

Peel 2051 Statutory Consultation Comments
Public Comments

Note: This table contains all public comments received by the Region since March 29, 2022 until April 28, 2022 related to the Peel 2051 Regional Official Plan Review and MCR.

#	Date	Contact	Comment Summary	Response Summary
STAT-22-026	March 29, 2022 to April 11, 2022	[529 form comments were received by the Region by March 29 to April 11, 2022 – see list below for complete list of submitters]	<p><u>Written Submission for the April 7, 2022 PGMC Meeting:</u></p> <p>Urged Regional Council reject the draft Peel 2051 Official Plan presented to PGMC on February 3, 2022, and to direct staff to prepare a new draft Official Plan which accommodates the same jobs and the same number and mix of homes within Peel Region’s existing settlement area boundaries.</p> <p>Peel Region can do this without breaching provincial land use planning rules by planning for more compact and affordable houses, semis and townhomes with less parking, and by requiring more land-efficient, job-dense use of employment lands. There is no excuse for defying the clear marching orders given by the 73% of respondents in the Region’s Official Plan consultations who expressly demanded that Council accommodate growth without further boundary expansion.</p> <p>Further expansion of the settlement area boundary would be disastrous for the Region’s natural heritage and farmland, because it would commit Peel, for 30 years, to roughly double the rate at which it destroys green space. While Peel Region used about 483 acres per year 2001 and 2019 the new plans would see the Region burn through roughly 27,500 more acres by 2051. Expansion would destroy the fragile ecology of the Campbell’s Cross Creek and other upper tributaries of West Humber River, which provide some of the last remaining habitat for the endangered redbside dace and would destroy quality farmland that Ontario and Canada simply cannot spare.</p> <p>Squandering the next 30 years of new residents and jobs on more sprawl would abandon our climate change obligations and betray the vast majority of existing Peel Region residents, because that growth is needed to complete existing neighbourhoods and make alternatives to driving viable. When surveyed, 64% of Peel Region’s residents said they’d “much prefer” to live in a neighbourhood where they “didn’t need to use a car to do [their] shopping, recreation, entertainment, or commutes to work or school.”</p> <p>None of the arguments being used to argue that Peel Region must extend its settlement area boundary hold up to scrutiny. Peel Region can achieve a much higher intensification rate than proposed in the draft Peel 2051 Official Plan without “an insufficient proportion of family-sized units” by aggressively reforming zoning to add more compact single- and semi-detached homes and townhouses to established low-rise neighborhoods and bringing them up to transit-supportive densities. Peel can achieve transit-supportive densities (90-100+ people per hectare) in existing</p>	<p>Over 60 technical studies have been undertaken to support the Region of Peel Official Plan and plan for the addition of 700,000 people and 335,000 jobs coming to Peel Region over the next 30 years.</p> <p>Approximately 75% (530,000 people and 280,000 jobs) of Peel’s forecasted growth between 2021 and 2051 will be directed to existing settlement areas in Brampton, Caledon, and Mississauga. 70% of new residential units will be in townhouse and apartment-built forms, primarily in areas where there is existing or planned transit services.</p> <p>Regarding the settlement area boundary expansion recommended through the Region’s Peel 2051 Official Plan Review, the impact of the location of settlement expansion on the Region’s Agricultural System and Greenlands System, including on Prime Agricultural Areas was assessed and addressed in Scoped Subwatershed and Agricultural Impact Assessment (AIA) technical studies. The evaluation of alternative locations for settlement expansion based on avoiding, minimizing, and mitigating impacts was addressed.</p> <p>A diverse range of stakeholders have been consulted throughout the Official Plan Review process. Approximately 60 consultation events have been held and multiple methods of consultation have been used some of which include online surveys, newsletters, emails, and attendance at community events. These stakeholders have included Provincial agencies, local municipalities, conservation authorities, indigenous communities, school boards, transportation authorities, members of the public, among others. All input received from stakeholders through public consultation efforts has been considered by Regional staff and informed the recommended draft Region of Peel Official Plan.</p> <p>The recommended Region of Peel Official Plan plans for growth to 2051 in a manner that balances multiple objectives with consideration for planning complete, sustainable communities, the protection of natural systems and impact to agriculture. This approach will accommodate the forecasted growth in a manner that addresses all forms of housing and employment, while avoiding shortages that would increase the costs of housing and reduce employment opportunities.</p> <p>If Peel does not continue to plan for balanced growth that responds to household needs, there are risks in terms of quality of life, housing affordability, and leap frogging of development beyond Peel’s borders.</p> <p>Proceeding with the MCR at this time will bring forward new and updated policies that plan for a complete community including responding to climate change, managing growth in a manner that is balanced and sustainable, exceeds provincial intensification and density targets, does not require Highway 413, is walkable, transit-supportive, fiscally responsible, healthy, plans for a diverse range of jobs and housing, includes affordable housing, and protects and manages our natural heritage system, agricultural lands, and rural landscapes</p>

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			<p>designated greenfield areas by planning and zoning for modest family homes with reduced on-lot parking.</p> <p>The draft Peel 2051 Official Plan is a plan to fail. It is Council's responsibility to slam the brakes and change course.</p>	<p>Not proceeding with the MCR at this time could result in the Province stepping in to put in place official plan policies for Peel; risk to ongoing local municipal official plan updates; a lack of enabling policies for Major Transit Station Areas, Inclusionary Zoning, and affordable housing; more potential for privately initiated applications to proceed contrary to Peel interests upon appeal; and additional Minister's Zoning Orders that may not be comprehensively planned or consider public and stakeholder input.</p> <p>For further information, please see the commentary in the following April 7, 2022 Planning and Growth Management Committee reports and presentation:</p> <ul style="list-style-type: none"> • Overview of Recent Matters Pertaining to the New Peel 2051 Official Plan • Summary of the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review and a New Region of Peel Official Plan for Regional Council Adoption (see Appendix V and the presentation) <p>Please also see a response to similar comments STAT-21-067 and STAT-21-316 in the 2021 Public Comment Response Table.</p>
STAT-22-031	March 22, 2022	Liz Garrison	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Planning for affordable housing is a multi-faceted challenge that needs to be incorporated into our overall strategies and plans, not isolated from climate change effects. It is unclear how cultural diversity and environmental protection will be maintained and supported. Growth outside the existing settlement boundary will not promote greater transit use and will increase unaffordable housing and car dependence. More creative housing development is needed – i.e., through inclusionary zoning. The Region of Peel has an opportunity to be a leader for IZ and building inside the settlement area boundary. Urged Regional Council to restrict development to within the existing settlement boundary and to support the implementation of inclusionary zoning.</p>	See response to STAT-22-026.
STAT-22-033	March 24, 2022	Ron Corkum	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Urged the new Regional Official Plan to be adjusted to avoid settlement area boundary expansion and to instead accommodate develop through intensification. Mississauga and Brampton have slowly been converted from agricultural lands/natural heritage lands to urban development. This type of development is no longer sustainable, as the ecosystem services from agricultural lands/natural heritage lands are needed to mitigate climate change impacts. Developing these lands is not in the best interest of the Region.</p>	See response to STAT-22-026.
STAT-22-035	March 25, 2022	Tess Prendergast Candidate for NDP Dufferin-Caledon	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Asked Regional Council to delay the decision to expand the settlement area boundary to after provincial election, to allow time for Councillors to reflect on this decision. Caledon residents are concerned with the impacts of</p>	See response to STAT-22-026.

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			<p>sprawl on regional infrastructure, taxes, and air/noise pollution. Also concerned with the aggregate needed to build Highway 413.</p> <p>The Growth Plan for the Greater Golden Horseshoe needs to be pushed back against, as communities on the periphery should not be expected to accommodate large amounts of growth. Regional Council needs to consider Regional priorities, such as housing affordability and food security.</p>	
STAT-22-036	March 29, 2022	Leo Longo Solicitor, Aird & Berlis (request submitted by Phil Stewart, Pound & Stewart)	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>On behalf of Orlando Corp., presented a mixed-use development concept for the portion of Heartland Town Centre bound by Mavis Road to the west, Matheson Boulevard West to the south, McLaughlin Road to the east, and Rodeo Drive to the north. Asked that Regional Council maintain the potential for an employment conversion of the subject lands. The consulting team will work with planning staff to craft necessary policy. Stressed that the site is advantageously located to fill an existing gap in the parkland system in Mississauga. Provided further planning justification for the proposed employment conversion. Asked that staff reconsider this request.</p>	Although staff did not recommend conversion of the subject lands at this time and recommended it be further evaluated through a subsequent phase of the Region's Municipal Comprehensive Review, a Council motion was passed on April 28, 2022 to remove the lands from the Regional Employment Area.
STAT-22-037	March 29, 2022	David Laing	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Food security is key to a peaceful and productive society. Changes in Southern Ontario are threatening this food security (i.e., COVID-19). Climate change will be the biggest disruptor to our food systems. Resilience needs to be built into Canada's food systems, as demonstrated by the pandemic. Settlement area boundary expansion in the Region of Peel will eliminate significant amounts of prime agricultural lands.</p> <p>The assumptions guiding our plans need to be challenged, as we are living in rapidly changing times. The aspirations of a single-family home may no longer be a viable option for all. Sprawl is no longer sustainable. Asked the Regional Council to freeze the settlement area boundary and accommodate growth through intensification. Locally-grown food should be a significant part of the food sourcing equation.</p>	<p>See response to STAT-22-026.</p> <p>The proposed new Region of Peel Official Plan embodies an agricultural system approach to planning for agriculture. The Agricultural System in Peel consists of designated Prime Agricultural Areas and Rural Lands that link Prime Agricultural Areas within Peel and the agricultural land base beyond Peel's borders. Approximately 18,850 hectares of Prime Agricultural Area and 35,715 hectares of Rural Lands are proposed to be designated outside settlement areas. The proposed growth management policies provide a balanced approach to meeting land needs for housing and employment and minimize the expansion of urban development into agricultural areas by proposing intensification and density targets that exceed provincial minimums.</p>
STAT-22-038	March 30, 2022	Barbara Schumacher	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>With heat domes, fires, floods, and droughts, our environment is being critically stressed. During the pandemic, we experienced how important it is for legal regions to sustain local essential services, while our local agriculture is being damaged by climate change.</p> <p>The whole of Ontario (including future generations) has an interest in Regional Council's decision regarding the settlement area boundary expansion, as every region has to contribute to climate mitigation and</p>	<p>See response to STAT-22-026.</p> <p>Climate change is a key focus area in the Peel 2051 Official Plan Review. A new policy section has been added to the new Region of Peel Official Plan with broad climate goals and a framework for collaborative climate change planning with direction to conduct greenhouse gas emission inventories, undertake adaptation planning and greenhouse gas emissions reduction planning. Growth management policies have integrated climate change considerations by allocating a significant portion of growth to existing settlement areas and setting intensification and greenfield density targets above provincial minimums. The new Official Plan policy direction emphasizes a more compact, mixed use and transit supportive</p>

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			<p>adaptation.</p> <p>Requested that Council support sustainable development within Peel's existing boundary. Expanding the settlement area boundary would destroy the fragile ecology of Campbell's Cross Creek and other upper tributaries of the West Humber river.</p> <p>The housing crisis can be addressed with growth within the existing urban boundary, as baby boomers are moving out of single-family dwellings and into multi-unit housing with ease of access to transit, shopping and services. Intensification also supports cost-efficient development for the Region.</p>	<p>built form and includes policies to support sustainable modes of transportation; implementation of alternative and renewable energy systems; watershed planning; and the protection, restoration and enhancement of natural systems and agriculture.</p>
STAT-22-039	March 30, 2022	Laura Campbell Ontario Green Candidate, Dufferin-Caledon	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Expressed opposition to the settlement area boundary expansion in Peel and exclusionary zoning. Described support for innovative solutions for the protection of natural heritage, food security, higher greenfield density, and high-quality public transit.</p>	<p>See response to STAT-22-026.</p>
STAT-22-040	March 30, 2022	Stacie Roberts	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Expressed opposition to the settlement area boundary expansion. Asked for a reduction in the proposed growth numbers in the Official Plan for Caledon. Concerned there will not be enough time for thoughtful planning and environmental assessments while meeting development demand for the proposed population growth. Also concerned that MZO approvals may continue to be used to ensure that the expected population growth is met within the timeline.</p> <p>Described opinions on aggregate extraction, growth plans on Indigenous, treaties, and sacred burial lands, pressures from developers, and roles of elected officials and voters.</p>	<p>See response to STAT-22-026.</p> <p>Consultation and engagement with Indigenous communities has been an important component of the Peel 2051 Official Plan Review with specific requirements for Indigenous engagement through the Archaeological Assessment. Input received from Indigenous communities have been considered and addressed in the Plan. The proposed new Region of Peel Official Plan incorporates policies for consultation and engagement with Indigenous communities formally in the Plan and acknowledges treaty rights, interests and needs of Indigenous communities in conserving cultural heritage, archaeological resources and the natural environment.</p> <p>The comments regarding the link between new growth, infrastructure, aggregate consumption and extraction are noted. Comments on aggregates will also be considered as part of the Aggregate Resources Policy Review component of Peel 2051.</p>
STAT-22-041	March 30, 2022	Lucrezia Chiappetta Co-Chair, ecoCaledon	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Requested that settlement area boundary expansion in the Region of Peel be reconsidered to protect farmland and greenspace.</p>	<p>See response to STAT-22-026 and STAT-22-038.</p>
STAT-22-042	March 30, 2022	Debbe Crandall Policy Advisor, Save the Oak Ridges Moraine Coalition	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>The SABE of the magnitude envisioned by the Regional Official Plan will take ~10,000 acres of Caledon's prime agriculture land system. May impact and destroy watercourses, woodlands, hedgerows, groundwater recharge and will put excessive pressure on the south slope of the Oak Ridges Moraine and Greenbelt.</p>	<p>See response to STAT-22-026.</p> <p>The new Official Plan policy direction emphasizes sustainable development and integrates watershed planning, land use planning and infrastructure planning in order to protect, restore and enhance natural systems, water resources and agricultural systems.</p> <p>The proposed new Official Plan includes comprehensive updates to policies for the natural environment.</p>

