

CHAIR:

N. IANNICCA

MEMBERS:

N.K. BRAR

P. BROWN

B. BUTT

B. CROMBIE

D. DAMERLA

S. DASKO

C. EARLY

C. FONSECA

P. FORTINI

A. GROVES

J. HORNECK

D. KEENAN

J. KOVAC

M. MAHONEY

S. MCFADDEN

M. MEDEIROS

M. PALLESCHI

C. PARRISH

M. REID

M. RUSSO

R. SANTOS

A. TEDJO

G.S. TOOR

P. VICENTE



The Council of the
Regional Municipality of Peel
REVISED AGENDA

Date: Thursday, June 8, 2023

Time: 9:30 AM

Place: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

The meeting will be live streamed on <http://www.peelregion.ca/>

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Jill Jones at jill.jones@peelregion.ca.

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**The Council of the
Regional Municipality of Peel**

Date: Thursday, June 8, 2023

Time: 9:30 a.m.

Place: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

***Denotes Revised/Additional Items**

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1. CALL TO ORDER/ROLL CALL

2. INDIGENOUS LAND ACKNOWLEDGEMENT

3. DECLARATIONS OF CONFLICTS OF INTEREST

4. APPROVAL OF MINUTES

4.1 May 11, 2023 Regional Council meeting

5. APPROVAL OF AGENDA

6. CONSENT AGENDA

7. DELEGATIONS

7.1 Gary Kent, Chief Administrative Officer; Sharon Lobo, Selection Committee Lead and Carolyn Tong, Selection Committee Member, Human Resources

Presenting the Peel Celebrates Employee Awards

7.2 Raymond Applebaum, Board Member, Peel Council on Aging

Providing an Introduction of Peel Council on Aging and its Partnership with Peel Region (Commencing at approximately 10:00 a.m.)

*7.3 Gurpreet Malhotra, Chief Executive Officer (CEO), Indus Community Services; Rabia Khedr, CEO, Deen Support Services; Michael Gyovai, Executive Director, Boys and Girls Club; and Sharon Mayne, CEO, Catholic Family Services Peel-Dufferin

Regarding Concerns for the Dissolution of Peel Region and Requesting that Vulnerable Members of the Community Not Experience Service Disruption (Related to 9.5, 10.2 and 10.3)

8. PRESENTATION OF STAFF REPORTS

9. ITEMS RELATED TO CORPORATE SERVICES

Chaired by Councillor C. Fonseca or Vice-Chair Councillor B. Butt

9.1 Development Charge Policy – Place of Worship

(For information)

9.2 Statement of Development Charges Reserve Funds - Fiscal Year 2022

(For information)

9.3 2022 Treasury Report

(For information)

- 9.4 External Consulting Services for Asset Retirement Obligations (ARO) Adoption – Document 2022-488N
- 9.5 Bill 112 – Managing Through the Transition
(Related to 7.3, 10.2 and 10.3)
- 9.6 William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives
- 9.7 Report of the Region of Peel Accessibility Advisory Committee (AAC-1/2023) meeting held on May 4, 2023

10. COMMUNICATIONS

- 10.1 Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation (CVC)
Email dated May 15, 2023, Providing a Copy of a CVC Resolution Regarding Council's Request to Increase Representation on the CVC Board of Directors (Resolution 2023-25) (Receipt recommended)
- 10.2 Steve Clark, Minister of Municipal Affairs and Housing
Letter dated May 18, 2023, Regarding the Proposed *Hazel McCallion Act* (Receipt recommended) Related to 7.3, 9.5 and 10.3)
- 10.3 Stephanie Smith, Supervisor, Legislative Services, City of Mississauga
Email dated May 31, 2023, Providing a Copy of a City of Mississauga Resolution Regarding a Request to the Province to Urgently Establish the Transition Board to Create a Workplan and Ease Concerns for Peel Regional Staff (Receipt recommended) (Related to 7.3, 9.5 and 10.2)

11. ITEMS RELATED TO PUBLIC WORKS

Chaired by Councillor M. Medeiros or Vice-Chair Councillor P. Fortini

- 11.1 Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6
- 11.2 Bolton Water and Wastewater Servicing Strategy
(For information)
- 11.3 Locate Alliance Consortium (LAC) Agreement for Additional LAC Locate Service Providers
- 11.4 Report of the Waste Management Strategic Advisory Committee (WMSAC-2/2023) meeting held on May 18, 2023

12. COMMUNICATIONS

- 12.1 Laura Hall, Director of Corporate Services and Town Clerk, Town of Caledon
Email dated May 30, 2023, Providing a Copy of a Letter to the Clerk of the City of Brampton Regarding Goods Movement Road Network Expansion within the Highway 427 Industrial Secondary Plan Area (Receipt recommended)

13. ITEMS RELATED TO HEALTH

Chaired by Councillor N.K. Brar or Vice-Chair Councillor A. Groves

- 13.1 Request for Additional Funds and Award of Contract for Capital Remediation Projects at the Davis Centre Long Term Care Home
- 13.2 Seniors Health and Wellness Village at Peel Manor Update
(For information)
- 13.3 Healthy Babies Healthy Children Funding - Supporting Peel's Vulnerable Families
(For information)
- 13.4 Report of the Health Services Integration Committee (HSIC-2/2023) meeting held on May 18, 2023

14. COMMUNICATIONS

15. ITEMS RELATED TO HUMAN SERVICES

Chaired by Councillor M. Reid or Vice-Chair Councillor P. Vicente

- 15.1 Appointment of Administrator Under the Ontario Works Act, 1997
- 15.2 Report from the Regional Clerk Regarding the Council Educational Session held on May 11, 2023
(For information)

16. COMMUNICATIONS

17. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT

Chaired by Councillor C. Parrish or Vice-Chair Councillor M. Russo

- 17.1 Peel Agricultural Advisory Working Group Update and Related Initiatives
(For information)
- 17.2 Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

18. COMMUNICATIONS

- 18.1 Charlotte Gravlev, Deputy Clerk, City of Brampton

Letter dated June 1, 2023, Providing a Copy of a Letter to the Deputy Premier and Minister of Health, Minister of Municipal Affairs and Housing, and Minister of Long-Term Care Regarding the City of Brampton's Comments on the Proposed Provincial Planning Statement, 2023 (Receipt recommended)

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

20. NOTICE OF MOTION/MOTION

21. BY-LAWS

Three Readings

21.1 By-law 31-2023

A by-law to accept, assume and dedicate lands for public highway purposes.

22. CLOSED SESSION

22.1 May 11, 2023 Regional Council Closed Session Report

22.2 Proposed Property Acquisition – Winston Churchill Boulevard Reconstruction – PF-14019.91 – North of Credit River Bridge to South of Mayfield Road – City of Brampton, Ward 6

(A proposed or pending acquisition or disposition of land by the municipality or local board)

22.3 Payment of Compensation Pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, Mayfield Road Widening – EXP-18075.24 – Airport Road to Coleraine Drive – City of Brampton, Ward 10 and Town of Caledon, Wards 3 and 5

(A proposed or pending acquisition or disposition of land by the municipality or local board)

22.4 Payment of Compensation Pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, Mayfield Road Widening – EXP-18075.48/.49 – Airport Road to Coleraine Drive – City of Brampton, Ward 10 and Town of Caledon, Wards 3 and 5

(A proposed or pending acquisition or disposition of land by the municipality or local board)

22.5 Bargaining Strategy Review 2023-2024

(Labour relations or employee negotiations)

*22.6 Transition of Blue Box Program to Full Producer Responsibility - Material Recovery Facility

(A proposed or pending acquisition or disposition of land by the municipality or local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

23. BY-LAWS RELATING TO CLOSED SESSION
24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL
25. ADJOURNMENT



**THE COUNCIL OF
THE REGIONAL MUNICIPALITY OF PEEL
MINUTES**

May 11, 2023

Members Present:

N.K. Brar	J. Kovac
P. Brown	M. Mahoney
B. Butt	S. McFadden
B. Crombie	M. Medeiros
D. Damerla	M. Palleschi
S. Dasko	C. Parrish
C. Early	M. Reid
C. Fonseca	M. Russo
P. Fortini	R. Santos
A. Groves	A. Tedjo
J. Horneck	G.S. Toor
N. Iannicca	P. Vicente
D. Keenan	

Staff Present:

G. Kent, Chief Administrative Officer	A. Adams, Regional Clerk and
P. Caza, Chief Financial Officer and	Director of Legislative Services
Commissioner of Corporate Services	C. Thomson, Deputy Clerk and
J. Zingaro, Regional Solicitor	Manager of Legislative Services
T. Buonpensiero, Acting Chief	H. Gill, Legislative Technical Advisor
Planner and Director of Planning and	J. Jones, Legislative Specialist
Development Services	S. Jurrius, Legislative Specialist
K. Dedman, Commissioner of Public	S. MacGregor, Legislative Technical
Works	Coordinator
S. Baird, Commissioner of Human	D. Rai, Legislative Technical
Services	Coordinator
N. Polsinelli, Commissioner of Health	
Services	
N. Brandon, Acting Medical Officer of	
Health	

1. CALL TO ORDER/ROLL CALL

Regional Chair Iannicca called the meeting of Regional Council to order at 9:30 a.m. in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton.

Councillor Toor arrived at 9:50 a.m.

Councillor Palleschi departed at 10:00 a.m. due to personal matters

Councillor Mahoney arrived at 10:14 a.m. due to other municipal business

Councillor Brown departed at 11:01 a.m. due to other municipal business

Councillor Santos departed at 11:30 a.m. due to personal matters

Councillor Fonseca departed at 11:33 a.m. due to personal matters (Proxy B. Crombie)*

Councillor McFadden departed at 1:15 p.m.

2. **INDIGENOUS LAND ACKNOWLEDGEMENT**

Regional Chair Iannicca read an Indigenous Land Acknowledgement.

3. **DECLARATIONS OF CONFLICTS OF INTEREST**

Nil.

4. **APPROVAL OF MINUTES**

4.1 **April 27, 2023 Regional Council meeting**

Resolution Number 2023-342

Moved by Councillor Parrish

Seconded by Councillor Early

That the minutes of the April 27, 2023 Regional Council meeting, be approved.

Carried

5. **APPROVAL OF AGENDA**

Resolution Number 2023-343

Moved by Councillor Groves

Seconded by Councillor Horneck

1. *That Item 20.1 listed on the May 11, 2023 Regional Council agenda, be withdrawn; and*
2. *That Item 22.7 listed on the May 11, 2023 Regional Council agenda, be amended to include an education session for the purpose of training the members; and*
3. *That the agenda for the May 11, 2023 Regional Council meeting include a communication from Daphna Nussbaum, Program Coordinator and Analyst, Peel Alliance to End Homelessness, regarding the affordable housing and homelessness crisis, to be dealt with under Items Related to Human Services - Item 3; and*
4. *That the agenda for the May 11, 2023 Regional Council meeting be approved, as amended.*

Carried

6. CONSENT AGENDA**Resolution Number 2023-344****Moved by** Councillor Dasko**Seconded by** Councillor Early

That the following matters listed on the May 11, 2023 Regional Council Agenda be approved under the Consent Agenda: Items 9.1, 9.2, 10.1, 11.1, 11.2, 12.1, 14.1, 14.2, 14.3, 16.1, 16.2, 16.3, 16.4, 17.1, 17.2, 17.5, 17.6, 17.7, 18.1, 18.2, 22.1, 22.3, 22.4, 22.5 and 22.6.

Carried**RESOLUTIONS AS A RESULT OF THE CONSENT AGENDA****9. ITEMS RELATED TO PUBLIC WORKS****9.1 Clean Water Act Requirements - Amendments to the Assessment Reports and Source Protection Plans****Resolution Number 2023-345****Moved by** Councillor Dasko**Seconded by** Councillor Early

1. *That the proposed technical amendments completed at the Palgrave - Caledon East and Caledon Village - Alton Drinking Water Systems and incorporated into the Credit Valley - Toronto and Region - Central Lake Ontario, and South Georgian Bay Lake Simcoe Source Protection Plans be endorsed, in accordance with the requirements of the Clean Water Act, 2006; and*
2. *That the proposed policy revisions prepared by the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Committee and incorporated into the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan be endorsed, in accordance with the requirements of the Clean Water Act, 2006; and*
3. *That a copy of this resolution and the report of the Commissioner of Public Works, listed on the May 11, 2023 Regional Council agenda titled "Clean Water Act Requirements - Amendments to the Assessment Reports and Source Protection Plans", be forwarded to the Credit Valley - Toronto and Region - Central Lake Ontario and South Georgian Bay Lake Simcoe Source Protection Committees for their information and appropriate actions.*

Carried

This item was dealt with under the Consent Agenda.

9.2 Pre-Purchase of Biogas Co-Generation Unit and Waste Gas Burner Unit for the Clarkson Wastewater Treatment Plant

Resolution Number 2023-346

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That the Director of Procurement be authorized to directly negotiate with Enerflex Ltd. document 2023- 196N, for the provision of a Biogas Co-generation unit at an estimated cost of \$3,500,000.00 (excluding applicable taxes and duties) and to directly negotiate with Bigelow-Liptak Ltd. document 2023-291N, for the provision of a waste gas burner unit at an estimated cost of \$1,750,000.00 (excluding applicable taxes and duties) for the Clarkson Wastewater Treatment Plant, pursuant to Procurement By-law 30-2018, as amended; and,*
2. *That once finalized pricing is received for both units and, subject to available budget, that the Commissioner of Public Works and the Chief Financial Officer and Commissioner of Corporate Services, be authorized to approve the respective contract awards to Enerflex and Bigelow-Liptak Ltd., pursuant to Procurement By-law 30-2018, as amended, on terms and conditions satisfactory to the Regional Solicitor.*

Carried

This item was dealt with under the Consent Agenda.

10. COMMUNICATIONS

10.1 Clara Vani, Legislative Coordinator, City of Brampton

Email dated May 2, 2023, Providing a Copy of a City of Brampton Resolution Regarding Goods Movement Road Network Expansion within the Highway 427 Industrial Secondary Plan Area (Receipt recommended)

Resolution Number 2023-347

Received

This item was dealt with under the Consent Agenda.

11. ITEMS RELATED TO HEALTH

11.1 Community Safety and Well-being Plan 2022 Update

(For information)

Resolution Number 2023-348

Received

This item was dealt with under the Consent Agenda.

11.2 Multi-Sector and Long Term Care Home Service Accountability Agreements and Additional Funding for Seniors Services

Resolution Number 2023-349

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That the Regional Corporation's signing officers be authorized to execute the 2023-2024 Multi-Sector Service Accountability Agreement (MSAA) and Long Term Care Home Service Accountability Agreements (LSAAs), together with any amendments thereof, with Ontario Health in respect to the services provided under the purview of the Seniors Services Business area; and*
2. *That the Director of Seniors Services Development be authorized to sign the Compliance Declarations required by the MSAA, provided that they are satisfied that the Compliance Declaration for each compliance period is appropriate; and*
3. *That the Director of Long Term Care be authorized to sign the Compliance Declarations required by the LSAAs, provided that they are satisfied that the Compliance Declaration for each compliance period is appropriate; and*
4. *That the Director of Seniors Services Development and the Director of Long Term Care be authorized to sign all reports to fulfill Peel Region's reporting obligations to Ontario Health under the MSAA and LSAAs as appropriate; and*
5. *That the 2023 Community Support Services operating budget be amended to include an increase of \$181,000 in provincial base funding for an additional 1.5 Full Time Equivalent (FTE) to support Adult Day Services expansion with no net impact to the budget; and*
6. *That the 2023 Long Term Care operating budget be amended to include an increase of \$67,420 in provincial base funding for an additional 0.8 FTE to support the Long Term Care Behavioural Supports Ontario Mobile Team with no net impact to the budget.*

Carried

This item was dealt with under the Consent Agenda.

12. COMMUNICATIONS

12.1 Patrick Brown, Mayor, City of Brampton

Letter dated May 2, 2023, Regarding Youth Mental Health in Brampton (Receipt recommended)

Resolution Number 2023-350

Received

This item was dealt with under the Consent Agenda.

14. COMMUNICATIONS

14.1 Steve Clark, Minister of Municipal Affairs and Housing

Letter dated March 24, 2023, Regarding Funding Allocation Updates for the Homelessness Prevention Program – 2023/24 to 2025/26 (Receipt recommended)

Resolution Number 2023-351

Received

This item was dealt with under the Consent Agenda.

14.2 Nina Tangri, Associate Minister of Housing, Ministry of Municipal Affairs and Housing

Letter dated April 28, 2023, Responding to a Letter of Congratulations from Regional Chair Iannicca, Regarding Appointment as the Associate Minister of Housing (Receipt recommended)

Resolution Number 2023-352

Received

This item was dealt with under the Consent Agenda.

14.3 Daphna Nussbaum, Program Coordinator and Analyst, Peel Alliance to End Homelessness

Letter dated May 8, 2023, Regarding the Affordable Housing and Homelessness Crisis and Supporting the Report Titled “Enhancing Supports for Street Homelessness” (Receipt recommended) (Related to 7.6 and 13.2)

Resolution Number 2023-353

Received

This item was dealt with under the Consent Agenda.

16. COMMUNICATIONS

16.1 Annette Groves, Mayor, Town of Caledon

Letter dated April 28, 2023, Providing a Copy of a Letter to the Policy and Planning Branch, Ministry of Municipal Affairs and Housing, Regarding Caledon’s Response to Provincial Consultation - Municipal Reporting on Planning Matters (Receipt recommended)

Resolution Number 2023-354

Received

This item was dealt with under the Consent Agenda.

16.2 Annette Groves, Mayor, Town of Caledon

Letter dated April 28, 2023, Providing a Copy of a Letter to the Minister of Municipal Affairs and Housing, Regarding Consideration of an Additional GO Station on the Caledon-Vaughan GO Rail Line in the Bolton South Hill (Receipt recommended)

Resolution Number 2023-355

Received

This item was dealt with under the Consent Agenda.

16.3 Terri Brenton, Legislative Coordinator, City of Brampton

Letter dated May 3, 2023, Providing a Copy of a City of Brampton Resolution and Report Regarding City Comments on Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* (Receipt recommended)

Resolution Number 2023-356

Received

This item was dealt with under the Consent Agenda.

