

# Peel2051

Regional Official Plan Review

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# Peel 2051 Staff Responses to Site Specific Comments Summary

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February 2022

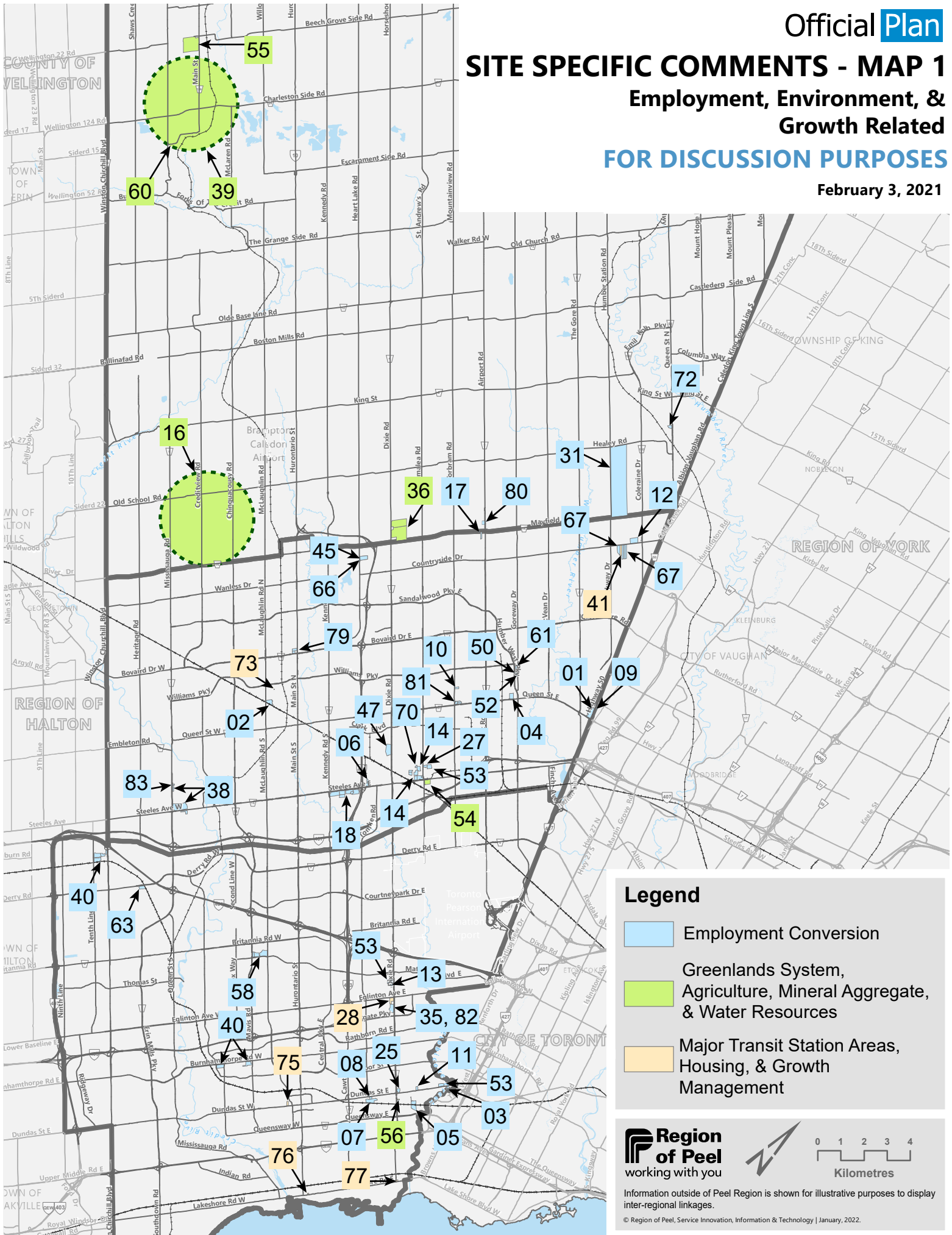


# SITE SPECIFIC COMMENTS - MAP 1

## Employment, Environment, & Growth Related

### FOR DISCUSSION PURPOSES

February 3, 2021



### Legend

- Employment Conversion
- Greenlands System, Agriculture, Mineral Aggregate, & Water Resources
- Major Transit Station Areas, Housing, & Growth Management



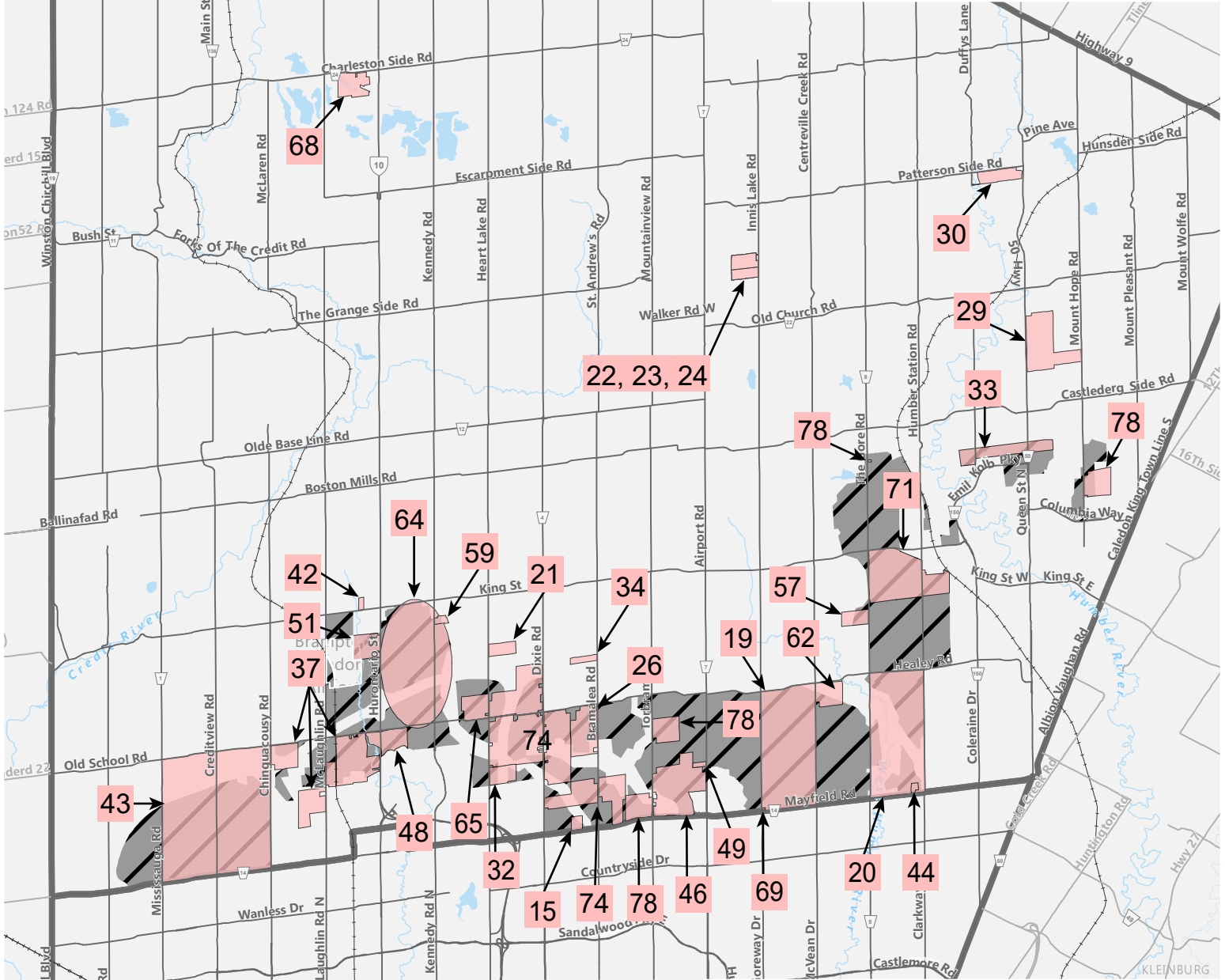
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# SITE SPECIFIC COMMENTS - MAP 2

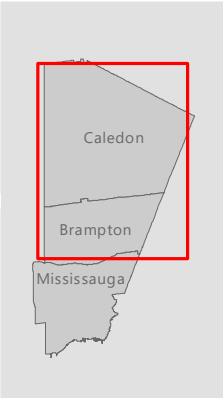
## Settlement Area Boundary Expansion Requests

### FOR DISCUSSION PURPOSES

February 3, 2021



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**Legend**

- Settlement Area Boundary Expansion Request
- Draft Settlement Area Boundary Expansion - January 2022

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working with you

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	Employment
	Settlement Area Boundary Expansion
	Greenlands System, Agriculture, Mineral Aggregate and Water Resources
	Major Transit Station Areas, Housing, Growth Management

Comment #	Stakeholder	Address	Focus Area	Page #
1. (OP-17-001)	Malone Given Parsons	North of Queen St and west of Regional Rd 50, Brampton	Employment	1
2. (OP-18-011)	Nancy Frieday Wellings Planning Consultants Inc.	9381 and 9393 McLaughlin Road North, Brampton	Employment	1
3. (OP-18-012)	Orest Stoyanovsky	2120 Dundas Street East, Mississauga	Employment	1
4. (OP-18-013)	Brian Champ Bridging Finance Inc.	3420 Queen Street East, Brampton	Employment	2
5. OP-18-015)	Mark Bradley Associate, GSAI	Two Properties at Dundas Street and Mattawa Avenue, Mississauga	Employment	2
6. (OP-18-016)	Andrew Walker, Principal Planner, GWD	1000 Steeles Ave, Brampton	Employment	3
7. (OP-18-017)	Mark Bradley Associate, GSAI	Employment Conversion On Stanfield Road, south of Dundas St E	Employment	3
8. (OP-21-029)	John Lohmus President, Plan Logic Consulting Inc.	1000 Dundas Street East, Mississauga	Employment	4
9. (OP-19-030)	Gaetano Franco Castlepoint Investments Inc.	Part of Lots 4 and 5, Concession 10 N.D. on the northwest corner of Queen Street and Highway 50, Brampton	Employment	4
10. (OP-19-031)	Marcus Lou 2644083 Ontario Limited	18 Corporation Drive, Brampton	Employment	4
11. (OP-19-032)	Michael William Biljetina Architect & Associate, ATA Architects Inc.	1699 and 1701 Dundas Street East, Mississauga	Employment	5
12. (OP-20-	Ralph Grittani	The property north of Countryside Drive, west of Coleraine Drive,	Employment	5



Comment #	Stakeholder	Address	Focus Area	Page #
117, OP-21-283)	Principal, RG Consulting Inc.	Brampton		
13. (OP-20-120)	David Sajecki, Sajecki Planning	5170 Dixie Road, Mississauga	Employment	6
14. (OP-20-121, STAT-21-016, STAT-21-057)	Mustafa Ghassa Senior Project Manager Delta Urban Inc.	10 Victoria Crescent, 376 Orenda Road, 387 Orenda Road, 391 Orenda Road, and 26 Victoria Crescent, Brampton	Employment	6
15. (OP-21-233)	Michael Testaguzza The Biglieri Group Ltd.	4810 Mayfield Road, Caledon	Settlement Area Boundary Expansion	7
16. (OP-21-240)	Tom Dolson Peel Federation of Agriculture	Etobicoke Creek Headwaters Wetland Complex	Greenlands System, Settlement Area Boundary Expansion	7
17. (OP-21-244)	Maurizio Rogato Blackthorn Development Corporation	5923 Mayfield Road, Brampton	Employment	8
18. (OP-21-245)	Kevin Nunn Glen Schnarr and Associates	Orion Gate (Steeles Ave between Kennedy Road and Highway 410), Brampton	Employment	8
19. (OP-21-247, STAT-21-035)	Paul Lowes Principal, SGL Planning & Design Inc.	Wildfield Village, Caledon	Settlement Area Boundary Expansion	9
20. (OP-21-248)	Paul Lowes Principal, SGL Planning & Design Inc.	Concession block bound by Mayfield Road, The Gore Road, Healey Road, and Humber Station Road, Caledon	Settlement Area Boundary Expansion	9
21. (OP-21-249)	Hamid Razavi Apex Technical Ttd.	13535 Heart Lake, Caledon	Settlement Area Boundary Expansion	9
22. (OP-21-250)	Annette Belvedere	16494 Innis Lake Road and George Crescent subdivision, Caledon	Settlement Area Boundary Expansion	9
23. (OP-21-251)	Andy McLean	16494 Innis Lake Road and George Crescent subdivision, Caledon	Settlement Area Boundary Expansion	10
24. (OP-21-252)	Andrew Miller Turnbridge	16494 Innis Lake Road and George Crescent subdivision, Caledon	Settlement Area Boundary Expansion	10
25. (OP-21-	Maurice Luchich	1435 Dundas Street, Mississauga	Employment,	10

