

Development Services





Support growth in Peel by coordinating provision of Regional services with development.



Core service

- Support growth in Peel by providing timely input into local municipal development applications and growth forecasts to efficiently provide Regional programs, services and infrastructure.
- Interpret legislation and advise on implications related to Peel's legislated responsibilities.
- Manage and analyze development and affordable housing related data relied on by internal and external partners.
- Provide professional planning expertise to internal divisions and stakeholders to achieve their long-range master planning and development objectives.
- Advance Regional Council priorities, some of which include Peel Agricultural Advisory Working Group, Greenlands Securement program and Major Office Incentives program.



Interesting facts about this service



2026 Budget



1,705

Development of affordable housing units



4,236

Development applications reviewed in 2024



Development submissions projected for 2025



2 Days

providing comments on development applications 2 days early



Achievements

Reduced commenting timelines

• **Improved timelines** to provide comments on development applications from 8 business days (Aug. 2023) late to 2 business days early (Apr. 2024).

Greenland securement

 Provided funds for partners to secure 34 conservation properties (739.32 ha) since the program started in 2005

Provide planning expertise

- Responded to 145 requests for planning expertise and data
- Supported regional development projects (asylum claimant response, Wilson Lands, and police and paramedic facilities)
- Supported applications for Provincial funding

Agricultural grants

- Celebrated 20 years of the Peel Rural Water Quality Program (PRWQG)
- Provided PRWQP grants for 257 agricultural stewardship projects
- Awarded ALUS National grants for 50 projects, restoring 34.03 ha of farmland

Service delivery model

How do we do it

Development Services

- Provide timely, coordinated input into local municipal development applications and growth forecasts to efficiently provide Regional programs, services and infrastructure.
- Continuously look for more efficient ways to do our work and support our internal and external partners.
- Provide reliable development and affordable housing related data used by internal and external partners.
- Provide planning expertise to internal stakeholders to advance their objectives and protect Regional interests.





Operating Budget



Proposed operating budget

Items	In \$ millions
2025 Net Base Budget	\$3.8
Cost to maintain 2025 service level	
Inflation: Labour costs	0.2
Inflation: Goods and services	0.1
Human Services recovery	0.1
Subdivision Fees-Budget realignment	0.2
Sub-total: Cost to maintain 2025 service level	\$0.5
2026 Proposed Net Budget Change from 2025	\$0.5
Proposed Total 2026 Net Budget	\$4.3





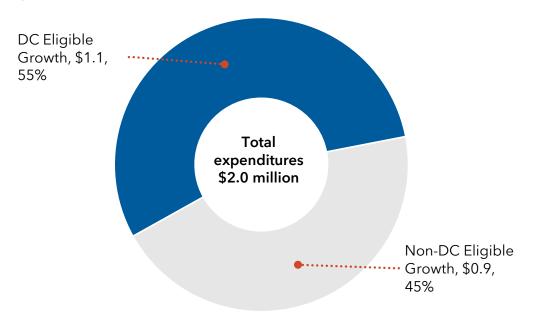


Capital Budget and Plan



2026 Capital Budget

\$2.0 million



Capital Reserves \$1.1 million; 55%

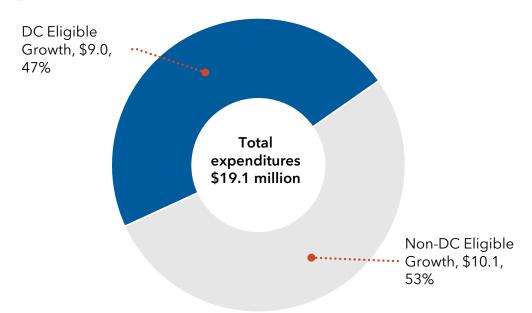
Development Charges (DC) \$0.9 million; 45%

Key highlights

- **\$0.8** million for Greenlands Securement
- \$0.8 million for Integration of Regional Infrastructure for Growth
- \$0.3 million for Long Range Studies - Community and Services
- \$0.2 million in grant commitment under the Major Office Incentives (MOI) program

2026 10-year Capital Plan

\$19.1 million



Key highlights

- **\$7.5** million for Greenlands Securement
- \$7.5 million for Integration of Regional Infrastructure for Growth
- **\$3.0** million for Long Range Studies - Community and Services
- **\$1.1** million in grant commitment under the Major Office Incentives (MOI) program

Capital Reserves \$10.1 million; 53%

Development Charges (DC)

\$9.0 million; 47%



Summary of key financial information

Resources to achieve level of service (in \$ millions)

	2025	2026
Total expenditures	\$6.1	\$6.5
Total revenues	\$2.3	\$2.2
Net expenditures	\$3.8	\$4.3
Full-time staffing resources	36.0	36.0
Capital investment		\$2.0
10-year capital investment		\$19.1

Outlook years (in \$ millions)

	2027	2028	2029
Net increase	\$0.1	\$0.1	\$0.1
% Increase	2.0%	1.4%	1.4%

