



Development Services

Plan and manage Peel's growth and services



Update

- This is the first Business Plan that reflects the changes made to the Planning Act from Bill 23, *More Homes Built Faster Act*, 2022 which removed planning authority from the Region's of Peel, Halton and York as of July 1, 2024.
- Both Operating and Capital budget requests for 2025 reflect removal of land use planning responsibilities under the Planning Act which took effect on July 1, 2024.

Core Service

- Review and approve water and wastewater servicing connection proposals and system improvements for site plans and building permits as well as proposals to connect to the Region's stormwater collection system.
- Support the local municipalities in achieving their residential and employment targets by providing timely, comprehensive Regional review of municipal development applications specific to the provision of water, wastewater, waste collection and roads and other responsibilities associated with mandates prescribed by legislation.
- Interpret, advise and provide input on draft and final legislative changes to identify implications for Peel related to providing infrastructure, services and other areas of Regional responsibility as prescribed by legislation.



Core Service

- Advance Regional Council priorities (Major Office Incentives Grants, Peel Rural Water Quality Program, Administration of Inclusionary Zoning Units , Peel Agricultural Advisory Working Group, Greenlands Securement, Watershed planning steering committees, etc.).
- Support local municipalities as they prepare growth forecasts for land use planning and development phasing, by providing input related to regional infrastructure and services to support growth in a fiscally responsible, environmentally conscious and equitable manner.
- Provide professional planning expertise to internal divisions and stakeholders to achieve their objectives.



Interesting facts about this service

4,098

Development applications reviewed in 2023

3,577

Development submissions projected for 2024

3 day

Within comment deadlines specified by the MOU targets

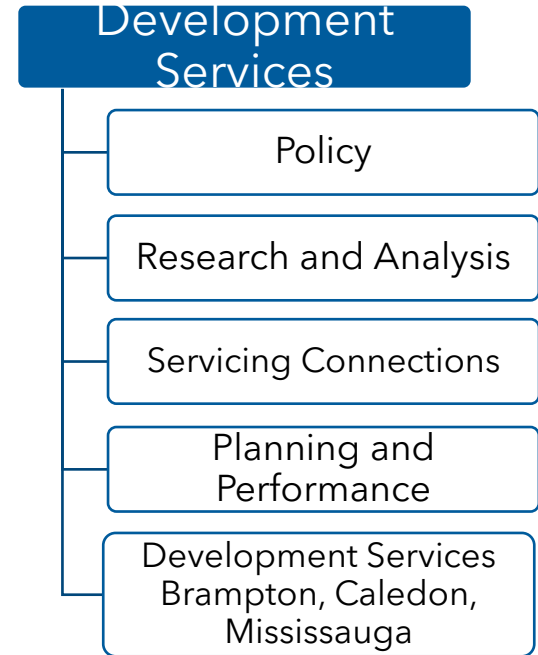
1,009

Development of affordable housing units

Service delivery model

How do we do it

- Facilitate timely and effective coordination between all Region service areas for development applications.
- Monitor development activity and trends to make recommendations to Regional Council on the efficient and financially sustainable provision of infrastructure and services.
- Provide planning expertise to internal stakeholders to advance their objectives and protect Regional interests.