Comment #	Stakeholder	Address	Focus Area	Page #
253)	GSAI		Major Transit Station Areas	
26. (OP-21-254)	Steven Pham Weston Consulting	12600 Bramalea Road, Caledon	Settlement Area Boundary Expansion	11
27. (OP-21-255)	Peter Van Loan Aird & Berlis LLP	75 Bramalea Road, Brampton	Employment	11
28. (OP-21-257)	Phillip Stewart Pound & Stewart Planning Consultants	4700, 4800, and 4900 Dixie Road, 1330 Eglinton Avenue and 1221 Crestlawn Drive, Mississauga	Major Transit Station Areas	11
29. (OP-21-259)	Rohan Sovig Malone Given Parsons	15731 Highway 50, Town of Caledon	Settlement Area Boundary Expansion	12
30. (OP-21-261, STAT-21-023)	Mark McConville Rosemarie Humphries, Humphries Planning Group Inc.	8575 Patterson Road, Caledon	Settlement Area Boundary Expansion	12
31. (STAT-21-427)	Paul Lowes Principal, SGL Planning & Design Inc.	Bolton Option 6 (Humber Station Village Landowners), Caledon	Employment	13
32. (OP-21-263)	David Sajecki Sajecki Planning	12505 Heart Lake Road, Caledon	Settlement Area Boundary Expansion	13
33. (OP-21-264)	Steven Ferri Partner, Loopstra Nixon	Bolton North Landowners Group, Bolton Option 1 Lands, Caledon	Settlement Area Boundary Expansion	14
34. (STAT-21-008)	Karen Bennett Senior Associate, GSAI	13386 Bramalea Road, Caledon	Settlement Area Boundary Expansion	14
35. (STAT-21-009)	Maham Siddiqui Planner, Sajecki Planning	1330 – 1350 Crestlawn Drive, 1330 – 1344 Fewster Drive, 4520 – 4540 Dixie Road, 4500 Dixie Road, 1310 Fewster Drive, and 4560 Dixie Road Mississauga	Employment	14
36. (STAT-21-014)	Nancy Hurst	0 and 12035 Dixie Road, Caledon	Agriculture	14
37. (STAT-21-017)	Matthew Cory Malone Given Parsons	Mayfield West Study Area, Caledon	Settlement Area Boundary Expansion	15
38. (STAT-21-021, STAT-21-400)	Keith MacKinnon Partner, KLM Planning Partners Inc.	Southwest corner of Steeles Avenue West and Financial Drive, large block at the northeast corner of Steeles at Mississauga Rd; and the northeast corner of Mississauga Rd and Wardsville Drive, Brampton.	Employment	16
39. (STAT-21-	Judy Mabee	Votorantim Cimentos quarry in Cataract, Caledon	Mineral Aggregate and	16

Comment #	Stakeholder	Address	Focus Area	Page #
024)	Belfountain Community Organization West Caledon Communities Aggregate Group		Water Resources	
40. (STAT-21-025, STAT-21-058, STAT-21-065, STAT-21-066)	Christina Fang-Denissov Principal, Urban Strategies	3155 Argentia Road (SmartCentres Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe Road West, Mississauga	Employment	18
41. (STAT-21-030)	Mark J. McConville Associate, Humphries Planning Group Inc.	5171 Countryside Drive, Brampton	Growth Management	18
42. (STAT-21-033)	Clarence Riepma, President, Riepma Consulting	Part Lot 28, Concession WH (north Side of King Street West north of Sloan Drive), Caledon	Settlement Area Boundary Expansion	19
43. (STAT-21-034)	Jason Afonso Senior Associate, GSAI	Lands bound by Mississauga Road to the west, Old School Road to the north, Chinguacousy Road to the east, and Mayfield Road to the south, Caledon	Settlement Area Boundary Expansion	19
44. (STAT-21-036)	Steven Pham Weston Consulting	7904 Mayfield Road, Caledon	Settlement Area Boundary Expansion, Employment	20
45. (STAT-21-038)	Phil Stewart Principal, Pound & Stewart Planning Consultants	'O' Heart Lake Road (Part Lot 17, Concession 3, east of Hurontario Street, Part 1, 2, and 3, Plan 43R-17849)	Employment	20
46. (STAT-21-039)	Darrin Cohe Planner, Weston Consulting	Lands located within the block west of Airport Road, north of Mayfield Road, and bordering both east and west of Torbram Road.	Settlement Area Boundary Expansion	20
47. (STAT-21-040)	John Malloy Vice President, Corporate Real Estate Rogers Communications Inc.	8200 Dixie Road (between Orenda Road and Clark Blvd east of West Dr), Brampton	Employment	21
48. (STAT-21-041)	Jason Afonso Senior Associate, GSAI	Lands located at the south-west and south-east corners of Old School Road and Hurontario Street (legally known as Part of Lot 22, Concession 1 EHS and WHS), Town of Caledon	Settlement Area Boundary Expansion	21
49. (STAT-21-	Marc DeNardis	12404 Airport Road, Caledon	Settlement Boundary	21

<b>Comment #</b>	<b>Stakeholder</b>	<b>Address</b>	<b>Focus Area</b>	<b>Page #</b>
045)	Planning Associate, GWD		Expansion Area	
50. (STAT-21-047)	Maria Jones Project Planner, Candevcon Limited	9360, 9358 and 9370 Goreway Drive, Brampton	Employment	22
51. (STAT-21-050)	Trevor Alkema Planning Assistant, RGC Design Group	13648 and 13940 Hurontario, Caledon	Settlement Area Boundary Expansion	22
52. (STAT-21-054)	Bill Chohan	9340 Goreway Drive, Brampton	Employment	22
53. (STAT-21-056, STAT-21-061, STAT-21-062, STAT 21-404, STAT-21-405)	Darrin Cohen Planner, Weston Consulting	2025 – 2087 Dundas Street West and 5200 Dixie Road, Mississauga 110 East Drive, Brampton	Employment	23
54. (STAT-21-060)	Jonathan Rodger Senior Associate, Zelinka Priamo Ltd.	2021 – 2111 Steeles Avenue East, and 10 and 12 Melanie Dr, Brampton	Employment, Water Resources, Major Transit Station Areas	23
55. (STAT-21-063)	Sarah Clar Planner, GSAI	19370 Main Street, Caledon	Agriculture and Rural Systems	25
56. (STAT-21-064)	John Lohmus Plan Logic Consulting Inc.	2502 Dixie Road, Mississauga	Greenlands, Major Transit Station Areas	26
57. (STAT-21-349)	Dario Ceci	13464 The Gore Road, Caledon	Settlement Area Boundary Expansion	27
58. (STAT-21-382)	Phil Stewart Principal, Pound & Stewart Planning Consultants	Heartland Town Centre, legally known as East Block 'A' and East Block 'B', Mississauga	Employment	27
59. (STAT-21-383)	Ralph Grittani Principal, RGC	13945 Kennedy Road, Caledon	Settlement Area Boundary Expansion	28
60. (STAT-21-386)	Judy Mabee West Caledon Communities Aggregate Group	Town of Caledon	Aggregate Resources, Water Resources	28
61. (STAT-21-387)	Sanjam Raisuada Planner, GSAI	9400 Goreway Drive, Brampton	Employment, Major Transit Station Areas	29

<b>Comment #</b>	<b>Stakeholder</b>	<b>Address</b>	<b>Focus Area</b>	<b>Page #</b>
62. (STAT-21-389)	Gord Dennis	7171 Healey Road, Caledon	Settlement Area Boundary Expansion	30
63. (STAT-21-390)	Paul Brown President, Paul Brown & Associates Inc.	6981 and 6991 Millcreek Drive, Mississauga	Employment	30
64. (STAT-21-391)	Lilli Da Silva Senior Executive Assistant, Orlando Corporation	Lands east and west sides of Hurontario Street (Hwy 10) between Old School Road and King Side Road, Caledon	Settlement Area Boundary Expansion, Employment	31
65. (STAT-21-392)	Adam Shipowick Urban and Regional Land Use Planner, BLG	13070 Heart Lake Road, Caledon	Settlement Area Boundary Expansion	31
66. (STAT-21-393)	Lucia Sardellitti Dale & Lessmann LLP	'0' Heart Lake Road (Part Lot 17, Concession 3, East of Hurontario Street, Parts 1, 2 & 3, Plan 43R-17849), Brampton	Greenland Systems, Employment	32
67. (STAT-21-394)	Maria Jones Project Planner, Candevcon Limited	'0', 5137, 5193, and 5253 Countryside Drive, Brampton	Employment	32
68. (STAT-21-396i)	Andrew Walker Principal Planner, GWD	'0' and 2785 Charleston Sideroad, Caledon	Settlement Area Boundary Expansion	33
69. (STAT-21-398)	Harjeet Gill	6520 Mayfield Road, Caledon	Settlement Area Boundary Expansion	34
70. (STAT-21-399)	Sarah Clark Planner, GSAI	45 Avondale Blvd,	Employment, Major Transit Station Areas	34
71. (STAT-21-401)	Karen Bennett Senior Associate, GSAI	Bolton Option 4 (south of King Street and west of Humber Station), Caledon	Settlement Area Boundary Expansion	35
72. (STAT-21-403)	Michael Vani Weston Consulting	500 Wilton Drive, Caledon	Employment	35
73. (STAT-21-406i)	Michael Gagnon Managing Principal Planner, GWD	227 Vodden Street East, Brampton	Major Transit Station Area	36
74. (STAT-21-413i)	Andrew Walker Principal Planner, GWD	Mayfield East Landowners Group, Caledon	Settlement Area Boundary Expansion	37
75. (STAT-21-414)	Stephanie Matveeva Planner, GSAI	189 Dundas St W, Mississauga	Housing, Major Transit Station Areas	37
76. (STAT-21-415)	Stephanie Matveeva Planner, GSAI	170 Lakeshore Road East Port Credit, Mississauga	Housing, Major Transit Station Areas	38



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77. (STAT-21-416)	Stephanie Matveeva Planner, GSAI	1381 Lakeshore Road East Mississauga	Major Transit Station Areas, Housing	39
78. (STAT-21-417)	Jonabelle Ceremuga Senior Associate Development Planner, Corbett Land Strategies	5450 Mayfield Road, 12729 Torbram Road, 14747 The Gore Road, and 14297 Mount Hope Road, Caledon	Settlement Area Boundary Expansion	78
79. (OP-21-008)	Jim Levac Partner, GSAI	150 Bovaird Drive West and 10064 Hurontario Street, Brampton	Employment	41
80. (OP-21-015)	Nick Dell Harper Dell & Associates Inc.	11 Perdue Court, Caledon	Employment	41
81. (OP-21-023)	Maurizio Rogato Principal, Blackthorn Development Corp.	2250, 2280, and 2300 Queen Street East, Brampton	Employment	41
82. (STAT-21-428)	Maham Siddiqui Planner, Sajecki Planning	1330 – 1350 Crestlawn Drive, 1330-44 Fewster Drive/4520-40 Dixie Road, 4500 Dixie Road/1310 Fewster Drive, and 4560 Dixie Road, Mississauga	Employment	42
83. (OP-21-077)	Constance Ratelle Korsiak Urban Planning	8383 Mississauga Road	Employment	43

Notes
<p>In the Employment category, this table only includes employment conversion requests received directly from an applicant/landowner. Local municipal requests or other sites considered by the Region are not included in this appendix. For the full list of employment conversions under consideration, please refer to technical documents on the Peel 2051 webpage under the Growth Management Focus Area:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a></p>
<p>Comments included in this table were previously outstanding or received prior to December 30, 2021. The table provides a summary of responses, however more details are available in technical documents available on the Region's Peel 2051 website:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/">https://www.peelregion.ca/officialplan/review/focus-areas/</a></p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
1. (OP-17-001)	Sept. 17, 2017	Malone Given Parsons	<p><b>Employment Conversion North of Queen St and west of Regional Rd 50, Brampton</b></p> <p>Proposed employment conversion for a mixed use residential, office, and commercial development of the subject lands.</p> <p>See OP-19-030.</p>	<p>The site on Queen Street west of Highway 50 has been recorded as employment conversion request B10.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
2. (OP-18-011)	Jun. 8, 2018	Nancy Frieday Wellings Planning Consultants Inc.	<p><b>Employment Conversion 9381 and 9393 McLaughlin Road North, Brampton</b></p> <p>Proposed employment conversion for the subject lands.</p>	<p>The site at 9381 and 9393 McLaughlin Road N has been recorded as employment conversion request B9. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
3. (OP-18-012)	Jul. 27, 2018	Orest Stoyanovskyy	<p><b>Employment Conversion 2120 Dundas Street East, Mississauga</b></p> <p>Proposed employment conversion for the subject lands.</p>	<p>The site at 2120 Dundas Street E has been recorded as employment conversion request M13.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported however the</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
				<p>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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
4. (OP-18-013)	Jul. 27, 2018	Brian Champ Bridging Finance Inc.	<p><b>Employment Conversion 3420 Queen Street East Brampton</b></p> <p>Proposed employment conversion for the subject lands.</p>	<p>The site at 3420 Queen St E has been recorded as employment conversion request B13.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
5. (OP-18-015)	Oct. 30, 2018	Mark Bradley Associate, GSAI	<p><b>Employment Conversion Two Properties at Dundas Street and Mattawa Avenue, Mississauga</b></p>	<p>The site Dundas Street East and Mattawa Avenue has been recorded as employment conversion request M14. An employment conversion and removal of the site from the Regional employment area is not supported.</p>

