



**PUBLIC MEETING  
THE REGIONAL MUNICIPALITY OF PEEL  
REPORT FROM THE REGIONAL CLERK**

**November 4, 2021**

**1. DECLARATIONS OF CONFLICT OF INTEREST**

Nil.

**2. OPENING OF PUBLIC MEETING**

Regional Chair Iannicca opened the public meeting at 1:00 p.m. Due to the efforts to contain the spread of COVID-19, the public meeting was streamed live from the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton. stated that the public meeting was being held pursuant to Sections 17 and 26 of the *Planning Act, R.S.O. 1990*, as amended (the *Planning Act*), to discuss the proposed Regional Official Plan Amendment (ROPA) required as part of the Official Plan Review and Municipal Comprehensive Review (MCR).

Regional Chair Iannicca read an Indigenous Land Acknowledgement.

Regional Chair Iannicca noted that the name of persons providing oral or written submissions at the meeting will appear on the agenda and report of the Public Meeting of Regional Council. The agendas and report of the Public Meeting will appear on the Region of Peel website as a public record of the proceedings. All postings are in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.

**3. CONFIRMATION OF NOTIFICATION**

Kathryn Lockyer, Regional Clerk, stated that Notice of the Public Meeting was given in accordance with Sections 17 and 26 of the *Planning Act* and *Ontario Regulation 543/06* by publication in the following news media having general circulation in the Region of Peel:

- Brampton Guardian - October 7, 2021
- Mississauga News - October 7, 2021
- Caledon Enterprise - October 7, 2021
- Caledon Citizen - October 7, 2021

The Notice of Public Meeting was posted on the Region's website as of October 6, 2021, and the Draft ROPA was available to the public online as of October 7, 2021.

In accordance with Section 17 of the *Planning Act*, statutory open houses were also held on October 26 and October 27, 2021 online, from 7:00 p.m. to 8:30 p.m.

Further, Notice of the Public Meeting was given to the prescribed persons and public bodies as required by Sections 17 and 26 of the *Planning Act* and in accordance with *Ontario Regulation 543/06*.

**4. FURTHER NOTICE REQUEST**

Kathryn Lockyer, Regional Clerk, stated that any person who would like to be notified of Council's decision on the proposed Regional Official Plan Amendment should give their full name, address, postal code, and telephone number in writing by email to regional.clerk@peelregion.ca.

**5. STAFF PRESENTATIONS**

**5.1 Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review**

(Oral)

Presentation by Adrian Smith, Chief Planner and Director, Planning and Development Services

**Received**

Adrian Smith, Chief Planner and Director, Planning and Development Services, provided an overview of the events, consultations, online survey and statutory notice requirements undertaken prior to holding the Public Meeting, and presented background information regarding the Peel 2051 Regional Official Plan Review; Peel's role in undertaking a Municipal Comprehensive Review as required by the Province; purpose and effect of the Peel 2051 amendment; key policy directions, technical studies and mapping related to environment and resources, growth management, land needs assessment, employment areas, transportation, inclusionary zoning, Major Transit Station Areas and Settlement Area Boundary Expansion; rural settlement expansion requests in the Greenbelt Area; cultural heritage and indigenous engagement; policies related to the Region's long term waste management strategy, potential inclusion of broadband and pipeline infrastructure policies, and next steps.

Adrian Smith stated that the draft recommendation contained in the Peel 2051 Official Plan Amendment provides a strong and professional evidence-based framework to guide Peel's long-term planning. It respects the results of the consultations from the stakeholder groups and properly responds to the uncertainties for future planning.