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				<p>New policies incorporate climate change requirements throughout the Plan in key theme areas including a new section with policies for collaborative climate change planning to reduce emissions and increase resilience and adaptation to a changing climate.</p> <p>The New policies provide a transition from a features-based to a systems-based approach for water resources and natural heritage planning.</p> <p>A strong policy framework is provided to protect, restore and enhance the Greenlands System as a linked network that supports adaptation to a changing climate.</p> <p>Agricultural System policies and mapping have also been updated to support agriculture and agri-food businesses and protect Prime Agricultural Areas.</p>
STAT-22-043	March 31, 2022	David Crombie Chair, Greenbelt Council, Friends of the Golden Horseshoe	<p><u>Oral and Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>The Greater Golden Horseshoe is the fastest growing region in North America. Using never-ending sprawl to accommodate this growth is no longer working, as we can no longer afford to pay the social, economic, environmental, and financial price. Sprawl has also failed to meet the challenge of providing affordable housing for most people.</p> <p>All of us need to make decisions that encourage sustainable growth. Our economic, environmental health and community well-being are interdependent. We need more compact, walkable, transit-oriented communities that offer affordable housing and access to goods and services. We need more local farming. We need to be better appreciative of and stewards to the Region's resources.</p> <p>Applauded the leadership from City of Mississauga Council and the motion that the proposed Highway 413 will have a disastrous impact on the environment and encourage sprawl.</p> <p>With the provincial election upcoming in June and the municipal elections in November, all three levels of government will need to play into the federal government's evolving agenda and address these issues in a post-pandemic world and the continuing and escalating challenges of climate change.</p>	See response to STAT-22-026 and Stat 22-038.
STAT-22-044	March 30, 2022	William Snell	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Stated opposition to the settlement area boundary expansion and support for walkable, sustainable, higher-density, and transit friendly communities within the existing boundaries. Indicated that every opportunity must be seized to support sustainable development as it relates to climate change and the preservation of natural heritage.</p>	See response to STAT-22-026 and STAT-22-042.
STAT-22-045	March 30, 2022	Tom Dolson Peel Federation of Agriculture	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p>	See response to STAT-22-026.

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			<p>Provided an overview of the Peel Federation of Agriculture (PFA)'s position regarding the settlement area boundary expansion and comments related to the Stop Sprawl in Peel Region campaign. PFA understands that certain types of employment uses offer a compatible buffer between existing farms and residential land uses. Stated that if Regional Council opposes a settlement area boundary expansion, a drastic increase in designated lands will be issued with Ministerial Zoning Orders, offering little input from the public.</p>	<p>The prosperity and sustainability of the agricultural sector are important to the economy of Peel and to maintaining the character of the rural community. The proposed new Region of Peel Official Plan embodies an agricultural system approach to planning for agriculture. The Agricultural System in Peel consists of designated Prime Agricultural Areas and Rural Lands that link Prime Agricultural Areas within Peel and the agricultural land base beyond Peel's borders. Approximately 18,850 hectares of Prime Agricultural Area and 35,715 hectares of Rural Lands are proposed to be designated outside settlement areas. The proposed growth management policies provide a balanced approach to meeting land needs for housing and employment and minimize the expansion of urban development into agricultural areas by proposing intensification and density targets that exceed provincial minimums. The protection of Prime Agricultural Areas and designation of Rural Lands supports the agricultural sector in Peel and the objective of protecting the most productive agricultural lands for long-term agricultural use. New policies for the 2051 New Urban Area will require further detailed agricultural impact assessments and address the mitigation of impacts to adjacent agricultural operations in the rural area. Comments regarding the placement of employment uses adjacent to agricultural areas are noted.</p>
STAT-22-046	March 29, 2022	Divya Arora Community Engagement Organizer, David Suzuki Foundation Youth Activist, Community Climate Council	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Young people have not been successfully consulted for this project, along with other members of the community. Asked that Council delay their decision until all demographics, including those who have been historically underrepresented in decision-making processes, have been consulted meaningfully.</p> <p>Requested that Regional Council put their support behind the zero-boundary urban expansion and consider other options. Young people will be pushed out of the Region by locking in more sprawl. The needle has not moved in a meaningful way in regard to implementing climate change plans prepared several years ago.</p>	<p>A diverse range of stakeholders have been consulted throughout the Official Plan Review process. Approximately 60 consultation events have been held and multiple methods of consultation have been used some of which include online surveys, newsletters, emails, and attendance at community events. These stakeholders have included a range of members of the public, Provincial agencies, local municipalities, conservation authorities, school boards, transportation authorities and other special interest groups. All input received from stakeholders through public consultation efforts has been considered by Regional staff and informed the recommended draft Region of Peel Official Plan.</p> <p>See response to STAT-22-026 and STAT-22-038.</p>
STAT-22-047	March 30, 2022	Gabriella Kalapos Executive Director, Clean Partnership	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Recommended that Regional Council not expand the urban boundary and undertake planning analysis that would better understand the connection between growth management, climate change, and financial sustainability. Requested that the Region of Peel incorporate servicing and rehabilitation costs of infrastructure, revenue from property taxes from different land use archetypes, and greenhouse gas emissions into the growth management analysis.</p>	<p>See response to STAT-22-026 and STAT-22-038.</p>
STAT-22-048	March 29, 2022	Kathleen Moleski	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Asked Regional Council to reject the adoption of the draft plan and instead develop a plan with a zero-boundary settlement area boundary expansion. The Region of Peel can longer absorb sprawl.</p> <p>A newly released IPCC report warns that we will not reach our</p>	<p>See response to STAT-22-026 and STAT-22-038.</p>

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			commitments to stay within 1.5 degree Celsius warming. Sprawl adds to climate change. Municipalities have a role to play in mitigating climate change. The Region of Peel should follow the lead of the City of Hamilton and the Town of Halton Hills.	
STAT-22-049	March 31, 2022	Bette-Ann Goldstein Sierra Club Peel	<u>Oral Submission for April 7, 2022 PGMC Meeting:</u> Opposed to the settlement area boundary expansion and support for a new draft Regional Official Plan. Expressed opinions on the destruction of farmland, food supply, and wetlands.	See response to STAT-22-026.
STAT-22-050	March 31, 2022	Jenni Le Forestier Stop Sprawl Peel	<u>Oral Submission for April 7, 2022 PGMC Meeting:</u> Opposed to urban sprawl and supportive of a zero-expansion of the settlement area boundary area. Expressed opinions on flooding, climate change, pollution, truck traffic, aggregate mining, wetlands, and public consultation for the Regional Official Plan.	See response to STAT-22-026.
STAT-22-051	March 31, 2022	Paula Oake	<u>Oral Submission for April 7, 2022 PGMC Meeting:</u> Supportive of a zero expansion of the urban boundary. Expressed opinions on car-centric planning, the proposed Caledon GO station, transit systems, and climate change effects.	See response to STAT-22-026.
STAT-22-052	April 1, 2022	Rahul Mehta Founder, Sustainable Mississauga	<u>Oral Submission for April 7, 2022 PGMC Meeting:</u> Opposed to urban sprawl and supportive of a zero expansion of the urban boundary. Expressed opinions on innovative solutions, density, food supply, car dependency, provincial targets, built-up infrastructure, comprehensive consultation. Requested that Regional Council defer its decisions. Described alternatives to urban expansion.	See response to STAT-22-026.
STAT-22-053	April 1, 2022	Julius Lindsay Director, David Suzuki Foundation	<u>Oral Submission for April 7, 2022 PGMC Meeting:</u> Expressed opinions on exclusionary zoning, e-commerce, and employment in the Region of Peel. Suggested that the Region consider planned retreat options, such as land acquisition, a climate change tool used by other municipalities, to increase natural heritage in the Town of Caledon and the Region in general.	See response to STAT-22-026 and STAT-22-038.
STAT-22-054	March 31, 2022	Scott Arbuckle Deputy Regional Director, Canada East, IBI Group Michelle Lu Planner, IBI Group	<u>Written Submission for April 7, 2022 PGMC Meeting:</u> IBI Group represents the owners of 12561 Centreville Creek Road in the Town of Caledon. Provided a letter of support to Peel Region's MCR project team in regard to including the subject lands as a Community Area in the draft SABE map dated January 2022. Outlined planning justification for the inclusion of the subject lands in the SABE. SABE request #83	This comment is noted.
STAT-22-055	April 4, 2022	Christine Fang-Denissov Principal, Urban Strategies Inc. (via Alex Heath)	<u>Oral and Written Submissions for April 7, 2022 PGMC Meeting:</u> Urban Strategies Inc. represents SmartCentres REIT in regard to the employment conversion requests for 2155 Argentia Road (SmartCentres	See Response to STAT-22-077

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			Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe West. Provided an overview of each of the sites, along with the proposed mixed-use redevelopment of each. Described the planning justification for the subject lands to be removed from the draft Employment Areas identified on proposed Schedule Y6. Requested that the employment conversions and redesignation of the subject lands be reconsidered to achieve the proposed vision.	
STAT-22-056	April 3, 2022	Betty de Groot	<p><u>Oral and Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Concerned about the Region locking in sprawl as if Highway 413 is set to be constructed, though the federal Environmental Assessment has not yet been completed.</p> <p>Identified elements listed by the Town of Caledon's Land Use Planning and Climate Change Policy Discussion Paper. Argued that there is no evidence that these elements have been considered, especially since the Region of Peel is continuing to implement exclusionary zoning practices. This approach does not address the housing crisis or promote transit-supportive densities.</p> <p>Argued that climate change requires us to think differently. Urged Regional Council to reject the settlement area boundary expansion and to support creating growth within the existing urban boundaries.</p> <p>Provided links to four articles regarding Highway 413 and growth management in Peel Region.</p>	See response to STAT-22-026 and STAT-22-038.
STAT-22-057	April 3, 2022	Alexis Wright	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Opposed to the settlement area boundary expansion. Expressed opinions on growth on Indigenous lands, planning in Peel, urban expansion, loss of farmlands, zoning by-laws, housing density, and Class 1 and Class 2 farmlands.</p>	See response to STAT-22-026.
STAT-22-058	April 4, 2022	Dean Orr	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Opposed to the settlement area boundary expansion. Expressed opinions on food imports, preservation of farmland, local food supply, projected population in Ontario, car dependability, inclusion of agriculture as part of city design, and sustainability.</p>	See response to STAT-22-026.
STAT-22-059	April 4, 2022	Colin Chung Partner, GSAI (sent via Sanjam Raisuada)	<p><u>Oral Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>GSAI represents the owners of 9400 Goreway Drive in the City of Brampton, in regard to an employment conversion request submitted in February 2021. Provided an overview of the context of the subject lands and the proposed development concept.</p>	<p>Although staff did not recommend conversion of the subject lands at this time and recommended it be further evaluated through a subsequent phase of the Region's Municipal Comprehensive Review, a Council motion was passed on April 28, 2022 to remove the lands from the Regional Employment Area.</p> <p>Staff recommended this site not be supported for an employment conversion.</p>

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			Outlined justification for the employment conversion request based on the economic analysis undertaken by Altus Group. Requested Council's support for this request on the subject lands, and noted the request is support by City of Brampton staff and the Ward Councillors.	At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan was adopted, staff were directed by Regional Council to covert the site removing it from the Employment Area designation on Schedule E-4.
STAT-22-060	April 4, 2022	Dan O'Reilly	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Requested that the Region of Peel follow the City of Hamilton in voting down a plan to increase its urban boundaries. Urged the Region to consider alternative options to provide needed housing over the next 30 years, including accommodating growth in existing built-up areas through intensification. Expanding existing settlement area boundaries will have a devastating impact on natural heritage features and farmland, causing the Region to double the rate of greenspace being lost. Approving the settlement area boundary expansion will accentuate the ongoing climate change crisis.</p>	See response to STAT-22-026 and STAT-22-038.
STAT-22-061	April 4, 2022	Dr. Ralph Martin Professor (retired), University of Guelph	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Provided an overview of the importance of preserving prime farmland, the ecological benefits of well-managed farmland, classes of farmland, prime agricultural areas, and climate change as it relates to farm yields, nitrogen, and phosphorus pollution.</p>	<p>See responses to STAT-22-013 in the January 1, 2022 to March 28, 2022 public comment response table, and STAT-21-026 and STAT-22-037 in this comment response table.</p> <p>The January 1, 2022 to March 28, 2022 Public Response Table can be found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p>
STAT-22-062	April 4, 2022	Yvonne Pigott	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Opposed to the settlement area boundary expansion. Stated support for sustainable growth that promotes sensible infill development through re-dedication of areas within the existing urban boundaries. Expressed opinions on the MCR, current and future infrastructure, habitat loss, greenspace, impacts of urban sprawl, and the protection of natural and agricultural areas.</p>	See response to STAT-22-026.
STAT-22-063	April 4, 2022	Dr. David Rosen Active Member, Canadian Association of Physicians for the Environment, Ontario Regional Committee	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Advocated against the settlement area boundary expansion in the Region of Peel. Supported an alternative plan for a zero-boundary expansion to better serve the health needs of Peel's residents. Highlighted the connection between urban development and health and well-being of citizens, population, and employment intensifications in Peel and active transportation.</p>	<p>See responses to STAT-22-013 in the January 1, 2022 to March 28, 2022 public comment response table and STAT-21-026 in this comment response table. The January 1, 2022 to March 28, 2022 Public Response Table can be found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p> <p>Section 7.5 of the Official Plan includes objectives and policies to create built environments that facilitate physical activity and optimize health promotion in complete communities.</p> <p>In the April 2022 Official Plan, approximately 75% (530,000 people and 280,000 jobs) of Peel's forecasted growth between 2021 and 2051 will be directed to existing settlement areas in Brampton, Caledon, and Mississauga. 70% of new residential units will be in townhouse and apartment-built forms, primarily in areas where there is existing or planned transit services.</p>
STAT-22-064	April 10, 2022	Janine Le Forestier	Disappointed with the April 7 th PGMC meeting. Stated that voters were not able to adequately present their concerns and that insufficient time was	Comment is noted.

