



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.
- Staff will update Regional Council on any budget impacts as additional details and clarity is provided by the province.

Core Service

- Maintain and implement the Regional Official Plan
- Plan for growth to 2051
- Peel's one window for development application review and servicing connection requests
- Engage with the community on planning and growth related matters



Interesting facts about this service

59,444

**housing units in
development
approvals
process by
2023**

3,390

**Development
submissions
projected for
2023**

76.1%

**Proposed
housing units in
existing urban
area**


796

**Comments
received during
Regional
Official Plan
consultations**


Achievements




New Peel 2051 Official Plan reflecting community priorities and input



Contributed \$6.7 M for 3 projects that secured 165 hectares of conservation lands



Invited to Speak at OPPI Conference on Major Transit Station Areas and Affordable Housing Pilot



Advanced implementation of district energy system within Lakeview Community

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

1,754

**First
development
submissions**

30 day

**Processing
target**

214

**Residential
servicing
submissions**

7 day

**Processing
target**

191

**ICI servicing
submissions**

20 day

**Processing
target**

13

**Staff and
stakeholder
working
groups**

Business plan outlook

Planning for the future

- Planning and managing for growth
- Conducting comprehensive fee review
- Continue to implement initiatives to streamline development review processes
- Transitioning from policy development to implementation of the Regional Official Plan
- Advancing technology solutions that support electronic plan submissions and review; and enhance development data tracking and workflow processes

Performance measures and results

Received 796 stakeholder comments during Regional Official Plan preparation

Held 64 public engagement sessions

Reviewed and commented on 1,754 first development submissions

73% of first development submissions reviewed completed within 30-day internal service commitment

79% of land use planning employees responded positively about their wellbeing

Proposed operating budget

2022 Net Base Budget (In \$Millions)	\$4.0
Cost to maintain 2022 service level	
<ul style="list-style-type: none"> Inflation: Labour costs/Goods and services 	0.1
Sub-total: Cost to maintain 2022 service level	\$4.1
2023 Service demand	
<ul style="list-style-type: none"> Development application processing - user fee funded User Fee Revenue increase 	0.9 (0.8)
2023 Proposed Net Budget Change from 2022	\$0.1
Proposed Total 2023 Net Budget	\$4.2

Note: Numbers may not add up due to rounding

2023 Budget Request #42

NEW
in 2023

Additional positions to support processing of development applications

Service Pressure

Increasing number and complexity of development applications, new Planning Act (Bill 109) and housing supply concerns



Investment



7.5 FTE to meet current and future service delivery



+\$0.9M
(90% funded from user fees)
Net Operating Impact of \$0.1M



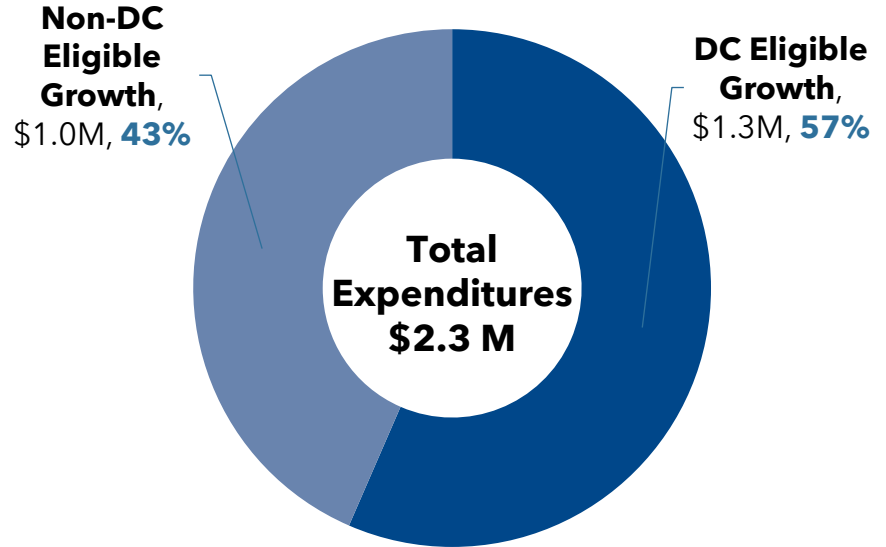
Service Outcome

Respond to new legislative compliance, bring customer service delivery to acceptable standards

2023 Capital Budget \$2.3 million

Key Highlights

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

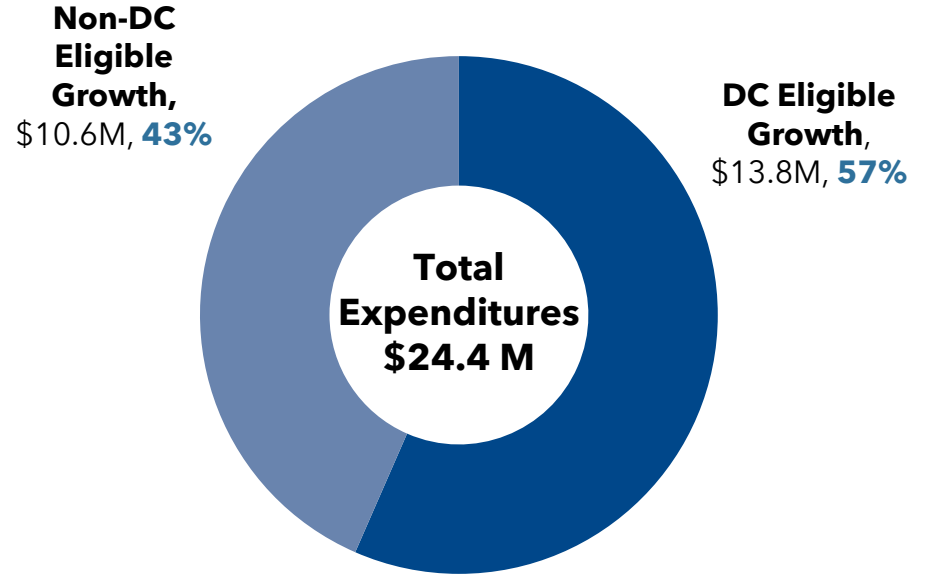


Capital Reserves	Development Charges (DC)
\$1.0M; 45%	\$1.3M; 55%

2023 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	
	2022	2023
Total Expenditures (\$M)	\$6.9	\$8.0
Total Revenues (\$M)	\$3.0	\$3.8
Net Expenditures (\$M)	\$4.0	\$4.2
Full-time Staffing Resources	57	64
Capital Investment (\$M)		\$2.3
10-Year Capital Investment (\$M)		\$24.4

Outlook Years	2024	2025	2026
Net Increase (\$M)	\$0.1	\$0.1	\$0.1
% Increase	3.0%	2.7%	2.7%