16.4 Stephanie Smith, Legislative Coordinator, City of Mississauga

Email dated May 3, 2023, Providing a Copy of a City of Mississauga Resolution and Report Regarding Bill 97, *Helping Home Buyers, Protecting Tenants Act 2023*, and Implications for City of Mississauga (Receipt recommended)

Resolution Number 2023-357

Received

This item was dealt with under the Consent Agenda.

17. ITEMS RELATED TO CORPORATE SERVICES

17.1 2022 Annual Transparency and Accountable Government Report

(For information)

Resolution Number 2023-358

Received

This item was dealt with under the Consent Agenda.

17.2 Direct Negotiation with The Mental Health Commission of Canada**Resolution Number 2023-359****Moved by** Councillor Dasko**Seconded by** Councillor Early

1. *That contract document 2023-038N be awarded to The Mental Health Commission of Canada for training services provided to Peel staff, at an estimated annual cost of \$76,000 (excluding applicable taxes), for the initial 12-month period, commencing May 2023 and ending in May 2024, in accordance with Procurement By-Law 30-2018, as amended; and*
2. *That approval be granted to renew the contract for three optional 12-month periods, subject to satisfactory performance, price and approved budget and escalated in accordance with the terms of the contract; and*
3. *That the Director of Procurement be authorized to increase the value of the contract, negotiate and issue contract amendments to add any future training features, functionalities, modules and systems from The Mental Health Commission of Canada, subject to the approval of the Chief Financial Officer and Commissioner of Corporate Services, and budget approval; and*
4. *That the Peel's authorized signing officers be authorized to execute the contract and all related ancillary documents with The Mental Health Commission of Canada on business terms satisfactory to the Chief Financial Officer and Commissioner of Corporate Services, and on legal terms satisfactory to the Regional Solicitor.*

Carried

This item was dealt with under the Consent Agenda.

17.5 Report of the Audit and Risk Committee (ARC-2/2023) meeting held on April 20, 2023**Resolution Number 2023-360****Moved by** Councillor Dasko**Seconded by** Councillor Early

That the report of the Audit and Risk Committee (ARC-2-2023) meeting held on April 20, 2023, be adopted.

Carried

This item was dealt with under the Consent Agenda.

3. APPROVAL OF AGENDA

RECOMMENDATION ARC-8-2023:

Resolution Number 2023-361

That the agenda for the April 20, 2023 Audit and Risk Committee meeting, be approved.

Approved

5. REPORTS

5.1 TransHelp Operations Audit

(For information)

Presentation by Mark Castro, Director, TransHelp and Anila Lalani, Manager, Internal Audit

Resolution Number 2023-362

Received

5.2 Emergency Procurement Process Audit

(For information)

Presentation by Kristin Misurka, Acting Director, Procurement and Anila Lalani, Manager, Internal Audit

Resolution Number 2023-363

Received

5.3 2022 Fraud Information

(For information)

Resolution Number 2023-364

Received

17.6 Report of the Regional Council Policies and Procedures Committee (PPC-2/2023) meeting held on May 4, 2023

(Related to By-laws 28-2023 and 29-2023)

Resolution Number 2023-365

Moved by Councillor Dasko

Seconded by Councillor Early

That the report of the Regional Council Policies and Procedures Committee (PPC-2/2023) meeting held on May 4, 2023, be adopted.

Carried

This item was dealt with under the Consent Agenda.

3. APPROVAL OF AGENDA

RECOMMENDATION PPC-6-2023:

Resolution Number 2023-366

1. *That the agenda for the May 4, 2023 Regional Council Policies and Procedures Committee include an oral item regarding Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees, to be dealt with under Closed Session – Item 8.1; and*
2. *That the agenda for the May 4, 2023 Regional Council Policies and Procedures Committee include an oral item regarding Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees, to be dealt with under Closed Session – Item 8.2; and*
3. *That the agenda for the May 4, 2023 Regional Council Policies and Procedures Committee meeting be approved, as amended.*

Approved

5. REPORTS

5.1 Direct Negotiation Approvals Within the Procurement By-law

RECOMMENDATION PPC-7-2023:

Resolution Number 2023-367

1. *That authority be granted to the Chief Financial Officer and Commissioner of Corporate Services, under the Procurement By-law to approve Direct Negotiations greater than \$100,000 and up to \$250,000; and*
2. *That the necessary by-law to amend the Procurement By-law be presented to Regional Council for enactment.*

Approved

6. COMMUNICATIONS

6.1 Terri Brenton, Legislative Coordinator, City of Brampton

Letter dated April 11, 2023, Providing a City of Brampton Resolution Regarding the Prioritization of the Alternate Member at Regional Council

RECOMMENDATION PPC-8-2023:

Resolution Number 2023-368

That the communication listed as item 6.1 on the May 4, 2023 Regional Council Policies and Procedures Committee agenda be referred to staff for report to a future committee meeting as to the conformity of the City of Brampton's resolution to prioritize the use of alternate members over the designation of a proxy with the Region of Peel Procedure By-law.

Approved

7. OTHER BUSINESS**7.1 Discussion Regarding Use of Cameras when Participating Virtually at Regional Council and Committee Meetings****RECOMMENDATION PPC-9-2023:****Resolution Number 2023-369**

That a by-law to amend the procedure by-law to require that members participating in meetings remotely have their cameras on, when possible, when voting in closed session, be presented to Regional Council for enactment.

Approved

8. CLOSED SESSION**RECOMMENDATION PPC-10-2023:****Resolution Number 2023-370**

That the Regional Council Policies and Procedures Committee move into closed session to consider two oral items regarding Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees.

Approved

RECOMMENDATION PPC-11-2023:**Resolution Number 2023-371**

That the Regional Council Policies and Procedures Committee move out of closed session.

Approved

8.1 Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Oral)**RECOMMENDATION PPC-12-2023:****Resolution Number 2023-372**

That the closed session direction to staff related to the confidential oral item listed as item 8.1 on the May 4, 2023 Regional Council Policies and Procedures Committee Agenda, be approved and voted upon in accordance with section 239(6)b of the Municipal Act, 2001, as amended.

Approved

8.2 Personal Matters About an Identifiable Individual, Including Municipal or Local Board Employees (Oral)**Resolution Number 2023-373**

Received

17.7 Municipal Finances Audit (Bill 23 Financial Impacts and Optimizing Municipal Resources) Terms of Reference

Resolution Number 2023-374

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That Peel Region participate in the upcoming audit of municipal finances focusing on the financial impacts of Bill 23, More Homes Built Faster Act, 2022 and optimizing municipal resources, as requested by the Minister of Municipal Affairs and Housing in a letter dated May 3, 2023, attached as Appendix I to the report of the Chief Administrative Officer, listed on the May 11, 2023 Regional Council Agenda titled "Municipal Finances Audit (Bill 23 Financial Impacts and Optimizing Municipal Resources) Terms of Reference"; and*
2. *That the Chief Financial Officer and Commissioner of Corporate Services be authorized to sign the Terms of Reference, attached as Appendix II to the subject report, to confirm Peel Region's participation in the audit process.*

Carried

This item was dealt with under the Consent Agenda.

18. COMMUNICATIONS

18.1 Robert Serpe, Executive Director, Regional Municipality of Peel Police Services Board

Letter dated April 26, 2023, Regarding the 2023 External Funding Assistance - Public Police Programs (Receipt recommended)

Resolution Number 2023-375

Received

This item was dealt with under the Consent Agenda.

18.2 Patrick Brown, Mayor, City of Brampton

Letter dated May 4, 2023, Providing a Copy of a Letter to the Minister of Tourism, Culture and Sport and Charmaine Williams MPP, Brampton Centre, Regarding the Proportional Funding for Emancipation Park Servicing Enhancements (Receipt recommended)

Resolution Number 2023-376

Received

This item was dealt with under the Consent Agenda.

AGENDA ITEMS SUBJECT TO DISCUSSION AND DEBATE**7. DELEGATIONS****7.1 Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services**

Presenting the 2021 Government Finance Officers Association Canadian Award for Financial Reporting to Corporate Finance Staff

Resolution Number 2023-377

Received

The Chief Financial Officer (CFO) and Commissioner of Corporate Services, announced that Peel Region received the Canadian Award for Financial Reporting from the Government Finance Officers Association for the 2021 “Community for Life” annual financial report; and, that this is the 19th year that Peel has received the award.

The CFO recognized staff from the Corporate Finance and Communications teams for their work on the 2021 Annual Financial Report.

7.2 Quentin Hanchard, Chief Administrative Officer, Credit Valley Conservation; and John MacKenzie, Chief Executive Officer, Toronto and Region Conservation Authority

Presenting the 2021 and 2022 Peel Climate Change Performance Measurement System Final Reports (Related to 8.2)

Resolution Number 2023-378

Received

Quentin Hanchard, Chief Administrative Officer, Credit Valley Conservation, presented an update on the 2021 and 2022 Climate Change Performance Measurement system final reports including an overview of Peel funding since 2007 and resulting accomplishments; the generation of useful and timely information; development of logic models and establishment of key performance indicators; performance measurement methodologies; 2022 report results; and next steps.

7.3 Dr. Janet Morrison, President and Vice-Chancellor, Sheridan College

Regarding Improving of the International Student Experience in Peel Region (Related to 19.1)

Resolution Number 2023-379

Received

Resolution Number 2023-380 - Two-Thirds vote

Moved by Councillor Santos
Seconded by Councillor Crombie

That section 4.4.4. of Procedure By-law 27-2022, as amended, be waived to permit the consideration of a motion arising from Delegation 7.3.

Carried

Resolution Number 2023-381

Moved by Councillor Santos
Seconded by Councillor Crombie

1. *That the International Student Charter as presented by Sheridan College be endorsed, in spirit and in principle; and*
2. *That staff report back to the July 6, 2023 Regional Council meeting with information on supports for international students that are available through the Community and Wellbeing Safety Plan and Regional Services.*

Carried Unanimously

Dr. Janet Morrison, President and Vice-Chancellor, Sheridan College, provided an overview of Sheridan College's collaboration with the City of Brampton and community partners to create an International Student Charter; development of the Terms of Reference and four-step process; lessons learned at student summit meetings held on July 25 and 26, 2022; development of the Charter's guiding principles, goals, actions and accountability measures for Charter signatories; and next steps.

Members of Regional Council discussed and asked questions regarding unregulated private colleges; federal immigration programs; the need for multi-level government support to improve the narrative for international students in Canada; and international student housing options.

Councillor Santos requested that staff report back to Regional Council regarding supports for international students available through the Community and Wellbeing Safety Plan outlining how Peel can integrate existing services to cover the gaps.

Item 19.1 was dealt with.

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

19.1 Discussion Regarding Correspondence Received at the March 9, 2023 Regional Council Meeting

Regarding International Students and the International Student Charter (Related to 7.3)

Resolution Number 2023-382

Received

7. DELEGATIONS**7.4 Alison Canning, Executive Director, Let's Get Together**

Providing an Introduction of Let's Get Together Tech4all Community Building Program to Promote Digital Equity for Education and Employment

Resolution Number 2023-383

Received

Alison Canning, Executive Director, Let's Get Together, provided an overview of the Tech4all Community Building Program including its vision, mission and goals; and impacts of various program activities including the Tech4All Hub, Shelter Hub, Satellite Hub, Intergenerational Digital Equity programs, and Volunteer and Level Up Tech Skills.

Members of Regional Council discussed and asked questions regarding types of eWaste donations accepted; opportunities for Let's Get Together to connect with eWaste processors and potential donators; and the importance of technology to support children's education.

7.5 Catherine Soplet, Member, Peel Poverty Action Group

Providing the Peel Poverty Action Group Response to the Peel Housing and Homelessness Plan

Resolution Number 2023-384

Received

Catherine Soplet, Member, Peel Poverty Action Group (PPAG), provided an overview of PPAG priorities and actions; pillars four and five of the Peel Housing and Homelessness Plan; the connection of housing and education; and introduced PPAG's Tough Times newsletter.

7.6 Clinton Barretto, Executive Director and Nurse Practitioner, Homeless Health Peel

Providing Awareness of Nurses Week 2023 and Supporting the Report Titled "Enhancing Supports for Street Homelessness" (Related to 13.2)

Resolution Number 2023-385

Received

Clinton Barretto, Executive Director and Nurse Practitioner, Homeless Health Peel, provided an overview of National Nursing Week 2023; positive outcomes from the Homeless Health Peel interim model for medical supports; the Dundas Medical Shelter (one year anniversary on June 1, 2023); positive impacts of nurse led self-governing services; requests to duplicate the Homeless Health Peel model; staff demographics and accomplishments; and clients served.

7.7 Patricia Franks, Michael Brunetto and Tina Liscio, Co-Chairs of Parent Network, Caledon Area Families for Inclusion

Regarding the Report Titled “Affordable Housing – Investments Needed to Close the Gap” (Related to 13.1)

Resolution Number 2023-386

Received

Patricia Franks, Co-Chair of Parent Network, Caledon Area Families for Inclusion (CAFFI), provided an overview of CAFFI; the lack of housing options for individuals needing supportive care who are currently living with aging parents or family members; challenges for families providing support without assistance; transitioning toward supported independence for persons with challenges; and, an overview of proposed actions.

Members of Regional Council discussed and asked questions regarding the need for more supportive housing units.

Councillor Groves proposed that the Regional Chair contact the Minister of Municipal Affairs and Housing requesting the provincial government to consider the creation of a provincial policy allowing municipalities to incorporate programs for supportive housing within Official Plan reviews.

Item 13.1 was dealt with.

13. ITEMS RELATED TO HUMAN SERVICES

13.1 Affordable Housing: Investments Needed to Close the Gap

(For information) (Related to 7.7)

Resolution Number 2023-387

Received

Councillor Russo proposed that future staff reports address the growing gap of housing needs for persons requiring supportive services.

8. PRESENTATION OF STAFF REPORTS

8.1 Paramedic Services System Update

(For information)

Presentation by Peter Dundas, Chief, Peel Regional Paramedic Services

Resolution Number 2023-388

Received

Peter Dundas, Chief, Peel Regional Paramedic Services, provided an overview of Peel Paramedic Services; future call volume demand prediction models; system performance strategies to mitigate pressures and improve performance; commitment to enhancing the psychological health and well-being of all staff;

community Paramedicine; and creative approaches to improve services. Chief Dundas acknowledged the exemplary service of Peel Paramedic Services staff.

The Chief of Paramedic Services responded to a question of clarification regarding the two part communication process initiated when a resident calls for help, being the 911 Call Centre managed by Peel Regional Police and the Ministry of Health Communications Centre where calls are triaged and assigned to services (e.g., Paramedics) as required. This new model was launched in December 2022.

The Regional Chair, Chief Administrative Officer and Members of Regional Council acknowledged the retirement of Chief Dundas and thanked him for his exceptional service and leadership at Peel Region.

Council recessed at 12:36 p.m.

Council reconvened at 1:04 p.m.

Item 13.2 was dealt with.

13. ITEMS RELATED TO HUMAN SERVICES

13.2 Enhancing Supports for Street Homelessness

(Related to 20.1) (Related to 7.6)

Resolution Number 2023-389

Moved by Councillor Damerla

Seconded by Councillor Parrish

1. *That the Welcoming Streets Program be disbanded and replaced by a re-designed place-based Regional Outreach Program; and*
2. *That the contract (Document 2019-275P) for Peel's Outreach Program, previously awarded to the Canadian Mental Health Association, be increased in the estimated amount of \$1,700,000 (excluding applicable taxes) for a revised total contract amount of \$4,341,088 for the current contract term expiring on March 31, 2024, to allow for the provision of an additional mobile team to provide outreach services for Peel's street homeless population, all in accordance with Procurement By-law 30-2018, as amended; and*
3. *That the contract (Document 2022-602N) between The Regional Municipality of Peel and Logixx Security Inc., for additional security services for the Wilkinson Shelter and Peel Family Shelter, be extended in the estimated amount of \$168,571 (excluding applicable taxes), pursuant to Procurement By-law 30-2018, as amended; and*
4. *That approval be granted to further extend the current security service contracts for the Peel Region shelters (Documents 2022-507N and 2022-602N), between The Regional Municipality of Peel and Logixx Security Inc., as required to address the need for additional and/or enhanced shelter and mobile security services in 2023, subject to the receipt of suitable pricing and available budget, all pursuant to Procurement By-law 30-2018, as amended.*

Carried

Members of Regional Council discussed and asked questions regarding coverage provided by the second dedicated mobile team in the City of Mississauga; and the timeline for redesign of the place based Welcoming Streets program which will be presented during the 2024 budget discussions.

Item 17.3 was dealt with.

17. ITEMS RELATED TO CORPORATE SERVICES

Chaired by Vice-Chair Councillor B. Butt.

17.3 Tie-Back Agreement - 209 Steeles Avenue West, City of Brampton, Ward 4 – Owner: i2 Developments (Brampton) Inc.

(Related to By-law 26-2023)

Resolution Number 2023-390

Moved by Councillor Fortini

Seconded by Councillor Parrish

1. *That the encroachment of tie-backs from construction of a multi-use residential condominium building with retail at grade on the adjacent property known as 209 Steeles Avenue West, Brampton, be permitted to encroach within a portion of Regional Road 15 (Steeles Avenue), City of Brampton, in accordance with the terms and conditions contained in the Tie-Back Agreement between The Regional Municipality of Peel and i2 Developments (Brampton) Inc.; and*
2. *That the necessary by-law be presented for enactment.*

Carried

In response to a request from Councillor Fortini that tie-back agreements and crane swing agreements be included as part of the development/construction process without the requirement to come back to Council for approval, the Acting Chief Financial Officer and Commissioner of Corporate Services undertook to report to a future Council meeting to recommend that staff be given delegated authority to execute these agreements.

The Commissioner of Public Works undertook to provide Councillor Fortini with information regarding the requirement for the use of fiberglass tie-backs on Peel projects.

Item 17.4 was dealt with.