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			allocated for delegations. Requested Regional Council to not submit the Official Plan until after the Provincial election.	Staff continue to recommend Regional adoption of the Official Plan at this time to implement a progressive policy framework to guide growth in the Region and conform to Provincial plans and policies.
STAT-22-065	April 2, 2022	Susan LaBerge	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Agrees with the Brampton 2040 Vision for friendly, sustainable living neighbourhoods. Continuing to build either high-rise condominiums or outdated, car-dependent subdivisions does not fit into the Brampton 2040 Vision. Eco-friendly designs, including solar power, geothermal, green roofs, and wastewater recapture, also need to be enforced.</p> <p>Settlement area boundary expansion should not proceed to ensure that Peel Region builds compact, connected, and complete communities that are accessible and affordable to all. Regional Council should direct staff to reconsider all the input factors that go into determining how much new land is needed and develop a zero-boundary expansion option and a broader range of low-expansion options, like Halton and Hamilton.</p>	<p>See response to STAT-22-026.</p> <p>The Regional Official Plan policies align with the local municipal land use planning vision. New climate change and sustainable development sections have been included with policy direction to require the local municipalities to implement sustainable development requirements, guidelines and tools including green building practices that promote reuse of resources and materials. The new policy direction will require collaborative climate change planning to undertake greenhouse gas emission inventories, adaptation planning and greenhouse gas emission reduction planning.</p>
STAT-22-066	April 6, 2022	Paul Lowes Principal, SGL (sent via Sierra Horton)	<p><u>Oral and Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>SGL represents Wildfield Village Landowners Group who own and control a significant portion of the land in the concession block bound by Healey Road to the north, The Gore Road to the east, Mayfield Road to the south, and Centreville Creek Road to the west. The Wildfield Village lands have been identified on draft Schedule E-1 as 2041 New Urban Area. Supports the Region's work in identifying the proposed settlement area boundary and the appropriate distribution and location of the 2051 Urban Area.</p> <p>Provided an overview of the proposed mixed-use development of the Wildfield Village lands. SGL is of the opinion that the subject lands represent a logical first phase of settlement expansion, as the lands immediately abut residential neighbourhoods to the south. Existing water and wastewater infrastructure can also easily be extended from the south, optimizing planned growth and infrastructure. SABE request #57</p>	Noted. Following adoption of the Peel Official Plan, staging and sequencing Plans will be developed by the Town of Caledon in collaboration with the Region.
STAT-22-067	April 6, 2022	Andrew Walker Principal Planner, GWD Michael Gagnon Managing Principal Partner, GWD	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>GWD represents the Mayfield East Landowners Group, who own and control lands in south Caledon generally bound on the west by the eastern limit of the existing Mayfield West Rural Service Centre and Campbells Cross Creek, on the east by Torbram Road and an unnamed tributary/natural heritage corridor, to the south by Mayfield Road, and to the north with the northern limit of the GTA West Transportation Corridor Study Limit in the Town of Caledon. Pleased to note that the March 31,</p>	This comment is noted.

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			<p>2022 New 2051 Region of Peel Official Plan includes the subject lands in the settlement area boundary expansion as part of the Mayfield West Rural Service (except for approximately 2.7 hectares).</p> <p>Requested notice of any decision regarding the new Peel 2051 Official Plan. SABE request #37</p>	
STAT-22-068	April 6, 2022	<p>Andrew Walker Principal Planner, GWD</p> <p>Michael Gagnon Managing Principal Partner, GWD</p>	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Provided comments on behalf of Caledon Village Properties GP Inc., the owner of 'O' and 2785 Charleston Sideroad in the Town of Caledon. Caledon Village Properties GP Inc. believes there is merit for the inclusion of a portion of the subject lands within an expanded Caledon Village Rural settlement area boundary. GWD is pleased to note that Regional staff continue to support the proposed policy identified in the March 31, 2022 New 2051 Official Plan as Policy 5.7.18.19.</p> <p>Requested notice of any decision regarding the new Peel 2051 Official Plan. SABE request #3</p>	This comment is noted.
STAT-22-069	April 5, 2022	Al Axworthy	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Very concerned with the adverse impacts of sprawl, including loss of productive farmland, increased food dependence of non-local sources, environmental degradation of air and water quality, loss of wildlife and fish habitat, accelerating climate change from car dependent travel, reduced ability to adapt to extreme weather events as natural water courses are modified, and increased operating costs to the Region and municipalities due to low densities. Sprawl also ignores the affordable housing crisis, creates car dependence rather than walkable communities, makes investments in public transit non-viable, and creates loss of natural areas for public enjoyment.</p> <p>Believes that residential growth can be limited to existing built-up areas and designated greenfield areas without the need to expand the settlement area boundary expansion. Peel Region should adopt the innovative planning practices that have enabled other GTHA jurisdictions to develop plans that meet their growth requirements without the need to expand their settlement area boundaries. Implored Regional Council to direct planning staff to develop an option that does not require expansion of settlement boundaries, which may be considered along with the other developed options.</p>	See response to STAT-22-026 and STAT-22-042.
STAT-22-070	April 4, 2022	Gail MacLennan	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Urged Regional Council to halt the settlement area boundary expansion. Asked that Council support smart growth principles by encouraging building within existing communities. Also asked that the Region looks globally for</p>	See response to STAT-22-026 and STAT-22-038.

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			<p>best planning practices that could be adopted for Peel before committing to a growth plan that favours sprawl.</p> <p>There are many issues facing Peel, including a need for affordable housing and mitigating the disastrous impacts of our pending climate crisis. Affordable housing will be realized by building smaller scale apartment buildings and a mix of detached and semis and townhomes. We should aspire to create communities that are not only affordable, but attractive and walkable. Stopping the settlement area boundary expansion will also be more cost-efficient and transit-supportive.</p> <p>Peel has made a commitment to combat climate change but promoting car dependent sprawl will only exacerbate climate issues, pave over farmland, increase risk of flooding, and destroy natural habitats.</p>	
STAT-22-071	April 5, 2022	<p>Dr. Gail Krantzberg Professor, W. Booth School of Engineering Practice and Technology, McMaster University</p> <p>Douglas Markoff Executive Director (retired), The Riverwood Conservancy</p>	<p><u>Written Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Asked that Regional Council accept a zero-boundary expansion in order to protect the Greenbelt, Peel Plain, and 10,000 acres of prime farmland. Shocked that Peel residents have not been informed or consulted on this matter.</p> <p>Reminded Council of the importance of headwaters, the original source of water that replenished the Region's drinking water. This asset will be degraded by pavement, vehicle emissions, road salt, and the heavy extraction associated with sprawl. The Peel Plan (Whitebelt) is covered in fragile streams and tributaries that are important for people and wildlife downstream. The settlement area boundary expansion is contrary to the need for resilience to severe storm events and flooding, in an era where municipalities are declaring climate change emergencies.</p> <p>Argued that applications for warehousing on prime farmland will be disastrous. Local food is a climate change mitigation strategy for which the Region is privileged to have abundant resources, which should not be destroyed.</p>	<p>See responses to STAT-22-013 in the January 1, 2022 to March 28, 2022 public response table and STAT-21-026 in this comment response table. The January 1, 2022 to March 28, 2022 Public Response Table can be found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p> <p>Technical studies, including a Scoped Subwatershed Study, assessed the impact of the location of settlement expansion on the Region's Water Resource System, Greenlands System and Agricultural System. The evaluation of alternative locations for settlement expansion based on avoiding, minimizing, and mitigating impacts was addressed. Policy direction has been included in the new Official Plan for the 2051 New Urban Area that will require identification, protection, restoration and enhancement of natural heritage systems and water resources systems including the implementation of water management, stormwater management, low impact development practices and green infrastructure to address resilience and mitigate flooding and erosion.</p> <p>Additional policies are included in the draft new Official Plan to require emissions reduction planning, adaptation planning and detailed subwatershed studies for the new Community Areas and Employment Areas in the 2051 New Urban Area.</p>
STAT-22-072	April 4, 2022	Christine Lynes	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Argued that it is possible to add new family homes within existing neighbourhoods, rather than expand into our Greenbelt. If demand for greenfield is reduced proportionally by eliminating exclusionary zoning and adopting new intensification policies, the need to build on the Greenbelt will decrease. The area required for industrial/warehousing uses should also be reduced by mandating land-efficient multi-storey typologies existing in densely populated parts of Europe and Asia.</p> <p>(Unavailable at the time of her delegation but submitted her written</p>	See response to STAT-22-026.

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			remarks to the Office of the Regional Clerk to form part of her delegation request.)	
STAT-22-073	April 4, 2022	Vicki Tran	<p><u>Oral Submission for April 7, 2022 PGMC Meeting:</u></p> <p>Urged Regional Council to reject the settlement area boundary expansion. Voiced concerns for the loss in local farmland and green spaces, and environmental impact, caused by boundary expansion.</p>	See response to STAT-22-026.
STAT-22-074i	April 8, 2022	Michael Gagnon Managing Principal Partner, GWD	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Represents Centennial Mall Brampton Ltd., the registered owner of 227 Vodden Street East in the City of Brampton. Provided an overview for the proposed mixed-use redevelopment of the subject lands.</p> <p>Thanked Regional staff for engaging with GWD during the consultation process and supporting the inclusion of the subject lands within the QUE-2 Primary MTSA Boundary Delineation.</p>	This comment is noted.
STAT-22-074ii	April 8, 2022	Michael Gagnon Managing Principal Partner, GWD	<p>Section 5.6.19.18 b): Does not support this draft policy as it could inappropriately restrict density and development on sites that are within MTSAs, but not immediately abutting MTSA Station Stops.</p> <p>Prior to the development of the lands that immediately abut the QUE-2 MTSA Station Stop, this draft policy could be used to obstruct the processing and approval of the proposed Official Plan Amendment for the subject lands, which locates high density development primarily along Kennedy Road North within immediate, but not abutting, proximity to the QUE-2 BRT Station Stop.</p> <p><u>Requested Modification:</u> Modify draft policy 5.6.19.18 b) to read as follows:</p> <p>“Until such time as the local municipality has established Major Transit Station Area policies in accordance with Section 16(16) of the Planning Act and Policy 5.6.19.9, proposed developments within a Major Transit Station Area identified on schedule E-5 shall be reviewed with consideration to the objectives of this Plan to ensure the proposed development: b) supports compact urban form that directs the highest intensity transit-supportive</p>	<p>Policy 5.6.19.9 and 5.6.19.10 in the Regional Official Plan directs local municipalities to undertake comprehensive planning for delineated Major Transit Station Areas (MTSA) including the identification of authorized uses and minimum densities for each building and structure to meet the overall minimum density prescribed by the Region. This detailed work will consider the unique conditions in each MTSA and respond to development potential within station areas and transition to the surrounding communities.</p> <p>In the absence of this detailed implementation work, Policy 5.6.19.18 provides considerations for the review of proposed developments within MTSAs. These objectives support the development of transit supportive communities and are intended to be applied with consideration of the existing site context.</p> <p>Policy 5.6.19.18 (b) supports a direction for the highest intensity uses to be located close to transit station or stops. The principle of concentrating growth and intensification in the immediate proximity to transit stations/stop is a common strategy for transit supportive development and does not preclude high density development throughout the MTSA.</p>

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			uses close to the transit station or stop;”									
STAT-22-074iii	April 8, 2022	Michael Gagnon Managing Principal Partner, GWD	<p>Peel-Wide New Housing Targets (Table 4): Concerned that the established targets for affordable housing and rental housing are overly aggressive and may serve to discourage the implementation of new housing within the Region and the City of Brampton.</p> <p>Continues to request that the Region reduce the established affordable housing and rental housing targets in Table 4 of the draft new Official Plan or include clear policy direction that these are intended to be aspirational targets, rather than targets that must be achieved.</p> <p><u>Requested Modification:</u> Modify draft Table 4 to read as follows:</p> <table border="1"> <thead> <tr> <th>Target Area</th> <th>Aspiration Target</th> </tr> </thead> <tbody> <tr> <td>Affordability</td> <td>Encourage That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.</td> </tr> <tr> <td>Rental</td> <td>Encourage That 25% of all new housing units are rental tenure.</td> </tr> <tr> <td>Density</td> <td>That 50% of all new housing units are in forms other than detached and semi-detached houses.</td> </tr> </tbody> </table>	Target Area	Aspiration Target	Affordability	Encourage That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.	Rental	Encourage That 25% of all new housing units are rental tenure.	Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.	Each residential development application is expected to provide a range and mix of housing options, including affordable housing. While it is not expected that every development application meet each target, all applicants are expected to demonstrate contributions toward Peel-wide new housing unit targets on affordability, rental, and density. These targets are based on local housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy. Developments should also demonstrate consistency with Regional and local municipal housing objectives such as compact, complete, and mixed-use communities.
Target Area	Aspiration Target											
Affordability	Encourage That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.											
Rental	Encourage That 25% of all new housing units are rental tenure.											
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.											
STAT-22-075	April 10, 2022	Kate Hepworth	<p><u>Oral Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Expressed concerns regarding planning in growth for Caledon, development applications that would require residents to be car-dependent and result in more sprawl, the impact of growth on water consumption, and the expansion of existing aggregate resources.</p>	See response to STAT-22-026.								
STAT-22-076	April 10, 2022	Dean Cox	<p><u>Oral Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Requested that Regional Council delay consideration of the Regional Official Plan until after the June 2nd election. Noted the ecological stress that urban sprawl places on sensitive habitats. Stressed that climate change and food insecurity must be addressed through progressive policies. Suggested that the Region of Peel should promote high density development in areas</p>	See response to STAT-22-026.								