**6. PUBLIC PARTICIPATION (Oral Submissions)**

**6.1 Matthew Cory, Principal, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.**

Providing Comments on the Peel 2051 Settlement Area Boundary Expansion and Land Needs Assessment Report

**Received**

**6.2 Keith MacKinnon, Partner, KLM Planning Partners Inc., on behalf of Metrus Central Properties**

Providing Comments on the Proposed Regional Official Plan Amendment Related to the Lands Owned by Metrus Central Properties and the Proposed Land Designations within the Regional Municipal Comprehensive Review Process

**Received**

**6.3 Christine Fang-Denissov, Principal, Urban Strategies Inc., on behalf of SmartCentres Real Estate Investment Trust (SmartCentres)**

Regarding the Designation of Certain Properties Owned by SmartCentres as Employment Areas as Identified in the Draft Regional Official Plan Policies and Mapping

**Received**

**6.4 David Sylvester, President, Forks of the Credit Preservation Group Inc.**

Regarding the Protection of Water Resources and Aggregate Extraction Policies as Part of the Peel 2051 Regional Official Plan Review

**Received**

**6.5 Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Wildfield Village Landowners Group**

Providing Comments on the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review

**Received**

**7. PUBLIC PARTICIPATION (Written Submissions)**

**7.1 Jason Afonso, Senior Associate, Glen Schnarr and Associates Inc., on behalf of the Alloa Landowners Group**

Letter dated October 6, 2021, Expressing Support for the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.2 Balkaran Dhillon, Resident, Town of Caledon**

Email dated October 9, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.3 Sukhman Dhillon, Resident, Town of Caledon**

Email dated October 9, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.4 Himanshu Kumar, Resident, Town of Caledon**

Email dated October 18, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.5 Nancy Hurst, Resident, City of Hamilton**

Email dated October 18, 2021, Regarding Notice of Minister's Zoning Order Request on 0 and 12035 Dixie Road Related to the Settlement Area Boundary Expansion (Receipt recommended)

**Received**

**7.6 Aniket Saini, Resident, Town of Caledon**

Email dated October 19, 2021, Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.7 Abhishek Ganghas, Resident, Town of Caledon**

Email dated October 19, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.8 Sara Tavakoli and Kevin Gauthier, Residents, City of Mississauga**

Email dated October 20, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.9 Resident, Region of Peel**

Email dated October 20, 2021, Regarding Economic Prosperity through Forced Population Growth and Environmental Destruction (Receipt recommended)

**Received**

**7.10 Jerry Kajfasz**

Email dated October 21, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.11 Mike Sahota, Resident, Town of Caledon**

Email dated October 22, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.12 Anil Joshi, Resident, Region of Peel**

Email dated October 23, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.13 Paul Takhar, Resident, Town of Caledon**

Email dated October 25, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.14 Rosemarie Humphries, President, Humphries Planning Group Inc.**

Letter dated October 26, 2021, Regarding a Request for Urban Area Boundary Expansion (Palgrave Settlement Area) Related to the Region of Peel Municipal Comprehensive Review (Receipt recommended)

**Received**

**7.15 Judy Mabee, Belfountain Community Organization and West Caledon Communities Aggregate Group**

Email dated October 26, 2021, Providing Comments on the Proposed Regional Official Plan Amendment (Receipt recommended)

**Received**

**7.16 Ancur Joshi, Resident, Region of Peel**

Email dated October 27, 2021, Providing Comments on the 2051 Settlement Area Boundary Expansion Plan (Receipt recommended)

**Received**

**7.17 Mark McConville, Associate, Humphries Planning Group Inc., on behalf of Vincent and Carlo Mastrogiuseppe**

Letter dated October 28, 2021, Regarding a Request for Inclusion of the Property Owned by Their Clients Within a Node/Centre Strategic Growth Area Related to the Region of Peel Municipal Comprehensive Review (Receipt recommended)

**Received**

**7.18 Jass Dhillon, Resident, Town of Caledon**

Email dated October 29, 2021, Providing Comments on the 2051 Regional Official Plan Review (Receipt recommended)

**Received**

**7.19 Jessica Johal, Resident, Region of Peel**

Email dated October 30, 2021, Providing Comments on the 2051 Regional Official Plan Review (Receipt recommended)