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			Proposed employment conversion for the subject lands to permit additional non-employment uses on the subject property.	For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
6. (OP-18-016)	Oct. 10, 2018	Andrew Walker, Principal Planner, GWD	<p><b>Employment Conversion 1000 Steeles Ave, Brampton</b></p> <p>The applicants are looking to redevelop the subject lands into an entertainment complex, requiring an employment conversion.</p>	<p>The site at 1000 Steeles Ave has been recorded as employment conversion request B11.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
7. (OP-18-017)	Nov. 12, 2018	Mark Bradley Associate, GSAI	<p><b>Employment Conversion On Stanfield Road, south of Dundas St E</b></p> <p>Requested further information on the MCR process for reviewing this site, similarly to conversion requests at Great Punjab Centre and employment in the Lakeview area.</p>	<p>The site south of Dundas Street East on Stanfield Road has been recorded as employment conversion request M15. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>

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8. (OP-21-029)	Jul. 15, 2019	John Lohmus President, Plan Logic Consulting Inc.	<b>Employment Conversion 1000 Dundas Street, Mississauga</b>  Support for the Region's recommendation to remove 1000 Dundas Street East from the PSEZs.	1000 Dundas Street E has been recorded as employment conversion request M17. Regional staff continue to recommend employment conversion M2 (which encompasses this site M17), for the identified area of the Dundas Connects Master Plan to be removed from the Regional Employment Area. Local land use designations continue to apply and any development proposals on the site will require the standard development application review processes (such as official plan amendments, zoning by-law amendments).  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
9. (OP-19-030)	Dec. 13, 2019	Gaetano Franco Castlepoint Investments Inc.	<b>Employment Conversion North of Queen St and west of Regional Rd 50, Brampton</b>  Proposed employment conversion for a concept that permits the residential, commercial, and office mixed-use development of the site.	The site on Queen Street west of Highway 50 has been recorded as employment conversion request B10.  See response to (OP-17-001)
10. (OP-19-031)	Dec. 2, 2019	Marcus Lou 2644083 Ontario Limited	<b>Employment Conversion 18 Corporation Drive, Brampton</b>  Request for an employment conversion for the subject property to allow an extended range of commercial uses on the property based on the Service Commercial category under the current Brampton Official Plan, Secondary plan, and Zoning By-law.	The site at 18 Corporation has been recorded as employment conversion request B14.  An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.



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				<p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
11. (OP-19-032)		Michael William Biljetina Architect & Associate, ATA Architects Inc.	<p><b>Employment Conversion 1699 and 1701 Dundas Street East, Mississauga</b></p> <p>Request for an employment conversion for the subject lands to permit an eight-storey seniors’ residence with commercial uses on the ground floor to be developed, while retaining the existing place of religious assembly.</p>	<p>This site at 1699 and 1701 Dundas Street E has been recorded as employment conversion request M22. Regional staff continue to recommend employment conversion M2 (which encompasses this site M22), for the identified area of the Dundas Connects Master Plan to be removed from the Regional Employment Area. Local land use designations continue to apply and any development proposals on the site will require the standard development application review processes (such as official plan amendments, zoning by-law amendments).</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
12. (OP-20-117, OP-21-283)	Dec. 3, 2020	Ralph Grittani Principal, RG Consulting Inc.	<p><b>Employment Conversion Property north of Countryside Dr, Brampton</b></p> <p>Request for an employment conversion to consider permitting a place of worship and private school on the subject property.</p>	<p>The site has been recorded as employment conversion request B24.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p>

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				<p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
13. (OP-20-120)	Dec. 22, 2020	David Sajecki Sajecki Planning	<p><b>Employment Conversion</b>  <b>5170 Dixie Road, Mississauga</b></p> <p>Request that the subject property be considered for an employment conversion to permit a mixed use development with residential and commercial uses.</p>	<p>5170 Dixie Road has been recorded as employment conversion request M23.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
14. (OP-19-028, OP-20-121, STAT-21-016, STAT-21-057)	Dec. 9, 2020 Oct. 5, 2021 Apr. 25, 2019  Nov.15, 2021	Mustafa Ghassan Senior Project Manager Delta Urban Inc.	<p><b>Employment Conversion</b>  <b>Lark Investments Inc. (10 Victoria Crescent, 376 Orenda Road, 387 Orenda Road, 391 Orenda Road, and 26 Victoria Crescent, Brampton</b></p> <p>Brampton City Council endorsed a Minister’s Zoning Order Resolution Request at its Oct. 25<sup>th</sup>, 2021 Council Meeting. Requested that the submission and MZO process be taken into due consideration as the Region continues to progress through the MCR process.</p> <p>Lark Investments Inc. requested Council’s consideration for a resolution endorsing and supporting a Minister’s Zoning Order for a mixed-use development on the lands located</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.</p> <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.</p> <p>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 which could enable consideration of this matter by the local municipality outside the MCR process.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>at the northwest corner of Bramalea Road and Steeles Avenue. The subject lands are located within the Bramalea GO MTSA. The proposed development includes a broad range of residential and employment uses and will provide approximately 6,427 residential units and 1,237 jobs. Provided justification for this proposal.</p>	<p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
15. (OP-21-233)	Jul. 23, 2021	Michael Testaguzza The Biglieri Group Ltd.	<p><b>Settlement Area Boundary Review 4810 Mayfield Road, Caledon</b></p> <p>Support the findings of the Hemson documents as it pertains to the subject lands.</p>	<p>Noted and added to the project email notification list. This site has been recorded as SABE request #72.</p>
16. (OP-21-240)	Aug. 23, 2021	Tom Dolson Peel Federation of Agriculture	<p><b>Greenlands Etobicoke Creek Headwaters Wetland Complex</b></p> <p>Expressed concern from the landowners who live around the Etobicoke Creek Headwaters Wetland Complex that recent mapping of the wetlands and woodland features in this watershed are flawed and have not been updated.</p> <p>An environmental consultant was retained by the Peel Federation of Agriculture (PFA) to evaluate the lands in question. The fieldwork for this evaluation was completed in Jul. 2021 and the PFA are currently in the process of formal submissions. The PFA realizes the time-sensitive nature of the submissions as the Region of Peel approaches completion of its 2051 Official Plan Update. The PFA is requesting a conference call with Peel staff at their earliest convenience.</p>	<p>The mapping of evaluated provincially significant wetlands are included in the identification of Core Areas of the Greenlands System on draft Schedule Y1 based on wetland evaluations approved and provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF). Wetland evaluations are open files and may be reviewed and updated by MNDMNRF when new information is provided. There are no timelines associated with wetland evaluation updates, as periodic updates undertaken by MNDMNRF depend on the size and scope of the changes.</p> <p>The draft policies in the Peel 2051 Office Consolidation include an interpretation clause in Section <b>7.3 Interpretation</b> (specifically section 7.3.4) which confirms that minor amendments to the Core Areas of the Greenlands System or Water Resources System to adjust the boundaries of features shown on the Regional Official Plan schedules do not require an amendment to the Regional Official Plan. Any update of the Etobicoke Creek Headwaters Wetland Complex mapping approved by MNDMNRF would be recognized in accordance with this policy. Similarly, any boundary refinement to woodland mapping in the Regional Official Plan Schedule that is made based on field studies and approved in accordance</p>

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				with the policies of the Regional Plan would not require an amendment to the Plan.
17. (OP-21-244)	Aug. 27, 2021	Maurizio Rogato Blackthorn Development Corporation	<p><b>Employment Conversion</b> <b>5923 Mayfield Road, Brampton</b></p> <p>Request for an employment conversion for the above noted property to permit a mix of commercial/retail, office and residential. Provided a proposed site plan and tertiary plan.</p>	<p>The site at 5923 Mayfield Rd has been recorded as employment conversion request B33. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
18. (OP-21-245)	Aug. 25, 2021	Kevin Nunn GSAI	<p><b>Employment Conversion</b> <b>Orion Gate (Steeles Ave between Kennedy Road and Highway 410), Brampton</b></p> <p>Continue to request further consideration of an employment conversion to permit residential uses and a range of other uses as outlined in a preliminary concept.</p>	<p>The sites on Steeles Ave between Kennedy Rd and the Highway 410 have been recorded as employment conversion request B21.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>

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19. (OP-21-247, STAT-21-035, STAT-21-429)	Sept. 13, 2021  Oct. 29, 2021  Dec. 14, 2021	Paul Lowes Principal, SGL Planning & Design Inc.	<p><b>Settlement Area Boundary Expansion Wildfield Village, Caledon</b></p> <p>Submitted a letter and provided an oral delegation advising of support for the Region's westward settlement expansion of Bolton to include their clients' lands, and that the lands were suitable for an initial phase of development.</p> <p>Submitted a subsequent letter to Caledon Council and copied to the Region of Peel expressing support for the Region settlement area expansion and the appropriate distribution of Community Area and Employment Area from Sept. 2021.</p>	<p>This site has been recorded as SABE request #57.</p> <p>Noted. Policies are included in the draft amendment to guide the future staging and sequencing of growth to 2051.</p> <p>Noted.</p>
20. (OP-21-248)	Sept. 13, 2021	Paul Lowes Principal, SGL Planning & Design Inc.	<p><b>Settlement Area Boundary Expansion Concession block bound by Mayfield Road, The Gore Road, Healey Road, and Humber Station Road, Caledon</b></p> <p>Request that the lands bound by the Mayfield Road to the south, the GTA West Corridor to the east and north and natural heritage system to the west be changed from employment area to community area.</p>	<p>This site has been recorded as SABE request #64.</p> <p>Staff continue to recommend the lands bound by the Mayfield Road to the south, the GTA West Corridor to the east and north and natural heritage system to the west be included in the draft SABE as Employment Area. It is recognized that buildings with larger building footprints may be a challenge however the area would still be appropriate for smaller footprint employment uses.</p>
21. (OP-21-249)	Sept. 13, 2021	Hamid Razavi Apex Technical Ttd.	<p><b>Settlement Area Boundary Expansion 13535 Heart Lake, Caledon</b></p> <p>Request that the subject property be included in the SABE and FSA to develop a proposed Plan of Subdivision.</p>	<p>This site has been recorded as SABE request #74.</p> <p>The subject property did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area, Feb. 25, 2020) and inclusion of these lands in the SABE is not permitted by Provincial Policy as it is not contiguous to an existing or proposed settlement area.</p>
22. (OP-21-250)	Sept. 18, 2021	Annette Belvedere	<p><b>Settlement Area Boundary Expansion 16494 Innis Lake Road and George Crescent subdivision, Caledon</b></p>	<p>This property has been recorded as SABE request #2.</p> <p>Noted.</p>



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			Opposed to an expansion of Caledon East to include the subject lands and requests Council ensure this proposal is denied.	Residential growth to 2051 can be accommodated within the draft SABE and therefore staff continue to not recommend expansions of rural settlements into the Greenbelt.  For more information refer to the Rural Settlement Technical Memorandum with Recommendations, Jan. 12, 2022 available on the Settlement Area Boundary Expansion focus area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp">https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</a>
23. (OP-21-251)	Sept. 10, 2021	Andy McLean	<b>Settlement Area Boundary Expansion 16494 Innis Lake Road and George Crescent subdivision, Caledon</b>  Opposed to an expansion of Caledon East to include the subject lands.	This property has been recorded as SABE request #2.  Please refer to the response to #22.
24. (OP-21-252)	Aug. 23, 2021	Andrew Miller Turnbridge	<b>Settlement Area Boundary Expansion 16494 Innis Lake Road and George Crescent subdivision, Caledon</b>  Opposed to an expansion of Caledon East to include the subject lands	This property has been recorded as SABE request #2.  Please refer to the response to #22.
25. (OP-21-253)	Sept. 16, 2021	Maurice Luchich GSAI	<b>Employment Conversion Request 1435 Dundas Street, Mississauga</b>  Indicated support for the draft Official Plan Amendment as it pertains to the subject lands and provided an overview of their understanding of the planning processes directly impacting the subject site.	Comments noted. 1435 Dundas Street has been recorded as M30. Regional staff continue to recommend employment conversion M2 (which encompasses this site M30), for the identified area of the Dundas Connects Master Plan to be removed from the Regional Employment Area. Local land use designations continue to apply and any development proposals on the site will require the standard development application review processes (such as official plan amendments, zoning by-law amendments).  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth

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				<p>Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p> <p>1435 Dundas St E continues to be within the proposed “primary” Dixie GO MTSA (DUN-16) which has a minimum density target of 160 people and jobs per hectare.</p>
26. (OP-21-254)	Sept. 28, 2021	Steven Pham Weston Consulting	<p><b>Settlement Area Boundary Expansion 12600 Bramalea Road, Caledon</b></p> <p>Indicated support for the draft Official Plan Amendment as it pertains to the subject lands.</p>	<p>This site has been recorded as SABE request #51.</p> <p>Noted.</p>
27. (OP-21-255)	Aug. 30, 2021	Peter Van Loan Aird & Berlis LLP	<p><b>Employment Conversion 75 Bramalea Road, Brampton</b></p> <p>Confirmed support for the Regional staff’s recommendation to support 75 Bramalea Road for an employment conversion.</p>	<p>Noted.</p> <p>75 Bramalea Rd has been recorded as employment conversion request B8. An employment conversion via removal of the site from the Regional employment area is supported. Local land use designations continue to apply and any development proposals on the site will require the standard development application review processes (such as official plan amendments, zoning by-law amendments).</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
28. (OP-21-257)	Sept. 24, 2021	Phillip Stewart Pound & Stewart Planning Consultants	<p><b>Major Transit Station Areas GrayCan 6 Properties Inc. c/o CAP Ontario Inc. regarding 4700, 4800, and 4900 Dixie Road, 1330 Eglinton Avenue and 1221 Crestlawn Drive, Mississauga.</b></p>	<p>It is recognized that these sites benefit from transit access on Eglinton Ave and on the Highway 403 Bus Rapid Transit Corridor. “Secondary” MTSAs are constrained by existing land use patterns and built forms and may require an alternative density target. These stations may</p>

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			Requested that the Dixie MTSA (403-9) be reclassified as a “primary” in the draft policy framework.	take on a commuter station function but may still support a mix of uses. In the case of Dixie (403-9) on the Highway 403 Bus Rapid Transit corridor, the secondary classification is proposed because the existing built form, provincially significant employment zone, active industrial land uses, and few potential redevelopment parcels across the entire MTSA result in an achievable MTSA-wide density that is lower than the Growth Plan minimums. No change to the “secondary” classification is proposed.
29. (OP-21-259)	Oct. 4, 2021	Rohan Sovig Malone Given Parsons	<p><b>Settlement Area Boundary Expansion Royal Glen Eagle Investments, Caledon</b></p> <p>Presentation and previous correspondence requesting that the boundary of the Palgrave Estate Residential Community be adjusted to include the portion of the Glen Eagle Golf Club that is currently outside the boundary. This aligns with the “Palgrave Estate Residential Community (Component of the Protected Countryside)” boundary as designated in the ORMCP Land Use Designation Map.</p>	<p>This property has been recorded as SABE request #39.</p> <p>Regional staff have reviewed this request further and recommend the boundary adjustment as proposed.</p>
30. (OP-21-261, STAT-21-023)	Oct. 4, 2021  Oct. 27, 2021	Mark McConville Rosemarie Humphries Humphries Planning Group Inc.	<p><b>Settlement Area Boundary Expansion 8575 Patterson Road, Caledon</b></p> <p>Provided additional planning justification in support of inclusion of 8575 Patterson Road in the SABE for Palgrave and outlined how the Growth Plan, ORMCP and Town of Caledon policies support this request.</p> <p>Provided a subsequent letter to support the request that a portion of their clients’ property, 8575 Patterson Sideroad in the Town of Caledon, is included in the SABE for Palgrave. The subject lands are designed</p>	<p>This property has been recorded as SABE request #46.</p> <p>Staff recognize the request for expansion of 8575 Patterson Road proposes to include portion of the lands designated a Countryside Area and not the portion designated Natural Core Area.</p> <p>Residential growth to 2051 can be accommodated within the draft SABE and therefore staff continue to not recommend expansions of rural settlements into the Greenbelt. The only possible exception could be if a proposal was to meet a demonstrated need for a specific rural community that is unable to be located within the existing boundary.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>Countryside Area within the rural settlement boundary for Palgrave. Provided a response to the Regional staff's comments.</p> <p>HPGI followed up with Provincial staff and the Director of Policy with the Ministry of Municipal Affairs and Housing to provide clarification regarding whether Rural Settlements can expand into the Countryside Area designated lands that would require an amendment to the Oak Ridges Moraine Conversation Plan by the Minister. Appended an email from Kristin Jensen of the MMAH.</p> <p>Provided further justification as to why the subject lands should be considered for the SABE as part of Peel 2051.</p>	<p>Clarification from the Province states that expansion into the Natural Core Area or Natural Linkage Area is prohibited and amendments to the Oak Ridges Moraine Conservation Plan (ORMCP) must be undertaken by the Minister.</p> <p>The email from the Ministry does not state that expansions into the Countryside Area would not require an amendment to the ORMCP.</p> <p>Staff and our consultant's interpretation of Section 10 of the ORMCP permits that Official Plans and Zoning By-laws can make further refinement to designations to show greater precision of land uses without an amendment. An expansion to Palgrave to include lands within the Countryside Area would not be considered a refinement to show greater precision and therefore would require the Minister to amend the ORMCP.</p> <p>For more information refer to the Rural Settlement Technical Memorandum with Recommendations, Jan. 12, 2022 available on the Settlement Area Boundary Expansion focus area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp">https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</a></p>
31. (STAT-21-427)	Dec. 22, 2021	Paul Lowes Principal, SGL Planning & Design Inc.	<p><b>Employment Bolton Option 6 (Humber Station Village Landowners), Caledon</b></p> <p>Expresses support of Regional staff's recommendation and that the Humber Station Village Lands are not within a proposed Employment Area.</p>	Noted.
32. (OP-21-263)	Oct. 4, 2021	David Sajecki Sajecki Planning	<p><b>Settlement Area Boundary Expansion 12505 Heart Lake Road, Caledon</b></p> <p>Requested that the subject property be included within the SABE.</p>	<p>This property has been recorded as SABE request #10.</p> <p>The portion of 12505 Heart Lake Road outside of the GTA West Corridor and Provincial Greenbelt is proposed to be included in the draft Settlement Area Boundary as</p>

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				Employment Area
33. (OP-21-264)	Jan. 11, 2021	Steven Ferri Partner, Loopstra Nixon	<b>Settlement Area Boundary Expansion Bolton North Landowners Group, Bolton Option 1 Lands, Caledon</b>  Requested that the remaining northerly portion of the Option 1 lands be included within the Settlement Area Boundary Expansion.	This site has been recorded as SABE request #65.  The portion of the lands in Option 1 outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Community Area.
34. (STAT-21-008)	Oct. 8, 2021	Karen Bennett Senior Associate, GSAI <a href="mailto:karenb@gsai.ca">karenb@gsai.ca</a>	<b>Settlement Area Boundary Expansion Flato Bramalea Meadows Holdings Inc. 13386 Bramalea Road, Caledon.</b>  Requested that the Region consider including the subject lands in the Settlement Area Boundary Expansion.	This property has been recorded as SABE request #75.  Subject property did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area, Feb. 25, 2020) and therefore not studied through the Settlement Area Boundary Expansion study.  Inclusion of these lands in the SABE is not recommended.
35. (STAT-21-009, STAT-21-428)	Oct. 15, 2021  Dec. 23, 2021	Maham Siddiqui Planner, Sajecki Planning	<b>Employment Conversion 1330 – 1350 Crestlawn Drive, 1330 – 1344 Fewster Drive, 4520 – 4540 Dixie Road, 4500 Dixie Road, 1310 Fewster Drive, and 4560 Dixie Road Mississauga</b>  Request for an employment conversion to permit mixed use. Provided a concept drawing set for a mixed use development.  Correspondence provides justification for the conversion of the subject lands to permit mixed use including residential uses.	The sites at Dixie Rd and Crestlawn Dr has been recorded as employment conversion request M24. An employment conversion and removal of the site from the Regional employment area is not supported.  For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
36. (STAT-21-014)	Oct. 18, 2021	Nancy Hurst	<b>Agriculture 0 and 12035 Dixie Road, Caledon</b>  Expressed concern with the Tribal	The comments regarding the importance of agriculture, the issue of agricultural land consumption for employment uses and use of MZO’s are noted.



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			<p>development proposal and request for an MZO in advance of completion of the MCR particularly related to:            Proposal is assuming the that the GTAW will be built in close proximity.            Ontario is losing 175 acres of farmland per day and this land is Prime #1 soil according to the Ministry soil maps and in this case will be paved over for a distribution centre.            That this is the first part of the application and there is another part behind also on Prime Farmland between two Greenbelt figures.</p>	<p>Regarding the Region’s Peel 2051 Settlement Area Boundary Expansion (SABE) Study and the recommended identification of new Employment Areas in Caledon, the impact of settlement area expansion on the Region’s Agricultural System land base, including on Prime Agricultural Areas was considered in the Agricultural Impact Assessment (AIA) component of the SABE Study. The evaluation of alternative locations for settlement expansion based on avoiding, minimizing and mitigating impacts on the Agricultural System was addressed through the SABE Study and AIA, and included the consideration of alternatives that:</p> <ul style="list-style-type: none"> <li>- avoided Prime Agricultural Areas; and</li> <li>- considered use of lower priority agricultural lands within Prime Agricultural Areas.</li> </ul> <p>It is noted that the subject lands are proposed to be included in the SABE as employment area to accommodate growth to 2051.</p> <p>The AIA recommendations to mitigate impacts to agricultural lands and operations are being implemented in policy direction in the Regional Official Plan.</p> <p>Agricultural criteria, including minimizing the consumption of agricultural land, was also considered in the development of growth management policies and the Land Needs Assessment that established the need for settlement expansion.</p>
37. (STAT-21-017)	Oct. 22, 2021	Matthew Cory Malone Given Parsons	<p><b>Settlement Area Boundary Expansion Brookvalley Project Management Inc, Mayfield West Study Area, Caledon</b></p> <p>Provided an oral submission to Regional Council requesting that the GTA West Corridor within the Mayfield West Study Area be included in the SABE Community Area designation.</p>	<p>This property has been recorded as SABE request #22.</p> <p>Staff are not recommending inclusion of the GTA West Corridor in a designation that would permit development because the Provincial Policy Statement requires municipalities to plan for and protect corridors and rights-of-way for infrastructure and shall not permit development in planned corridors. Subsequent Official Plan reviews can re-examine this issue if more certainty on the future of the</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			Also requested that the Mayfield West Study Area lands be included in their entirety in the phasing of growth to 2041.	corridor becomes available. Policies are included in the draft amendment to guide the future staging and sequencing of growth to 2051.
38. (STAT-21-021, STAT-21-400)	Oct. 26, 2021  Nov. 30, 2021	Keith MacKinnon Partner, KLM Planning Partners Inc.	<p><b>Employment Conversion and Major Transit Station Area</b></p> <p><b>Southwest corner of Steeles Avenue West and Financial Drive, large block at the northeast corner of Steeles at Mississauga Rd; and the northeast corner of Mississauga Rd and Wardsville Drive, Brampton</b></p> <p>Provided an oral and written request for employment land conversions for the subject sites and that the MTSA at Steeles and Mississauga Road be designated as 'Primary' as opposed to 'Planned'.</p> <p>Requested three employment conversions for the subject properties.</p> <p>Provided planning justification for the employment conversion request as such.</p> <p>Altus Group Economic Consulting was retained to review the impacts of mixed use development, which was appended to KLM's comments.</p>	<p>At this time, there is no commitment or timing for the implementation of the transit hub that would inform the delineation of the Steeles at Mississauga Rd (HUB-3) MTSA. The classification of the MTSA continues to be "planned."</p> <p>The site at Steeles Ave and Wardsville Dr has been recorded as employment conversion request B38. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>The sites at Steeles Ave and Mississauga Road and Financial Drive have been recorded as employment conversion request B32. 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
39. (STAT-21-024)	Oct. 26, 2021	Judy Mabee Belfountain Community Organization West Caledon Communities	<p>Aggregates</p> <p>Votorantim Cimentos quarry in Cataract</p> <p>There are no blasting quarries in Caledon, as are there are no policies to guide this action, especially for below the water table blasting.</p>	<p>The comments are noted and will be considered as part of the Aggregates Policy Review component of the Peel 2051 Regional Official Plan Review.</p> <p>The aggregate resources policy review will examine best practices and opportunities to address: the land use</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
		Aggregate Group <a href="mailto:judy.mabee@gmail.com">judy.mabee@gmail.com</a>	<p>Land use compatibility needs to be considered when locations for quarries are considered near sensitive receptors. Setbacks in such areas for blasting and the possibility of flyrock should be 500-1000m from sensitive receptors to reduce land use planning conflict.</p> <p>Water is a significant issue for the West Caledon Aggregate Communities Group, especially when it comes to a potential quarry proposal such as the Votorantim Cimentos quarry in Cataract. Massive dewatering of surface and groundwater for extended periods of time, 50+ years cannot help but impact private and public wells as well as water quantity and quality as it is pumped out from the floor of the quarry.</p> <p>Has the cumulative impact been assessed? Studies initiated years ago on the subwatershed areas remain incomplete. Settlement area boundaries need to remain the same, no expansion.</p> <p>Municipalities need to have jurisdiction to regulate the depth of aggregate extraction.</p> <p>How will they strengthen their role in issuing water taking permits in the approval process?</p> <p>There needs to be careful consideration of below water table extraction and proposed final after use of water bodies.</p>	<p>compatibility of aggregate extraction adjacent to sensitive land uses; the consideration of cumulative impact assessment requirements; and update the current policies in the Regional Official Plan to ensure that the impacts of future aggregate extraction on communities and the natural environment, including groundwater, are properly studied, considered, and addressed in decision making.</p> <p>Regarding protection of water resources, the proposed water resources policy review is currently proposing revisions to policies that will provide objectives and clarify policy direction to:</p> <p>“Protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, and their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.”</p> <p>The comments regarding water taking permits, the municipal authority to regulate depth of extraction and settlement area boundary expansion are also noted.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			Attention must be given to cultural heritage landscapes that are negatively affected by the visual changes from aggregate extraction.	
40. (STAT-21-025, STAT-21-058, STAT-21-065, STAT-21-066)	Oct. 27, 2021 Dec. 1, 2021 Nov. 22, 2021 Nov. 22, 2021	Christina Fang-Denissov Principal, Urban Strategies	<p><b>Employment Conversion</b>  <b>3155 Argentia Road (SmartCentres Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe Road West, Mississauga</b></p> <p>Oral and written submissions requesting employment conversions for the subject properties.</p> <p>The request seeks to remove the subject lands within the Draft Employment Areas to enable a site-specific amendment to the City of Mississauga's Official Plan to provide permissions for a full range of uses, including residential uses. A preliminary development concept has been prepared by IBI Group for the subject lands to illustrate SmartCentre's vision as well as a planning justification.</p>	<p>The site at 3155 Argentia Rd has been recorded as employment conversion request M25. The site at 1100 Burnhamthorpe Rd W has been recorded as employment conversion request M26. Employment conversions and removal of these 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>The site at 780 Burnhamthorpe Rd W has been recorded as employment conversion request M27. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
41. (STAT-21-030)	Oct. 28, 2021	Mark J. McConville Associate, Humphries Planning Group Inc.	<p><b>Growth Management</b>  <b>5171 Countryside Drive, Brampton</b></p> <p>Request that consideration be given during the Region's MCR for the subject lands to be included as a Node/Centre within the Region's Strategic Growth Areas shown on Schedule Z2. Further requested that the site be shown within the Employment Area, with</p>	<p>This site and general area has not been identified as a strategic growth area in the Regional Official Plan or on Schedule Z2. Based on the hierarchy of areas to accommodate density in the Region, the City of Brampton 2040 vision, and draft Brampton City Structure, this area has not been identified to accommodate high densities. The site will continue to be identified as within the mapped Regional employment area designation.</p>