17.4 Crane Swing Agreement - 209 Steeles Avenue West, City of Brampton, Ward 4 – Owner: i2 Developments (Brampton) Inc.

(Related to By-law 27-2023)

Resolution Number 2023-391

Moved by Councillor Fortini
Seconded by Councillor Parrish

1. *That the temporary encroachment of a crane swing to be erected on the adjacent property known as 209 Steeles Avenue West, Brampton, be permitted to encroach within a portion of the air space above Regional Road 15 (Steeles Avenue), City of Brampton, in accordance with the terms and conditions contained in the Crane Swing Agreement between The Regional Municipality of Peel and i2 Developments (Brampton) Inc.; and*
2. *That the necessary by-law be presented for enactment.*

Carried

8. PRESENTATION OF STAFF REPORTS

8.2 Climate Change Master Plan Progress Report 2022

(For information) (Related to 7.2)
 Presentation by Christine Tu, Director of Climate Change and Energy Management

Resolution Number 2023-392

Received

Christine Tu, Director of Climate Change and Energy Management, provided an overview of the impacts of climate change in Peel Region; the Climate Change Master Plan; the 2022 Annual Progress Report highlights regarding reduction of greenhouse gas (GHG) emissions; forecasted GHG emissions with no action, implemented funded actions and future planned actions; challenges and opportunities for the future; the need to invest, build capacity, monitor and report; and the 2023-2024 climate change two year road map including actions for success.

Members of Regional Council discussed and asked questions regarding opportunities as a result of the District Energy model; improvements to Peel Region corporate buildings; potential community programs for businesses and residential homes; and potential opportunities for clean energy such as hydrogen.

15. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT

Nil.

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

Regional Chair Iannicca acknowledged that June is Pride Month. He stated that Peel Region continues to prioritize diversity, equity and inclusion to build a community for life for all its members, regardless of their differences. Peel Region will be raising the Progress Flag on June 1st until mid-July.

20. NOTICE OF MOTION/MOTIONWITHDRAWN**~~20.1 Motion Regarding Welcoming Streets Pilot Program in Cooksville, Malton and Port Credit~~**

~~(Related to 13.2)~~

~~Withdrawn under Resolution 2023-343.~~

20.2 Motion Regarding Servicing Capacity Allocation Process and Related Sunset Clause**Resolution Number 2023-393**

Moved by Councillor Russo

Seconded by Councillor Dasko

Whereas the Province of Ontario has committed to building 1.5 million new homes by 2031;

And whereas, Ontario's Ministry of Municipal Affairs and Housing (MMAH), assigned housing targets to 29 municipalities as part of Bill 23, More Homes Built Faster Act;

And whereas, the housing pledges from the Town of Caledon, City of Brampton and City of Mississauga commit to supporting the construction of approximately 250,000 new homes by 2031;

And whereas, Peel Regional Council has acknowledged the Province's Housing goals, however, achieving the targets requires the availability of servicing capacity;

And whereas, at the February 23, 2023 Regional Council meeting, staff provided a presentation related to Infrastructure Planning to Support Bill 23 Housing Targets;

And whereas, significant investments in infrastructure will be required to realize the necessary servicing capacity for the housing pledges and the planned growth in Peel to 2031 and beyond to 2051;

And whereas, water and wastewater servicing capacity in Peel Region's Water & Wastewater systems (Water treatment systems, water transmission pipelines, sanitary trunk sewers and wastewater treatment systems) are currently limited based on the current Master Plan and will only be increased incrementally through the development of the new Master Plan stemming from the recently adopted Peel Regional Official Plan;

And whereas, Peel Region currently confirms that servicing capacity is available as development applications are approved and allocated until such time that construction occurs;

And whereas, there is existing service capacity allocated for some approved developments in the Region where construction has not commenced nor building permits obtained;

And whereas, capacity should be allocated to development applications where developers commit to immediately move forward with construction;

And whereas, Regional Council discussed, and asked questions related to the presentation, including a discussion on advocacy to the provincial government to allow local municipalities to implement a sunset clause to encourage development to proceed;

And whereas, on March 9, 2023, Regional staff brought forward a report on "Infrastructure Planning and Requests of the Province to Support Bill 23 Housing Targets" which states in Appendix III, "It is recommended that the Province provide municipalities with the authority to implement a sunset clause for site-specific approvals to require that a building permit be issued within a certain time frame after receiving the necessary planning and development approvals";

And whereas, this request to the Province on the ability to utilize sunset clauses was included in the local municipal Housing Pledges submitted to the Province under "Joint Regional and Local Municipal Request for Provincial Commitments to Support Housing Pledges";

And whereas, the local municipality is the approval authority on development applications and the Region of Peel is responsible for providing the required water and wastewater infrastructure;

Therefore, be it resolved:

1. *That Regional staff, request staff of the Town of Caledon, City of Brampton and City of Mississauga, to work in collaboration to:*
 - *identify areas that have been zoned or are available to be zoned in accordance with the Peel Official Plan for residential uses that remain undeveloped and/or redeveloped, and for which servicing capacity remains underutilized*
 - *identify developments in Peel that have received draft approval or site plan approval and have not advanced to registration or obtained building permits in 2 years or more from when approval was obtained*
 - *identify options and tools available or required to encourage the expeditious development of these zoned lands or applications to support the Bill 23 Housing Targets including exploring the use of sunset clauses including recommended timeframes, policies, or procedures to rescind, suspend and/or hold development of these lands and applications; and*
2. *That Regional staff be directed to bring forward a report outlining the information noted above at its earliest possible time; and*
3. *That a copy of this motion be forwarded to the Minister of Municipal Affairs and Housing, Town of Caledon, City of Brampton, and City of Mississauga.*

Carried

Councillor Russo stated that the goal of the motion is to study existing options and tools available to deal with growth pressures, to advocate to the provincial government, and to expedite construction.

21. BY-LAWS

Three Readings

Resolution Number 2023-394

Moved by Councillor Horneck
Seconded by Councillor Mahoney

That the by-laws listed on the May 11, 2023 Regional Council agenda, being By-laws 26-2023 to 29-2023 inclusive, be given the required number of readings, taken as read, signed by the Regional Chair and the Regional Clerk, and the Corporate Seal be affixed thereto.

Carried**21.1 By-law 26-2023**

A by-law to provide for the Regional Corporation's consent to permit encroachments onto parts of Regional Road 15 (Steeles Avenue), City of Brampton (Related to 17.3)

21.2 By-law 27-2023

A by-law to provide for the Regional Corporation's consent to permit encroachments onto parts of Regional Road 15 (Steeles Avenue), City of Brampton (Related to 17.4)

21.3 By-law 28-2023

A by-law to repeal By-laws 4-2020 and 16-2020 which amended By-law 30-2018 being a by-law to govern the procurement and disposal of goods and services (Related to 17.6)

21.4 By-law 29-2023

A by-law to amend the Region of Peel Procedure By-law 27-2022, being a by-law to govern the calling, place and proceedings of the meetings of Council and its committees and the conduct of its members. (Related to 17.6)

22. CLOSED SESSION**Resolution Number 2023-395**

Moved by Councillor Groves
Seconded by Councillor Butt

That Council proceed into "closed session" to consider reports relating to the following:

- *Regional Council Policies and Procedures Committee Closed Session Report (PPC- 2/2023) meeting held on May 4, 2023*
- *Personal Matters About an Identifiable Individual Including Municipal or Local Board Employees and for the Purpose of Educating or Training the Members*

Carried**Resolution Number 2023-396****Moved by** Councillor Tedjo**Seconded by** Councillor Reid*That Council move out of "closed session".***Carried**

Council moved into closed session at 1:55 p.m.

Council moved out of closed session at 2:53 p.m.

Item 22.2 was dealt with.**22.2 Regional Council Policies and Procedures Committee Closed Session Report (PPC- 2/2023) meeting held on May 4, 2023****Resolution Number 2023-397****Moved by** Councillor Parrish**Seconded by** Councillor Medeiros

1. *That the closed session direction to the Regional Clerk, regarding the report listed as item 22.2 on the May 11, 2023 Regional Council agenda, be approved and voted upon in accordance with Section 239(6)(b) of the Municipal Act, 2001, as amended; and*
2. *That the subject report be received, as amended.*

CarriedItem 22.7 was dealt with.**22.7 Personal Matters About an Identifiable Individual Including Municipal or Local Board Employees; and an Education Session for the Purpose of Training the Members****Resolution Number 2023-398****Moved by** Councillor Tedjo**Seconded by** Councillor Crombie*That the closed session direction to the Regional Clerk, related to the closed session oral update listed as Item 22.7 on the May 11 2023 Regional Council agenda, be approved and voted upon in accordance with Section 239(6)(b) of the Municipal Act, 2001, as amended.*

Carried**Resolution Number 2023-399****Moved by** Councillor Tedjo**Seconded by** Councillor Crombie

That the information presented at the Education Session, related to the oral update listed as Item 22.7 on the May 11 2023 Regional Council agenda, be received.

Carried**22.1 April 27, 2023 Regional Council Closed Session Report****Resolution Number 2023-400****Received**

This item was dealt with under the Consent Agenda.

22.3 Diversity, Equity and Anti-Racism Committee Community Member Appointments

(Personal matters about an identifiable individual, including municipal or local board employees)

Resolution Number 2023-401**Moved by** Councillor Dasko**Seconded by** Councillor Early

1. *That the Terms of Reference for the Diversity, Equity and Anti-Racism Committee be amended to increase the number of non-elected members from three to four; and*
2. *That the following individuals be appointed as the non-elected members of the Diversity, Equity and Anti-Racism Committee for a term ending November 14, 2026 or until their success are appointed by Regional Council:*
 - *Kenneth Yau-Wing Jim*
 - *Susan Hunter*
 - *Sanya Khan*
 - *Ingrid Wilson; and*
3. *That this resolution become public upon adoption.*

Carried

This item was dealt with under the Consent Agenda.

22.4 Proposed Property Acquisition, City of Mississauga, Ward 9

(A proposed or pending acquisition or disposition of land by the municipality or local board)

Resolution Number 2023-402

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That The Regional Municipality of Peel as Tenant, enter into a Lease Extension and Amending Agreement with First Capital (Meadowvale) Corporation as Landlord, for approximately 5,650 square feet of space at Meadowvale Town Centre located at 6975 Meadowvale Town Centre Circle, Mississauga, for a five year term on business terms satisfactory to the Chief Financial Officer and Commissioner of Corporate Services and the Commissioner of Health Services and on legal terms satisfactory to the Regional Solicitor, as described in the closed session report of the Chief Financial Officer and Commissioner of Corporate Services, listed on the May 11, 2023 Regional Council Closed Session agenda titled "Proposed Property Acquisition, City of Mississauga, Ward 9"; and*
2. *That the Lease Extension and Amending Agreement be funded from Cost Centre HA00009; and*
3. *That the Manager, Real Property and Facility Acquisitions be authorized to execute the Lease Extension and Amending Agreement and to execute any ancillary documents; and*
4. *That the Regional Solicitor be authorized to complete the transaction and to execute all necessary notices and other documents to register a Notice of Lease; and*
5. *That this recommendation become public upon adoption.*

Carried

This item was dealt with under the Consent Agenda.

22.5 Dixie Road (Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)**Resolution Number 2023-403**

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That \$200,000 from the existing approved capital budget under Project Number 22-4000 be approved to retain legal representation for litigation related to contamination found in Peel Region's right of way within Dixie Road; and*
2. *That \$50,000 from the existing approved Capital budget under Project Number 22-4000 be approved to fund environmental testing to delineate the extent of the contamination as directed by external counsel; and*

3. *That authority be granted to award the contract (Document 2021-674V-007) to Loopstra Nixon LLP to provide legal representation for this matter, in accordance with the priced workplan in the estimated amount of \$175,525, (excluding applicable taxes) pursuant to Procurement By-law 30-2018, as amended; and*
4. *That the Director of Procurement be authorized, upon advice of the Regional Solicitor, to approve further increases to the contract for retention of legal and other services that may be required to the limit of the approved budget, in order to prosecute and/or resolve the litigation; and*
5. *That this recommendation become public upon adoption.*

Carried

This item was dealt with under the Consent Agenda.

22.6 General Construction Services for the Renovation of the Peel Family Shelter in Mississauga

(Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board)

Resolution Number 2023-404

Moved by Councillor Dasko

Seconded by Councillor Early

1. *That Peel Family Shelter capital project 195035 be increased by \$1,000,000, from \$24,815,806 to \$25,815,806, by transferring \$1,000,000 from Housing Master Plan capital project 215030; and*
2. *That the closed session direction to the Commissioner of Human Services and the Regional Solicitor, contained within clause 2 of the confidential report recommendation, be approved and voted upon in accordance with Section 239(6)(b) of the Municipal Act, 2001, as amended; and*
3. *That the Contract (Document 2022-194P) for the General Construction Services for the Renovation of the Peel Family Shelter in Mississauga, ON, awarded to Van Horne Construction Inc., be increased to provide additional services in the amount of \$865,000 (excluding applicable taxes), under capital project 195035 for a total commitment of \$9,424,702 (excluding applicable taxes), in accordance with Procurement By-law 30-2018, as amended; and*
4. *That the Contract (Document 2021-063P) for Consulting Services for the Renovation of the Peel Family Shelter in Mississauga, ON, awarded to Green Propellor Design, be increased to provide additional services in the estimated amount of \$135,000 (excluding applicable taxes) under Capital Project 195305 for a total commitment of \$664,380 (excluding applicable taxes), in accordance with Procurement By-law 30-2018 as amended; and*

5. *That the documents required to effect the contract amendments, on the terms described in the Closed Session Report of the Commissioner of Human Services and Regional Solicitor, titled, "General Construction Services for the Renovation of the Peel Family Shelter in Mississauga, 2022-194P" and upon such other terms satisfactory to the Regional Solicitor, be executed by the Region's duly authorized signing officers; and*
6. *That recommendations 1, 3, 4 and 5 become public upon adoption.*

Carried

This item was dealt with under the Consent Agenda.

23. BY-LAWS RELATING TO CLOSED SESSION

Nil.

24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL**Resolution Number 2023-405**

Moved by Councillor Early

Seconded by Councillor Butt

That By-law 30-2023 to confirm the proceedings of Regional Council at its meeting held on May 11, 2023, and to authorize the execution of documents in accordance with the Region of Peel by-laws relating thereto, be given the required number of readings, taken as read, signed by the Regional Chair and the Regional Clerk, and the Corporate Seal be affixed thereto.

Carried**25. ADJOURNMENT**

The meeting adjourned at 2:56 p.m.

 Regional Clerk

 Regional Chair

FOR OFFICE USE ONLY

Meeting Name:

Regional Council

Meeting Date : DD/MM/YY **08/06/2023**

Request Date :DD/MM/YY **03/05/2023**

Main Departmental Contact Information

Name	<u>Arlene Appleton</u>	Department	<u>Corporate Services</u>
Division	<u>Human Resources</u>	Section	<u>Strategic Integration & Workforce Intel</u> Ext. _____

Award Presentation Information

Provide a brief summary of the nature/purpose of the award presentation

Gary Kent, Chief Administrative Officer, Sharon Lobo and Carolyn Tong, Selection Committee and HR to present the Peel Celebrates Employee Awards recipients.

Provide a list of all participants

Name	<u>Gary Kent</u>
Title	<u>Chief Administrative Officer</u>
Organization	<u>Region of Peel</u>
Name	<u>Sharon Lobo and Carolyn Tong</u>
Title	<u>Selection Committee Lead and Member, Human Resources</u>
Organization	<u>Region of Peel</u>

Provide details of what is to be presented (Photo, Award, Cheque, Plaque, etc.)

During the presentation, award recipients will be invited forward to be recognized and take part in a photo opportunity.

Describe the format of your presentation (PowerPoint, Pdf, Picture File, Video File)

PowerPoint

* A PowerPoint presentation will be provided Yes No

* If you replied YES to the above

- Please provide electronic materials to Legislative Services a minimum of seven days before the meeting

Will there be a photo opportunity? Yes No

Who have you contacted in Communication Services regarding this award presentation?

Name Denise McDonough Ext. _____

Will circulation of any materials to Councillors at the time of the presentation be required? Yes No

If YES please specify (i.e. pens, cups, brochures, etc.)

Note: Delegations to Council shall be limited to speaking no more than five minutes in accordance with the Region of Peel Procedure By-law 27-2022, as amended. For further information, please contact your **Legislative Services representative**.

FOR OFFICE USE ONLY		Attention: Regional Clerk Regional Municipality of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: council@peelregion.ca
MEETING DATE YYYY/MM/DD 2023/06/08	MEETING NAME Regional Council	

DATE SUBMITTED YYYY/MM/DD 2023 04 04
--

NAME OF INDIVIDUAL(S)
Raymond Applebaum

POSITION(S)/TITLE(S)
Board Member - Peel Council on Aging

NAME OF ORGANIZATION(S)
Peel Council on Aging

E-MAIL ray@peelseniorlink.com	TELEPHONE NUMBER (416) 616-0275	EXTENSION
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INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS
50 Burnhamthorpe Road West, Suite 300, Mississauga, Ontario L5B3C2

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
To introduce the Peel Council on Aging and inform the Regional Council on our partnership with the Region and aligned priorities.

A formal presentation will accompany my delegation Yes No

Presentation format: PowerPoint File (.ppt) Adobe File or Equivalent (.pdf)
 Picture File (.jpg) Video File (.avi,.mpg) Other

Additional printed information/materials will be distributed with my delegation : Yes No Attached

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours, but not less than 24 hours, prior to the meeting start time. Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members.

Delegation requests received less than 72 hours prior to the meeting start time that relate to an item listed on the agenda will be added to the agenda only upon the approval of Council or Committee at the meeting.

Delegates should make every effort to ensure their presentation material is prepared in an accessible format. Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.

In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides). Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council and Committee meetings are live streamed via the internet and meeting videos are posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

Peel Council on Aging

Healthy aging for all

Delegation - Regional Council

Region of Peel

June 8th, 2023



Background

- Groundwork 2015-2020
- Planning 2020-2021
- Implementation 2021-2022
- Launch 2022-2023

Groundwork

- OTF Collective Impact funding
- Community engagement and needs assessment
- Through PEAPN Collective Impact Core Working/Steering Groups
- Established Common Agenda, Theory of Change and need for Peel Council on Aging

2015-20

Planning

- Region of Peel Organizational Effectiveness funding
- Explored best practices from the 11 Councils on Aging in Ontario
- Developed the PCoA Terms of Reference and By-laws
- Conducted community engagement to confirm the proposed PCoA structure and governance
- Became incorporated

2020-21

Vision

Healthy aging for all
in a connected and caring community

Mission

The **Peel Council on Aging** will advance positive aging by promoting the health, well-being and social participation of Peel older adults and by influencing attitudes, policies and programs to include the voices of all older persons.