**Received**

**7.20 Christine Fang-Denissov, Principal, Urban Strategies Inc., on behalf of SmartCentres Real Estate Investment Trust (SmartCentres)**

Letter dated November 2, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review, Designation of Certain Properties Owned by SmartCentres as Employment Areas as Identified in the Draft Regional Official Plan Policies and Mapping (Receipt recommended)

**Received**

**7.21 Jennifer LeForestier, Resident, Town of Caledon**

Email dated November 2, 2021, Providing Comments on the Peel 2051 Settlement Area Boundary Expansion and Land Needs Assessment Report (Receipt recommended)

**Received**

**7.22 Ryan Guetter, Executive Vice President, Weston Consulting, on behalf of Tullamore Industrial Limited Partnership**

Letter dated November 3, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review (Receipt recommended)

**Received**

**7.23 John Mallovy, Vice President, Corporate Real Estate, Rogers Communications Inc.**

Letter dated November 3, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review (Receipt recommended)

Received

**7.24 Philip Stewart, Pound and Stewart Associates Limited, on behalf of La Ferme H&S Limited Partnership**

Letter dated November 3, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review (Receipt recommended)

Received

**7.25 Jason Afonso, Senior Associate, Glen Schnarr and Associates Inc., on behalf of Bill Newhouse, Landowner, Town of Caledon**

Letter dated November 3, 2021, Regarding the Peel 2051 Official Plan Review and Municipal Comprehensive Review (Receipt recommended)

Received

**7.26 Kiranjit Kaur, Resident, Town of Caledon**

Email dated November 3, 2021, Providing Comments on the 2051 Settlement Area Boundary Expansion Plan (Receipt recommended)

Received

**7.27 Ardas Nijjer, Resident, Town of Caledon**

Email dated November 3, 2021, Providing Comments on the 2051 Settlement Area Boundary Expansion Plan (Receipt recommended)

Received

**7.28 Bahar Shadpour, Manager, Policy, Communications and Engagement Centre for Equality Rights in Accommodation**

Letter dated November 3, 2021, Providing Comments on the Proposed Regional Official Plan Amendment Related to Housing and Inclusionary Zoning (Receipt recommended)

Received

**7.29 Kevin Bechard, Senior Associate, Weston Consulting, on behalf of Tarpa Construction Ltd.**

Letter received November 2, 2021, Providing Comments on the Proposed Regional Official Plan Amendment Related to Settlement Area Boundary Expansion (Receipt recommended)

Received

**7.30 Marc De Nardis, Planning Associate and Michael Gagnon, Managing Principal Planner, Gagnon, Waker, Domes, on behalf of Antonio and Raffaella Petralla, Landowners, Town of Caledon**

Letter dated November 4, 2021, Providing Comments on the Peel 2051 Official Plan Review (Receipt recommended)

**Received**

**7.31 Maria Jones, Project Planner, Candevcon Limited**

Letter dated November 2, 2021, Regarding a Request for Municipal Conversion Review for Certain Properties in the City of Brampton Business Employment Corridor and Lester B. Pearson Operating Area (Receipt recommended)

**Received**

**7.32 Marcia Bryan, Chair, Cooksville ACORN, on behalf of Peel ACORN**

Letter dated November 4, 2021, Regarding the Inclusionary Zoning Official Plan Amendment, Zoning By-law Amendment and Draft Implementation Guidelines (Receipt recommended)

**Received**

**8. CONCLUSION AND CLOSING OF PUBLIC MEETING**

Regional Chair Iannicca advised that the oral and written submissions expressed at this meeting have been noted and will be included in a final report to be considered by Regional Council.

Additional comments should be filed with the Region of Peel by November 30, 2021 in order to be included by staff in the final report to Council, which is planned for early 2022.

Regional Chair Iannicca officially closed the meeting at 2:24 p.m.

RESPECTFULLY SUBMITTED:

**Kathryn Lockyer**

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Regional Clerk