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			where infrastructure, such as mass transit, already exists to allow people to live in proximity to work, school, and recreation.	
STAT-22-077	April 11, 2022	Christine Fang-Denissov Principal, Urban Strategies Inc. (via Alex Heath)	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Urban Strategies Inc. represents SmartCentres REIT in regard to the employment conversion requests for 2155 Argentia Road (SmartCentres Meadowvale), 1100 Burnhamthorpe Road West, and 780 Burnhamthorpe West.</p> <p>Provided an overview of each of the sites and descriptions of the preliminary redevelopment concepts. Outlined planning justification for the subject lands to be removed from the draft Employment Areas identified on proposed Schedule Y6 to permit a full range of uses, including residential, on the subject lands. Requested that the employment conversions and redesignations of the subject lands be reconsidered.</p>	Through the April 14, 2022 report to Council, staff continue to not support employment conversions for the subject properties at this time. However, it is recommended that the sites be evaluated further through a subsequent phase of the Peel 2051 MCR, allowing more detailed technical analysis and local planning to be advanced to inform the appropriateness of the conversion.
STAT-22-078	April 5, 2022	Janet Quinlan	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Expressed opposition to the settlement area boundary expansion. Advocated for smart city development in the Region of Peel, as sprawl in Mississauga has not been a good model for the Region.</p> <p>Stressed the importance of the Region maintaining its green spaces. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p>	See response to STAT-22-026.
STAT-22-080	April 12, 2022	John Corbett President, Corbett Land Strategies (sent via Jonabelle Ceremuga)	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Submitted comments on behalf of the Muzzo Group of Companies (Caledon Farms), who own 5450 Mayfield Road, 12729 Torbram Road, 14747 The Gore Road, and 14297 Mount Hope Road in Caledon. Expressed strong support for the Regional staff recommendation on the final settlement area boundary expansion.</p> <p>Argued that the deferral of this recommendation would undermine the planning efforts undertaken by staff and retained consultants. Encouraged Regional Council to approve the MCR and the adoption of the new Region of Peel Official Plan. SABE ID #24</p>	The comment is noted.
STAT-22-081	April 13, 2022	Matthew Cory Principal, MGP (sent via Elyse Holwell)	<p><u>Oral and Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>On behalf of Brookvalley Project Management Inc., requested that the Prime Agricultural Area designation in the Mayfield West Phase 2 Stage 3 lands be included in their entirety in the phasing of growth to 2041. Requested that further agricultural analysis be conducted to include the portion of the Brookvalley lands located outside of the settlement area boundary area and currently designed lands as Prime Agricultural Area be</p>	<p>Regional staff has reviewed the proposed new Region of Peel Official Plan and confirm that all of the Brookvalley lands in the Mayfield West area identified within the 2051 New Urban Area (i.e., within the Regional Urban Boundary) are not designated Prime Agricultural Area on the proposed Schedule D-1 Rural System map (see proposed Schedules D-1 and E-1 attached and second screen capture below).</p> <p>Only those portions of the lands in the Greenbelt Plan Area (i.e., Greenbelt fingers) and the GTA West Corridor are designated Prime Agricultural Area; however, please note that should</p>

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			<p>re-designated to Rural Lands following submission to the Province. Provided planning justification for these requests.</p>	<p>MTO release GTA West Corridor protection, the Brookvalley lands within the GTA West Corridor outside the Greenbelt would be subject to proposed Policy 5.6.20.14.10. Policy 5.6.20.14.10 provides that the lands would be automatically added to the Urban System and assume the adjacent Designated Greenfield Area designation of Community Area as described in Policy 5.6.20.14. Redesignating the Prime Agricultural Area in the GTA West Corridor is not recommended or needed. Policy 3.3.10 permits adjustments to the Prime Agricultural Area for settlement area boundary expansions made through MCRs, adjustments outside MCRs with no net increase in settlement area, and for settlement expansions less than 40 hectares (see Policies 3.3.10 and 5.6.20.14.10 below).</p> <p>Adjustments to the 2051 New Urban Area would be considered to have been completed through and in accordance with the Peel 2051 MCR and Policies 3.3.10 and 5.6.20.14.10, which are to be implemented in the Town of Caledon Official Plan. Regional staff would interpret the local adjustments to be in conformity with the Region of Peel Official Plan policy and not require an amendment to the Region Official Plan Schedule D-1 Rural System Prime Agricultural Area designation.</p> <p><i>3.3.10 Permit the removal of land from the Prime Agricultural Area only for a settlement area boundary expansion or adjustment in accordance with Policies 5.4.14, 5.5.7, 5.5.8 and 5.5.9.</i></p> <p><i>5.6.20.14.10 Should any portions of the GTA West Transportation Corridor identified on Schedule F-2 be released from corridor protection by the Province and the Region of Peel, lands which are located between the 2051 New Urban Area on both sides (to the north and south or east and west) on Schedule E-1 shall be added to the Urban System and will assume the adjacent Designated Greenfield Area designation of Community Area or Employment Area as per Section 5.6.20.14. In instances where the Corridor forms the boundary between Community Area and Employment Area, local municipal official plans may determine new the boundary within the limits of the GTA West Transportation Corridor that was released from corridor protection.</i></p> <p>The designation of the Prime Agricultural Area in the Greenbelt is contiguous with the Prime Agricultural Area designation in southern Caledon and consistent with the mapping refinement undertaken by the Region. It is not recommended that that the Prime Agricultural Area in the Greenbelt portions be redesignated to Rural Lands. The Prime Agricultural Area designation is appropriate and supports existing agricultural uses to continue and/or compatible new urban agricultural uses to be established to support development of healthy, active and complete communities consistent with the visions in the Regional and local Caledon Official Plans. Settlement Areas outside the Greenbelt are not permitted to expand into the Greenbelt in accordance with the Greenbelt Plan Policy 3.4.2.1.</p> <p>The need to redesignate Prime Agricultural Areas to Rural Lands within the narrow Greenbelt valley and tablelands that extend through the Brookvalley lands to permit a broader range of uses within the Rural Lands designation is not recommended or required. The Prime Agricultural Area and Greenlands System (implemented as Natural Heritage System/Environmental Policy Area in the Caledon Official Plan) are considered dual</p>

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				designations in the Region of Peel Official Plan where they overlap. The Region of Peel Official Plan permits non-intensive recreational public uses, environmental management, restoration and enhancement and essential infrastructure, in addition to agricultural uses in the Prime Agricultural Area. The Town of Caledon already includes policies establishing appropriate permissions for these uses in its Official Plan and has proposed to include the same policies in its draft Official Plan currently undergoing consultation. The Region deems these policies to be in conformity with the Region of Peel Official Plan thereby providing a framework to enable an appropriate range of uses to be permitted to support the development of complete communities in the adjacent 2051 New Urban Area without a Rural Lands designation. A Rural Lands designation is not being considered at this time for the reasons stated. Further discussion with Brookvalley to understand the requested need for a Rural Lands designation and broader land uses in the Greenbelt valleys is recommended.
STAT-22-082	April 12, 2022	Angela Grella	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Expressed concern about sprawl and opposition to settlement area boundary expansion in the Greater Golden Horseshoe. Argued that, on April 7th, the PGMC had already decided to endorse the staff report without concern for the impact on the Region's long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle density and walkable communities. Advocated for the end of exclusionary zoning. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election.</p>	See response to STAT-22-026.
STAT-22-083	April 13, 2022	Phil Pothen Ontario Environment Program Manager, Environmental Defence	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Requested that any Regional Council vote on the Draft Peel 2051 Official Plan be deferred until the June 16th Regional Council meeting, after the Provincial election but before the Growth Plan conformity deadline. Argued that voting for this plan will allow the Province to lock the Region into sprawl, environmental degradation, and car dependence, which is incompatible with sound climate change policies. Recommended that staff be directed to prepare alternate growth management policies within the existing settlement area boundary at a density of at least 100 people/jobs per hectare, to re-examine permissions in existing low density neighbourhoods, and to require employment facilities to be multi-storey. Argued that these changes would rectify errors in consulting work and</p>	<p>See responses to STAT-22-013 in the January 1, 2022 to March 28, 2022 public comment response table and STAT-21-026 in this comment response table.</p> <p>The Public Response Tables can be found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p>

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			would still conform to Provincial policies by meeting mix of use requirements.	
STAT-22-084	April 13, 2022	Alfiya Kakal Senior Planner, Weston Consulting (sent via Steven Pham)	Weston Consulting represents Anatolia Investment Corp., the owner of 12600 Bramalea Road (Banty's Roost Golf Course) in the Town of Caledon. Reviewed Regional staff's recommendations and expressed support for the proposed settlement area boundary expansion, along with the policies for New Community Areas and Designated Greenfield Areas. Requested to be notified of any further studies, revisions, approvals and/or notices applicable to the MCR process. SABE ID #51	This comment is noted.
STAT-22-085	April 12, 2022	Johanna R. Shapira Woodbull LLP (sent via Tina Fang)	<u>Written Submission for April 28, 2022 Regional Council Meeting:</u> Woodbull LLP represents Morguard Corporation, the owners of the lands located at Highway 410 and Steeles Avenue and 25 Peel Centre Drive (Bramalea City Centre). Requested clarification that the new Region of Peel Official Plan policies do not negatively impact the operation and expansion of existing developments on the Morguard Property, nor the future redevelopment potential of the subject lands. Noted that the Employment Area policies do not provide adequate retail and commercial use permissions in these areas, as set out by policy 5.8.31. The tests in respect to introducing residential uses in Employment Areas are unclear.	See response to STAT-22-125i
STAT-22-086	April 13, 2022	Kevin Bechard Senior Associate, Weston Consulting (sent via Steven Pham)	Weston Consulting represents Dhillon Business Centre Inc., the owner of 13790 Airport Road in the Town of Caledon. Provided comments to follow up to the previous MCR submission dated November 19, 2020 and respond to Regional staff's recommendation for Council adoption of the Peel 2051 Region of Peel Official Plan dated April 2022. Reviewed Regional staff's recommendation and expressed support for the proposed Future Strategic Employment Area proposed for the lands between Sandhill and Tullamore Settlement Areas, particularly policy 5.8.51.6. Concurred that the Peel 2051 RPOP meets the requirements of the Planning Act. Requested that Regional staff work with Town staff to clarify the nature of the assessment that the Town will need to conduct in consultation with the Region, including whether or not it can be privately initiated and addressed by a landowner through the development approvals process. Also requested to be notified of any further studies, revisions, approvals/and or notices applicable to the MCR process. SABE ID #1	This comment is noted, and further discussions will be undertaken with the Town of Caledon on the details of the assessment as per Regional Official Plan Policy 5.8.51.6.
STAT-22-088	April 11, 2022	Jason Afonso Partner, GSAI	<u>Written Submission for April 28, 2022 Regional Council Meeting:</u> GSAI represents Argo TFP Brampton Limited and Argo TFP Brampton II Limited, owners of 10124 and 10244 Mississauga Road in the City of	This comment is noted.

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			<p>Brampton. Commended Regional staff for the completion of the Peel 2051 Official Plan Review and MCR. Appreciated efforts from the Region on the extensive public consultation process. Expressed support for complete and sustainable community planning that allows for compact, multi-modal, mixed-use communities that are pedestrian- and cyclist-friendly and transit-supportive.</p> <p>Requested to be notified of the decision of Council in relation to the proposed Region of Peel Official Plan.</p>	
STAT-22-089	April 12, 2022	Roman Caruk	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Urged Regional Council to stop urban sprawl and protect farmland. Argued that municipalities are being forced by a dictatorial government to expand urban boundaries for development purposes. This farmland is prime agricultural land, needed to feed the Province for years to come. Stated that the greatest issue is that developers are only interested in building expensive housing, which will not solve the housing crisis.</p>	See response to STAT-22-026.
STAT-22-090	April 12, 2022	Sabeen Abbas	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Argued that sprawl is not an option in this era of climate change. The Region of Peel has farmland to support local food production, which does not make sense to pave over. The proposed homes built over farmland will not serve those who need affordable housing.</p> <p>Expressed concern about sprawl and opposition to settlement area boundary expansion in the Greater Golden Horseshoe. Argued that, on April 7th, the PGMC had already decided to endorse the staff report without concern for the impact on the Region's long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle density and walkable communities. Advocated for the end of exclusionary zoning. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election.</p>	See response to STAT-22-026.
STAT-22-091	April 12, 2022	Nancy Hurst	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Urged Regional Council to reject settlement area boundary expansion. Argued that the Region's plan to open up 10,000 acres to development is</p>	See response to STAT-22-026.