Mandate

The Peel Council on Aging will:

- serve as a **cross sectoral collective** of community members and groups who come together to drive collective impact in alignment with regional priorities related to healthy aging and older adults
- provide **leadership**, foster community connections, and lend support across senior sector organizations
- build capacity by **supporting organizations** whose primary role it is to deliver programs
- support **equity** seeking groups with respect to healthy aging

Mandate

- optimize the efficiency and effectiveness of **system navigation** and service delivery in the region
- **influence decision-makers** and contribute to policy development as related to healthy aging
- support **age-friendly communities** and promote healthy aging
- build awareness about the importance of a **connected and caring community**

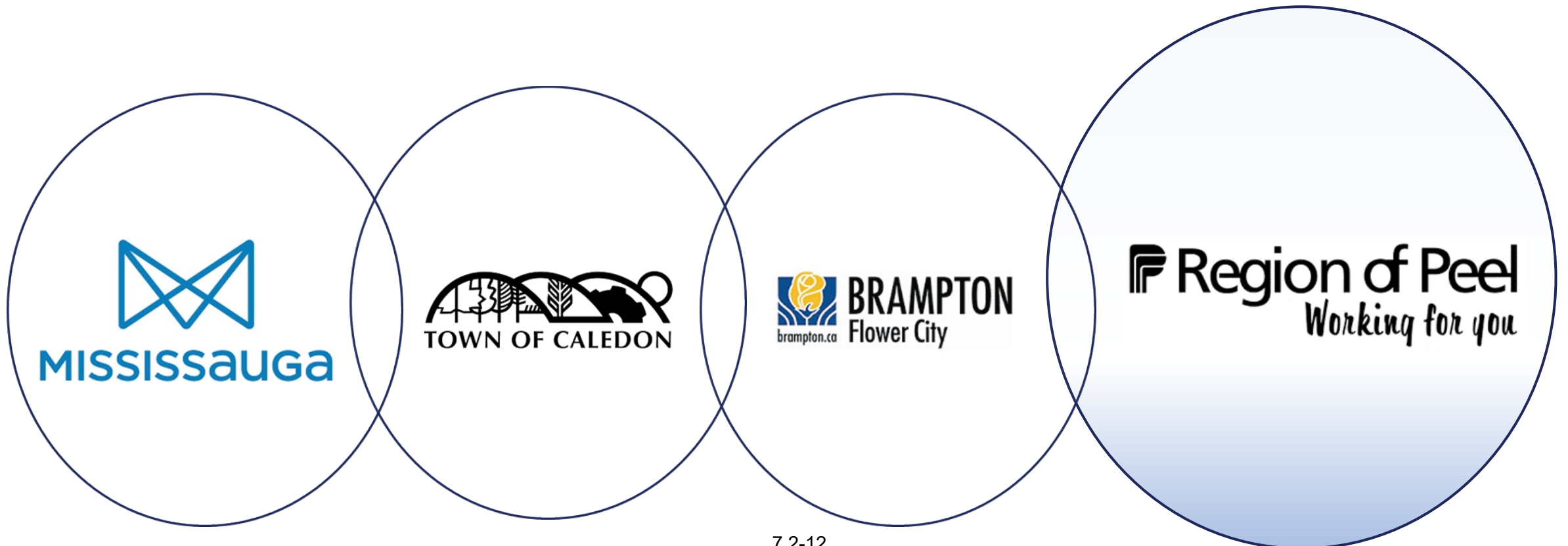
Values

Collaboration – We will engage cross sectoral stakeholders to create synergies and align Peel Council on Aging projects with existing plans.

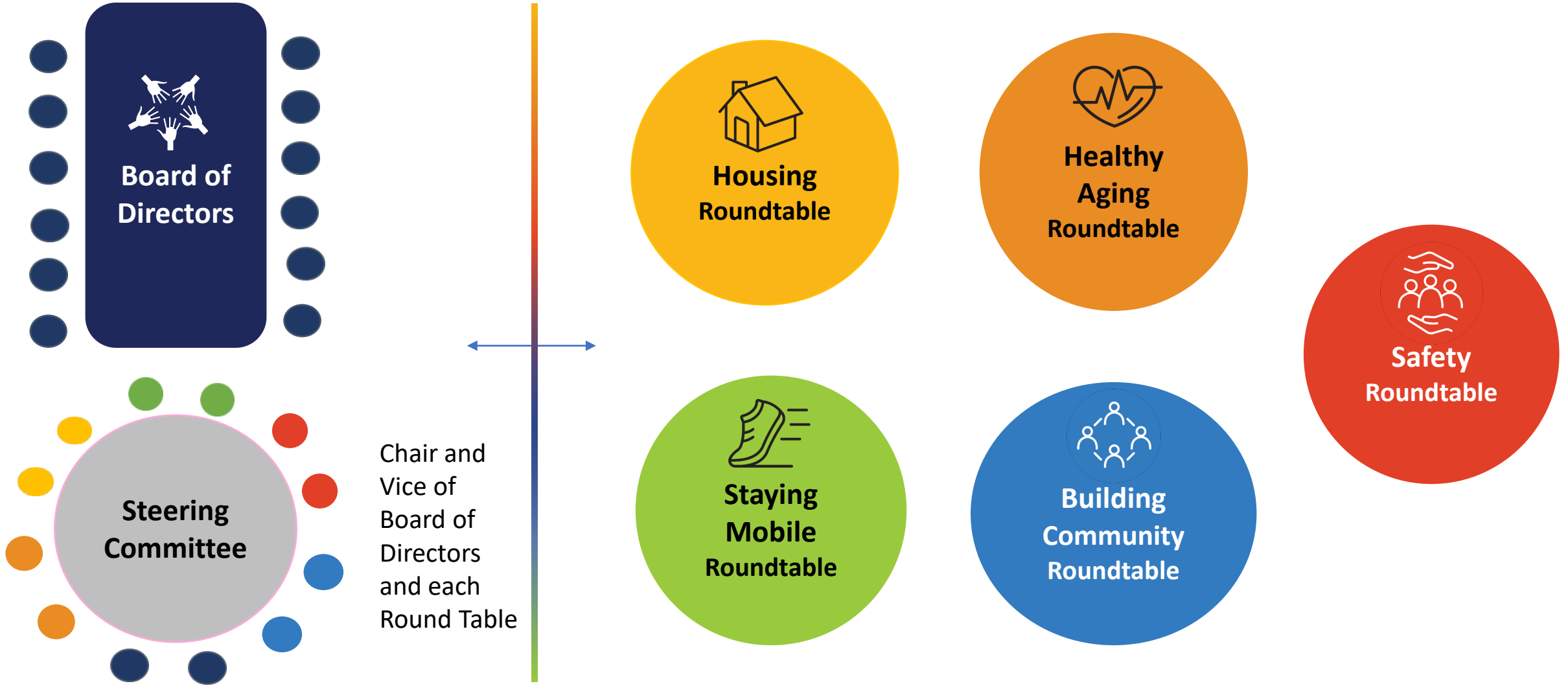
Diversity – We respect each person has unique needs and we will foster community engagement by including the many voices of Peel older adults.

Respect – We will act with integrity and with ethical responsibility.

PCoA provides the connection for regional collaboration



Peel Council on Aging Structure



Board of Directors

2022-2023

Myrna Adams

Board
Chair

Peter Howarth

Treasurer

Raymond Applebaum

Secretary

- Provide Project Support
- Apply for Charitable Status
- Summit on Aging
- AGM



Housing

Roundtable

Identify and promote next step living options that support and address Peel older adult financial, social, and physical housing needs



Healthy Aging

Roundtable

Support opportunities for healthy choices that enhance independence and quality of life and connect Peel older adults with services that assist them



Safety

Roundtable

Raise awareness of safety issues so Peel older adults can recognize the risks of harm and respond with appropriate actions



Building Community

Roundtable

Empower Peel older adults to be engaged in their community through civic engagement and volunteerism, social and physical participation, and lifelong learning opportunities



Staying Mobile

Roundtable

Establish safe, active transportation through connected communities and promote age-friendly rural and urban transportation options in Peel



PCoA Membership

- Not-for-profit organizations
- Senior serving businesses
- Government
- Research and academia
- Health care professionals
- Community members

PCoA Membership



PCoA Round Table Membership Profile *Organization*

The individual and organizational members of the Peel Council on Aging (PCoA) will advance positive aging by promoting the health, well-being and social participation of Peel older adults and by influencing attitudes, policies, and programs to include the voices of all older adults.

Complete the following information about your organization.

Organization		
Mailing address		
Phone number		
Social media handle		
Website		
Would you like a link to your website to be included on the PCoA website? If yes, please include your logo.	Yes No	<input type="checkbox"/> <input type="checkbox"/>
Can PcoA share your organization in a Membership Profile Directory? It will only be utilized to communicate about PcoA business.	Yes No	<input type="checkbox"/> <input type="checkbox"/>
Contact Name, phone, email		

The PcoA Recruitment Strategy ensures the members provide cross-sectoral representation by geography, diversity and sector. We recruit members so all communities are represented.

Please indicate which of the geography, sector and diverse groups your organization represents:

Geography – What area does your organization provide service? Check all that apply

Mississauga	<input type="checkbox"/>
Brampton	<input type="checkbox"/>
Caledon	<input type="checkbox"/>

Diversity is defined as involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc. – Tell us about the diverse groups your organization represents.

What sector describes your organization? Check all that apply

not-for-profit	<input type="checkbox"/>
for-profit	<input type="checkbox"/>
housing	<input type="checkbox"/>
social service	<input type="checkbox"/>
health	<input type="checkbox"/>
safety	<input type="checkbox"/>
transportation	<input type="checkbox"/>
education	<input type="checkbox"/>
research	<input type="checkbox"/>
government	<input type="checkbox"/>
faith-based	<input type="checkbox"/>



PCoA Round Table Membership Profile *Individual*

The individual and organizational members of the Peel Council on Aging (PCoA) will advance positive aging by promoting the health, well-being and social participation of Peel older adults and by influencing attitudes, policies, and programs to include the voices of all older adults.

Complete the following information about yourself.

Name		
What pronoun do you identify with e.g. she/her		
Mailing address		
Phone		
Email		
Social Media handle		
Can PCoA share your contact information in a Membership Profile Directory? It will only be utilized to communicate about PCoA business.	Yes No	<input type="checkbox"/> <input type="checkbox"/>

The PCoA Recruitment Strategy ensures the members provide cross-sectoral representation by geography, diversity, and age. We will recruit members, so all communities are represented.

Please indicate which of the following you identify with and are comfortable disclosing:

Diversity is defined as involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc. Tell us about you.

Age - Indicate your age within the range.

Under 50	<input type="checkbox"/>
50-59	<input type="checkbox"/>
60-69	<input type="checkbox"/>
70-79	<input type="checkbox"/>
Over 80	<input type="checkbox"/>

Geography – In what area do you live?

Mississauga	<input type="checkbox"/>
Brampton	<input type="checkbox"/>
Caledon	<input type="checkbox"/>
Urban	<input type="checkbox"/>
Rural	<input type="checkbox"/>

PCoA Membership

The role of PCoA members is to be committed to and support PCoA Vision, Mission and Mandate.

Members will:

- be a positive advocate and promote PCoA
- participate in meeting discussions
- provide letters of support for funding
- be actively involved in PCoA projects and/or events

Implementation

- Region of Peel Change Fund
- Conduct a survey to determine how COVID-19 has affected older adults
- Identify and align stakeholders and projects with the 5 PCoA domains
- Implement a Communication Strategy that includes internal and external tools

2021-22

Key Milestones

- Region of Peel Change Fund
- Recruited members and held Roundtable meetings
- Developed the PCoA website
- Organized the first annual PCoA Summit on Aging in Partnership with the Region of Peel, Seniors Services Development, Health Services
- Hired the PCoA Coordinator

2022-23

**Help Peel become
a more age-friendly
community**

Get involved!



FOR OFFICE USE ONLY		Attention: Regional Clerk Regional Municipality of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: council@peelregion.ca	
MEETING DATE YYYY/MM/DD 2023/06/08	MEETING NAME REGIONAL COUNCIL		
DATE SUBMITTED YYYY/MM/DD 2023/06/05			
NAME OF INDIVIDUAL(S) Gurpreet Malhotra, Rabia Khedr, Michael Gyovai, Sharon Mayne			
POSITION(S)/TITLE(S) Chief Executive Officer, Chief Executive Officer, Executive Director, Chief Executive Officer			
NAME OF ORGANIZATION(S) Indus Community Services, Deen Support Services, Boys and Girls Club, Catholic Family Services Peel-Dufferin			
E-MAIL gmalhotra@induscs.ca, rabia.khedr@deensupportservices.ca, mgyovai@bgcpeel.org, sn		TELEPHONE NUMBER 9052752369	EXTENSION 1242
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 3038 Hurontario St. Suite 206 1486 Southdown Rd. 427 McMurchy Ave S. 60 West Drive, Suite 201			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Agencies and non-profits in Peel are concerned about the dissolution of Peel Region. As the Region goes through this metamorphosis, community agencies would like to remind councilors to make efforts to ensure that no vulnerable members of the community experience service disruption.			
A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/> Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached			
<p>Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours, but not less than 24 hours, prior to the meeting start time. Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members.</p> <p>Delegation requests received less than 72 hours prior to the meeting start time that relate to an item listed on the agenda will be added to the agenda only upon the approval of Council or Committee at the meeting.</p> <p>Delegates should make every effort to ensure their presentation material is prepared in an accessible format. Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p> <p>In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides). Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information.</p> <p style="text-align: center;">Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca</p>			

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council and Committee meetings are live streamed via the internet and meeting videos are posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

For Information

REPORT TITLE: Development Charge Policy – Place of Worship

FROM: Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

OBJECTIVE

To provide Council with information requested in Resolution 2023-238, including identifying differences between the development charges by-laws within Peel specific to their application to places of worship, and to provide information and options that may allow for the Region to continue to harmonize its approach to the calculation of Regional development charges applicable to places of worship with those of local municipalities in Peel.

REPORT HIGHLIGHTS

- On March 23, 2023, Regional Council approved Resolution 2023-238 requesting that staff report back for the purposes of identifying differences between the Region and local municipalities in how development charges (DC) by-laws apply to places of worship.
- Council also requested information and options that would allow the Region to harmonize its approach to the calculation of Regional DCs with those of the local municipalities.
- The Region’s current DC By-law provides an exemption of 25 per cent of the floor area at initial building permit. This approach was identified and approved as one of the approaches that may achieve the best harmonization during the 2020 DC By-law review given the differences amongst three local DC policies.
- Development Charges are a primary funding source to fund growth-related capital infrastructure. The DC exemption (25 per cent of floor area) provided through the Region’s DC By-law acknowledges the rationale and Council’s intent to support places of worship while also recognizing that these developments/redevelopments represent an increased need for Regional infrastructure.
- The City of Mississauga’s approach is aligned with the Region’s Policy and has continued through the passing of their latest DC By-law 0133-2022.
- The City of Brampton’s By-law provides an exemption of 100 per cent of the floor area of a place of worship and is not limited to initial construction.
- The Town of Caledon’s By-law does not have an explicit exemption for places of worship but grants authority to administer a grant-in-lieu by Council resolution.
- Alternatives have been identified for Council consideration which would result in the need for an increased budget to accommodate such exemptions, resulting in additional pressure on taxpayers. The Region’s current DC By-law expires in 2031, should Council require immediate implementation of a policy change, a policy outside of the DC By-law that provides an alternative option for grant-in-lieu of DCs would need to be approved by Council along with an associated budget increase.
- The Region is facing financial and budgetary pressures due to rising service demand and legislated changes such as Bill 23; a key consideration is to strike a balance

Development Charge Policy – Place of Worship

between providing sound public benefit policy and utilizing scarce public funding in an effective and efficient way.

DISCUSSION

1. Background

At the March 23, 2023 Regional Council meeting, Council approved Resolution #2023-238 (the “Resolution”) providing a grant-in-lieu of development charges (“DCs”) to a delegate (the Church of the Virgin Mary and Saint Athanasius) seeking financial relief, to be calculated based on the total floor area of worship areas within the place of worship.

As part of the Resolution, Council included the following two requests for staff to action:

- i. *That staff be directed to report back to Regional Council for the purposes of identifying differences between the development charges by-laws within Peel specific to their application to places of worship; and*
- ii. *That, as part of the report, staff be directed to provide information and/or options that would allow for the Region to harmonize its approach to the calculation of Regional development charges applicable to places of worship with those of its local municipalities.*

This report provides information requested by Regional Council as part of this resolution.

2. Current Regional and Local DC Policies Supporting Places of Worship

The Region and the local municipalities have implemented measures within their DC by-laws to provide some DC relief for places of worship within their respective jurisdictions.

a) Summary of Comparison

The Region’s current DC By-law 77-2020, subsection 11(3), provides the DC exemption as follows:

Prior to the issuance of the first building permit, a place of religious assembly will receive a partial exemption of development charges equivalent to the development charges attributed to twenty-five percent (25%) of the total floor area of the building or structure. This partial exemption shall not apply to development or redevelopment solely for the purpose of expansion of an existing building or structure.

Development charges exemptions for places of worship are not mandatory requirements of the *Development Charges Act, 1997* (DC Act). Presently, Peel Region and the local municipalities of Mississauga, Brampton and Caledon provide DC exemption or grant-in-lieu of DCs for places of worship to some extent. Individual DC By-laws in each municipality are independent by-laws approved by their respective Councils. Local municipalities bill and collect development charges on behalf of the Region. It should be noted that, as a part of the Region’s 2020 DC By-law review, the Region updated its policy with a goal to achieve harmonization while recognizing the differences; the details of that process will be discussed in a later section of this report.

Development Charge Policy – Place of Worship

While each municipality in Peel offers some form of relief on DCs to places of worship, the manner in which the exemption is administered may differ.

