



Land Use Planning

Plan and manage Peel's growth and services



Update

- As staff continue to assess the implications of Bill 23, the More Homes Built Faster Act, the proposed 2023 Land Use Planning Operating and Capital Budget has not been revised at this time.
- During transition, the Division continues to advance key projects to enable development in Peel to continue to progress.

Core Service

- Implement the new 2051 Official Plan incorporates Provincial and local planning objectives
- Work with local municipalities to allocate growth forecasts by small geographic area to 2051
- Maintain the Growth Management Program to align the forecasted timing of growth with the provision of infrastructure to support development
- Serve as Peel's 'one window' for development application review and servicing connection requests
- Facilitate partnerships with internal and external stakeholders to develop complete healthy communities



Interesting facts about this service

59,946

housing units in
development
approvals
process by 2023

4,316

Development
submissions
projected for
2023


79%

Proposed
housing units in
existing urban
area

589

Development of
affordable
housing units

Achievements




Current Peel 2051 Official Plan reflects best practices and the results of substantial community input



Since 2004, contributed \$13M for 34 projects to secure 740 hectares of conservation lands



Fulfilled Provincial requirements to plan for growth to 2051 including a 4,650 ha boundary expansion in Caledon



Awarded the Water Env. Assoc. of Ontario Climate Action Award, Greenhouse Gas Reduction and Mitigation for Lakeview development

Service delivery model

How do we do it

- Ensure Region's Official Plan is responsive to community priorities and Provincial requirements
- Ensure Region's environment and resources are planned and managed to achieve a healthy sustainable community
- Engage in proactive dialogue with key internal and external stakeholders
- Facilitate timely and effective coordination of development reviews
- Manage site servicing engineering proposals



Service levels and trends

23

Day average to
comment on
development
applications

20 day

Processing
target

1,663

New
development
applications
2023

2,824

Total
development
applications
2023

191

ICI servicing
submissions

20 day

Processing
target

Business plan outlook

Planning for the future

- Updating growth forecasts to reflect current growth trends and Bill 23 forecasts for input into master plans
- Continue to streamline the 'one window' development application review function and processing servicing connections processes
- Review and make recommendations to Regional Council on approval of local official plan reviews and amendments based on current legislation
- Focus on staff retention to continue to advance Regional planning approvals and responsibilities to enable development in Peel to progress.

Performance measures and results

Received 796 stakeholder comments during Regional Official Plan preparation

Held 64 public engagement sessions

Reviewed and commented on 1,663 first development submissions

90% of first development submissions reviewed completed within 30-day internal service commitment

Proposed operating budget

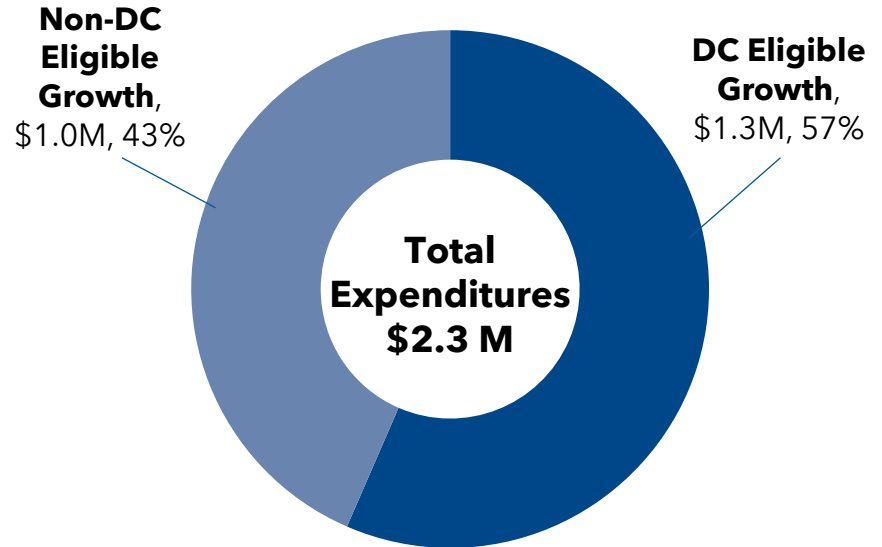
2023 Net Base Budget (In \$Millions)	\$4.2
Cost to maintain 2023 service level	
<ul style="list-style-type: none"> Inflation: Labour costs/Goods and services 	0.6
Sub-total: Cost to maintain 2023 service level	\$4.8
2024 Service demand	
<ul style="list-style-type: none"> User Fee Revenue increase 	(0.2)
2024 Proposed Net Budget Change from 2023	\$0.4
Proposed Total 2024 Net Budget	\$4.6