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			irresponsible and dangerous. Advocated for saving farmland, wetlands, and carbon sinks.	
STAT-22-092	April 12, 2022	Liz Garrison	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary expansion in the Greater Golden Horseshoe. Argued that, on April 7th, the PGMC had already decided to endorse the staff report without concern for the impact on the Region's long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle density and walkable communities. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election.</p>	See response to STAT-22-026.
STAT-22-093	April 13, 2022	Leo Longo Certified Specialist, Aird & Berlis	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Act for Orlando Corporation and made a delegation at the April 7th Planning and Growth Management Committee where committee referred our client's conversion request back to staff for consideration.</p> <p>Since staff report 2022-04-14 (Agenda Item 9.2) was made available on April 12th, there has not been time to review the recommendations or implications and therefore request that Council defer its consideration of the report to a future meeting of Council.</p> <p>In the event a deferral is not provided, it is recommended that the lands subject to this conversion request be identified on the Employment Schedule of the Official Plan as Referred for Further Consideration and that Council recommend that the Minister remove it from the PSEZ.</p>	<p>Through the April 14, 2022 report to Council, staff continue to not support employment conversions for the subject properties at this time. However, recommended that the sites be evaluated further through a subsequent phase of the Peel 2051 MCR, allowing more detailed technical analysis and local planning to be advanced to inform the appropriateness of the conversion.</p> <p>Note that the item was deferred to the April 28, 2022 Council meeting and at that meeting, Council passed a motion to remove the subject lands from the Regional Employment Area.</p>
STAT-22-094	April 6, 2022	Don Given Founding Partner, MGP	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Malone Given Parsons (MGP) Ltd is the planning consultant for Royal Glen Eagle Investments, the owner of Glen Eagle Golf Club, 15731 Highway 50, Caledon.</p> <p>MGP is happy to see that the request to include a portion of their clients lands within the Palgrave Estates Residential Community to align with Provincial mapping has been addressed.</p>	The comment is noted.
STAT-22-	April 6, 2022	Teresa Patterson	<u>Written Submission for April 14, 2022 Regional Council Meeting:</u>	See response to STAT-22-026.

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095			Argued that farming is not for everyone, but everyone benefits from local farming. Expressed opposition to the settlement area boundary expansion and urged Regional Council to not support it. Described the negative externalities resulting from losing farmland, including impacting the potential of young farmers.	
STAT-22-096	April 6, 2022	Irene Ford	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Opposed to the settlement area boundary expansion. Provided written submissions recently submitted to the Town of Caledon and York Region Council, which identify issues with the ongoing MCR process and highlight how MZOs are promoting sprawl.</p> <p>Argued that the conflict between the Region of Peel and Town of Caledon Councils is troublesome, and that the Province appears to be biased in making decisions that only advance the interests of Caledon. Stated that politicians are not addressing climate change, affordable housing, car dependency, or sustainable, healthy, livable communities.</p> <p>Also attached a photo of an article in the Toronto Star, 'Climate crisis nears point of no return: UN' by Alex Ballingall.</p>	See response to STAT-22-026.
STAT-22-097	April 7, 2022	Nicole Di Cintio	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Expressed concern about urban sprawl and opposition to the settlement area boundary expansion in the Greater Golden Horseshoe, including Peel Region's currently proposal. Urged Council to vote against a settlement area boundary expansion.</p> <p>Suggested that destroying the Region's food base, increasing pollution, building expensive housing, and destroying sensitive habitat will not solve problems. Advocated for gentle density, walkable/bikeable communities with places to buy food, and visit parkland. Provided a link to an article from the Environmental Defence's website regarding why building highways will not improve commutes.</p>	See response to STAT-22-026 and STAT-22-038
STAT-22-098	April 7, 2022	Jane Gray	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary expansion in the Greater Golden Horseshoe. Urged Regional Council to reject the settlement area boundary expansion.</p> <p>Advocated for more gentle density and walkable, connected communities in the Region, instead of developing more expensive single detached housing. Argued that building homes on agricultural or sensitive habitat land and developing more highways are not viable solutions. Further stated that affordable housing, density, transportation, environmental protection,</p>	See response to STAT-22-026 and STAT-22-038

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			and a sustainable future are tied together and need to be planned as such.	
STAT-22-099	April 12 to April 25, 2022	[391 form comments were received by the Region by April 12 to 25, 2022 – see list below for complete list of submitters]	<p><u>Written Submission for April 14, 2022 Regional Council Meeting:</u></p> <p>Asked Regional Council to vote to defer consideration of the Draft Peel 2051 Official Plan until after June 2nd, 2022. Argued that the Region is being strong-armed by the present Provincial government into a plan that would be financially, and environmentally disastrous, Highlighted that Regional governments are not obliged to finalize their Official Plans until July 22nd. Further, there is reason to hope that the intervening provincial election may bring about a suspension of that conformity deadline and establish new planning rules.</p> <p>Stated that the PGMC indicates that it has been pushed by the present government’s “rigid Provincially mandated policy framework” and imposition of a 2051 planning horizon, to approve the new Regional Official Plan. Voting for this plan before June 2nd would see Peel lock itself into bulldozing green space at around double the current rate for 30 years straight, destroying roughly 27,500 acres by 2051 and leaving most existing neighborhoods mired in car-dependency that makes it impossible for Peel to meet its climate change obligations. In the Committee’s own words, this would create “strong pressure for designated land to be made available for development decades in advance of need in a potentially premature, unstructured and piecemeal basis.”</p> <p>Argued that approving the present Draft Peel 2051 before June 2nd would be contrary to the clear marching orders the Region has received from the public. Experts ranging from biologists and physicians to legal and land use planning experts made it clear that the Region can and should accommodate the next 30 years of new homes and workplaces within its existing settlement area, by tackling exclusionary zoning and requiring much more efficient land use in the existing Designated Greenfield Area. Almost all of the more 750 written and oral deputations, along 73% of official consultation responses, demanded that Regional Council adopt this efficient, environmentally friendly approach.</p>	See response to STAT-22-026
STAT-22-100	April 13, 2022	Shaun Sammut	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary expansion in the Greater Golden Horseshoe. Argued that on April 7th, the PGMC had already decided to endorse the staff report, stating that the Province did not provide enough time to undertake the appropriate consultation process.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, destroys sensitive habitat, and continues decades of costly</p>	See response to STAT-22-026

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			<p>sprawl - the Region instead needs more gentle density and walkable communities.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election to give the public more time to have their say and to allow time to re-evaluate the consequences of sprawl.</p>	
STAT-22-101	April 12, 2022	Mark Forler	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Argued that it would be short-sighted to allow settlement area boundary expansion in an era of increasing climate crisis and growing world hunger. Advocated for the Region leading in the field of preventing climate change and protecting food resources. Sprawl has been shown to be both fiscally and socially expensive.</p> <p>Asked Regional Council to maintain existing settlement area boundaries and delay Official Plan adoption until after the upcoming federal election.</p>	See response to STAT-22-026.
STAT-22-102	April 13, 2022	Stacie Roberts	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Opposed to the settlement area boundary expansion and asked Regional Council to not support it. Argued that gentle intensification and livable, transit-connected communities can be achieved within the existing Regional boundaries. Also stated that the appropriate transportation/transit systems should be in place before development occurs to ensure immediate livability.</p> <p>Urged Regional Council to delay submission of the Official Plan until after the results of the June 2nd Provincial election, as experienced leadership at all government levels will be needed to ensure that this development is completed responsibly.</p> <p>Suggested that many Peel residents are only recently learning about the Growth Plan and are not yet aware of what the Region has proposed in the new Official Plan.</p>	See response to STAT-22-026.
STAT-22-103	April 13, 2022	Lucrezia Chiapetta Co-Chair, ecoCaledon	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Asked that Regional Council reconsider the proposed expansion of the settlement area boundary area to protect 10,000+ acres of prime agricultural land and green spaces. Argued that within existing boundaries, the Region of Peel can both meet the Provincial population targets and take meaningful action against climate change – especially as last week, the UN’s Intergovernmental Panel on Climate Change warned that the world is close to a point of no return unless greenhouse gas emissions fall even faster than promised. Additionally noted that the Ontario Federation of Agriculture stated that Ontario has lost farmland at a rate of 175 acres a day over the past two decades.</p>	See response to STAT-22-026 and STAT-22-038.

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			Highlighted that municipalities play a key role in addressing climate change, and the Region's focus should be on creating sustainable communities through gentle density and mixed-use communities. Urged Regional Council to not support the proposal to expand the settlement area boundary expansion.	
STAT-22-104	April 13, 2022	Kathleen Moleski	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary expansion in the Greater Golden Horseshoe. Argued that, on April 7th, the PGMC had already decided to endorse the staff report, despite the petitions and letters from residents in the Region.</p> <p>Distressed that Regional staff and the PGMC are not more mindful of the climate emergency in their approach. Argued that the Region can meet the Provincial government's projections for increased growth to 2041 without expending by increasing intensification in existing low density neighbourhoods, zoning the unused greenfield areas for higher densities, and requiring development in industrial areas to be multi-level. Further stated that preventing settlement area boundary expansion will save taxpayers the funding required to expand, operate, and maintain new services.</p> <p>Asked Regional Council to not support the settlement area boundary expansion, support increased density targets, and delay Official Plan adoption until after the June 2nd election.</p>	See response to STAT-22-026 and STAT-22-038.
STAT-22-105	April 12, 2022	Johanna R. Shapira Partner, Woodbull LLP	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Submitted comments on behalf of 69 Bramalea Holdings Limited, the owner of 69 Bramalea Road in Brampton. Requested confirmation that the subject property is not designated Employment Area on Schedule E-4 or otherwise in the new Regional Official Plan. Outlined the policy context of the subject lands and argued that an Employment Area designation would be contrary to the existing local planning policy permissions.</p>	<p><u>Email response sent on April 13:</u></p> <p>The lands at 69 Bramalea Road are not proposed to be designated Employment Area on Schedule E-4 or otherwise in the New Region of Peel Official Plan being recommended for adoption. This was confirmed in employment conversion analysis prepared in the Peel 2051 Official Plan review process.</p>
STAT-22-106	April 13, 2022	Rahul Mehta Founder, Sustainable Mississauga	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary, as well as the latest draft of the new Regional Official Plan which appears to ignore six months of public comments since the statutory consultation concluded in November 2021. Argued that on April 7th, the PGMC had already decided to endorse the staff report without concern for the impact on the Region's long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote</p>	<p>See response to STAT-22-026.</p> <p>Policy direction has been included in the Region of Peel Official Plan in various sections that will require the development of a more sustainable, compact, complete, and healthy built form in Peel's communities.</p>

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			<p>affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle density and walkable communities. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future. Stated that the net population decline in Mississauga in the latest census is a wake-up call of current planning in the Region, which will eventually impact Brampton and Caledon as well.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election and that new public feedback/comments are meaningfully incorporated into the new Regional Official Plan (including presenting options on no SABE with alternatives showing higher density targets within the existing urban boundary, including current and pre-approved development sites).</p>	
STAT-22-107	April 13, 2022	Yvonne Pigott	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl and opposed to the settlement area boundary, as well as the latest draft of the new Regional Official Plan which appears to ignore six months of public comments since the statutory consultation concluded in November 2021. Argued that on April 7th, the PGMC had already decided to endorse the staff report without concern for the impact on the Region's long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle density and walkable communities. Asked why natural areas are being built out when there are so many existing low-built areas which seem better suited for intensification. Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p> <p>Requested that Regional Council delay submitting the new Official Plan to the Province until after the June 2nd election to allow more time for public input and second thoughts on the consequences of sprawl.</p>	See response to STAT-22-026.
STAT-22-108	April 12, 2022	Dean Orr	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Expressed dismay at Ontario's approach to land use practices. Argued that our current food system will not be viable in the future if we are going to lower our carbon emissions and save ourselves from climate change – food will instead have to come from local sources. Stated that we need to preserve our farmland for the food security of our current and future population, especially to create a buffer against crop variations in crop yield</p>	See response to STAT-22-026 and STAT-22-045.

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			<p>as a result of climate change. Argued that preserving local farms for more locally derived agriculture allows for huge economic growth and suggested reading the report 'Dollars and Sense: Opportunities to Strengthen Southern Ontario's Food System' published in 2015.</p> <p>Recommended looking at examples of pre-World War II city design that does not rely on cars and instead focuses on walking, transit, and cycling to accommodate a greater need for farmland. Argued that sprawl will exacerbate food insecurity and greenhouse emissions. Asked why agriculture has never been considered part of city design. Advocated for fast and dramatic action in response to the most recent report from the UN Intergovernmental Panel on Climate Change. Urged Regional Council to not support settlement area boundary expansion and stated that building with no boundary expansion is possible.</p>	
STAT-22-109	April 13, 2022	Stop Sprawl Peel	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Argued that it is in the Region of Peel's best interest for Regional Council to take a "sober second thought" on the new Official Plan, in light of a hotly contested Provincial election with clear differences in party policy decisions.</p> <p>Provided links to three articles from the Pointer ('As urban expansion threatens Peel's last natural 'stronghold' councillors must decide what they truly value' by Joel Wittnebel), the Narwhal ('Does growth demand sprawl? Ontario's Peel Region will vote on opening up 10,000 acres of farmland for development' by Emma McIntosh), and the Toronto Star ('How 'no sprawl' groups are defying Doug Ford's Toronto area development plan' by Noor Javed).</p>	See response to STAT-22-026.
STAT-22-110	April 19, 2022	Rob Russell President, Robert Russell Planning Consultants Inc.	Submitted comments on behalf of 2427224 Ontario Inc., the owners of lands in Part Lot 16, Concession 1, West of Hurontario Street in the Town of Caledon. Requested that the subject lands be redesignate for settlement uses as part of an expansion to Caledon Village. Provided planning justification for this request. Asked that Regional Council's decision regarding the subject lands be deferred until this request can be reviewed, given the Region's MCR process is nearly completed.	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.
STAT-22-111	April 21, 2022	Glen Broll Urban Planner, GSAI	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>On behalf of Orlando Corporation, presented and requested an employment conversion to allow mixed use community uses on a portion of the 'Heartland Town Centre lands'. Highlighted the increasing trend towards e-commerce, causing a shift in brick-and-mortar retail. Provided an overview of the subject lands, potential development concepts, and planning justification for this request. The City of Mississauga staff has agreed to collaborate with Orlando Corporation to create a vision for the redevelopment of these lands over two years.</p>	See Response to STAT-22-036.
STAT-22-	April 21,	Kathleen Wilson	<u>Oral Submission for April 28, 2022 Regional Council Meeting:</u>	See response to STAT-22-026 and STAT-22-038.