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			<p>added Mixed-use land use permissions. Provided planning justification to support this proposal.</p> <p>Provided comments on the Land Needs Assessment completed as part of the Region's LNA.</p>	<p>Specific land use designations and densities will be identified at the local municipal level in keeping with the Region's employment area policies.</p>
42. (STAT-21-033)	Nov. 1, 2021	Clarence Riepma President, Riepma Consulting	<p><b>Settlement Area Boundary Expansion Part Lot 28, Concession WH (north Side of King Street West north of Sloan Drive), Caledon</b></p> <p>Requests that the subject lands be added to the Victoria Settlement Area as part of the MCR. Provided planning justification for the inclusion of these lands with the lands to the east for Industrial Employment purposes.</p>	<p>This site has been recorded as SABE request #76.</p> <p>The subject lands are located within the Protected Countryside in the Provincial Greenbelt. Victoria is designated as a Hamlet under the Greenbelt Plan and the corresponding policies do not permit expansion of a Hamlet into the Protected Countryside.</p> <p>For more information refer to the Rural Settlement Technical Memorandum with Recommendations, Jan. 12, 2022 available on the Settlement Area Boundary Expansion focus area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp">https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</a></p>
43. (STAT-21-034)	Oct. 6, 2021	Jason Afonso Senior Associate, GSAI	<p><b>Settlement Area Boundary Expansion Alloa Landowners Group (lands bound by Mississauga Road to the west, Old School Road to the north, Chinguacousy Road to the east, and Mayfield Road to the south), Caledon</b></p> <p>Submitted comments on behalf of Alloa Landowner Group in regard the GSAI is generally supportive of the Draft ROPA and the proposed phasing policies for New Community Areas as it relates to the subject lands.</p> <p>Request confirmation that the progression of</p>	<p>This property has been recorded as SABE request #5.</p> <p>Noted.</p> <p>The CP tables/mapping support the Region in allocating growth and testing servicing costs for the purpose of our conformity work with the Growth Plan requirements. Draft policies in the Regional Official Plan require the local municipalities to stage and sequence secondary plans for new communities to support orderly development, ensure infrastructure is delivered efficiently, and protect the financial and economic well being of the Region and its local municipalities.</p>

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			growth presented in the 2051 Scenario Community Planning Tables are conceptual and phasing will be determined at the local level.	
44. (STAT-21-036)	Nov. 2, 2021	Steven Pham Weston Consulting	<b>Settlement Area Boundary Expansion 7904 Mayfield Road, Caledon</b>  Comments advise that Weston continues to be supportive of including the subject property in the SABE and other draft policies. Requested that the Region ensure that the broadest range of industrial uses be permitted within Employment Areas, along with supportive and compatible commercial and retail uses.	This property has been recorded as SABE request #49.  Noted. While specific land use designations are established and the local municipal level, the PPS, Growth Plan, and Regional Official plan do define employment areas to include industrial uses and other land uses such as “manufacturing, warehousing, offices, and associated retail and ancillary facilities.”  Regional employment policies in section 5.8 of the ROP have been expanded upon and clarified regarding the permission for or limitation on the inclusion of commercial and retail uses, and where may be directed in employment areas.
45. (STAT-21-038)	Nov. 3, 2021	Phil Stewart Principal, Pound & Stewart Planning Consultants	<b>Employment 0 Heart Lake Road (Part Lot 17, Concession 3, east of Hurontario Street, Part 1, 2, and 3, Plan 43R-17849), Brampton</b>  Provided planning justification for the subject lands to be designated by the Regional Official Plan Review to support employment uses. Noted that the approved City of Brampton Countryside Villages Secondary Plan identified this property as Employment Area.	As the Regional employment area on Schedule Y6 will be revised to be a “blanket” designation and in some places a “dual designation” with the greenlands system, this site is mapped within the Regional employment area. The development review process and local implementation will determine requirements for the protection, restoration and enhancement of the Greenlands System including the exact boundaries of the environmental features and developable area on site.
46. (STAT-21-039)	Nov. 3, 2021	Darrin Cohen Planner, Weston Consulting	<b>Settlement Area Boundary Expansion Tullamore Industrial Ltd Partnerships, east and west of Torbram Road, Caledon</b>  Advised that planning applications were filed	This site has been recorded as SABE request #71.  Noted  Policies are included in the draft amendment to guide the

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			in the Town of Caledon for industrial/warehouse/distribution space for the lands generally located both east and west of Torbram Road in the Town of Caledon. The lands are proposed to be included in the draft SABE as Employment Area.	logical staging and sequencing of growth to 2051.  Preparation of Secondary Plans by the Town of Caledon require public consultation, so there will be opportunities to provide input.
47. (STAT-21-040)	Nov. 3, 2021	John Malloy Vice President, Corporate Real Estate Rogers Communications Inc.	<b>Employment Conversion 8200 Dixie Road (between Orenda Road and Clark Blvd east of West Dr), Brampton</b>  Request for an employment conversion and provided justification for the conversion of the subject lands from Employment to Mixed Commercial-Residential to allow for the redevelopment of the site.	The site at 8200 Dixie Rd has been recorded as employment conversion request B31. An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
48. (STAT-21-041)	Nov. 3, 2021	Jason Afonso Senior Associate, GSAI	<b>Settlement Area Boundary Expansion Lands located at the south-west and south-east corners of Old School Road and Hurontario Street (legally known as Part of Lot 22, Concession 1 EHS and WHS (Chinguacousy)), Town of Caledon</b>  Requested that the proposed use of the subject lands be changed from Employment Area to Community Area. Provided planning justification for this proposal on behalf of Bill Newhouse.	This site been recorded as SABE request #77.  Staff have further reviewed this request and the associated technical information and have proposed a change on these lands from Employment Area to Community Area as outlined in the covering staff report.
49. (STAT-21-	Nov. 4, 2021	Marc DeNardis Planning	<b>Settlement Area Boundary Expansion 12404 Airport Road, Caledon</b>	This site been recorded as SABE request #79.



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045)		Associate, GWD	Expressed supported for the subject lands being proposed within the SABE Employment Area. Requested that any future employment designation on the subject lands recognize and continue to permit the historical use for transportation and storage related activities.	Noted.  The Regional Official Plan identifies employment lands to accommodate growth to 2051. The permitted uses on the lands are determined through subsequent planning by the Town of Caledon.
50. (STAT-21-047)	Nov. 4, 2021	Maria Jones Project Planner, Candevcon Limited	<b>Employment Conversion 9360, 9358 and 9370 Goreway Drive, Brampton</b>  Requested that mixed-use/high density residential uses be permitted within the Employment Area of the Brampton Business Employment Corridor and Lester B. Pearson Operating Area.  Provided planning justification to satisfy the Region's employment land conversion criteria.	The sites on Goreway Drive have been recorded as employment conversion request B36. An employment conversion and removal of the site from the Regional employment area is not supported.  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
51. (STAT-21-050)	Nov. 2, 2021	Trevor Alkema Planning Assistant, RGC Design Group	<b>Settlement Area Boundary Expansion 13648 and 13940 Hurontario, Caledon</b>  Request that the subject lands be considered for inclusion in the Regional MCR.	This site been recorded as SABE request #78.  Noted.  13648 and 13940 Hurontario are included in the draft SABE as Employment Area.
52. (STAT-21-054)	Nov. 10, 2021	Bill Chohan	<b>Employment Conversion 9340 Goreway Drive, Brampton</b>  Requested an employment conversion to convert the subject land from Employment to Mixed Use Commercial. Proposed commercial uses on the ground level of the development and residential uses on higher levels.	The sites on Goreway Drive have been recorded as employment conversion request B36. An employment conversion and removal of the site from the Regional employment area is not supported.  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>

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53. (STAT-21-056, STAT-21-061, STAT-21-062, STAT 21-404, STAT-21-405)	Nov. 10, 2021 Nov. 19, 2021 Nov. 19, 2021 Nov. 30, 2021 Nov. 30, 2021	Darrin Cohen Planner, Weston Consulting	<p><b>Employment Conversion 2025 – 2087 Dundas Street West and 5200 Dixie Road, Mississauga 110 East Drive, Brampton</b></p> <p>Provided planning justification reports in support of the request for employment conversion on the subject lands to permit future mixed use including residential uses.</p>	<p>The site at 5200 Dixie Rd has been recorded as employment conversion request M28. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>The sites at 2025 – 2087 Dundas St E have been recorded as employment conversion request M29. An employment conversion and removal of the site from the Regional employment area is not supported.</p> <p>The site at 110 East Drive has been recorded as employment conversion request B35. An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
54. (STAT-21-060)	Nov. 16, 2021	Jonathan Rodger Senior Associate, Zelinka Priamo Ltd.	<p><b>Employment Conversions, Water Resources and Major Transit Station Areas 2021 – 2111 Steeles Avenue East, and 10 and 12 Melanie Dr, Brampton,</b></p> <p>Zelinka Priamo Ltd. represents Canadian Tire Corporation Limited. The correspondence advises that they are proposing two phases of redevelopment: the first phase of</p>	<p>The site at 2021 – 2111 Steeles Avenue East, and 10 and 12 Melanie Drive has been recorded as employment conversion request B12. An employment conversion and removal of the site 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 which could enable consideration of this matter by the local</p>