The City of Brampton is the only local municipality that provides a full DC exemption to a place of worship (excluding certain types of floor area) and does not specify whether the exemption is to be funded from property taxes. The City of Mississauga’s approach mirrors the Region’s. The Town of Caledon may grant an exemption should an applicant seek relief from Town Council.

The approaches taken by the Region and local municipalities are summarized in Table 1:

Table 1: Summary of Current Place of Worship DC Policies at Peel Municipalities

Municipality	DC by-law Effective Year	Exemption/Grant through the DC by-law	Restrictions and Other Provisions
Peel Region	2021	25% of floor area of the building	<ul style="list-style-type: none"> • Prior to the issuance of the first building permit at initial construction • Does not apply to the expansion of an existing place of worship
City of Mississauga	2022	25% of floor area of the building	<ul style="list-style-type: none"> • Prior to the issuance of the first building permit at initial construction • Does not apply to the expansion of an existing place of worship
City of Brampton	2019	100% of floor area of the building	<p>Excludes the portion of the building used for:</p> <ul style="list-style-type: none"> • Private schools • Banquet halls • Supportive housing • Daycare facilities • Retail or commercial
Town of Caledon	2021	No specific exemption in by-law.	Town Council may, by resolution, provide for a grant-in-lieu of DCs in whole or in part of a place of worship

b) Peel Region 2020 DC By-law Policy

As part of Peel Region’s 2020 DC By-law review, staff expanded the engagement process to obtain stakeholder input to inform a review of discretionary exemptions to places of worship through the DC By-law. A discussion paper (reproduced as Appendix I of this report) that examined various approaches was brought to the September 24, 2020 Regional Council meeting.

Development Charge Policy – Place of Worship

The discussion paper included a discussion of the following:

- Peel's historical approach, which looked at Peel Region's past approaches to provide some insight;
- Comparison of DC policies at that time, of the four municipalities in Peel; and
- Financial analysis of potential exemption and historic activities.

The Region's policy prior to the 2020 DC By-law provided a DC exemption restricted to one room reserved for the conduct of group worship, services or rites. Community feedback included a concern that one room was no longer reflective of how worship activities have been performed in some religious assemblies. The discussion paper presented following options for Council consideration:

1. provide an exemption based on a percentage of the total floor area;
2. adopt the exemption policy in the same manner as Brampton DC By-law which gives a broad exemption;
3. exemptions could be eliminated entirely; or
4. a maximum floor area could be determined as exempt, and any floor area greater than the maximum would be charged DCs.

Option 1 above was identified as one of the approaches that might achieve the best harmonization given the differences amongst the three local DC policies. Part of the policy consideration of that approach was to give regard to varying definitions of places of worship in local municipalities and recognize the potential impact of varying accessory uses (such as office space in support of the worship use) compared to worshiping areas in various places of worship.

Staff reviewed data for the period of 2000 - 2018; on average, approximately 25 per cent of the gross floor area were dedicated to worship areas in new place of religious assembly buildings in Peel. A DC exemption based on 25 per cent of floor area was incorporated into the Region's 2020 DC By-law, which was approved by Council in December 2020.

At the same time, Council approved a tax-funded operating budget increase from \$250,000 to \$500,000 per year to support the development charge partial exemption (25 per cent) for religious organization space as approved in the 2020 DC By-law.

3. Options to Harmonize Regional Approach with Local Municipalities

In response to Council's request at the March 23, 2023 Regional Council meeting and Council approved Resolution 2023-238, staff has conducted further review of various policy options.

The following four options are identified for Regional Council consideration. Options i, ii, and iii were presented as a part of the discussion paper brought forward during the 2020 DC By-law review.

i. Maintain Current Approach

The first option for consideration is that the Region maintain its current approach. As mentioned earlier, the Region's current policy of granting an exemption on DCs equal to the amount payable for 25 per cent of the total floor area of a place of worship at first building permit was introduced in the latest By-law 77-2020 with a goal to achieve the

Development Charge Policy – Place of Worship

best possible harmonization at the time based on inputs from stakeholders including local municipalities.

The City of Mississauga continued a similar approach in passing their latest DC By-law 0133-2022.

Policy considerations that support continuing this approach include:

- Limited additional financial pressure on the taxpayer as no immediate budget increase is required
- No change to existing administrative processes at the local and Regional level

ii. **Adopt an approach that is aligned with the City of Brampton’s Policy**

The second option for consideration is that the Region adopt the City of Brampton’s policy of providing a 100 per cent exemption on DCs for any development pertaining to a place of worship, excluding certain floor area depending on usage.

This approach would result in providing applicants with greater relief to assist in their places of worship and also limit applicant dissatisfaction at the Regional level as the greatest amount of relief would be provided. Other implications of this approach may include:

- Potential for continued confusion or disagreement amongst applicants seeking financial relief for places of worship as discrepancies continue to exist between Regional and local municipal policies, which in turn could cause pressure on the City of Mississauga and the Town of Caledon
- Increased financial pressure placed on the Region and taxpayers as additional funding is required to accommodate increased DC-in-lieu of grant spending
- Should Council require immediate implementation of a policy change, a policy outside of the DC By-law needs to be approved by Council

iii. **Set a Maximum Floor Area that can be Determined as Exempt**

The third option for Council’s consideration is that the DC is exempt up to a maximum floor area as approved by Council. The average exempt area in newly constructed places of worship during the ten-year period of 2013-2022 was 467 m². A 500 m² maximum threshold could be set to apply a DC exemption across all places of worship developments. This maximum amount is close to the cap set in York Region’s DC policy which is the only upper tier municipality that has adopted this approach.

This approach can help reduce confusion and disagreement in applying an exemption as the exemption granted would require limited discretion from staff. It should be noted that this approach may result in complaints from larger new place of worship developments as they may receive a significantly lower DC exemption under this alternative approach. For example, a new place of worship was constructed in 2022 with a total floor area of 5,450 m², and under the current policy of a 25 per cent exemption, received a DC exemption on 1,362 m². Were a 500 m² maximum imposed, the exemption on a larger development such as this would have equated to just 9 per cent. On the other hand, smaller new build places of worship would benefit from this approach potentially receiving a 100 per cent DC exemption as opposed to the 25 per cent provided through the current policy.

Development Charge Policy – Place of Worship

Other implications of applying the maximum threshold approach:

- New Increased financial pressure placed on Region and taxpayers as additional funding is required to accommodate increased grant spending
- Should Council require immediate implementation of a policy change, a policy outside of the DC By-law needs to be approved by Council

iv. **Align with Each Local Municipality’s Exemption in Floor Area**

Another option for Council’s consideration is to determine the GFA for which Regional grant-in-lieu of DCs is to be provided for a place of worship using the same GFA being exempted/granted by the respective local municipality in which the place of worship is developed.

Benefits of aligning the Region’s granted floor area with the local municipality’s policy include:

- Limited confusion and disagreement as the application of the Region’s grant would mirror that of the local municipality’s
- Automatically match Regional DC exemption GFA when a local municipality changes their policy or provides an ad-hoc grant/exemption through a one-off council approval

Other implications of applying this approach include:

- Creates an issue of not providing a level-playing field across the Region due to varying policies amongst local municipalities
- Increased financial pressure placed on the Region and taxpayers as additional funding is required to accommodate increased grant spending
- Should Council require immediate implementation of a policy change, a policy outside of the DC By-law needs to be approved by Council

In summary, a change in policy would have to be authorized by Council. The various options presented in this report would be implemented by policy, with a corresponding grant-in-lieu of development charges to offset the amount of DCs effectively waived. This report does not recommend amendments to the DC By-law for the following reasons. The Region’s current DC By-law expires in 2031. Staff do not recommend opening the by-law sooner for the purposes of effecting a rate change for places of worship. Opening the DC By-law early would require that a new background study be undertaken, require extensive public consultation, and would subject the DC By-law to further appeal. Proceeding by way of a policy, should Council wish to do so, would avoid these costs and risks.

Should Council require immediate implementation of a policy change to increase the level of exemption for places of worship, a policy outside of the DC By-law would need to be approved by Council along with an associated budget increase for the purposes of funding the aforementioned grants-in-lieu. The current DC relief option is provided through the DC By-law which has to be honoured; an alternative DC relief option outside of the DC By-law would effectively provide a relief that would be the greater of the amount exempt under the current DC By-law and of the amount under the alternative option should Council pursue this change before opening the DC By-law.

Development Charge Policy – Place of Worship

FINANCIAL IMPLICATIONS AND POLICY DISCUSSION

Financial Comparison for the Four Options

To accommodate an alternative to the current approach, Council would have to authorize an increase in annual budget for the funding of discretionary exemptions for places of worship. Discretionary exemptions are funded from property taxes, so an increase in this budget would result in additional pressure on the taxpayers.

A comparison of annual budget estimates associated with each option is provided in Table 2.

Table 2: Financial Comparison for the Four Options

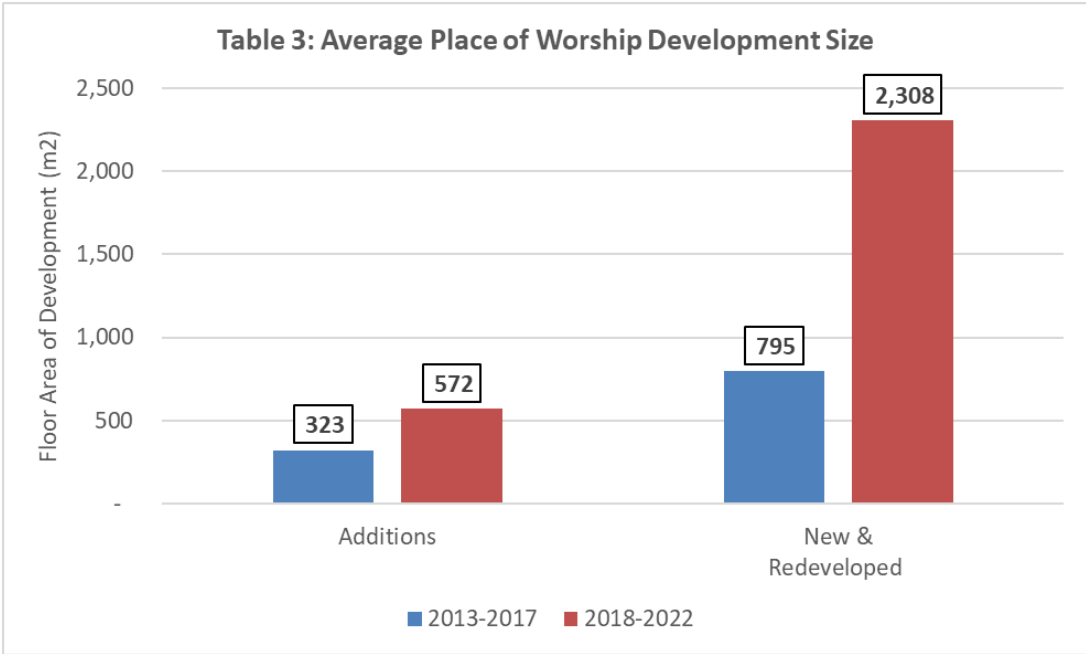
Option	Budget Estimate
Option 1 – Current Approach (25% of Floor Area)	Approved \$500,000
Option 2 – Adopt Brampton Approach (100% of Floor Area)	\$2 million
Option 3 – DC Exemption up to 500 m ²	\$700,000
Option 4 – Alignment with the Local Municipality's Exemption	\$1.5-2 million

Based on the current local municipalities' policies, the cost under Option 4 is estimated to be approximately \$1.5 million. However, the actual cost may be much higher as, under this option, municipalities such as the City of Mississauga may face pressure and/or requests for exemptions that are higher than what is permitted under their current policy.

The actual costs for exemptions may be different from the budget estimates, which would be largely affected by actual volumes and sizes of building activities as well as future DC rates, both of which have seen an upward trend. Future budget contributions will need to be reviewed and continue to be funded as a tax pressure in the Region's annual budget process.

The Region saw an increase in the size of place of worship developments over the past decade. Developments for both additions to existing places of worship and newly constructed or redeveloped places of worship have seen an upward trend in size. Table 3 below shows the average size of place of worship developments over the two five-year periods spanning the past decade, 2013-2017 and 2018-2022.

Development Charge Policy – Place of Worship



Policy Considerations to Support Places of Worship in Peel

Tax exemptions are provided through the Assessment Act for applicable property or a portion thereof as assessed by the Municipal Property Assessment Corporation.

Places of worship fulfill a variety of needs within communities and support the objectives of building safe, resilient, healthy and complete communities. In addition to tax exemptions, Peel Region and its local municipalities have a long history of providing DC relief through DC by-laws, despite the fact that the DC Act does not provide a statutory DC exemption and states that no exemption is to be provided through the DC Act based solely on its tax exemption status.

Development Charges are a primary funding source to fund growth-related capital infrastructure. The DC Act authorizes municipalities to collect DCs to provide that revenue source. DC exemption (25 per cent of floor area) provided through the Region’s DC By-law acknowledges the rationale and Council’s intent to provide a DC relief for places of worship while also recognizing that these developments/redevelopments represent an increased need for Regional infrastructure. While some of the functions and activities that are performed by places of worship, in some instances, could be similar to those community services provided by local municipalities which might help share some local capital costs, the need for key Regional infrastructure such as water, wastewater and transportation is addressed by the Region’s capital investment. Anecdotal analysis suggests that more places of worship are performing a variety of social and community functions that may intensify land use which would result in higher costs for additional water and wastewater infrastructure. Longer travel distances for congregants may result in increase in traffic and need for greater transportation infrastructure.

The Region has been facing financial challenges, such as funding constraints resulting from the cost of responding to the COVID-19 pandemic, as well as budgetary pressures associated with priorities, such as responding to the housing crisis, the climate emergency, aging infrastructure, a slowing economy, rising service demand for Public Health, affordable housing, and other community pressures. The province recently passed Bill 23 which represents a serious financial

Development Charge Policy – Place of Worship

risk to the Region. The compounded impact of the financial challenges discussed above would leave the Region with limited fiscal capacity to absorb additional financial pressure.

Furthermore, on May 18, 2023, the Province introduced Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, 2023 that, if passed, will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring. Details of the transition including matters as they relate to Regional roles and responsibilities are not known at this time and are to be addressed in future reporting to Regional Council. Additional assessment to support the transition under Bill 112 will be provided as further details become known – its impact on the options outlined in this report are uncertain at this time.

Municipalities have been confronted with various requests for financial relief. One of the key policy considerations in contemplating those financial relief requests/programs has been to identify an approach that strikes a balance between providing a sound public benefit policy and utilizing scarce public funding in an effective and efficient way. With that in mind, Council approved two discretionary DC relief programs that are funded from property taxes:

- New long-term care and hospice facilities (50 per cent of floor area, 100 per cent for hospice and LTC associated with hospitals)
- New places of worship (25 per cent of floor area)

Should Council direct staff to adopt a policy option alternative to the current DC By-law approach related to places of worship and require immediate implementation of policy change, a policy outside of the DC By-law needs to be approved by Council with associated increased budget approval.

CONCLUSION

Staff has conducted a review of differences in how the Region and local municipalities administer development charge exemptions for place of worship developments, and have identified four options for Council consideration. Should Council choose to adopt an approach, additional funding is expected to be required to accommodate these exemptions, which will apply additional pressure on the taxpayer.

APPENDICES

Appendix I – Reproduced DC Policy Discussion Paper Presented to Council in September 2020



Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Maggie Wang, CPA, CGA, AIMA, MIAM, PLE, Senior Financial Strategy Manager

Reproduced DC Policy Discussion Paper Presented to Council in September 2020

Apartment Definition

Background

Disagreement over whether specific developments should be charged DCs as apartments or townhouses had become a relatively common occurrence in recent years particularly when the Regional and area municipal apartment definitions differ.

Desired Outcomes

Staff reviewed alternative approaches for residential DC rate structuring, and residential category definitions with the view to accomplish the following objectives;

- Eliminate confusion and disagreements around apartment and townhouse definitions
- Is clear and easy to administer
- Increases harmonization of DC policies amongst the Region and the three area municipalities

Potential to Standardize Within Peel – Apartment Definitions

The current apartment definitions used by the Region and the local municipalities in their DC Bylaws are included in the below table:

Table 1: Current Apartment Definitions in Peel Local Municipalities’ DC By-laws

Region of Peel	Caledon	Brampton	Mississauga
1) A dwelling unit in a duplex, triplex, or double duplex 2) A dwelling unit in a mixed used building not exceeding three stories in height 3) A dwelling unit in a building that exceeds three storeys in height where such dwelling unit is served by an enclosed principal entrance from the street level which is common to three or more dwelling units 4) A dwelling unit in a special care/special needs facility	Means a dwelling unit in a building containing seven or more dwelling units where the dwelling units are connected by an interior corridor and shall include stacked townhomes	Means a dwelling unit in a duplex, triplex, double duplex or in a mixed-use building having a floor area of more than 750 square feet; and; v. a unit in a stacked townhouse dwelling having a floor area of more than 750 square feet and a dwelling unit in a building where such dwelling unit is served by a principal entrance from the street level and the occupants of which have the right to use common elements.	(1) a unit in an apartment, a duplex, triplex and a stacked townhouse; (2) a building or part thereof, containing more than three dwelling units, and with a shared entrance and exit facilities through a common vestibule(s).

Reproduced DC Policy Discussion Paper Presented to Council in September 2020

Of the four definitions the Town of Caledon's is the most unique. The requirement for at least 7 dwelling units to be in a building to qualify for apartment status is consistent with the multi-residential definition in the Assessment Act.

The Region, Brampton and Mississauga have apartment definitions that have similar attributes.

All three identify the following dwelling units as being apartments;

- Duplexes
- Triplexes
- Those in mixed use buildings
- Ones with an entrance common to 3 or more other dwelling units

The City of Mississauga and the Region both explicitly identify that units in a special care/special needs facility are considered apartments.

The City of Brampton is unique within the Region in that it identifies that any stacked or back to back townhouse units developed on a block approved at a minimum density of 60 units per hectare would be considered apartments units for DC rate purposes. City of Mississauga included stacked town house units in its apartment definition in its 2019 DC by-law.