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112	2022		<p>Asked Council to reconsider the settlement area boundary. Argued that settlement area boundary expansion is not the solution but part of the problem for climate change, food insecurity, and species at risk. Totalled up the development applications at the Town of Caledon which requested that prime agriculture/environmentally sensitive lands be converted to residential or employment lands. Argued that enough measurement has been undertaken and that a holistic perspective has not been undertaken.</p>	
STAT-22-114	April 19, 2022	Dr. Eric James McNiece	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about sprawl in Caledon, which has resulted in loss of valuable farmland and the destruction of wetlands.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle, walkable, and connected communities. Argued that decades of sprawl is costing the Region quality of life and ravaging quality local soil.</p> <p>Asked that Regional Council recognizes greater responsibility in their decision making and acts in a manner that leaves a legacy to support the environment and ends sprawl. Requested that Regional Council delay submitting the Official Plan until after the June 2nd election to give the public more time to have their say, and for everyone to rethink the consequences of sprawl.</p>	See response to STAT-22-026
STAT-22-115	April 14, 2022	Gordana Srdoc	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about urban sprawl and opposed to the attempts to expand the urban boundaries of municipalities in the Greater Golden Horseshoe. Argued that on April 7th, the PGMCM had already decided to endorse the staff report, stating that the Province did not provide enough time to undertake the appropriate consultation process.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chips away at our food base, and destroys sensitive habitat - the Region instead needs more gentle, walkable, and connected communities. Argued that decades of sprawl is causing large swathes of residential land to be developed at the edge of Regional communities into warehouse uses with little to no service by public transit, resulting in more truck traffic and not servicing long-term Regional prosperity.</p> <p>Argued that destroying valuable arable land and bulldozing for aggregates at the outskirts of the urban boundary will severely limit the Region's opportunity to build viable connected housing in the future.</p>	See response to STAT-22-026

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			<p>Asked that Regional Council recognize the broader picture in decision-making and that Council does not submit the Draft Official Plan to Minister Clark until after June 2nd.</p>	
STAT-22-116	April 19, 2022	Rima Dornfeld	<p><u>Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Opposed to Regional Council’s haste in approving the Official Plan in its current form, which extends the urban boundaries that currently exist. Stated that Council possesses incomplete information to base their decisions for future speculative applications for development of farmland.</p> <p>Concerned about urban sprawl and opposed to the attempts to expand the urban boundaries of municipalities into the Greenbelt and agricultural lands. Argued that on April 7th, the PGMC had already decided to endorse the staff report, without concern for the impact on the Region’s long-term financial and environmental sustainability.</p> <p>Stated that a settlement area boundary expansion will not promote affordable housing and instead builds expensive housing, chip away at our food base, and destroy sensitive habitat - the Region instead needs more gentle, walkable, and connected communities. Argued that decades of sprawl is causing large swathes of residential land to be developed at the edge of Regional communities into warehouse uses with little to no service by public transit, resulting in more truck traffic and not servicing long-term Regional prosperity. Compared the City of Toronto’s development to the Region’s and argued that allowing exclusionary zoning is encouraging families to take on more debt and fostering car dependence.</p> <p>Asked that Regional Council and staff extract data from tax rolls on how many acres in the Region are zoned A1, A2, and A3, and how many acres have that residential but have become rural residential or primarily non-residential. Also asked Council to extract the data for how many acres of farmland have already been zoned Commercial, Industrial and Residential according to the tax rolls. Stated that it is not possible to recognize the bigger picture of how much usable Agricultural acreage is left as of 2022 without tying the zoning to actual use through taxes paid. Argued that 80% claimed Agricultural acreage by the Town of Caledon is overstated and that much of it is already out of use.</p> <p>Requested that Regional recognize the broader picture in decision-making and that Council not submit the Draft Official Plan to Minister Clark until after the public has had more time to have their say and staff has assembled the correct data on useable agricultural land.</p>	See response to STAT-22-026
STAT-22-117	April 22, 2022	Aneep Dhade MPP Candidate, Brampton	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p>	See response to STAT-22-026

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		North, Green Party	Stressed that the settlement area boundary expansion is not sustainable policy. Expressed opinions on housing affordability, exclusionary zoning, risks to water resources, car dependence, and gentle density. Requested that Regional Council should reconsider the settlement area boundary expansion.	
STAT-22-118	April 25, 2022	Christine Fang-Denissov Principal, Urban Strategies Inc. (via Alex Heath)	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Urban Strategies Inc. represents SmartCentres REIT in regard to the employment conversion requests for the following properties:</p> <ul style="list-style-type: none"> • 1100, 1140 and 1170 Burnhamthorpe Road West • 720 and 780 Burnhamthorpe West • 3015, 3017, 3021, 3025, 3029, 3031, 3035, 3041, 3055, 3110, 3120, 3126, 3130, 3136, 3140, 3150, 3155, and 3160 Argentia Road (SmartCentres Meadowvale) <p>Provided an overview of each of the sites and descriptions of the preliminary redevelopment concepts. Outlined planning justification for the subject lands to be removed from the draft Employment Areas identified on proposed Schedule Y6 to permit a full range of uses, including residential, on the subject lands. Requested that the employment conversions and redesignations of the subject lands be reconsidered.</p>	See Response to STAT-22-077
STAT-22-119	April 25, 2022	Anne Biason-Hart Stop Sprawl Peel	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Opposed to the settlement area boundary expansion. Described personal experiences with urban sprawl. Argued that people are drawn to the Region because of greenspaces. Expressed opinions on farmland preservation, job creation from investing in the cycling industry, and the negative externalities of car dependence. Asked that Regional Council reject the settlement area boundary expansion.</p>	See response to STAT-22-026
STAT-22-120	April 25, 2022	Rahul Mehta, Founder, Sustainable Mississauga Community Organizer, Stop Sprawl Peel	<p><u>Oral Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Argued that Bill 109 will not help with housing affordability. Argued that public advocacy for density are being ignored. Expressed opinions on MZOs, and the protection of Greenbelt lands, employment conversions. Stressed that the Region of Peel Official Plan is not yet ready for adoption and due diligence for public consultation has not been undertaken. Highlighted that the forecasts in the draft local Official Plans are not conforming to the Region or the Province. Requested that Regional Council delay submitting the Official Plan to the Province.</p>	<p>See response to STAT-22-026</p> <p>The growth forecasts in the current in effect local official plans conform to the current Region of Peel Official Plan and reflect growth forecasts up to 2031 as prescribed in Schedule 3 the Growth Plan, 2006.</p> <p>The growth forecasts were implemented through previous official plan reviews and were approved by the Province in the case of the Region of Peel Official Plan and by the Region in the case of the local official plans. The Region of Peel growth forecasts are being updated through the Peel 2051 Regional Official Plan Review to meet the Schedule 3 forecasts in the Growth Plan, 2020 up to 2051. Once the Regional Plan is approved by the Province, the local municipalities will update their local official plan to conform to the new forecasts to 2051.</p>
STAT-22-121	April 25, 2022	Jenni Le Forestier Stop Sprawl Peel	<p><u>Oral and Written Submission for April 28, 2022 Regional Council Meeting:</u></p> <p>Concerned about loss of farmland. Confused as to why the Region of Peel</p>	See response to STAT-22-026

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			<p>Official Plan is being considered if it mirrors the Highway 413, which Regional Council is not supportive of. Asked about the increase of taxes which will be caused by the settlement area boundary expansion. Argued that the pandemic has allowed adequate consultation efforts. Opposed to Councillor Thompson’s motion related to the Prime Agricultural designation for Greenbelt lands. Requested that Regional Council direct staff to prepare a zero boundary expansion and new phased policies.</p>	
STAT-22-123	April 26, 2022	<p>Alistair Shields Senior Planner, KLM Planning Partners Inc.</p> <p>Note: This comment was not considered by Council when adopting the Region of Peel Official Plan. Council adopted the April 2022 Region of Peel Official Plan on April 28, 2022. Due to late submission of this correspondence for the April 28, 2022 agenda, Council deferred the correspondence to the May 12, 2022 Council meeting.</p>	<p><u>Written Submission for May 12, 2022 Regional Council Meeting:</u></p> <p>Requested an employment conversion of the lands located southwest of the intersection of Airport Road and Mayfield Road on behalf of the landowner, Caliber Homes. The subject lands are legally known as Part of Lots 17, Concession 6, EHS. This conversion is being requested to permit the development of mixed uses, similar to the proposed concept precinct plan for the area prepared by the City of Brampton.</p> <p>Provided policy and land use context for the subject lands, as well as planning justification for the request. Requested to be notified of any decision of Regional Council and the Ministry of Municipal Affairs and Housing.</p>	<p>Although staff did not recommend conversion of the subject lands at this time and recommended it be further evaluated through a subsequent phase of the Region’s Municipal Comprehensive Review, a Council motion was passed on April 28, 2022 to remove the lands from the Regional Employment Area.</p> <p>Staff recommended this site not be supported for an employment conversion.</p> <p>At the April 28 Regional Council meeting where the April 2022 Region of Peel Official Plan was adopted, staff were directed by Regional Council to covert the site removing it from the Employment Area designation on Schedule E-4.</p>
STAT-22-124	April 25, 2022	Patricia Franks CAFFI	<p>Requested that stronger language in the Town of Caledon Official Plan be incorporated to reflect a policy of inclusion at the local levels. Identified areas where this may apply locally in the Town of Caledon Official Plan in a presentation forwarded to the Region. Requested that the Regional Official Plan reflect a similar ideal to encourage the implementation of inclusion in all aspects and operations.</p>	<p>The April 2022 Region of Peel Official Plan has carried forward and expanded on accessibility, diversity and inclusion policies that were included in the previous plan. The plan also supports ongoing and sustained efforts to hear diverse perspectives and foster greater inclusion and equity through our planning processes.</p>
STAT-22-125i	April 26, 2022	<p>Dana Anderson Partner, MHBC</p> <p>Gerry Tchisler Associate, MHBC</p> <p>Note: This comment was not considered by Council when adopting the Region of Peel Official Plan. Council adopted the April 2022 Region of Peel Official Plan on April 28, 2022. Due to late submission of this correspondence for the April 28, 2022 agenda, Council deferred the correspondence</p>	<p><u>Written Submission for May 12, 2022 Regional Council Meeting:</u></p> <p>Represents Morguard Corporation with respect to the Brampton City Centre located at 25 Peel Centre Drive and a group of commercial/employment properties generally bound by Kennedy Road, Steeles Avenue East, Rutherford Road South, and existing employment lands. Reviewed the draft Region of Peel Official Plan, April 2022 and have the following concerns.</p>	<p>Comments noted and responded to below.</p>

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#	Date	Contact	Comment Summary	Response Summary
		to the May 12, 2022 Council meeting		
STAT-22-125ii	April 26, 2022	Dana Anderson Partner, MHBC Gerry Tchisler Associate, MHBC	Section 5.6.19.14: Appreciate the incorporation of transition language into this policy, however, this transition should be strengthened with respect to major commercial land uses to ensure shopping centres are able to evolve over time to respond to market demands. This policy should acknowledge that existing shopping centres shall be allowed to continue to develop and expand for commercial purposes.	Policy 5.6.19.14 does not preclude the Bramalea City Centre (BCC) from evolving overtime to respond to market demand. Regional policy directs local municipalities to address transition in local official plans. BCC is within a Major Transit Station Area and authorized uses and development standards will be addressed through local MTSA implementation planning
STAT-22-125iii	April 26, 2022	Dana Anderson Partner, MHBC Gerry Tchisler Associate, MHBC	Section 5.6.19.18: Stated that this policy appears to be read and may be construed as requiring all development within MTSA's to provide a range of housing options, including affordable housing, which may pose a significant constraint to development. Policies 5.6.19.9 and 5.6.19.10 do not reflect this requirement and instead leave it up to municipalities to implement this requirement through a comprehensive planning process for each MTSA. Argued that it is unclear how this policy would be interpreted for new commercial development without a residential component. Requested that this policy be amended to clarify that the objectives noted with respect to housing options and affordable housing are only a consideration for residential or mixed use development prior to the implementation of a local MTSA policy framework.	The criteria identified are considerations as noted in the preamble which are intended to assist the review of development applications within Major Transit Station Areas where local implementation planning has not been undertaken. There is no expectation that affordable housing would be accommodated on proposed developments for exclusively employment and retail uses. Affordable housing should be considered in Major Transit Station Areas where feasible in accordance with Regional Housing policies
STAT-22-125iv	April 26, 2022	Dana Anderson Partner, MHBC Gerry Tchisler Associate, MHBC	Section 5.9.39: Argued that the transition and phasing policy is important for the introduction of any major policy shift, including the introduction of IZ. Suggested that this policy be strengthened to require a transition and phasing policy for the implementation.	The Regional Official Plan provides the framework for local municipalities as they are implementing inclusionary zoning. Local municipalities will implement transition and phasing based on local market conditions in accordance with Provincial regulations.
STAT-22-125v	April 26, 2022	Dana Anderson Partner, MHBC Gerry Tchisler Associate, MHBC	The draft Region of Peel Official Plan contains a number of policies addressing retail and Major Retail land uses within employment areas that generally discourage these uses or prohibit them outright in the case of Major Retail. Argued that it is important the policy framework explicitly acknowledge that there are existing Major Retail uses within employment areas that consist of large shopping centres. And support their continued operations by permitting on-going modifications, alterations and expansion, as well as the build-out of future commercial/retail buildings that may be over 1,000 square metres.	Policies in the Official Plan do not preclude existing businesses from continuing their operation however new or expanded opportunities for major retail uses in employment areas would require a conversion as per the Growth Plan.
STAT-22-126	April 27, 2022	Nick Dell Harper Dell & Associates Inc. Note: This comment was not considered by Council when adopting the Region of Peel Official Plan. Council adopted the April 2022 Region of Peel	<u>Written Submission for May 12, 2022 Regional Council Meeting:</u> Represents the owner of 3455 Queen Street East in Brampton, 2514682 Ontario Inc. Requested confirmation that the subject lands are not designated Employment Area on Schedule E-4 or otherwise in the new Regional Official Plan. Suggested a mixed use designation permitting residential uses for the subject lands, as they have been removed from the Toronto Pearson International Airport Operating Area and are now included	The lands at 3455 Queen Street East in Brampton are filed as employment conversion request B40. The lands are designated as Employment Area on Schedule E4 and within the 800 m radius of the Planned QUE-12 /Goreway MTSA. The lands remain within the Pearson Airport Operating Area. Policy 5.8.36 in the Official Plan provides some flexibility to consider the introduction of residential uses in select MTSA's, including this one, subject the conclusion of local planning studies.