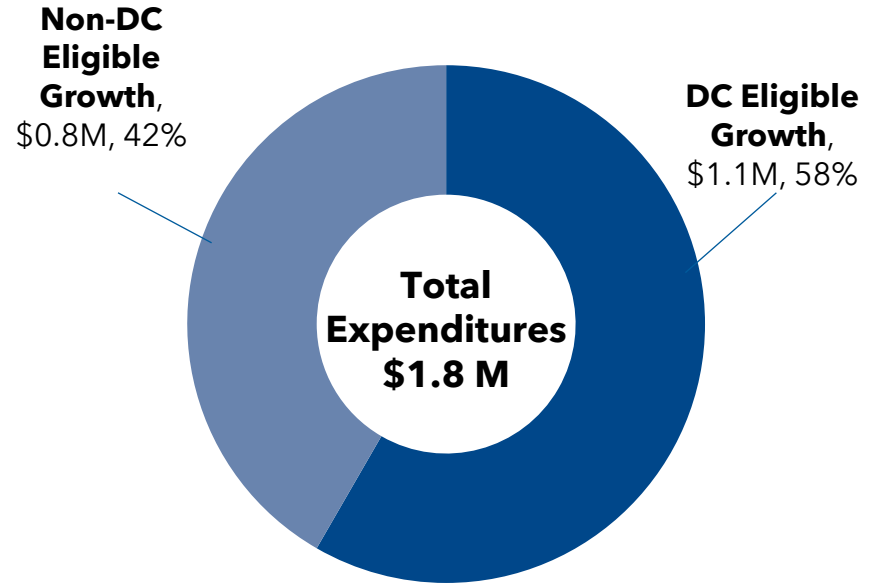
Proposed operating budget

2024 Net Base Budget (In \$Millions)	\$4.6
Cost to maintain 2024 service level	
• Inflation: Labour costs	0.1
• Inflation: Goods and services	0.1
• Peel Living recovery	0.1
Sub-total: Cost to maintain 2024 service level	\$0.3
New/Discontinued Services	
• Impact of Bill 23 Transition	(1.1)
2025 Proposed Net Budget Change from 2024	(\$0.8)
Proposed Total 2025 Net Budget	\$3.8

2025 Capital Budget \$1.8 million

Key Highlights

- \$0.8M for Greenlands Securement
- \$0.8M for Integration of Regional Infrastructure for Growth
- \$0.3M for Long Range Studies – Community and Services

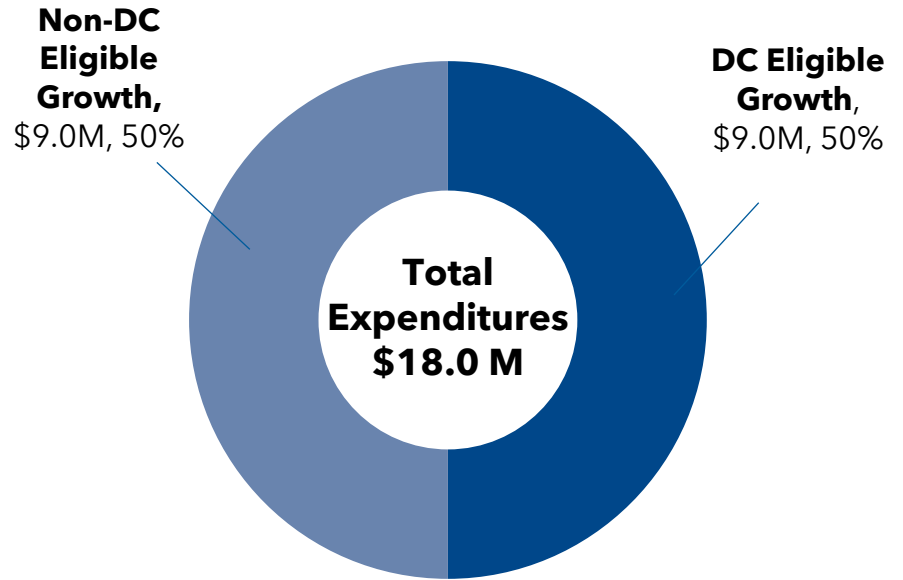


Capital Reserves	Development Charges (DC)
\$0.9M; 50%	\$0.9M; 50%

2025 10-Year Capital Plan \$18.0 million

Key highlights

- \$7.5 M for Greenlands Securement
- \$7.5 M for Integration of Regional Infrastructure for Growth
- \$3.0 M for Long Range Studies - Community and Services



Capital Reserves	Development Charges (DC)
\$9.0M; 50%	\$9.0M; 50%

Summary of Key Financial Information

	Resources to Achieve Level of Service	
	2024	2025
Total Expenditures (\$M)	\$8.5	\$7.4
Total Revenues (\$M)	\$3.9	\$3.6
Net Expenditures (\$M)	\$4.6	\$3.8
Full-time Staffing Resources	64.0	51.0
Capital Investment (\$M)		\$1.8
10-Year Capital Investment (\$M)		\$18.0

Outlook Years	2026	2027	2028
Net Increase (\$M)	\$0.2	\$0.1	\$0.1
% Increase	4.4%	2.8%	2.9%