The Region cannot harmonize the definition with all three local municipalities if all three municipalities have different approaches. It would likely make the most sense to try and harmonize apartment definitions with the municipality expecting the most apartment construction over the planning horizon which is the City of Mississauga.

The development community has been indicating through the consultation process that stacked townhouses should be considered as apartments, given the average persons per unit (PPU) assumptions for this type of development is more consistent with apartments PPU. Staff further reviewed the issue in consultation with Watson and has determined that it would be appropriate to include stack townhouses in the apartment category. This would also align with Mississauga and Brampton approach in principle.

Place of Worship Exemption

Background

Although some municipalities choose to exempt places of worship from paying development charges (DCs) in Ontario, such exemptions are not a mandatory requirement of the *Development Charges Act, 1997* ("Act"). At the time that a DC by-law is approved, Council can consider options ranging from modifying the exemption criteria, to eliminating the exemption entirely. Recently, disagreements have arisen over what portion of a place of worship building or structure should be exempt from paying DCs.

Presently, the Region and the local municipalities of Mississauga, Brampton and Caledon exempt places of worship on some level, however the definition of the eligible exempt area and the manner in which the exemption is administered differs in each municipality.

Desired Outcomes

Reproduced DC Policy Discussion Paper Presented to Council in September 2020

This discussion paper will examine alternative approaches for the payment of DCs in places of worship that strive to accomplish the following objectives;

- Eliminates confusion and disagreements around what portion of a place of worship building is used for worship.
- Is fair to all types of religions, and the different building requirements which may exist.
- Is clear and easy to administer.
- Increases harmonization of DC policies between the Region and the three area municipalities

Regional Council 2017 Discussion

The issue of the proposed changes to the places of worship development at 135 Sun Pac Boulevard, Brampton was discussed at the City of Brampton Council on November 15th, 2017. Council passed a motion requesting the Region take a look at its current by-law as it relates to exemptions for places of worship.

Based on the discussion the following Brampton Council motion was unanimously carried (CW405-2017):

1. That the Region of Peel be requested to review discrepancies with respect to the treatment and exemption provisions for “Places of Worship” within the Regional development charges by-law and the development charges by-laws of the three area municipalities; and
2. That the Council of the Region of Peel be requested to give direction to Regional staff to investigate and report on possible immediate relief provisions for “Places of Worship” applications subject to the Regional development charges by-law, until such time as the review with respect to discrepancies has been completed and considered by Regional Council.

High Level Opportunities and Challenges

An opportunity exists for the Region to try and bring some level of harmonization to places of worship exemption within Peel.

Some approaches to minimize instances of dispute around determination of the worship area within a place of worship could include:

- adopt the exemption policy in the Brampton DC by-law which gives a broad exemption except for some specific uses which are not exempt;
- adopt the exemption policy that was enacted by Mississauga in their 2019 by-law;
- exemptions could be eliminated entirely;
- or a maximum gross floor area could be determined as exempt, and any floor area greater than the maximum would be charged DCs. This would require GFA data for recently built worship areas to enable an evidence-based decision which would be fair for all types of religions.

Reproduced DC Policy Discussion Paper Presented to Council in September 2020

Based on staff's analysis, one approach that could best achieve the objectives of the review would be to provide an exemption based a percentage of the total floor area in new places of worship.

High Level Financial Impact of Place of Worship Exemptions

The Region has exempted approximately \$3.3 million in DCs for places of worship between 2007 and 2019. A future forecast is difficult to predict as places of worship development is not specifically forecasted in the DC Background Study. Assuming the current annual average places of worship development of 6,480 s.m., and exemption of 25 per cent of the total floor area would be approximately \$400,000 annually based on current rates.

Proposed Direction

Based on an analysis of places of worship data between 2000 and 2019, staff recommend that new floor space for POWs receive DC relief for 25 per cent of the total floor area of their buildings or approximately \$400,000 annually based on current estimates. Staff also recommends that this relief of DCs be based on a tax or utility rate funded grant. This approach would align, in principle with Mississauga's current approach that was enacted in their 2019 development charges by-law.

Demolition Credit Time Limit Requirements

Issue Background

When buildings are demolished and redeveloped on the same land, a redevelopment credit based on the original use(s) of the demolished structure is commonly granted at the time of redevelopment to offset the development charges (DCs) for the redevelopment. If the redevelopment credit is the same or greater than the DCs for the redevelopment no DCs are payable at that time. Excess credits can be used to offset against DCs on future redevelopments on the same land. In cases where the DCs for the redevelopment are higher than the available credits, the difference is payable.

The Region of Peels DC By-law has no time limit on how long these DC redevelopment credits can be held until they expire. Consequently, if a building is demolished today, the land it was on could sit vacant for an unlimited time and still receive a redevelopment DC credit when a new building was constructed.

This discussion paper will suggest an approach that tries to accomplish the following objectives;

- Promote the development of lands that become vacant and discourage leaving developable serviced lands underutilized
- Acknowledge that capacity utilized by pre-existing buildings is available for use by other development once buildings are demolished
- Make the Region of Peel's approach regarding time limits on redevelopment credits more consistent with other DC charging jurisdictions in the area to help alleviate builder confusion

Environmental Scan

The following table summarizes the approaches of other jurisdictions for demo credits.

DC Jurisdiction	Charging	Approach to Redevelopment Credit Expiration
Region of Peel		No expiry of redevelopment credits
Town of Caledon		Expiry 10 years after demolition for residential and 15 years after demolition for non-residential
City of Brampton		Expiry 5 years after demolition for residential and 10 years after demolition for non-residential
City of Mississauga		Expiry 5 years after demolition for residential and 10 years after demolition for non-residential
Peel Board of Education & DPCDSB		Expiry 3 years after demolition for residential and 10 years after demolition for non-residential
Region of Halton		Expiry 3 years after demolition
Region of York		Expiry 4 years after demolition

The Region of Peel is in the minority by having no time limit established for the use of redevelopment credits.

Proposed Approach

The feasibility of pursuing a common approach for the time limits on redevelopment credits has been discussed among staff from the Region of Peel and the 3 area municipalities. There is general agreement that all the municipalities would like to promote a more common set of rules for DC administration. Based on a review of other municipalities’ approach, staff recommend that time limits on redevelopment credits of five (5) years and ten (10) years for residential and non-residential developments respectively, be included in the 2020 by-law.

For Information

REPORT TITLE: **Statement of Development Charges Reserve Funds - Fiscal Year 2022**

FROM: Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

OBJECTIVE

To provide the statement of development charges reserve funds for fiscal year 2022 to meet the annual statutory reporting requirement.

REPORT HIGHLIGHTS

- Section 43 of the *Development Charges Act, 1997* (“DC Act”) requires that the Treasurer of the municipality provide to Council annually a financial statement of development charges (DC) related transactions and balances.
 - Appendix I of the subject report – Statements of Development Charges Reserve Funds – Fiscal 2022 summarizes the DC reserve transactions and activities for the year ended December 31, 2023, which resulted in a net increase of \$63.0 million (from a consolidated DC reserve funds balance of \$30.0 million to \$93.0 million).
 - A report titled, “Peel’s Growth Management Program and Development Charge Performance – 2022 Overview and Progress Report”, was presented at the April 27, 2023 Regional Council meeting and provides further details on development patterns in Peel and the Region’s development charge revenue performance.
-

DISCUSSION

1. Background

In accordance with Section 33 of the DC Act, the Region of Peel maintains separate reserve funds for each program that a DC relates to (e.g., Water, Roads, and Wastewater). The monies collected from Development Charges By-law 77-2020, as well as GO Transit By-law 45-2001 have been distributed to the appropriate development charges reserve funds. Pursuant to Section 43 of the DC Act, the Regional Treasurer shall present a financial statement to Regional Council regarding the DC by-laws and reserve funds. The Treasurer’s statement must include, for the preceding year:

- a) statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds;
- b) statements identifying:
 - i. all assets whose capital costs were funded under a development charge by-law during the year,

Statement of Development Charges Reserve Funds - Fiscal Year 2022

- ii. for each asset mentioned in subclause (i), the manner in which any capital cost not funded under the by-law was or will be funded; and,
- c) a statement as to compliance with Subsection 59.1(1) of the DC Act, in that it did not impose a charge related to a development, or a requirement to construct a service related to development, except as permitted by the DC Act, or another Act.

The Treasurer is also required to provide a copy of the statement to the Minister of Municipal Affairs and Housing upon request.

Section 14 of the 1989 DC Act stipulates that current or former owners of land who paid a lot levy are entitled to a credit for those payments. The DC Act required owners and former owners to apply for credit by October 31, 1999. The Region of Peel is obligated to fund the total credit claims applied for within the prescribed period.

This required information is provided in the schedules contained in Appendix I structured into the following four sections:

- a) Schedule A: Summary of the Statement of Development Charges Reserve Funds;
- b) Schedule B: Details of Project Funding by Program;
- c) Schedule C: Section 14 Credit Holders; and,
- d) Schedule D: Glossary of Terms.

2. Analysis - Development Charges Reserve Fund Statement

A staff report titled “Peel’s Growth Management Program and Development Charge Performance – 2022 Overview and Progress Report” was presented at the April 27, 2023, Regional Council meeting and provides further details on development patterns in Peel and the Region’s DC revenue performance.

In 2022, DC contributions were greater than DC expenditures including debt repayments. As a result, a net contribution of \$60.4 million was made to the DC Reserve Fund as outlined in Table 1.

Table 1 - 2021 and 2022 DC Activity Summary (\$ Millions)

	2021	2022	Year-Over-Year Change
DC Collections	290.7	411.8	29.4%
Less: Capital Expenditures	175.0	242.0	38.3%
Less: External Debt Repayments	238.9 ^b	109.4	(54.2%)
Net Contribution/(Draw) to DC Reserve Fund ^a	(123.2)	60.4	

^a Excludes internal interest & transfers from other reserves.

^b 2021 external debt repayment charges include a repayment of refinancing 2010 debt issuance.

Statement of Development Charges Reserve Funds - Fiscal Year 2022

Table 2 presents information reported in Section A of Appendix I, which outlines the 2022 Status Summary of DC Reserve Funds, in which the year's beginning balance includes total gross debt at the time of \$1.7 billion. Given the net contribution of \$60.4 million, no additional debt was issued during 2022. Consequently, the Regional DC program currently has \$1.7 billion in gross DC debt at the end of 2022 (outstanding debt balance of \$1.2 billion). The DC reserve transactions and activities for the year ended December 31, 2022, resulted in \$93.0 million available to fund capital projects and a balance of negative \$2,091 million after commitments to active capital works.

**Table 2 - 2022 Status Summary of DC Reserve Funds
(\$ Millions)**

Beginning Balance as at January 1, 2022	^{a,b}		30.1
Add:			
Developer Contributions		411.8	
Internal Interest Income		2.6	414.4
		<u> </u>	
Less:			
Capital Spending		(242.0)	
External Debt Repayment Charges			
Sinking Fund Contribution	(46.6)		
Principal	(3.4)		
Interest Expense	(59.4)	(109.4)	(351.4)
		<u> </u>	<u> </u>
			93.0
Available Funds for Capital Projects			93.0
Less:			
Outstanding Section 14 Credits		(3.7)	
Balance Committed to Active Capital Works Projects (Encumbrance)		(2,180.4)	(2,184.1)
		<u> </u>	<u> </u>
Over Committed Development Charges Reserve Fund As at December 31, 2022			<u>(2,091.1)</u>

^a The reserve balance has been credited with total gross debt issued for DC purposes of \$1.753 billion. To date \$578.3 million in cumulative sinking fund and principal payments have been made.

^b Numbers may not add due to rounding.

CONCLUSION

The subject report complies with the Region of Peel's reporting obligation under Section 43 of the *Development Charges Act, 1997* ("DC Act"). The attached Statements of Development Charges Reserve Funds – Fiscal 2022 (Appendix I) are presented to Council in compliance with the DC Act.

APPENDICES

Appendix I - Statement of Development Charges Reserve Funds - Fiscal Year 2022
(Sections A-D)

Statement of Development Charges Reserve Funds - Fiscal Year 2022



Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Karina Sitkovetskiy, Senior Financial Analyst, Financial Policy & Development Financing

REGIONAL MUNICIPALITY OF PEEL

**STATEMENT OF DEVELOPMENT CHARGE
RESERVE FUNDS**

FOR THE YEAR ENDED

DECEMBER 31, 2022

Stephanie Nagel
Treasurer & Director of Corporate Finance

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- A. Summary of the Statement of Development Charge Reserve Funds**
- B. Details of Project Funding by Program**
- C. Section 14 Credit Holders**
- D. Glossary of Terms**

SECTION A

**2022 SUMMARY OF THE
STATEMENT OF
DEVELOPMENT CHARGE
RESERVE FUNDS**

Appendix I

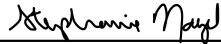
Statement of Development Charges Reserve Funds - Fiscal Year 2022

Regional Municipality of Peel
 Section A: Statement of Development Charge Reserve Funds
 2022 Detailed Statement of Development Charges Reserve Funds

Reserve & Reserve Name	Beginning Balance as at January 1, 2022	REVENUE		EXPENSE		Balance Before Debt Proceeds	DEBENTURE ISSUANCE Debenture & Long-Term Loan Principal	Available Funds for Capital Projects	ENCUMBRANCE		Closing Balance as at December 31, 2022
		Developer Contributions	Internal Interest Income/ (Expense)	Cash Transfer to Capital	External Debt Charges				Outstanding Section 14 Credits	Development Charge Encumbrance	
R3505 D.C. Regional Roads	52,139,738.21	59,089,039.39	2,072,857.60	(40,172,851.25)	(972,485.12)	72,156,298.83	-	72,156,298.83	1,122,423.78	422,627,724.70	(351,593,849.65)
R3506 D.C. Reg Roads N. S Arterial Rd	83,031,903.51	1,183,661.58	2,335,125.76	-	-	86,550,690.85	-	86,550,690.85	-	1,000,000.00	85,550,690.85
R3510 D.C. GO Transit	991,592.97	2,911,415.18	49,131.47	(3,000,000.00)	-	952,139.62	-	952,139.62	-	-	952,139.62
R3515 D.C. Sth Peel Wastewater	(45,420,204.84)	143,258,616.20	(813,437.45)	(118,628,234.65)	(32,304,437.76)	(53,907,698.50)	-	(53,907,698.50)	717,615.25	724,602,233.86	(779,227,547.61)
R3516 D.C. Children Services	1,717,671.76	-	47,706.21	-	-	1,765,377.97	-	1,765,377.97	-	-	1,765,377.97
R3520 D.C. Sth Peel Water	27,100,002.58	118,470,693.48	2,528,319.74	(11,985,213.20)	(61,425,263.22)	74,688,539.38	-	74,688,539.38	651,374.04	570,108,879.60	(496,071,714.26)
R3525 D.C. Regional Wastewater	(4,529,351.19)	15,825,159.46	(80,663.39)	(15,632,609.96)	(764,989.73)	(5,182,454.81)	-	(5,182,454.81)	485,770.32	76,541,358.04	(82,209,583.17)
R3526 D.C. Social Housing	2,635,829.93	97,691.25	104,795.54	(5,371,557.33)	-	(2,533,240.61)	-	(2,533,240.61)	-	89,209,700.84	(91,742,941.45)
R3530 D.C. Regional Water	(51,852,873.91)	41,519,542.15	(1,896,524.03)	(30,048,807.59)	(13,942,699.90)	(56,221,363.28)	-	(56,221,363.28)	636,653.51	173,445,697.36	(230,303,714.15)
R3531 D.C. Shelters	3,731,059.77	13,955.90	103,670.72	-	(15,642.36)	3,833,044.03	-	3,833,044.03	-	2,532,336.66	1,300,707.37
R3532 D.C. Waste Diversion	1,576,208.56	1,860,098.63	76,129.37	-	-	3,512,436.56	-	3,512,436.56	-	-	3,512,436.56
R3533 D.C. Housing Services	13,788,579.96	13,968,163.51	637,502.81	-	-	28,394,246.28	-	28,394,246.28	-	-	28,394,246.28
R3540 D.C. PRP Police	11,805,372.90	4,676,026.74	398,875.08	(1,135,727.88)	-	15,744,546.84	-	15,744,546.84	66,241.38	23,012,904.03	(7,334,598.57)
R3550 D.C. Public Health	6,100,308.00	-	169,428.47	-	-	6,269,736.47	-	6,269,736.47	-	-	6,269,736.47
R3560 D.C. Long Term Care	16,380,382.47	4,029,836.63	521,377.79	(230,005.50)	-	20,701,591.39	-	20,701,591.39	-	496,383.56	20,205,207.83
R3565 D.C. Public Works	1,806,729.23	1,909,030.84	111,432.72	(344,268.00)	-	3,482,924.79	-	3,482,924.79	-	-	3,482,924.79
R3570 D.C. Ambulance	723,316.25	1,575,333.09	35,151.44	(760,735.52)	-	1,573,065.26	-	1,573,065.26	-	6,713,419.13	(5,140,353.87)
R3575 D.C. O.P.P	(142,399.52)	120,168.67	(12,563.11)	(1,132,649.53)	-	(1,167,443.49)	-	(1,167,443.49)	-	450,090.55	(1,617,534.04)
R3580 D.C. Growth Studies	(2,133,327.80)	1,294,994.90	(65,488.71)	(872,303.90)	-	(1,776,125.51)	-	(1,776,125.51)	-	3,747,232.28	(5,523,357.79)
R3615 D.C. Sth Peel Wastewater-OBL	(44,679,680.33)	-	(1,916,609.22)	(9,440,549.94)	-	(56,036,839.49)	-	(56,036,839.49)	-	51,291,490.56	(107,328,330.05)
R3620 D.C. Sth Peel Water -OBL	(41,578,402.88)	-	(1,707,130.46)	(3,216,572.64)	-	(46,502,105.98)	-	(46,502,105.98)	-	34,271,483.32	(80,773,589.30)
R3625 D.C. Regional Wastewater-OBL	(2,194,947.28)	-	(88,214.81)	-	-	(2,283,162.09)	-	(2,283,162.09)	-	395,157.00	(2,678,319.09)
R3640 D.C. PRP Police -OBL	(945,093.40)	-	(37,983.26)	-	-	(983,076.66)	-	(983,076.66)	-	123.46	(983,200.12)
Development Charge Reserve Fund Totals	30,052,414.95	411,803,427.60	2,572,890.28	(241,987,729.25)	(109,409,875.73)	93,031,127.85	-	93,031,127.85	3,680,078.28	2,180,446,214.95	(2,091,095,165.38)