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#	Date	Contact	Comment Summary	Response Summary
		Official Plan on April 28, 2022. Due to late submission of this correspondence for the April 28, 2022 agenda, Council deferred the correspondence to the May 12, 2022 Council meeting	within 500 metres of the future QUE-12 MTSA and located along a Local Intensification Corridor.	
STAT-22-127	April 27, 2022	David Tang Partner, Miller Thomson LLP (sent via Ara Calvo) Note: This comment was not considered by Council when adopting the Region of Peel Official Plan. Council adopted the April 2022 Region of Peel Official Plan on April 28, 2022. Due to late submission of this correspondence for the April 28, 2022 agenda, Council deferred the correspondence to the May 12, 2022 Council meeting	<u>Written Submission for May 12, 2022 Regional Council Meeting:</u> Represent Mother Parker’s Coffee & Tea Inc., the owner of 2530 and 2531 Stanfield Road and the occupant of 2470 Stanfield Road in Mississauga. The subject lands are located within the Dixie Employment Area (Map 17-1). Mother Parkers is concerned with the properties located between Haines Road and Ernest Blundell Drive identified as Mixed Use Lands. Opposed to the employment conversion and redesignation of these Employment Lands to permit sensitive land uses, such as residential lands. Provided justification for this request, such as the impact on Mother Parkers’ operations. Carried out recent analysis on the potential noise and odour impacts its current operations would have on nearby lands, which is visually depicted in this submission. Argued that this analysis suggests that the lands fronting on Dundas Street East in this area would not qualify to be converted for sensitive land uses from a noise perspective. The nearby lands would also be subject to the Provincial guidelines for setbacks with respect to facilities producing coffee and tea to any property where odour sensitive activity is located. Requested that the City of Mississauga and Region of Peel maintain these Mixed Use Lands as employment lands within an employment area, with no permissions, in principle or conditionally, for any noise or odour sensitive land uses.	This letter was received April 27 2022, and the Region of Peel Official Plan was adopted by Regional Council on April 28, 2022. Due to the late submission, Council deferred the correspondence to the next meeting of Council. The Regional Official Plan reflects the findings of the Dundas Connects Study. The subject sites requested to be included in the Regional Employment Area are also within Primary Major Transit Station Areas, which provides an opportunity to manage land uses through local implementation.
STAT-22-128	April 28, 2022	Irene Ford Note: This comment was not considered by Council when adopting the Region of Peel Official Plan. Council adopted the April 2022 Region of Peel Official Plan on April 28, 2022. This submission was provided to the Clerk’s office during the April 28, 2022 Council	<u>Written Submission for April 28, 2022 Regional Council Meeting:</u> There is a huge hidden agenda this is a systematic downgrading of greenbelt protection and it's premature. You can't go straight from prime agricultural to rural. Prime agricultural is very restrictive but rural is not restrictive enough. It is the same thing as ROPA7 in York which Council supported in the against the recommendations of TRCA, Vaughan, Markham, York Region staff. Do not support, please I am begging you, this is setting the groundwork to undermine the entire Greenbelt Plan. It is premature, don't please, don't do this, it will not come out well in the media.	The designation of Prime Agricultural Areas in the New Region of Peel Official Plan is based on policy requirements in the Provincial Policy Statement, Growth Plan and Greenbelt Plan. The Growth Plan and Greenbelt Plan require municipalities to designate Prime Agricultural Areas in conformity with the Agricultural System land base mapping issued by the Province in February 2018. In accordance with the Greenbelt Plan Policy 5.3 and Growth Plan Policy 4.2.6, the Provincial Prime Agricultural Area designation is currently in effect within the Greenbelt Plan Area. The Region may refine the Provincial Prime Agricultural Area designation in accordance with provincial implementation procedures and refinement criteria. A mapping refinement exercise was completed as part of the Peel 2051 Review in accordance with provincial requirements and consultation with provincial staff. The mapping refinement resulted in a

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#	Date	Contact	Comment Summary	Response Summary
		meeting.		<p>reduction of the Prime Agricultural Area as currently mapped by the Province, to reflect local information that was not taken into account in the Provincial mapping.</p> <p>At the April 28th, 2022, Regional Council meeting, Council passed a motion to exclude the property known as TPC Toronto at Osprey Valley at 19370 Main Street, Town of Caledon, from the Prime Agricultural Area and designate it as Rural Lands. This adjustment was made to the proposed New Region of Peel Official Plan “Schedule D-1 – Rural System” as part of the Region’s submission to the Province.</p> <p>The Province will review the submission of the New Region of Peel Official Plan mapping and any refinements to the Provincial Prime Agricultural Area will require approval by the Province.</p> <p>For further information, please see the commentary in the April 28th, 2022, Regional Council reports and presentation: Regional Council Meeting - April 28, 2022 (escribemeetings.com) Please also see a response to similar comments STAT-22-026 in the 2021 public comment response table.</p> <p>Public Comment Response Tables can be found on the Peel 2051 Public Consultation webpage: https://www.peelregion.ca/officialplan/review/fall-consultation.asp</p>

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List of Comment Submitters – STAT-22-026

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

The following people submitted comments with the subject line 'Reject the Draft Peel 2051 - Grow within the Existing Settlement Boundary' via email as written submissions for the April 7, 2022 Planning and Growth Management Committee meeting and the April 14/28, 2022 Regional Council meeting. A total of 529 form submissions were received by the Region between March 29 and April 11, 2022. Please see the comment summary and staff response logged as STAT-22-026 in the table above.

Francesca Discenza	Jennifer McLaren	M. Lyons	Guillaume Aird
Sigrid Wild	Cathy Hobin	Stephen Morris	Bailey Chui
Marjorie Middleton	Ardith Ekdahl	Barb Imrie	Marcia Bastias
John Radoman	Nancy Phillips	Merri-Lee Metzger	Ken Forgeron
Maureen Teixeira	Alan Barthel	Judy Bruce	Chandra Clarke
Mona Findlay	Mark Harper	Fran Turner	Mary Anne Coffey
Malene Johansen	M.J. Martinuk	Beth Groombridge	Sylvia Pivko
Jeff Rowan	Jan Taylor	L. Madill	Sue Slack
Christiane Langman	Tim Inkpen	Greg Roe	Elisabeth Jocz
Nicole Hannan	Tony Policelli	Alexandra Wright	Ralph Wushke
Lynda Henry	David Kraus	Hyo-Eun Shin	Laurie Jeffery
Kay Peck	John Armstrong	Marie Prins	Jo Gladding
Sabrina Scott	Julie B.	Kyle Jessiman	Ralph Plickert
Mili Roy	Lisa Brownstone	Catherine Bowerman	Mary Walker
Jessica Harrower	Susan May	S.M.	Sharon Tranmer
Sean Leighland	Josh Franklin	Daniel Cox	Peter Barker
Gary Vipond	Steve Franklin	Gerald Lambers	Roberta Miggiani
Helen Brenner	Bruce Novakowski	Ann Low	Susan Quirk
Cheryl Bowman	Ted Glover	Vida Pringle	Lisa Hodgetts
Cindy Hunt	K. Laundry	Dorothee McKinlay	Iole Fabbro
Sharon Stirling	John Liss	Michael Robertson	Lisa Swinton
Linda Lundstrom	John Mark Robertson	Bendt Jorgensen	Barbara Stanworth
Denise Larocque	John Stephen Howden	Daryl Harkley	Valerie Adriaanse
			Brenda Rundle

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Leanne Cooper	Shelagh Keesmaat	Kathleen Scherban	Gabrielle Schiller
Trevor McLeod	Ann Dwornik	Dorothy English	Yvonne Little
Ted Mann	James Shute	Alena Whitbread	Michael Heydon
Marsha Watts	H.H.	Greg Boyd	Judi Wiechula
Anita Sachanska	Aki Tanaka	Susanna-Shiannes Scania Shanelia Solraysioseum	Brandon Evangelista
Carole and Karl Conde and Beveridge	Julia Olivares	Spears	Phyllis Dietrich
Ellen Warwick	Chantal Stepa	Deborah McDowell	Anne Barusta
Lanie Chalmers	Cassandra Harding	Shannon Madeley	Elizabeth Carter
Dana Snell	Maurizio Telesca	Gloria Grant	Betsy Cornwell
Nancy Geburt	Claire Rodger	Sandra Dosen	Laurel E. Tate
Mike P.	Laurel Grace	Luciana Keogh	Lyle Clark
M. and R. Dimuantres	Don Ferguson	Jesse Leithwood	Jeri-Li Trainer
Frank Pasquill	Trisha DiVicenzo	Lindsay Furan	Mary Preney
Lynn MacLennan	Judith Patrick	Rachelle Chevalier	Ronald MacFarlane
Evelyn Adler	Maureen Hubble	Kevin Moore	Susan Watt
J. Day	Joan Murphy-Walker	Rene Ebacher	Les Fabian
Adam Busch	Bruna Nota	Patricia Berton	Joe Greenspon
Grace Asikainen	Fred Feenstra	Kathryn Dean	Ted Ho
John Johnston	Walter Lazar	D. Fletcher	Allison Millman
Holly Kirkconnell	Sandra Ann Forgues	Corwin Khoe	Victoria Gershon
Karen Hawes	Paul Larsen	Carol Parks	Tosha Vink
MaryAnne Davis	Samantha Beck	Nadir Rahman	Raffy Dotan
Meredith Rodger	Virginia Graham	Philip Richards	Eric N.
Judy McDougall	Ildi Connor	Rose Kiemle	Kaitlyn DiVicenzo
Carolyn Schmidt	Michelle Furguele	Sue Bissonnette	Jess Div
Ted Broomhead	Robert Farley	Sylvia Dresser	Rick DiVicenzo
Judith Reid	Sue Horwood	Lynn McClory	Renate VanLeeuwen
Rick Wardell	Alex Bogdan	Kristin Wilhelm	Matt Noble
		Friar Edward Debono, OFM Conv.	

