sarah Embers	Maurice Anderson	Tiffany Heard	Kayla Rodrigo
Lou Pellegini	Leonela Zavala	Joan Finegan	Natalie Stevens
Cory Mogk	Judy Crosby	Liz Day	Barbara Angus
Silvana Iandoli	C.B. Bredschneider	Doreen Geneau	Matthew Vorstermans
Barbara B.	David Mornan	Kim Bayley	Petro
John Thomson	Robert Nicholson	Julie Di Felice	Ernie Pietrobon
Doyle & Lori Penner Prier	Patricia Fry	Christina Yarascavitch	Chris McGlynn
Elaine Amyotte	Gerald Gorman	Tracy Smale	Marilyn Hibbins
Sheila Vermeersch	Elisabeth Ljubicic	Sydney Murcar-Evans	David Benedetti
Roger Wilson	Jon Eldridge	Danielle Gove	Joshua Santos
Rodney Yap	Violet Cosford	Stacey Wilson	Hanny Simo
Ann Lay	Bill van Geest	Ernest Scholten	David Lewis
Maureen Harper	Dragana Mirkovic	Anyck Bergeron	Astrid Hardjana-Large
Jean James	Linda Pim	Ian McGugan	Ian Weir
William House	Angela Grella	Charlotte John	Jamie McMillan
Nicola Musallam	Karen Gray	Rose Marie Gauthier	Shirley Pottruff

Peel 2051 Statutory Consultation Comments

Public Comments

Ronald Wells	Andrea Tong	Kelley DiFiore	Ann Bone
Wendy Volpe	Judy Reid	Brenda Cardiff	Teresa Rybacki-Anisko
Lynda Hoogendoorn	Kelly Pischzan	Brianna Taylor	Liana Forest
Garry Bergin	S.G. Hurlburt	Isabel Cervera	Anne Bradford
Patricia Armstrong	Justin Dawson	Cheryl Connors	Avani Patel
Dubravko Barac	Dwayne Gilbert	Jeanne Kannenberg	Jane Walker
Sarah Curcione	Audrey McCracken	Jim Stewart	Sheehira Scott
Maria Draak	Louise Montague	Alexis Wright	Lucia Al-Zaiatova
LeeAnn McKenna	Elaine Cairns	Cathy McKay	Sandra Bates
Lynne Garvie	MacAulay Michele	Elaine Mitchell	Marc Stole
Sandra Coward	Roberta Keenan	Earl Close	Donald Funston
Lauraine Paradis	P. Foster	Judy Gilchrist	Phyllis Porter
Rhonda Kirby	Marcia Villalobos	Marlena Perich	Lynn Olarie
Cristina Ignat	T. Boston	Christopher Goodhand	Blane Pebesma
Brenda Dolling	Darren Wright	Ron McKee	Christine Webster
Patricia Tillman	Jane Gray	Terri-Ann Gordon	Gilbert Mendes
Terri DeVriese	Horst Koschmider	Josie Blanchette	Jenni LeForestier
Mary Coxon	Bette-Ann Goldstein	Hank Ruppert	M. Bishop
Jim and Sally Laird	Laura Walton	Craig Bennett	Detrik Liznick
Roy Manzini	Connie Kidd	Paula Correa	Kelly Gill
Mario Ferlanti	Claudia Espindola	Pat Dwyer	Alex Chamberlain
Leszek Pisarek	M. McGugan	Leonarda Carranza	Jordan Valles
Lorraine Green	Mary Paulin	Sachin V.	Nancy Hurst
Sheryl Knox-Wright	Miriam Sager	Susan Yee	Vicki Tran
Jael Winder	Mary Wilson	David Turner	William Snell
Sabeen Abbas	Janet Quinlan	Leah Pressey	Chantelle Selkridge
Diana Meskauskas	Yvonne Pigott	Nick Relph	Amanda Stewart
Caitlin Frey	Howard Russo	Gary Hoxey	Deborah Callander

Peel 2051 Statutory Consultation Comments

Public Comments

Catherine Elliott

Henry Singh

John MacRae

Sarah Spinks

Nicole Di Cintio

Stacie Roberts

Debbe C.

Robert Patterson

Jessica Wang

Sandi Wong