Treasurer's Statement:

In my opinion, the Region of Peel is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Stephanie Nagel
 Treasurer & Director of Corporate Finance
 Regional Municipality of Peel

May 5, 2023

Date

SECTION B

**DETAILS OF PROJECT FUNDING
BY PROGRAM**

Appendix I
Statement of Development Charges Reserve Funds - Fiscal Year 2022

Regional Municipality of Peel
Section B Details of Project Funding

Project Number	Project Description	2022 CAPITAL PROJECTS - REVENUE & EXPENDITURES					CAPITAL PROJECT ENCUMBRANCES		FUNDING ACCOUNTS INFORMATION	
		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
R3505										
D.C. Regional Roads										
014230	Mayfield/Colera	-	-	-	-	-	502,340.92	-		
024020	Mississ Rd/407/Steeles 20	39.34	13.46	-	-	52.80	264,472.08	90,521.70	R0210	
034020	Gore Road- 2002-1190	117.19	1.32	-	-	118.51	47,951.21	539.55	R0210	
034232	Dixie & Derry Rd 20	-	-	-	(147,651.70)	(147,651.70)	28,856.78	118,794.92	R0210	
044060	Mayfield Road 04-68	37,552.38	4,492.02	-	-	42,044.40	525,958.88	62,915.43	R0210	
044285	Steeles Ave./Bramalea	-	-	-	-	-	202,138.14	144.25	R0210	
054030	King Street Expansion 04-1280	162,101.75	-	-	-	162,101.75	1,596,752.56	-		
054045	Queen St West 04-1280	218,895.01	17,249.28	113,157.12	(819,786.60)	(470,485.19)	4,033,605.43	317,854.80	R0210	86280
054245	Dixie Rd/Bovaird Dr 04-1280	-	-	-	-	-	69,266.87	7,964.03	R0210	
064015	Wins Church/Hal Rd 05-1496	22,193.63	291,484.21	22,416.24	-	336,094.08	763,043.35	10,021,575.21	R0210	86412
064020	Dix Rd/Steeles 051496	-	-	-	-	-	34,419.48	3,619.29	R0210	
064040	Mayfld/Bram-Airport 05-1496	1,008,680.48	170,030.94	-	(163,752.99)	1,014,958.43	6,698,757.97	1,129,194.44	R0210	
074030	The Gore Road Castlemore to Ma	1,983,634.97	383,886.22	-	-	2,367,521.19	1,730,548.33	334,907.21	R0210	
074260	Derry Road/Goreway Dr	805.62	75.45	-	-	881.07	-	-	R0210	
094245	Airport Road/Williams Parkway	213,880.86	10,929.41	-	-	224,810.27	11,173,853.36	570,989.12	R0210	
094265	Kennedy Road/Williams Parkway	-	-	-	-	-	439,839.53	-		
104020	Dixie Road - Queen Street to B	1,975,814.41	119,425.53	-	(243,400.84)	1,851,839.10	10,205,536.13	616,860.26	R0210	
104040	Mississauga Road - Bovaird Dri	3,097,890.51	239,072.25	-	-	3,336,962.76	88,916,934.10	6,861,950.63	R0210	
104070	The Gore Rd - Hwy 50	73,976.18	3,988.32	-	-	77,964.50	33,164.66	1,788.03	R0210	
104245	Queen St/Ching Road	33,144.20	-	-	-	33,144.20	565,444.90	-		
114020	Dixie Road - Countryside Drive	249,241.82	-	-	(4,173.25)	245,068.57	11,594,301.47	-		
114075	Mayfield Rd-Airport Road T	8,138,665.54	266,413.11	-	(993,586.74)	7,411,491.91	7,937,094.78	259,814.86	R0210	
114080	Highway 50 - 600 Metres South	255,852.34	-	19,715.52	-	275,567.86	16,386,039.30	-		86434
114235	Mayfield Road/New Street East	-	-	-	-	-	581,801.27	-		
114246	Transit Supportive Initiative	4,674.89	-	-	-	4,674.89	259,305.80	-		
114295	Derry Road/Argentia Road	205.80	4.65	-	-	210.45	2,258,634.36	51,017.89	R0210	
124040	Bovaird Drive - Lake Louise Ro	5,212,622.15	977,759.48	290,634.88	(2,296,908.05)	4,184,108.46	7,254,177.08	1,360,704.88	R0210	86299
134007	Snow Storage Facility	110,608.49	218,990.91	-	(10,282.64)	319,316.76	1,674,502.02	3,315,303.64	R0210	
134055	Mayfield Road - Hurontario Str	2,193,282.98	297,415.46	-	-	2,490,698.44	31,833,171.32	3,179,488.54	R0210, R0230	
134065	Mayfield Road - The Gore Road	1,593,692.24	-	-	(183,195.90)	1,410,496.34	6,325,230.69	-		
134285	Transit Sup	525,790.96	-	-	(65,725.23)	460,065.73	254,800.40	-		
144020	Dixie Road - Bovaird Drive to	1,235,042.51	33,192.17	-	(147,760.25)	1,120,474.43	8,692,957.43	233,626.14	R0210	
144030	Airport Road - 1000 m North of	768,658.68	4,347.90	-	-	773,006.58	21,360,242.25	120,823.79	R0210	
144035	Steeles Avenue - Chinguacousy	1,253,736.06	51,888.96	-	-	1,305,625.02	6,839,847.47	248,111.04	R0230	
144045	Winston Churchill Boulevard an	24,428.47	267,679.57	138,815.61	-	430,923.65	1,163,071.53	15,291,425.12	R0210	86411
144160	Prop Acqu-Bramalea and DerryRd	-	-	-	-	-	345,879.84	-		
144285	Transit Supp Initiat	84,312.61	1,828.31	-	-	86,140.92	5,781,706.62	125,376.50	R0210	
144380	Winston Churchill Boulevard Cl	99,516.65	-	39,922.41	-	139,439.06	81,657.47	-		86299
154040	Winston Churchill Boulevard	-	-	-	-	-	1,919,439.99	48,965.99	R0210	
154070	Mayfield Road - Chinguacousy R	262,549.16	3,687.88	-	(6,551.63)	259,685.41	16,931,201.54	237,822.68	R0210	
154080	The Gore Road - Queen Street E	75,226.02	859.08	-	-	76,085.10	10,684,665.69	122,019.22	R0210	
154245	Mayfield Road/Collector Road	14,482.15	848.59	-	-	15,330.74	9,773.33	572.67	R0210	
154265	Steeles Avenue/Torbr	-	-	-	-	-	3,526,258.64	308,894.37	R0210	
154380	Cawthra Road - Schedule B EA f	8,482.00	-	-	-	8,482.00	91,334.50	-		
164020	Steeles Avenue - Mississauga R	181,091.22	-	-	-	181,091.22	9,813,661.09	-		
164060	Mississauga Road - Financial D	255,732.28	1,696.37	-	(30,505.47)	226,923.18	5,711,488.17	37,886.56	R0210	
164070	Winston Churchill Boulevard	3,377.19	391.58	-	-	3,768.77	3,046,009.16	353,185.49	R0210	

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		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
164133	Dixie Rd frm Olde Base to King	-	-	-	-	-	97,653.50	-		
164166	Contamination Land Dedicat Pol	-	-	-	-	-	95,381.70	-		
164315	Coleraine Drive Grade Separati	73,580.32	12,984.77	-	-	86,565.09	3,706.80	654.14	R0210	
164360	Airport Road Corridor Study	5,375.27	-	-	-	5,375.27	21,874.18	-		
164370	Airport Road Class E A	41,710.28	-	-	-	41,710.28	1,303.75	-		
164660	Resurf/Urbaniz of Brit	43,483.46	47,458.42	-	(22,735.47)	68,206.41	10,870.86	11,864.61	R0210	
174020	Mayfield Road - Dixie Road to	382,288.89	-	-	-	382,288.89	7,805,307.43	-		
174030	Mayfield Road - Mississauga Ro	294,146.14	1,802.72	-	-	295,948.86	16,022,588.02	98,197.28	R0210	
174070	Cawthra Road - Eastgate Parkwa	81,666.86	-	-	-	81,666.86	2,771,672.60	-		
174240	Mississauga Road/New	(157,640.47)	-	157,640.47	-	-	645,058.16	-		86280
174255	Airport Road/Intermodal Drive	4,183.94	176.61	-	-	4,360.55	800,252.44	33,778.08	R0210	
174270	Dixie Road/Drew Road	-	-	-	(56,650.05)	(56,650.05)	30,500.93	26,149.12	R0210	
174290	King Street & Albion Vaughan R	660,356.70	18,544.17	671,710.51	(234,162.15)	1,116,449.23	1,159,687.58	32,566.42	R0210	86299, 86414
174330	Olde Base Line Road Corridor S	-	-	-	-	-	202,394.35	-		
184070	MAVIS ROAD - Highway 401 to Hi	184,851.77	-	-	-	184,851.77	4,147,381.57	-		
184075	COURTNEY PARK AND HIGHWAY 4	1,799,627.46	1,799,627.47	-	-	3,599,254.93	1,095,521.83	1,095,521.83	R0210	
184101	O/S Property Settlements	-	-	-	205,367.58	205,367.58	2,050,000.00	18,000.00	R0210	
184265	Kennedy Road/Williams Parkway	6,201.69	197.76	-	-	6,399.45	4,918,008.02	156,827.65	R0210	
184280	Mississauga Road/Argentia Road	37,825.96	-	-	-	37,825.96	965,829.96	-		
184420	Grwth Traf Signal-Airport Rd a	-	-	-	-	-	350,000.00	-		
184635	Resufacg ErinMills PkwyDun-403	173,933.49	474,915.49	-	(224,797.14)	424,051.84	395,291.00	1,079,319.80	R0210	
194040	BOVAIRD DRIVE - Mississauga Ro	42,180.47	-	-	-	42,180.47	2,759,695.65	-		
194060	AIRPORT ROAD - King Street to	133,006.90	7,141.11	-	-	140,148.01	18,306,175.89	982,858.89	R0210	
194230	Erin Mills Parkway/Fowler Driv	682,921.13	31,287.90	-	(106,045.59)	608,163.44	282,467.36	12,941.19	R0210	
194260	Queen Street/Torbram	-	-	-	-	-	1,577,098.05	163,815.95	R0210	
194265	Dixie Road/Aimco Blvd	498,481.63	55,386.85	-	(50,004.43)	503,864.05	68,766.02	7,640.67	R0210	
194270	Winston Churchill Boulevard/Sh	-	-	-	-	-	266,023.61	29,558.18	R0210	
194320	Development Charges Update	34,801.97	-	-	-	34,801.97	208,636.86	-		
194345	Monitoring for Permit Requirem	258,054.89	76,883.48	-	-	334,938.37	1,055,205.06	314,382.10	R0210	
197712	Transportation Demand Manageme	10,584.06	10,584.05	-	-	21,168.11	87,397.76	87,397.80	R0210	
197725	Major Transit Station Areas St	-	-	-	-	-	276,161.07	276,161.07	R0210	
204040	MAYFIELD ROAD EXTENSION - May	207,024.21	-	-	-	207,024.21	13,245,110.66	-		
204070	WINSTON CHURCHILL BOULEVARI	7,510.07	-	-	-	7,510.07	1,189,615.13	-		
204195	Sustainable Transportation Str	-	-	-	-	-	1,103,700.00	194,770.00	R0025	
204222	Derry Rd-MenkesDr - BramaleaRd	74,056.36	2,538.77	-	-	76,595.13	1,204,282.21	41,284.83	R0210	
204263	Erin Mills Parkway/Erin Centre	258,534.70	462,433.09	-	(80,886.99)	640,080.80	137,173.54	245,358.14	R0210	
204290	Mississauga Road/Derry Road	54,439.42	4,861.12	-	-	59,300.54	781,315.93	69,766.83	R0210	
204340	ARCH Stage 3 and Stage 4 for E	-	-	-	-	-	77,499.75	77,499.76	R0210	
204350	SP47 Environmental Assessment	32,491.97	-	-	-	32,491.97	334,804.28	-		
204380	Road Characteriz Study	(3,157.57)	(3,157.55)	-	-	(6,315.12)	-	-	R0210	
207702	Transportation Data Collection	98,477.33	98,477.33	-	-	196,954.66	256,367.72	256,367.74	R0210	
207712	Transportation DemandMgm	(122,444.16)	(122,444.14)	-	-	(244,888.30)	-	-	R0210	
207720	Goods Movement Prog	(554,763.69)	(554,763.69)	(5,000.00)	-	(1,114,527.38)	-	-	R0210	86299
214020	MISSISSAUGA ROAD - Queen Stree	294,684.59	52,025.37	-	-	346,709.96	2,037,954.41	359,792.63	R0210	
214030	MAYFIELD ROAD - Heart Lake Roa	25,551.52	4,509.08	-	-	30,060.60	2,224,595.48	392,575.92	R0210	
214040	COLERAINE DR - Highway 50 to M	29,092.41	5,133.96	-	-	34,226.37	7,481,507.59	1,320,266.04	R0210	
214103E	Under Maintenance E	-	-	-	-	-	700,000.00	300,000.00	R0210	
214140	Steeles,McLaughlin-Lancashire	70,438.86	(9,425.99)	-	(21,856.42)	39,156.45	678,916.61	119,809.25	R0025	
214141	Dixie Rd, Steeles Ave to Advan	147,916.74	26,102.96	-	(18,964.60)	155,055.10	94,333.26	16,647.04	R0025	
214195	Sustainable Transportation Str	-	-	-	-	-	1,128,448.00	198,552.00	R0025	

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		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
214225	Queen Street East/McVean Drive	-	-	-	-	-	291,199.70	15,326.30	R0210	
214310	Road Program Plan & Stud	(66,406.57)	(66,406.57)	-	-	(132,813.14)	-	-	R0210	
214321	Development Charges Update	-	-	-	-	-	100,000.00	-		
214330	Charleston Sideroad - Kennedy	-	-	-	-	-	255,000.00	45,000.00	R0210	
214360	Britannia Rd -Hurontario	17,862.75	3,152.25	-	-	21,015.00	-	-	R0210	
214405	Various Signal Phasing & Acces	22,321.41	22,321.38	-	-	44,642.79	99,780.50	99,780.54	R0210	
214435	Traffic Data Collection	80,806.49	80,806.50	-	70.18	161,683.17	-	-	R0210	
217702	Transportation Data Collection	-	-	-	-	-	140,000.00	140,000.00	R0210	
217711	Transportation Planning Studie	144,451.51	146,457.02	-	-	290,908.53	342,756.47	347,515.21	R0210	
217712	Transportation Demand Manageme	(3,880.05)	(3,880.04)	150,883.36	61,162.59	204,285.86	50,000.00	50,000.00	R0210	86299
217720	Goods Movement Program	232,069.10	232,069.08	-	-	464,138.18	202,930.90	202,930.92	R0210	
224030	AIRPORT ROAD - Braydon Bouleva	8,106.38	1,430.54	-	-	9,536.92	2,384,643.62	420,819.46	R0210	
224140	Bovaird,Hurontario Main-Hwy410	493,344.01	87,060.71	-	(62,477.32)	517,927.40	1,971,655.99	347,939.29	R0025	
224141	Queen, Central Park-Bramalea	-	-	-	-	-	408,000.00	72,000.00	R0025	
224195	Sustainable Transportation Str	-	-	-	-	-	2,436,100.00	429,900.00	R0025	
224210	Coleraine Drive/George Bolton	-	-	-	-	-	462,000.00	-		
224212	Coleraine Drive/Parr Boulevard	-	-	-	-	-	228,000.00	-		
224255	Winston Churchill Boulevard/Or	-	-	-	-	-	680,000.00	-		
224300	Traffic Engineering Stu	690,000.00	690,000.00	-	-	1,380,000.00	-	-	R0210	
224310	Road Program Planning	200,000.00	200,000.00	-	-	400,000.00	-	-	R0210	
224322	Development Charges Update	-	-	-	-	-	200,000.00	-		
224340	Dixie/QEW Interchange Relocati	1,519.87	79.99	-	-	1,599.86	188,480.13	9,920.01	R0210	
224405	Various Signal Phasing & Acces	4,730.89	4,730.89	-	-	9,461.78	122,769.11	122,769.11	R0210	
224435	Traffic Data Collection and An	118,662.44	118,662.43	-	-	237,324.87	26,337.56	26,337.57	R0210	
227702	Transportation Data Collection	22,434.27	22,434.26	-	-	44,868.53	117,565.73	117,565.74	R0210	
227711	Transportation Master Plan	915,354.44	915,354.39	5,000.00	-	1,835,708.83	575,830.52	575,830.58	R0210	86299
	SUBTOTAL R3505	40,172,851.25	8,325,206.37	1,604,896.12	(5,725,261.10)	44,377,692.64	422,627,724.70	56,478,617.94		
R3506										
D.C Reg Roads N_S Arterial Rd										
194315	North/South Arterial Road (6 l	-	-	-	-	-	1,000,000.00	-		
	SUBTOTAL R3506	-	-	-	-	-	1,000,000.00	-		
R3510										
D.C GO Transit										
095900	GO Transit - Unallocated Capit	3,000,000.00	-	-	(241,486,261.38)	(238,486,261.38)	-	-		
	SUBTOTAL R3510	3,000,000.00	-	-	(241,486,261.38)	(238,486,261.38)	-	-		
R3515										
D.C. Sth Peel Wastewater										
062405	Port Credi SewTr 05-1496	1,555.15	4,596.78	-	-	6,151.93	30,214.51	89,309.11	R0242	
062935	New PS Port Credit 05-1496	2,134.00	1,311.03	-	17,122.94	20,567.97	1,850,804.83	1,137,044.99	R0242	
072225	West Trunk Sewer	31,033.40	-	-	-	31,033.40	255,698.84	-		
072250	Mississauga Rd Trunk Sewe	862.20	-	-	-	862.20	2,690,409.83	-		
082205	West Trunk Sewer Twinning	660,920.57	-	-	(926,045.34)	(265,124.77)	36,637,584.60	-		
082235	Bolton/Brampton Trunk Sewer Tw	7,590.07	266.48	-	-	7,856.55	3,595,380.71	126,231.96	R0242	
082915	Clarkson Wastewater Tr	237,794.27	-	-	(178,539.65)	59,254.62	379,913.04	-		