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Franco Palacios	Joan Lewis	Livia Pope	Ceredwyn Hill
Carolyn King	Susann Easson	Verena Walter	Catherine Cabral-Marotta
Alison Tasker	John Masters	Kathryn Sullivan	Perviz Bhumgara
Anna Hughes	Anna D'Agostino	Jim McConnach	Alice Mrzlecki
Joseph Merritt	Andrzej Bartczak	Marty Price	Jeff Freeman
Despina (Debbie) Melohe	Thomas Stevens	Kathy Andrews	Elizabeth Morin
Celia Schmidt	Bruce Chan	Elizabeth J. Zemdegs	Marilyn Green
Paul Hore	Judy Orange	Margaret Peck	G. Guleria
Jamie Hearder	Anna Agranat	Dianne M. Cunningham	Shannon French
D. Herbert Heine	Janette Johnston	Tim Shuff	Angelique Dack
Elizabeth Chen	John Connor	J.L. Stanton	Navtej Duggal
Maria Fornataro	Lorraine Valenzano	Sylvie Delisle	Sheila Rhodes
John Johnstone	William and Charlotte Philp	Miranda Pessot	Kevin Harper
Maria Katic	Jennifer Smith	Tom Molyneaux	Brenna Bartley
Nicole Lehman	Annabel Reinis	Irene Klein	Aleksandra Grzywaczewska
Dyanne Smart	Wendy Hooker	Carole Cabrey	Lisa Rambrich
Rick Ortlieb	Alexandra Powell	Marcia Niemi	Cynthia Roberts
Rolly Laurin	Deborah Gervais	Ashley Eveleigh	Mary-Margaret Quennell
Miriam Kaufman	Lyn Folkes	Linda Booty	Sharon Skup
Sarah Ciliberto	Rachel Smith-Young	Gary Markotich	Joanne Baker
Rocco Frangione	Ann Elliott	Margit Mueller	Minu Mathew
Jo Saunders	John Mullinder	Elaine Van Coorn	Izzy Jahan
Carmelle Renaud	Linda Black	Carolyn Zinck	B. Tucker
Veronica Dunn	Natalie Richter	David McKenzie	Susan Laberge
Elisabeth Turner	Catherine Clysdale	Marie Gogo	Susan Jorgenson
Marcello Mancuso	Martina Eisleb	Cheryl Francis	Irene Reyes
MJane Gorman	Janice Tkach	Sean Stone	Kathy Thorpe
Brian McClure	Jack Hewson	Ginette Begg	Cindy McDonald

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Jocelyn DeLeskie	Loretta Mezei	Zaviar Gotham	Eugenie Waters
Sharon Pacheco	Pat Seaton	Julie Nasmith	Donna Austin
Louise Peacock	Stephanie Bonnell	Sheri Eby	Doris Clayon
Allison Concannon	Melanie Morson	Judith Blonski	Gemma Coppolella
Karen Lathe	Shanaz Fancy	Anthony Gatti	Olya Keenan
Susan Bools	Aimie Mirza	Christine Fuss	John Coppolella
Kate McKay	Arden Hagedorn	Yvonne Hiemstra	Christine Lynes
Sherry Ferguson	Gordon Schnitt	Kirsten McCarthy	Mike Eklund
Jacqueline McKernan	Pat Joy	John O'Connor	Catherine Brenner
Kaneera Uthayakumaran	Yasmin Khan	Ken Goddard	Chelsea Dalton
Rick Ramdeen	Victoria Clare	Bryan Adamczyk	Antonietta Esposito
Jacqueline Zakaria	Jennifer Longo	Liz Dobrzanski	Meighan Colterjohn
Saskia Beekhuizen	Lesley Chapman	Ed Janiszewski	Rosemary Esposito Cruz
Echo Railton	Ann McRuvie	Amitav Dash	Dean Orr
Oliver Seaton	Tim Lindhe	Lyn Adamson	Joanne Edmiston
Paramjeet Kaur	Silke Nebel	Cynthia Sanderson	Lisa Annetta
Jane MacKay	Samantha Valdellon	Jennifer's Ferrari	Gary Pereira
Silvia Ault	Brenda Weitendorf	Kim Finstad	Margaret Beaudette
Elizabeth Eves	Carolynn Bloomer	Scott Kennedy	Mimi May Chan
Sandra Marasovic	Chris Tassone	Jill Tonini	Michael Kennedy
Doug Caldwell	Graciela Conde	Keegan Wharram	Jeanette Johnson
Paula B.	Teresa Ryce	Benjamin Avdicevic	Syd Johnson
Judith MacCarthy	Keith Campbell	Marianne Gallinger	Joan O'Reilly
Richard Sharpe	Rachel Chester	Catherine Silverglen	David Longstaff
M. Mitchell	Julie Thompson	Nancy Middleton	Mabel Jankovic
Hari Somaskantha	Zoe Keary-Matzner	Vicki Rostant	Paul Wartman
Charles and Anna Simon	Greg Nisbet	Laura Gapski	Robert Carson
Krishna Saga	Leslie Jandreau	Erica McNiece	Kathy Wartman

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K. Smith	Alessandra McIntosh	Lisa McAnulty	Jon Forbes
Anne Sluman	Julie Heyes	David Sargent	Leah Pressey
John Forbes	Madeleine Fournier	Hilary Thomas	Annette Gibbons
Linda Ellis	Janet Duval	Katrina Tenbroek	Mina Namrud
Mark Goldstein	Winston Uytenbogaart	Elodie Andrews	Albert T.
Pascal Labillois	Kaitlyn Post	Kim Reid	Nathan Bylok
Noelle Zitzer	Sandra Baker	Amy Claridge	Louise Brownlee
Ian Nautwoke	Natalie Musallam Stevens	Christine Forand	Cory Mogk
John Conway	Mark Forler	Craig White	Johanna Fernandez
Brigon Munkholm	Vanessa Vallenilla	Eduardo Diconca	Lynn Allan
Lesley Kotis	Michelle Tom	Harley Nott	Sanjeev Johar
Patty Valenti	Maurica Connell	Janet Berketa	Mary Vander Woude
Penny Richardson	Pia Poblete	Jonathan Nayler	Sabeen Abbas
Kathy Chapman	Rachel Boere	Lynne Shibley	Stephanie Meeuwse
Kevin Johnson	Jaclyn Patterson	Mary Dennis	Donna Austin
Zoe Bakker	Norma Gamble	P. Wylie	Hannah Kurylłowicz
Alysha Green	Brodie Peteran	Padi Danesh	Karen Code
Smith Lynda	Latasha Millette	Pauline Petri	Janine Le Forestier
Susana Caputo	Deborah D'Amico	R. Menezes	Alexis Wright
Marilyn Williamson	Joanne Mazanik	Renata Draganic	Mari-Anne Tate
Glenn Smith	James Alofs	Robert Watts	Peter Schmolka
Nirmit Patel	Lynn Gates	Roger Suffling	
Laura Bowman	Jessica Pigeon	Scott Downie	
Teresa Patterson	Fatehpaul Dhaliwal	Shiva Amiri	
Sandford Anderson	Jennifer Geniole	Anna Leituruta	

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List of Comment Submitters – STAT-22-099

RE: 'Defer Peel 2051 Official Plan Until After the June Election'

The following people submitted comments with the subject line 'Defer Peel 2051 Official Plan Until After the June Election' via email as written submissions for the April 14/28, 2022 Regional Council meeting. A total of 391 form submissions were received by the Region between April 12 and April 25, 2022. Please see the comment summary and staff response logged as STAT-22-099 in the table above.

S. Marengo	Nick Relph	Liz Dobrzanski
Patrick McParland	Sandra Ann Forgues	Scott Kennedy
Leonarda Carranza	Judi Island	Holly Kirkconnell
Kevin Harper	Adam Busch	Helen Brenner
Bruce Novakowski	Aleksandra Grzywaczewska	Olya Keenan
Susan May	Julia Olivares	Judy Bruce
Roy Manzini	Judy Orange	John Mark Robertson
Nancy Phillips	Joanne Avison	Wesley Choy
Jane Gray	Sue Bissonnette	Daniel Cox
Don Ferguson	Iole Fabbro	Mark Harper
John Masters	Jan Taylor	Shannon Madeley
Gerald Lambers	Kayla Rodrigo	Wendy Hooker
Brigon Munkholm	Ken Forgeron	Rick Wardell
Jan Clare	Gemma Coppolella	Bruno Bustos Alegria
Larry Dallan	Judy McDougall	Carole and Karl Conde and Beveridge
Mina Namrud	John Thomson	Maurizio Telesca
Ceredwyn Hill	Sandra Dosen	Leah Pressey
Fran Turner	Howard Russo	Sylvia Pivko
Richard Sharpe	Amy Claridge	Amber Murphy
Victoria Gershon	Elizabeth Chen	Rita Mary Cote
Jo Saunders	MacAulay Michele	Paramjeet Kaur
C.B. Bredschneider	Vida Pringle	Carole Cabrey
Christina Cicconetti	James Shute	Guillaume Aird

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Jane Gray	Wendy Hart	Shiva Amiri
Ted Mann	Kelley DiFiore	Julie Thompson
Susan May	Catherine Clysdale	Gunilla Axwik
Rick Ramdeen	Jeremy Caulfield	Daryl Harkley
Joanne Baker	M & R Dimuantes	Omar Martinez
David Lewis	Janet Berketa	Louise Peacock
Jane Walker	Sanjeev Johar	Fred Feenstra
Nancy Geburt	Zoe Bakker	Suzanne Robinson
Sylvia Dresser	Kathryn Dean	William Clarke
Kevin Harper	Denise Voth	Jesse Leithwood
Celia Schmidt	Tosha Vink	Heather Read-Crossley
Eduard Diconca	Kristein Wilhelm	Greg Boyd
Janice Pellini	Cindy Areias	Moira Farr
Catherine Bowerman	Padi Danesh	Marty Price
Navtej Duggal	Horacio Martins	Janette Johnston
Gail Krantzberg	Clay Loziou	Rose Marie Gauthier
James Alofs	Merri-Lee Metzger	Mary Anne Coffey
Dubravko Barac	Susan Watt	Matthew Mapplebeck
Livia Pope	Leonela Zavala	John Liss
Julie Heyes	Verena Walter	Franca De Angelis
Diana Meskauskas	Bailey Chui	Ron McKee
Andrea Tong	Susan Laberge	I K
Raffy Dotan	Gloria Grant	Erin Lindsay
Elizabeth J. Zemdegs	Janice Tkach	Matthew Vorstermans
Michele Bruno	Elisabeth Turner	Susan Ware
Karen Gray	Leanne Cooper	Grace Asikainen
Kim McCallum	Elaine Cairns	Karen Howard
Mary Kord-Bergin	Amitav Dash	Tony Policelli

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Ann Dwornik
Linda Lundstrom
Gary Markotich
Natalie Musallam Stevens
Lynn Bennett
Larry Flint
Judi Wiechula
Dyanne Smart
Lynn Allan
Lauren Ball
Paul Hore
Angela Grella
Peter Barker
Bruce Chan
Lynn MacLennan
Kathy Thorpe
Sandra Baker
Cassandra Harding
Jane MacKay
April Rose
A J MacKay
Ken Goddard
Lynn McIntyre
Kevin Moore
Robert Farley
John Stephen Howden
Paul Larsen
Val Skinner

Cody Wright
Lyle Clark
Mike Fogt
Peter Dmytrasz
Nadir Rahman
Christine Pearce
Ann Elliott
Bendt Jorgensen
Barb Imrie
Michael Heydon
Alexandra Wright
Harley Nott
Brandon Evangelista
Patricia Armstrong
John Johnston
Joanne Edmiston
Judith Patrick
Doris Clayton
William and Charlotte Philp
Rima Dornfeld
Sue Horwood
Arden Hagedorn
Robert Watts
Krishna Sagar
P Oake
Catherine Brenner
Beth Groombridge
Elisabeth Jocz

David Benedetti
Barbara Edward
Carolyn Schmidt
Sharon Tranmer
John Wilson
Mark Forler
Lindsay Furan
Maria Fornataro
Lyn Folkes
J Day
Robert Nicholson
Rachelle Chevalier
Lea Ann Mallett
Holly Heard-Lucas
Sigrid Wild
Janis Gibbs
Mary Dennis
M. Mitchell
Doyle & Lori Penner Prier
John Forbes
Geoff Day
Despina (Debbie) Melohe
Les Fabian
Wendy Volpe
Sarah Ciliberto
Karen Miller
Christine Webster
Carina Rampelt

Peel 2051 Statutory Consultation Comments

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Astrid Hardjana-Large

Carla Cutway

Sarah Curcione

Ronald Wells

Stephen Morris

Lou Pellegrini

Corwin Khoe

Linda Pim

Aki Tanaka

Roberta Keenan

D. Herbert Heine

Barbara Ann Cohen

Marcus Johnston

Elizabeth Elysee-Collen

Marcelle Casciaro

Rabia Yazdanie

Miranda Pessot

Ernie Pietrobon

K Laundry

Earl Close

Ann Bone

W Kwicien

SG Hurlburt

Harneet Singh

Kim Stone

Carrie Thomas

Susana Caputo

Scott McDowell

Rachel Smith-Young

Colleen Bradshaw

Zoe Keary-Matzner

Linda Black

John Johnstone

J Miles

Barbara B

Ann Lay

Raheel Patel

Hilary Thomas

Judith MacCarthy

Pat Joy

Bruna Nota

P Wylie

Thomas Stevens

Michelle VanDommelen

Andrzej Bartczak

Nicole Klompmaker

Hanny Simo

Brodie Peteran

Lorraine Green

Marilyn Hibbins

Stacie Roberts

Dorothy English

Heide Davidson

R. Menezes

Jack Hewson

Stephen Lum

Rene Ebacher

Kim Kosari

Jamie Jamieson

Melissa Cusack Striepe

Beth Carlson

Christine Forand

Victoria Clare

Tim Inkpen

Emma Tamlin

Laurel E Tate

Yvonne Pigott

Marilyn Green

Sandford Anderson

Jacqueline Pereira

Shalue Bharj

Marilyn Demers

Nadine Roberts

Ann Low

Jessica Harrower

Josh Franklin

John Carlan Benologa

Melodie Williams

Keith Campbell

Janet Quinlan

M Lyons

David Turner

Silvana Iandoli

Michael Stevens

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Shefaza Esmail

Chandra Clarke

Malene Johansen

Dianne M Cunningham

Pat Treacy

Sharon Busch

Gabrielle Schiller

Ann McRuvie

Matthew Freedlander

Susan Spicer

Ed Janiszewski

Talia Woodland

Christina Casciaro

Andrea Casciaro

Laura Casciaro

Janet Dickson

Jeanne Kannenberg

Rocco Frangione

Sarah Spinks

Neil Docherty

Johnathan Sousa

Matt Noble

Erica Agnew

Frank Buck

Barbara Angus

John Lowe

Jackie Rickman

Rick Ortlieb

Lakhvir Singh

Debra Moy

Allison Concannon

Mari-Anne Tate

Giulia Mascarenhas

Marsha Watts

Cory Mogk

Jan Clare

Judy Morten

Connor Bognar

Sagi Denenberg

Jennifer Ferrari

Azalea Atienza

Alicia Smith

Anna Roginska

Detrik Liznick

Rachel Boulton

Jack Slogett

Kelly Gill

David Kraus

Patrick Linardic

Anne Biason

Anna Skorupsky

Anna Agranat

Samantha Angel

Rohit Mehta

Patty Valenti

Brittanie Semper

Sylvie Delisle

Julia Kole

Olivia Barrett

Patricia Leggett

Carol Aziz

Deborah D'Amico