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			<p>redevelopment for warehousing uses (with office components) and a second phase for the future development of office, retail and commercial uses. A conversion request was submitted for approximately 4.9 hectares in the northwest corner of Bramalea and Steeles, where retail uses are currently permitted. Provided justification for this employment request.</p> <p>On Oct. 25, 2021, City of Brampton Council passed a resolution related to the “Minister’s Zoning Order Resolution Request – Lark Investments” for lands including the Canadian tire lands.</p> <p>Requested clarification regarding the basis for identifying a Highly Vulnerable Aquifer on the subject lands. Stated support of the intent of draft policies for Employment Areas that recognize the importance of accommodating warehouse uses on large parcels of land in strategic locations and Policy 5.8.32 for the MTSA. Requested confirmation as to their understanding that that in the context of the proposed first phase of redevelopment for warehousing uses, the draft MTSA policies do not preclude the possibility of one-storey warehouse buildings where there is consideration for higher density uses at the corner of Bramalea and Steeles under a future phase. In addition, we request clarification as to the interpretation of the Draft MTSA policies as they relate to the proposed redevelopment, where a proposed warehousing building</p>	<p>municipality outside the MCR process.</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, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p> <p>The applicant’s support for the proposed employment implementation policy framework is noted.</p> <p>The identification of Highly Vulnerable Aquifers on Schedule X5 is required in accordance with the Clean Water Act which requires municipal official plans to conform to source protection plans approved under the Act. The CTC Region Source Protection Plan and accompanying Assessment Report delineates Highly Vulnerable Aquifers in Peel. Both the CTC Source Protection Plan and Provincial Policy Statement require municipalities to implement necessary restrictions on development and site alteration to protect designated vulnerable areas. Designated vulnerable areas, as defined in the PPS and Clean Water Act, include Highly Vulnerable Aquifers. Policies associated with HVAs in the draft Official Plan include Policies 2.6.5, 2.6.11, 2.6.12, and 2.7.42 to 2.7.45.</p> <p>The intent of the MTSA policies is not to preclude typical employment land uses in employment areas that overlap with MTSAs. However, it is necessary that the local municipality consider proposed developments on individual sites in MTSAs in the context of potential development on all lands in the MTSA and ultimately ensuring that the minimum density established in the ROP can be achieved.</p> <p>The applicant’s intent for the corner of Bramalea Rd and</p>

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			straddles the MTSA boundary.	<p>Steeles Ave to include employment and commercial uses at a higher density than the proposed warehouse facility is recognized, and such proposals shall be reviewed in the context of the local municipal implementation of the Peel 2051 MTSA policy framework, secondary planning, and development application review.</p> <p>MTSA policies apply to properties within the delineated boundary. Regional staff can work with local municipal staff and the applicant to best determine an approach for review of the proposed development which spans multiple properties in and outside of the MTSA boundary.</p>
55. (STAT-21-063)	Nov. 18, 2021	Sarah Clark Planner, GSAI	<p><b>Agriculture and Rural Systems Osprey Valley Golf Course, 19370 Main Street</b></p> <p>Provided comments on the Region’s draft Prime Agricultural Area Mapping (Schedule X12) on behalf of Osprey Valley Golf Course. Will be submitting a Zoning By-law Amendment on the Osprey Valley Golf Course lands for 19370 Main Street, for a short course and accessory facilities, which would operate in conjunction with the existing Osprey Valley Golf Course. The draft mapping proposed to designate these lands ‘new’ Prime Agriculture lands. Requested that staff reconsider this designation. Submitted an Agricultural Impact Assessment providing justification as such.</p>	<p>The subject lands are identified as Prime Agricultural Area in the Provincial Agricultural System land base mapping issued by the Province pursuant to the Growth Plan. In accordance with the Growth Plan, the Prime Agricultural Area designation as issued by the Province is currently in effect and will apply to the review of any planning application within the Prime Agricultural Area.</p> <p>The Growth Plan requires that Prime Agricultural Areas be designated in official Plans in accordance with the mapping identified by the Province. Upper-tier municipalities may refine the provincial mapping when their official plans are brought into conformity with the Greenbelt Plan and the Growth Plan, based on implementation procedures issued by the Province.</p> <p>The Region is proposing to refine the Provincial Agricultural System mapping through the Peel 2051 Review and designate Prime Agricultural Areas and Rural Lands on a new Schedule X12. The proposed refinements were determined through a technical mapping refinement exercise undertaken in consultation with the Ontario Ministry of Agriculture, Food and Rural Affairs and the Town of Caledon. The study</p>

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				<p>methodology ensured a consistent approach in accordance with the Provincial implementation guidelines, utilizing results of the joint Land Evaluation and Area Review Study completed by the Region of Peel and Town of Caledon in 2016. Further details on the mapping refinement undertaken by the Region is available on the Peel 2051 Project Website in the reports titled “Agriculture and Rural Systems Discussion Paper” and “Agricultural System Mapping Refinement”.</p> <p>The subject lands are proposed to be designated Prime Agricultural Area based on the mapping refinement undertaken for the Peel 2051 Regional Official Plan Review. The lands are being included within the Prime Agricultural Area as they are high scoring in both the Region’s LEAR Study and in the Provincial Agricultural System mapping and are part of a larger contiguous Prime Agricultural Area extending south and west of Alton.</p> <p>In accordance with provincial mapping criteria, the evaluation and designation of Prime Agricultural Areas does not exclude smaller areas of natural heritage features. In accordance with the Provincial Policy Statement, Growth Plan and Greenbelt Plan, Prime Agricultural Areas include areas of prime agricultural lands and associated Canada Land Inventory Class 4 to 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. The subject lands have been reviewed by Regional staff and are recommended to be designated as Prime Agricultural Area on Schedule X12 based on provincial criteria and the Region’s mapping refinement study. No changes are recommended.</p>
56. (STAT-21-064)	Nov. 22, 2021	John Lohmus Plan Logic Consulting Inc.	<p><b>Greenlands, Major Transit Station Areas 2502 Dixie Road, Mississauga</b></p> <p>The Mississauga Muslim Community Centre is seeking to redevelop the subject property at</p>	<p>Policy 2.16.11.4 is intended to provide direction to the Conservation Authorities and Local Municipalities that reflects the interest of the Region to reduce the level of flooding risk.</p> <p>Section 2.16 of the Regional Official Plan contains the policies</p>

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			<p>for a 25-storey mixed-use building containing grade-related retail uses, office uses, and upper storey residential apartment units.</p> <p>Requested that the Region consider changing two items on the draft revised Oct. 1, 2021 Regional Official Plan policies:</p> <ul style="list-style-type: none"> <li>• Add reference to the Region of Peel to the proposed policy in Section 2.16.11.4 with a commitment to implement flood remediation measures at Etobicoke Creek and Dixie/Dundas; and</li> <li>• Delete the word “gentle” from the proposed policy in Section 5.6.19.10.</li> </ul> <p>Provided justification for each of these requests.</p>	<p>that address Natural and Human-made Hazards including Lake Ontario Regulatory Shoreline, Ravine, Valley, Stream Corridors and Erosion Hazards, as well as Riverine Flood Plains. The policies clarify that the Region is committed to working in collaboration with partners to address the various types of natural hazards that occur in peel.</p> <p>Regional Official Plan policy would typically not provide policy direction regarding commitments to fund or implement specific public works projects.</p> <p>Policy 5.6.19.10 has been revised to clarify planning for intensification in MTSAs.</p>
57. (STAT-21-349)	Nov. 24, 2021	Dario Ceci	<p><b>Settlement Area Boundary Expansion 13464 The Gore Road, Caledon</b></p> <p>Supports the proposed inclusion of the subject lands (outside of the Provincial Greenbelt) within the draft Settlement Area Boundary Expansion as Community Area.</p> <p>As secondary planning is implemented, the Region and Town should work with all stakeholders/landowners (including those not actively part of any landowner groups).</p>	<p>This site been recorded as SABE request #28.</p> <p>Noted.</p> <p>Policies are included in the draft amendment to guide the logical staging and sequencing of growth to 2051.</p> <p>Preparation of Secondary Plans by the Town of Caledon require public consultation, so there will be opportunities to provide input.</p>
58. (STAT-21-382)	Nov. 26, 2021	Phil Stewart Principal, Pound &	<p><b>Employment Conversion Heartland Town Centre, legally known as East Block ‘A’ and East Block ‘B’, Mississauga</b></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</p>

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		Stewart Planning Consultants	Provided planning rationale for a partial employment conversion for select Blocks within the Heartland Town Centre lands.	Regional employment area is not supported.  For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage: <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a> .
59. (STAT-21-383)	Nov. 26, 2021	Ralph Grittani Principal, RGC	<b>Settlement Area Boundary Expansion 13945 Kennedy Road, Caledon</b>  RGC represents the owners of the subject lands where a plan of subdivision for rural residential uses has been proposed. Provided a description of the site, surrounding properties, and the vision for the proposed development. Requested that the Region include the subject lands within the SABE for residential uses instead of the current proposal for employment.	This site been recorded as SABE request #29.  The lands south of King Street, surrounding Campbell's Cross have been included in the draft SABE as Employment Area and a transition buffer is proposed to be added to appropriate OP Schedules. This transition buffer and corresponding proposed policy requires that local municipal secondary planning provide a transition from employment uses to the Campbell's Cross settlement area which is primarily residential.  The appropriateness of these lands for residential would be determined through the subsequent planning process and would include public consultation.  No change is recommended
60. (STAT-21-386)	Nov. 29, 2021	Judy Mabee West Caledon Communities Aggregate Group <a href="mailto:Wccag.email@gmail.com">Wccag.email@gmail.com</a>	Submitted a report prepared by the West Caledon Communities Aggregate Group, which outlines the concerns, requests, and recommendations concerning current and future development an extraction of aggregate resources in the Town of Caledon, particularly West Caledon. This report provided a summary of research undertaken.  Recommended changes to the Region of Peel Official Plan include:	The comments are noted and will be considered as part of the Aggregates Policy Review component of the Peel 2051 Regional Official Plan Review.  The aggregate resources policy review will examine best practices and opportunities to address: the land use compatibility of aggregate extraction adjacent to sensitive land uses; the consideration of cumulative impact assessment requirements; and update the current policies in the Regional Official Plan to ensure that the impacts of future aggregate extraction on communities and the natural environment,



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			<ul style="list-style-type: none"> <li>• Clarify and strengthen Official Plan policies for the protection of water quality and quantity, environmental, social, and economic impacts.</li> <li>• Address quarry dewatering impacts to ensure no negative impacts.</li> <li>• Develop effective Peel Official Plan policies to manage blasting quarries.</li> <li>• Any application for bedrock blasting and dewatering quarries to have a full Provincial Environmental Assessment.</li> <li>• Undertake water taking permit study as recommended in “Implementation Plan for Protecting Shaws Creek 2017” as generic guides across the Town of Caledon.</li> <li>• Expand and expedite the Cumulative Impact Assessment Study recommendations to complete Subwatershed 15.</li> <li>• Research, evaluate and implement “Best” Aggregate Policies and Practices in other jurisdictions to advise future Region of Peel decisions.</li> <li>• Watershed Planning Sub-watershed 15 and others are incomplete (stopped at Phase 1 of the study process), and Watershed Planning Sub-watersheds 16 and 18 (18 focused only on the impact of sand and gravel pits and did not include limestone bedrock) are out of date. As a result, the area that the quarry application covers has not been fully or properly studied at all.</li> </ul>	<p>including groundwater, are properly studied, considered, and addressed in decision making.</p> <p>Regarding protection of water resources, the proposed water resources policy review is currently proposing revisions to policies that will provide objectives and clarify policy direction to:</p> <p>“Protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, and their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.</p> <p>The Regional Official Plan is being updated to add new policies which promote watershed planning and the implementation of the guidance and recommendations provided through watershed and subwatershed planning.</p>
61. (STAT-21-	Nov. 29, 2021	Sanjam Raisuada	<b>Employment Conversion, Major Transit Station Area</b>	9400 Goreway Drive has been recorded as employment conversion request B27. An employment conversion and