Note: Numbers may not add up due to rounding

2024 Capital Budget \$2.3 million

Key Highlights

- \$0.8M for Greenlands Securement
- \$0.8M for Official Plan Review and Regional Official Plan Amendments Appeals
- \$0.4M for Growth Management Program Support
- \$0.3M for Long Range Studies - Community and Growth

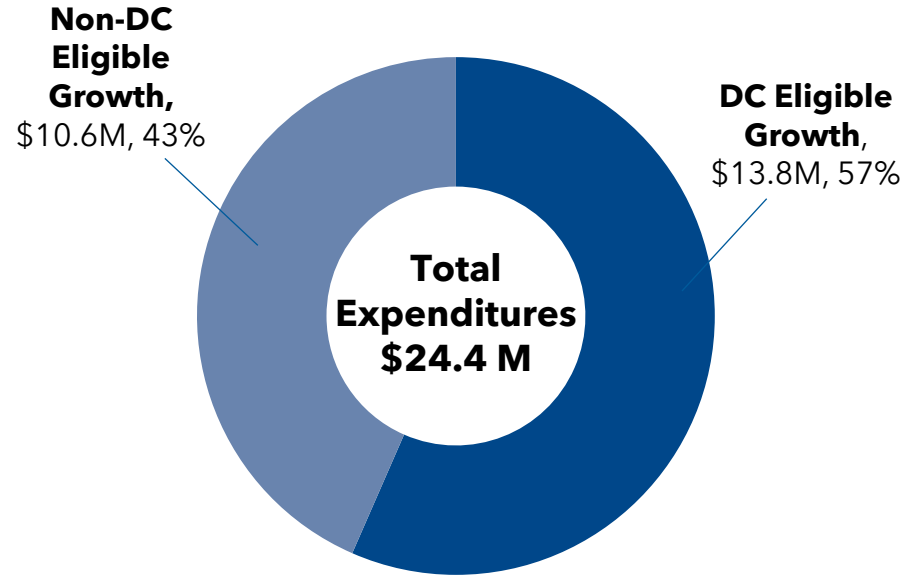


Capital Reserves	Development Charges (DC)
\$1.0M; 43%	\$1.3M; 57%

2024 10-Year Capital Plan \$24.4 million

Key highlights

- \$9.3 M for Official Plan Review, and Regional Official Plan Amendments
- \$7.5 M for Greenlands Securement
- \$4.0 M for Growth Management Program Support
- \$3.6 M for Long Range Studies related to Community and Growth



Capital Reserves	Development Charges (DC)
\$10.6M; 43%	\$13.8M; 57%

Summary of Key Financial Information

	Resources to Achieve Level of Service	
	2023	2024
Total Expenditures (\$M)	\$8.0	\$8.5
Total Revenues (\$M)	\$3.8	\$3.9
Net Expenditures (\$M)	\$4.2	\$4.6
Full-time Staffing Resources	64.0	64.0
Capital Investment (\$M)		\$2.3
10-Year Capital Investment (\$M)		\$24.4

Outlook Years	2025	2026	2027
Net Increase (\$M)	\$0.1	\$0.1	\$0.1
% Increase	2.8%	2.7%	2.7%