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387)		Planner, GSAI	<p><b>9400 Goreway Drive, Brampton</b></p> <p>Provided an overview of the background/history of the subject lands, as well as the applicable land use policy. Provided planning justification for the request for an employment conversion.</p> <p>Also requested that the MTSA delineation identified for QUE-12 expand to include the subject lands. Provided planning justification as such as well as a surrounding uses inventory.</p>	<p>removal of the site from the Regional employment area is not supported.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p> <p>The Goreway MTSA (QUE-12) is not proposed to be delineated in the ROP at this time, and is a “planned” station. The MTSA boundary can be reviewed upon delineation in the future when it is appropriate to change the classification of the station from “planned” to “primary” or “secondary” and delineate it on Schedule E-2.</p>
62. (STAT-21-389)	Nov. 29, 2021	Gord Dennis	<p><b>Settlement Area Boundary Expansion 7171 Healey Road, Caledon</b></p> <p>Supports inclusion of the southern portion of the subject lands in the proposed draft SABE. Does not support the proposed 413 preferred route cutting diagonally through the property and the Regional Official Plan uses the highway corridor boundary for the SABE. Requests that the entirety of the subject property be located within the proposed SABE, less the Greenbelt designated area.</p> <p>The small triangle-shaped field that would remain designated Agricultural would be impractical to continue farming cost-effectively.</p>	<p>This site been recorded as SABE request #80.</p> <p>Lands north of the GTA West Corridor did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area, Feb. 25, 2020).</p> <p>Expansion of the SABE to include these lands is not appropriate given the northern portion was not included in the Focus Study Area and therefore not subject to detailed study to determine appropriateness for inclusion.</p> <p>Subsequent Official Plan reviews provide an ability to re-examine this area for future growth and at that time there may be more certainty on the future of the corridor.</p>
63. (STAT-21-390)	Nov. 29, 2021	Paul Brown President, Paul Brown &	<p><b>Employment Conversion 6981 and 6991 Millcreek Drive, Mississauga</b></p>	<p>The site at 6981 and 6991 Millcreek Dr has been recorded as employment conversion request M32. An employment conversion and removal of the site from the Regional</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
		Associates Inc.	Request for an employment conversion for the subject lands to facilitate the redevelopment of their lands from the current industrial use to a mix of commercial/residential uses.	<p>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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
64. (STAT-21-391)	Nov. 29, 2021	Lilli Da Silva Senior Executive Assistant, Orlando Corporation	<p><b>Settlement Area Boundary Expansion Lands east and west sides of Hurontario Street (Hwy 10) between Old School Road and King Side Road, Caledon</b></p> <p>Support the inclusion of lands in Caledon for future employment land growth, in particular on the subject lands. These lands are able to be serviced from both a water and wastewater and transportation perspective.</p> <p>Support the addition of new employment lands throughout the Region as proposed on the recommended SABE mapping. Urged the Region to accelerate the development of employment lands in appropriate areas to 2031 to meet the continued demand for employment land development.</p>	<p>This site been recorded as SABE request #58.</p> <p>Noted.</p> <p>An additional 200ha of employment lands were added to the draft SABE from the December 2020 version to the September 2021 version to account for vacant or underutilized employment lands that have constraints to development.</p> <p>In the January 2022 draft SABE an additional 130 ha of employment lands are proposed to be included beyond the area recommended through the Land Needs Assessment as outlined in more detail in the covering report.</p>
65. (STAT-21-392)	Nov. 29, 2021	Adam Shipowick Urban and Regional Land Use Planner,	<p><b>Settlement Area Boundary Expansion 13070 Heart Lake Road, Caledon</b></p> <p>The client supports the inclusion of their lands in the SABE as Community Area and</p>	<p>This site been recorded as SABE request #68.</p> <p>Noted.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
		BLG	supports policies related to staging/sequencing to guide secondary plan area and block planning under the new Official Plan section called 2051 New Community Areas.	
66. (STAT-21-393)	Nov. 30, 2021	Lucia Sardellitti Dale & Lessmann LLP	<p><b>Greenlands La Ferme H&amp;S Limited Partnership, 'O' Heart Lake Road (Part Lot 17, Concession 3, East of Hurontario Street, Parts 1, 2 &amp; 3, Plan 43R-17849), Brampton</b></p> <p>Identified differences between City of Brampton policies and mapping in the City of Brampton Official Plan and Secondary Plan compared to the depiction of Draft Employment Areas on the subject lands on Schedule Y6. Draft Y6 ignores the Brampton technical work that produced and is reflected in Schedule SP48(a) and effectively “down zones” the lands.</p> <p>The client recognizes that development of the subject lands will require preparation of an Environmental Impact Study, amongst other requirements, and will involve protection of the Provincially Significant Wetland and the Terrestrial Features as so refined. Submitted that the starting point for such exercise should be the certainty represented by Schedule SP48(a).</p>	It is not recommended that refinements to the Greenlands System mapping of features or boundaries be made at this time. If refinements are determined to be appropriate through subsequent detailed environmental studies conducted in accordance with the policies of the Plan, the policies in Section 7.3.4 Interpretation provide that refinements may be made in a local official plan without the need to amend the Regional Plan.
67. (STAT-21-394)	Nov. 30, 2021	Maria Jones Project Planner, Candevcon Limited	<p><b>Strategic Growth Area O', 5137, 5193, and 5253 Countryside Drive, Brampton</b></p> <p>The draft ROPA designates the subject lands within the Draft Employment Area, as identified on Schedule Y6.</p>	This site and general area has not been identified as a strategic growth area in the Regional Official Plan or on Schedule Z2. Based on the hierarchy of areas to accommodate density in the Region, the City of Brampton 2040 vision, and draft Brampton City Structure, this area has not been identified to accommodate high densities. The site will continue to be identified as within the mapped Regional employment area

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>Requested that the subject lands be included as a Node/Centre within the Region’s Strategic Growth Areas set out by Schedule Z2 of the ROPA, with added higher density and mixed-use permissions within the Employment Area zone. Further requested that the Region revise Schedule Y6 to identify the subject lands within the Employment Area with added Mixed-Use permissions. Provided planning justification for these requests.</p> <p>Supported the request submitted by Humphries Planning Group Inc., as per the letter dated Oct. 28, 2021, for consideration of their client’s property (5171 Countryside Drive) as a Node/Centre with additional mixed use permissions to the Employment Area.</p>	<p>designation.</p> <p>Specific land use designations and densities will be identified at the local municipal level in keeping with the Region’s employment area policies.</p>
68. (STAT-21-396i)	Nov. 29, 2021	Andrew Walker Principal Planner, GWD	<p><b>Settlement Area Boundary Expansion Caledon Village Properties GP Inc., the registered owner of ‘0’ and 2785 Charleston Sideroad, Caledon</b></p> <p>Request that the subject lands be included within an expanded Caledon Village Rural Settlement Area Boundary. Provided planning justification for the inclusion of the subject lands within an expanded Caledon Village Rural Settlement Area Boundary.</p> <p>NOTE – This table only addresses requests related to specific sites. Responses to additional policy comments will be provided on a subsequent comment response table</p>	<p>This site been recorded as SABE request #3.</p> <p>Proposed Policy 5.6.16 would permit an expansion to the subject properties without the need for a Regional Official Plan Amendment, subject to the results of a local official plan amendment.</p> <p>It is noted that the Growth Plan includes limitations on the size of expansions into the Greenbelt (Policy 2.2.8.3 k)</p> <p>The Regional SABE study met the Growth Plan requirements for expansion in the whitebelt. Additional study is required to be undertaken as part of a mineral aggregates rehabilitation plan in accordance with Provincial policy and the policies of this Plan including the rural settlement expansion requirements as</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			that will be available on the project website in advance of the Report to Council recommending adoption.	<p>outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate that the proposed expansion would not preclude or hinder the expansion or continued use of adjacent mineral aggregate operations or the establishment of new operations within adjacent High Potential Mineral Aggregate Resource Area and would not be incompatible for reasons of public health, public safety or environmental impact.</p> <p>For more information refer to the Rural Settlement Technical Memorandum with Recommendations, Jan. 12, 2022 available on the Settlement Area Boundary Expansion focus area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp">https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</a></p>
69. (STAT-21-398)	Nov. 30, 2021	Harjeet Gill	<p><b>Settlement Area Boundary Expansion 6520 Mayfield Road, Caledon</b></p> <p>The subject lands are currently located within the draft SABE’s community area. A legal non-conforming automotive repair facility exists on the subject lands, which is more indicative of an employment property. An existing repair facility and federal telecommunications tower is also located on the subject lands.</p> <p>The subject lands are more suitable for employment areas, as the property is located near a busy intersection and a large-drafted employment area is located to the west of the property. Other properties with agricultural uses have been proposed to be designated draft employment area. Attached a location map of the subject lands.</p>	<p>This site been recorded as SABE request #81.</p> <p>As stated, the subject lands have been included within the draft SABE as community area. As we are planning for 2051, accommodating existing uses can not always be reflected, however if the use is legal non-conforming it can continue as such.</p> <p>Location of the proposed employment and residential areas were determined based on the results of the technical studies.</p>
70.	Nov. 30,	Sarah Clark	<b>Employment and Major Transit Station Area</b>	The request has been reviewed, and the requested property

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
(STAT-21-399)	2021	Planner, GSAI	<p><b>45 Avondale Blvd, Brampton</b></p> <p>Noted that the subject lands are adjacent or nearby active employment conversions. GSAI believes that the subject lands are appropriate for redevelopment based on observed potential future land use patterns. Encouraged the Region to employ flexibility in their policy directions when analyzing the future of existing employment areas and surrounding land uses.</p> <p>Requests that the Region consider including the subject site within the MTSA boundary in its entirety. Suggested that the Region consider more flexible land use policies or sites on the periphery of MTSA boundaries as they present a unique opportunity to act as transitional parcels and can be strategically utilized based on their locational attributes to assist in creating complete communities. Should be assigned land use policies that provide flexibility to evaluate on a case-by-case basis. Provided further justification for this request.</p>	has not been added to the Bramalea GO (KIT-2) MTSA delineation. The MTSA has remained consistent.
71. (STAT-21-401)	Nov. 30, 2021	Karen Bennett Senior Associate, GSAI	<p><b>Settlement Area Boundary Expansion Bolton Option 4 (south of King Street and west of Humber Station), Caledon</b></p> <p>Supports the proposal to include these lands in the Urban Area and specifically within the Community Lands through the MCR process. Provided planning justification for the same.</p>	<p>This site been recorded as SABE request #11.</p> <p>Noted</p>
72. (STAT-21-403)	Nov. 30, 2021	Michael Vani Weston Consulting	<p><b>Employment Conversion 500 Wilton Drive, Caledon</b></p>	The site at 500 Wilton Drive has been recorded as employment conversion request C5. An employment conversion via removal of the site from the Regional



Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>Submitted an employment conversion request on behalf of VIVA Retirement Communities who is the prospective purchaser.</p> <p>Provided planning justification, a preliminary screening level assessment and a preliminary development concept for the proposed employment conversion request</p>	<p>employment area is supported. Local land use designations continue to apply and any development proposals on the site will require the standard development application review processes (such as official plan amendments, zoning by-law amendments).</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
73. (STAT-21-406i)	Nov. 29, 2021	Michael Gagnon Managing Principal Planner, GWD	<p><b>Major Transit Station Area Centennial Mall Brampton Ltd. (Davpart Inc.), 227 Vodden Street East, Brampton</b></p> <p>Davpart Inc. is currently in the process of finalizing technical plans and reports in support of the proposed intensification of the subject lands for a multi-tower, mixed use, master planned community featuring 2,550 new residential units and new retail commercial. As the proposed redevelopment is phased, approximately 11,000 square metres of the existing mall will be retained in the interim. Formal Official Plan and Zoning By-law Amendment applications will be submitted to the City of Brampton before the end of 2021.</p> <p>The subject lands are within 800 m of the BRT station, however have not been included in the MTSA boundary delineation for MTSA QUI-2/Kennedy, as per the Growth Plan. Request inclusion in the boundary delineation for MTSA QUI-2/Kennedy.</p>	<p>Regional staff have worked with Brampton staff to review delineations on the Queen Street BRT corridor and the MTSA boundaries have been revised for a number of stations. Please see updates to the draft Schedule E-5 Major Transit Station Areas. The MTSA delineation for QUE-2 (Kennedy) now encompasses lands further north of the station, including the Centennial mall site at 227 Vodden Street East.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			Provided further planning justification for including the subject lands in the boundary delineation for MTSA QUE-2/Kennedy.	
74. (STAT-21-413i)	Nov. 30, 2021	Andrew Walker Principal Planner, GWD	<p><b>Settlement Area Boundary Expansion Mayfield East Landowners Group, Caledon</b></p> <p>Goal is to have all of their lands included in the expanded Mayfield West Rural Service Centre. Requested that the subject lands are identified as ‘priority’ Designated Greenfield Area for which secondary planning be undertaken. Provided planning justification for this expansion.</p> <p>NOTE – This table only addresses requests related to specific sites. Responses to additional policy comments will be provided on a subsequent comment response table that will be available on the project website in advance of the Report to Council recommending adoption.</p>	<p>These sites been recorded as SABE request #37.</p> <p>Note that the majority of the Mayfield East Landowners Group lands are included within the draft SABE, with the exception of the lands north of the GTA West Corridor.</p> <p>Policies included in the draft Regional Official Plan Amendment require that development within the New 2051 Community Area be identified within Secondary Plans and staged and sequenced in accordance with logical phasing of development.</p> <p>Policies require that the Town of Caledon undertake staging and sequencing to guide secondary planning and block planning to the satisfaction in the Region and also provides criteria for prioritizing secondary plans.</p> <p>Staff do not recommend identifying the subject lands as a priority and phasing of growth would be through the process outlined in policy and summarized above.</p>
75. (STAT-21-414)	Nov. 26, 2021	Stephanie Matveeva Planner, GSAI	<p><b>Major Transit Station Area and Inclusionary Zoning 189 Dundas St W, Mississauga</b></p> <p>Provided comments on behalf of Augend Investments Limited, and notes that the draft ROPA mapping identifies the subject lands as being located within the proposed Confederation Parkway MTSA (a Primary MTSA) and immediately adjacent to the planned Dundas MTSA.</p>	<p>Staff confirm that 189 Dundas St W is within the DUN-10 Confederation Parkway “primary” MTSA delineated on Schedule E-2, which would be an applicable MTSA for Inclusionary Zoning. Previously numbered draft policy 5.9.43 has been reworded to provide greater clarity on where an Inclusionary Zoning by-law can be introduced: “in primary Major Transit Station Areas and secondary Major Transit Station Areas as per policy 5.6.19.6 and delineated on Schedule Y7, where deemed appropriate by the local municipality, and community planning permit system area as ordered by the Minister”. Consequently, the applicant should</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>The draft ROPA did not state nor define what an applicable MTSA is, in the context of Sections 5.9.34 and 5.9.44 – requested clarity.</p> <p>GSAI disagreed with the draft inclusionary zoning policies as presented in the draft ROPA. The local municipalities have not completed the necessary Inclusionary Zoning Study. Requiring that affordable units be predominantly two or three bedroom or larger units is restrictive and may preclude developments from proceeding.</p>	<p>be conscious of the ongoing consultation process regarding the potential for Inclusionary Zoning.</p> <p>The Province mandates three requirements before local municipalities can put an Inclusionary Zoning by-law in place: a Housing Strategy Data Update, a feasibility study on inclusionary zoning, and a third-party peer review of the feasibility study. All three of these requirements have been met and are available on the project webpage.</p> <p>Draft Inclusionary Zoning policies have been revised to reference policy 5.9.19 and ensure that family-sized units (2 or more bedroom) are provided through Inclusionary Zoning.</p>
76. (STAT-21-415)	Nov. 26, 2021	Stephanie Matveeva Planner, GSAI	<p><b>Major Transit Station Area and Inclusionary Zoning</b>  <b>170 Lakeshore Road East Port Credit, Mississauga</b></p> <p>Requests that the subject lands be included in the Port Credit GO MTSA.</p> <p>GSAI does support the minimum density targets which are to be established for each MTSA and policies to encourage gentle intensification within MTSAs and protect MTSAs lands for transit supportive densities, uses, and active transportation connections.</p> <p>The draft ROPA did not state nor define what an applicable MTSA is, in the context of Sections 5.9.34 and 5.9.44 – requested clarity.</p> <p>GSAI disagreed with the draft inclusionary zoning policies as presented in the draft</p>	<p>No change to the Port Credit GO (HLRT-1) MTSA is proposed as the delineation reflects the Port Credit community node in the City of Mississauga official plan, which continues to be supported as the basis of this delineation.</p> <p>Only the eastern segment (East Ave to Etobicoke Creek) of Lakeshore Rd is advancing through the Transit Project Assessment Process (TPAP) and preliminary design for the Lakeshore Bus Rapid Transit Project. This has informed the inclusion of only the eastern segment as “primary” MTSAs (LBRT-1 to 3), which also received funding approval under the Government of Canada’s Investing in Canada Infrastructure Program (ICIP).</p> <p>Previously numbered draft policy 5.9.43 has been reworded to provide greater clarity on where an Inclusionary Zoning by-law can be introduced: “in primary Major Transit Station Areas and secondary Major Transit Station Areas as per policy 5.6.19.6 and delineated on Schedule Y7, where deemed appropriate by the local municipality, and community planning permit system areas as ordered by the Minister”. Consequently, this area</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>ROPA. The local municipalities have not completed the necessary Inclusionary Zoning Study. Requiring that affordable units be predominantly two or three bedroom or larger units is restrictive and may preclude developments from proceeding.</p>	<p>would be applicable for Inclusionary Zoning and the applicant should be conscious of the ongoing consultation process regarding the potential for Inclusionary Zoning.</p> <p>The Province mandates three requirements before local municipalities can put an Inclusionary Zoning by-law in place: a Housing Strategy Data Update, a feasibility study on inclusionary zoning, and a third-party peer review of the feasibility study. All three of these requirements have been met and are available on the project webpage.</p> <p>Draft Inclusionary Zoning policies have been revised to reference policy 5.9.19 and ensure that family-sized units (2 or more bedroom) are provided through Inclusionary Zoning.</p>
77. (STAT-21-416)	Nov. 26, 2021	Stephanie Matveeva Planner, GSAI	<p><b>Major Transit Station Area and Inclusionary Zoning 1381 Lakeshore Road East Mississauga</b></p> <p>Provided comments on behalf of City Park (Lakeshore) Inc which currently pursuing development applications to permit a 12 to 15 story mixed-used building on the subject lands.</p> <p>Supports inclusion of the subject lands within the proposed Dixie Lakeshore MTSA, which is a Primary MTSA however requests the minimum density be increased to 300 persons and jobs per hectare.</p> <p>Draft Schedule Y7 of the ROPA does not capture the Long Branch GO Station MTSA located in the adjacent municipality. The ROPA should disregard municipal boundaries and apply the Provincial MTSA delineation</p>	<p>Support for the delineation of LBRT-1 (Dixie) as a “primary” MTSA is noted. The Region has proposed a separate delineation from the Long Branch GO station MTSA in Toronto as the neighbourhoods are separated by the Etobicoke Creek and to respect the unique land use contexts. As of Sept. 2021, the City of Toronto proposed a lower alternative density of 80 people and jobs per hectare to reflect the land use character in their municipality, while the Region has proposed a minimum density of 160 people and jobs per hectare to meet the Growth Plan minimum density on the lands in the LBRT-1 delineation in Peel.</p> <p>Exemption from local municipal Inclusionary Zoning by-laws are outlined in <i>O.Reg. 232/18</i>.</p> <p>Notwithstanding the above, the Region and local municipalities are committed to working with development applicants to maximize opportunities for affordable housing options that meet housing need. Applicants are required to demonstrate a contribution towards Peel-wide housing targets on affordability, rental tenure, and density as detailed in Table</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>from the Long Branch GO Station over the subject lands and lands generally east of Dixie Road.</p> <p>GSAI agreed that more collaboration is required with municipal partners to examine the suitability of each MTSA for IZ. Requested that the Region specifically acknowledge that the planning applications related to the subject lands pre-date the consideration of IZ being applied to either the Lakeshore Dixie MTSA or the Long Branch GO Station MTSA and should be exempt.</p>	4 of the Plan.
78. (STAT-21-417)	Nov. 29, 2021	Jonabelle Ceremuga Senior Associate Development Planner, Corbett Land Strategies	<p><b>Settlement Area Boundary Expansion 5450 Mayfield Road, 12729 Torbram Road, 14747 The Gore Road, and 14297 Mount Hope Road, Caledon</b></p> <p>On behalf of the Muzzo Group of Companies, Corbett Land Strategies submitted the findings of the environmental investigation conducted by Beacon Environmental and R.J. Burnside. The four requested properties are now included in the draft recommended SABE, except for 14297 Mount Hope Road, which is only partially included (outside of the Provincial Greenbelt)</p> <p>Submitted a Headwater Drainage Feature Assessment for the Mount Hope Road property prepared by Beacon Environmental, dated Sept. 23, 2021. Based on the results of the Beacon assessment, the Region is requested to reconsider the Mount Hope</p>	<p>This site been recorded as SABE request #24.</p> <p>The subject property has been reviewed and considered for inclusion within the 2051 New Community Area boundary and Regional Urban Boundary. The portion of the subject property outside the Greenbelt Plan Area is included in the 2051 New Community Area and Regional Urban Boundary. The portion of the subject property located within the Greenbelt Plan Area is not proposed to be included in the 2051 New Community Area or Regional Urban Boundary. In accordance with the Greenbelt Plan Policy 3.4.2.1, settlement areas outside the Greenbelt are not permitted to expand into the Greenbelt.</p> <p>The technical inventory of features prepared by Beacon Environmental is noted and will be listed as a technical inventory conducted on behalf of the landowner in the Settlement Area Boundary Expansion Study Scoped Subwatershed Study report for future reference when conducting the detailed subwatershed study for this area.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			property for further inclusion within the SABE.	
79. (OP-21-008)	Feb. 5, 2021	Jim Levac Partner, GSAI	<p><b>Employment Conversion</b>  <b>150 Bovaird Drive West and 10064 Hurontario Street, Brampton</b></p> <p>Employment land conversion request for the 150 Bovaird Drive West and 10064 Hurontario Street properties in the City of Brampton to accommodate future mixed-use redevelopment. The current and potential transit infrastructure serving the two subject properties make this potential intersection node of Hurontario Street and Bovaird Drive worthy of MTSA status.</p>	<p>The sites 150 Bovaird Drive West and 10064 Hurontario Street have been recorded as employment conversion request B22 and B23, respectively.</p> <p>An employment conversion and removal of the site 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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
80. (OP-21-015)	Feb. 22, 2021	Nick Dell Harper Dell & Associates Inc.	<p><b>Employment Conversion</b>  <b>11 Perdue Court, Caledon</b></p> <p>Request for an employment conversion for the property 11 Perdue Court from the current employment designation to residential for a retirement residence to accommodate the aging population.</p>	<p>The site at 11 Perdue Court has been recorded as employment conversion request C2.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported. For more information refer to the Employment Conversion Analysis, January 2022 on the Region's Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
81. (OP-21-023)	Mar. 25, 2021	Maurizio Rogato Principal, Blackthorn Development Corp.	<p><b>Employment Conversion</b>  <b>2250, 2280, and 2300 Queen Street East, Brampton</b></p> <p>Proposed the development of high-density condominiums on the subject lands. Has had</p>	<p>The sites 2250, 2280, and 2300 Queen Street East at Torbram Road have been recorded as employment conversion request B29.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported however the</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			<p>preliminary discussions with City of Brampton staff regarding the possibility of introducing mixed use development to the area. The lands are in proximity to a proposed MTSA but are also within a PSEZ.</p>	<p>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 which could enable consideration of this matter by the local municipality outside the MCR process.</p> <p>For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>
82. (STAT-21-428)	Dec. 23, 2021	Maham Siddiqui Planner, Sajecki Planning	<p><b>Employment Conversion 1330 – 1350 Crestlawn Drive, 1330-44 Fewster Drive/4520-40 Dixie Road, 4500 Dixie Road/1310 Fewster Drive, and 4560 Dixie Road, Mississauga</b></p> <p>Represents Manulife Investment Management, the owner of 1330 – 1350 Crestlawn Drive, 1330-44 Fewster Drive/4520-40 Dixie Road, 4500 Dixie Road/1310 Fewster Drive, and 4560 Dixie Road. Provided a planning justification letter in support of the employment conversion request for the subject lands, which was submitted to the Region on October 15, 2021. to convert the subject lands from Business Employment to Mixed-Use. Refer to STAT-21-009.</p> <p>Provided a revised preliminary draft concept based on feedback from the City of Mississauga. This revised concept features higher intensification of employment uses and lower residential density than the initial</p>	<p>The sites at Dixie Road and Crestlawn Drive have been recorded as employment conversion request M24.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported. For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>

Comment #	Date(s)	Stakeholder	Comment Provided	Staff Response
			concept.	
83. OP-21-077	June 14, 2021	Constance Ratelle Korsiak Urban Planning	<p><b>Employment Conversion 8383 Mississauga Road</b></p> <p>Proposed development of 8383 Mississauga Road, including one 11-storey mixed-use building providing 131 residential units, 896 square metres of ground floor-retail and service commercial uses, and 760 square metres of second-floor office space. The applicant seeks to rezone the property to a site-specific Residential Apartment (R4B-AAAA) zone to permit this development.</p>	<p>The site at 8383 Mississauga Road has been recorded as employment conversion request B30.</p> <p>An employment conversion and removal of the site from the Regional employment area is not supported. For more information refer to the Employment Conversion Analysis, January 2022 on the Region’s Peel 2051 Growth Management Focus Area webpage:  <a href="https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp">https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp</a>.</p>