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102220	Harold/McLaughlin TS	23,344.88	7,139.09	-	-	30,483.97	17,383.48	5,316.03	R0242	
102425	Harborn Road Trunk Sewe	51.25	51.25	-	40,982.00	41,084.50	8,575.65	8,575.65	R0242	
102925	Lakeview Wastewater Treatment	255,935.54	43,368.97	-	(2,700,000.03)	(2,400,695.52)	2,787,673.93	472,378.98	R0242	
112201	East Bramp Trnk Sewer Twinning	78,909.04	348.49	-	(56,668.36)	22,589.17	724,926.84	3,201.71	R0242	
112210	Etobicoke Creek Trunk Sewer Tw	2,994.44	264.94	181.58	-	3,440.96	1,288,270.11	113,991.44	R0242	86414
112901	Odour Control Facilities	-	-	-	-	-	74,624.42	337,165.05	R0242	
122210	Albion-Vaugh Rd Trunk Sew	1,650,115.07	-	-	(209,189.80)	1,440,925.27	5,304,099.13	-		
132201	East o West Diversion	8,601.23	-	-	-	8,601.23	1.02	-		
132901	East o West Diversion	5,309.70	-	-	-	5,309.70	-	-		
142429	Fletcher's Creek Sanitary Trun	84,383.29	89,546.49	-	(232,929.20)	(58,999.42)	847,022.63	898,849.90	R0242	
152153	375mm Sanitary Sewer - Kennedy	4,788,814.62	1,117.12	-	(1,511,976.92)	3,277,954.82	8,200,866.71	1,913.13	R0242	
152241	Cooksville Creek to Burnhamtho	116,623.75	116,594.30	-	-	233,218.05	1,097,495.18	1,097,218.09	R0242	
162243	Duke of York Sanitary Trunk Se	1,014,637.69	-	-	(1,967,765.44)	(953,127.75)	2,374,730.58	-		
162291	East-to-West Diversion Sanitar	37,008,257.46	-	-	(6,582,994.38)	30,425,263.08	297,885,316.62	-		
162450	Flood Mitigaton Strategy	-	-	-	-	-	413,410.50	456,220.09	R0242	
172185	Edenbrook Hill Drive	3,761,065.56	-	-	-	3,761,065.56	2,916,715.44	-		
172280	Albion-Vaughan Road Sanitary T	3,682,804.72	85,554.03	-	(544,583.52)	3,223,775.23	16,351,755.22	379,458.33	R0242	
172926	G.E. Booth WPCP - Replacement	13,967,923.86	13,025,245.64	9,000.00	(4,736,485.94)	22,265,683.56	35,108,259.39	32,790,880.24	R0272, R0242	86805
182252	Cawthra Road Sanitary Trunk Se	3,839,563.71	3,839,563.70	-	(3,609,030.37)	4,070,097.04	9,011,647.07	9,011,647.16	R0242	
182260	Old Brampton WPCP - Sanitary T	535,628.78	-	-	-	535,628.78	6,982,392.22	-		
182271	McVean Force Main Twinning	244,385.23	-	-	-	244,385.23	11,178,952.27	-		
182286	Bolton Force Main Twinning	1,154,937.39	-	-	(109,082.34)	1,045,855.05	2,175,268.08	-		
182441	East Sanitary Trunk Sewer Reha	209,980.35	132,355.92	1,428,922.08	(188,947.96)	1,582,310.39	19,621,737.77	12,360,500.98	R0242	86299
182442	Little Etobicoke Creek (Haig)	30,196.08	32,564.48	-	-	62,760.56	5,501,899.53	5,933,438.27	R0242	
182961	G.E. Booth WPCP - Odour Manage	15,892.62	-	-	-	15,892.62	66,551.39	-		
182976	McVean Sewage Pumping Station	520,838.17	-	-	-	520,838.17	9,825,736.42	-		
192205	Lining of the West Sanitary Tr	6,398,830.75	-	-	(1,152,436.95)	5,246,393.80	44,350,436.69	-		
192208	Britannia West Sanitary Trunk	113,510.35	12,612.26	-	-	126,122.61	7,270,954.60	807,883.84	R0242	
192210	Eglinton West Sanitary Trunk S	100,927.21	11,214.13	-	-	112,141.34	7,276,825.17	808,536.14	R0242	
192215	Lakeshore Road West Sanitary T	568,501.38	568,501.36	-	-	1,137,002.74	2,488,438.47	2,488,438.56	R0242	
192570	Bolton Sewage Pumping Station	92,102.92	-	-	-	92,102.92	729,770.15	-		
192590	Twinning of Cooksville	343,385.51	-	-	-	343,385.51	-	-		
192940	GE Booth Trtmnt Pnt-Cap Recove	14,349,450.86	-	1,275,364.51	(1,667,114.16)	13,957,701.21	64,883,610.39	-		86414
192941	G.E.B Expan Cake Exportation	1,183,051.56	-	141,038.33	(130,975.04)	1,193,114.85	4,743,319.82	-		86414
192980	Richard's Memorial Sewage Pump	4,202.23	4,202.22	-	-	8,404.45	1,492,878.01	1,492,878.02	R0242	
192981	Wastewater System Supervisory	120,984.38	221,397.51	-	(8,797.28)	333,584.61	2,879,015.62	5,268,505.99	R0242	
202240	Centre View Sanitary Trunk Sew	9,025,515.76	-	-	(2,167,475.30)	6,858,040.46	3,489,152.48	-		
202421	Fletcher's Creek Sanitar	6,456.76	6,456.76	-	-	12,913.52	561,972.27	561,972.29	R0242	
202560	Clarkson WRRF Expansion CA	759,977.91	-	-	-	759,977.91	1,057,325.13	-		
202561	G.E.B Expan. Class Environ Ase	757,861.72	-	-	-	757,861.72	1,515,454.67	-		
202951	Clarkson WRRF Biosolids Expan	435,146.66	-	-	-	435,146.66	1,779,854.60	-		
202961	G.E.B Odour Control Improvs.	10,003,921.38	461,261.16	-	(874,243.03)	9,590,939.51	60,097,695.10	2,728,428.35	R0242	
212402	Sanitary Trunk Sewer Inflow an	2,696.70	2,696.69	-	-	5,393.39	495,910.23	495,910.26	R0242	
212446	Hydro Corridor Inline Storage	2,035.75	2,035.75	-	-	4,071.50	747,964.25	747,964.25	R0242	
212504	Wastewater Master Servicing PI	26,550.87	-	-	-	26,550.87	74,585.01	-		
212562	Collection System Odour and Co	1,959.88	1,959.87	-	-	3,919.75	372,004.26	372,004.28	R0242	
222254	Cawthra Road Sanitary Trunk Se	27,036.08	3,337.78	-	-	30,373.86	3,644,637.92	449,955.22	R0242	
222255	Queensway East Sanitary Trunk	85,030.76	10,497.61	-	-	95,528.37	15,735,425.24	1,942,645.39	R0242	
222256	Cawthra Road Sanitary Trunk Se	16,754.78	2,068.48	-	-	18,823.26	3,506,569.22	432,909.52	R0242	

Appendix I
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Project Number	Project Description	2022 CAPITAL PROJECTS - REVENUE & EXPENDITURES					CAPITAL PROJECT ENCUMBRANCES		FUNDING ACCOUNTS INFORMATION	
		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
222504	Wastewater Master Servicing PI	21,495.72	-	-	-	21,495.72	728,504.28	-		
222923	G.E.B Plant 2 Blower Replace	228,969.54	228,969.51	-	-	457,939.05	2,021,030.46	2,021,030.49	R0242	
222944	G.E.B Expan. New Outfall	5,659.10	6,567.76	-	-	12,226.86	6,456,715.90	7,493,432.24	R0272, R0242	
222950	Clarkson WRRF - Expansion	3,134.04	-	-	-	3,134.04	996,865.96	-		
	SUBTOTAL R3515	118,628,234.65	18,923,667.56	2,854,506.50	(29,497,176.07)	110,909,232.64	724,602,233.86	93,335,835.95		
R3520										
D.C. Sth Peel Water										
031040	Study Alton & Caledon 03-1012	-	-	-	-	-	3,627.03	69.87	R0241	
041205	East Peel Water Supply 04-68	(863,476.17)	-	863,501.57	0.49	25.89	1,391,978.35	-		80694
061205	Herridge Trans Main 05-1496	38,248.63	-	-	11,840.90	50,089.53	202,191.24	-		
061906	Lorne Park Wat Treat 05-1496	-	-	-	120,100.00	120,100.00	443,448.35	252.05	R0241	
061922	Streetsville Res& Pump	2,344.91	1,070.13	-	-	3,415.04	130,941.68	59,756.64	R0241	
071506	Zone 6 Water Supply - Class EA	10,025.54	-	-	-	10,025.54	5,718.63	-		
71,936	AP Kennedy Wtr Treatmnt PI Exp	6,294.94	41,568.68	111,112.99	-	158,976.61	314,705.06	2,078,153.76	R0241	86414
091937	Lakeview Water Treatment Plant	377,174.28	13,954.58	104,086.36	(44,133.51)	451,081.71	1,316,285.71	48,699.57	R0241	86414
101205	Hanlan Transmission Watermain	507,887.84	-	436,747.45	(50,893.21)	893,742.08	32,700,064.50	-		86414
101210	Zone 6 Transmission Main	1,109,105.68	-	-	-	1,109,105.68	90,027,504.57	-		
101215	Alloa Transm Main	-	-	-	-	-	262,718.89	-		
101960	Alloa Reservoir and Pumping St	863,383.27	-	-	-	863,383.27	1,555,880.28	-		
101966	Zone 6 Reservoir	151,453.18	-	-	-	151,453.18	59,726,843.71	-		
121269	Mayfield Road Sub-Trans	401.98	-	-	-	401.98	-	-		
141240	East Brampton Transmission Mai	295,124.95	-	-	-	295,124.95	167,914,206.34	-		
141256	Williams Parkway Sub-Transmiss	103,142.01	15,011.87	-	(7,500.01)	110,653.87	37,223,667.43	5,417,738.04	R0241	
141257	Central Brampton Sub-Transmiss	206,435.28	36,429.76	-	-	242,865.04	110,471,752.15	19,495,015.10	R0241	
141504	Water Servicing Master Plan Up	(61,123.26)	-	-	-	(61,123.26)	81,982.46	-		
151504	Water Servicing Master	16,210.71	-	-	-	16,210.71	-	-		
151940	Silverthorn Reservoir and Pump	161,039.52	144,702.19	-	(228,013.42)	77,728.29	284,143.98	255,317.84	R0241	
151972	Beckett Sproule Pumping Statio	7,591,382.81	5,534.97	-	(688,796.22)	6,908,121.56	1,620,343.27	1,181.42	R0241	
201570	West Caledon Transmission Main	402,837.72	-	-	-	402,837.72	1,019,926.66	-		
201922	Arthur P. Kennedy Water Treatm	6,378.56	25,514.26	-	-	31,892.82	1,589,571.98	6,358,287.94	R0241	
211430	2100-mm Beckett Sproule Transm	151,534.12	-	-	-	151,534.12	9,844,257.48	-		
211504	Water Master Servicing Plan Up	75,965.89	-	-	-	75,965.89	25,169.99	-		
211923	A.P. Kennedy Water Treatment P	119,050.91	-	-	-	119,050.91	880,389.09	-		
211974	Beckett Sproule Transfer Pumpi	7,373.86	-	20,763.63	-	28,137.49	131,649.47	-		86414
211978	Beckett Sproule Pumping Stn DC	134,524.03	-	-	-	134,524.03	23,062,403.31	-		
221504	Master Plan for the Lake-Based	126,495.72	-	-	-	126,495.72	623,504.28	-		
221539	Standby Power Facility Assessm	-	-	-	-	-	150,000.00	-		
221581	Bolton Residential Expansion -	171,491.85	-	-	-	171,491.85	828,508.15	-		
221822	Centreville Creek Rechlorinati	14,921.57	14,921.53	-	-	29,843.10	235,078.43	235,078.47	R0241	
221924	A.P. Kennedy Water Treatment P	8,868.56	2,956.18	-	-	11,824.74	441,131.44	147,043.82	R0241	
221934	Lorne Park Water Treatment Pla	8,868.56	2,956.18	-	-	11,824.74	441,131.44	147,043.82	R0241	
221979	Dixie Road Booster Pumping Sta	55,554.75	-	-	-	55,554.75	444,445.25	-		
221985	Meadowvale North Pumping Stati	11,073.67	-	-	-	11,073.67	16,988,926.33	-		
221986	Meadowvale North Pumping Stati	17,384.16	-	-	-	17,384.16	2,232,615.84	-		
221987	North Brampton Pumping Station	73,169.46	-	-	-	73,169.46	426,830.54	-		
221988	Airport Road Pumping Station E	16,169.67	-	-	-	16,169.67	2,383,830.33	-		
221992	Hanlan West Pumping Station	1,005.75	1,005.75	-	-	2,011.50	748,994.25	748,994.25	R0241	
221993	Beckett Sproule Pumping Statio	67,488.29	-	-	-	67,488.29	1,932,511.71	-		
	SUBTOTAL R3520	11,985,213.20	305,626.08	1,536,212.00	(887,394.98)	12,939,656.30	570,108,879.60	34,992,632.59		

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Project Number	Project Description	2022 CAPITAL PROJECTS - REVENUE & EXPENDITURES					CAPITAL PROJECT ENCUMBRANCES		FUNDING ACCOUNTS INFORMATION	
		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
R3525										
D.C. Regional Wastewater										
042122	Future Webb Drive	-	-	-	(8,082.62)	(8,082.62)	8,154.82	-		
042159	Thordade Road 04-68	(1,220.97)	-	-	-	(1,220.97)	-	-		
082915	Clarkson Wastewater Tr	420.04	-	-	-	420.04	671.05	-		
092125	Garden Brooke Trail	-	-	-	-	-	1,554,789.88	-		
092500	Wastewater Program Planning	6,754.44	6,754.46	-	-	13,508.90	4,694.07	4,694.08	R0242	
102220	Harold/McLaughlin TS	10,091.22	-	-	-	10,091.22	7,514.30	-		
112101	Dixie Road	16,682.98	-	-	(80,141.07)	(63,458.09)	4,289,126.59	-		
112102	Future Stree-Bram West	5,031.05	-	-	-	5,031.05	2,229,268.94	-		
112104	Rivermont Road - Levi	-	-	-	-	-	3,567,875.74	-		
112210	Etobicoke Creek Trunk Sewer Tw	75.73	-	-	-	75.73	32,576.85	-		
112901	Odour Control Facilities	-	-	-	-	-	25,879.16	-		
132107	Speirs Giffen Ave	494,673.03	-	-	-	494,673.03	1,849,646.97	-		
132114	Easement Towards Hwy 410	-	-	-	-	-	189,379.41	-		
132115	Inspire Boulevard and Russell	432,703.29	-	-	-	432,703.29	819,782.86	-		
142165	Ecopark Close	-	-	-	-	-	574,379.09	-		
142301	Implementation Program for Inf	239,049.60	239,049.61	-	-	478,099.21	1,214,151.10	1,214,151.17	R0242	
152151	Easement Along Countryside W	-	-	-	-	-	2,239,221.00	-		
152153	375mm Sanitary Sewer - Kennedy	6,069,022.87	-	-	-	6,069,022.87	10,393,228.66	-		
162122	375mm Sanitary Sewer - Elm Dri	194,050.27	50.24	-	(8,325.00)	185,775.51	703,318.73	182.05	R0242	
162151	Inspire Boulevard	60,082.48	2,072.13	-	-	62,154.61	1,351,711.82	46,618.07	R0242	
162181	450mm Sanitary Sewer - Mayfiel	-	-	-	-	-	1,461,738.00	-		
162182	450mm Sanitary Sewer - McLaugh	-	-	-	-	-	2,014,600.00	-		
162183	375mm Sanitary Sewer - McLaugh	-	-	-	-	-	1,695,600.00	-		
162512	Inflow & Infiltr Remed	47.41	47.40	-	-	94.81	4,780.09	4,780.10	R0242	
172003	Growth-Related Projec	-	-	-	-	-	27,533.76	-		
172186	525-mm Sanitary Sewer - McLau	-	-	-	-	-	2,245,707.00	-		
172192	450-mm Sanitary Sewer	438,392.30	438,392.28	-	(109,082.34)	767,702.24	535,894.86	535,894.91	R0242	
172280	Albion-Vaughan Road Sanitary T	85,554.00	-	-	-	85,554.00	379,458.14	-		
182150	West of Bramalea Road	244,961.57	-	-	-	244,961.57	2,014,163.43	-		
182182	East-West Spine Rd (MW)	1,431,000.00	-	-	-	1,431,000.00	-	-		
182183	East-West Spine Rd	2,011,222.05	-	-	-	2,011,222.05	685,777.95	-		
182184	East-West Spine Rd	1,332.00	-	-	-	1,332.00	475,448.40	-		
182301	Implementation of Inflow and I	2,187.65	2,187.62	-	-	4,375.27	611,163.30	611,163.37	R0242	
192110	Rathburn Road	-	-	-	-	-	1,738,992.90	-		
192158	450-mm Sanitary Sewer - Easeme	237,150.87	-	-	-	237,150.87	3,257,675.02	-		
192512	Inflow and Infiltration Remedi	62,571.41	62,571.47	-	-	125,142.88	24,733.46	24,733.50	R0242	
202101	375-mm/525-mm Sanitary Sewer -	1,271,112.64	-	-	-	1,271,112.64	141,662.36	-		
202102	525-mm Sanitary Sewer - Port S	427,334.20	-	-	-	427,334.20	47,477.80	-		
202118	450-mm Sanitary Sewer - Rathbu	2,912.78	-	-	-	2,912.78	419,823.22	-		
202119	525/600-mm Sanitary Sewer - Ra	1,594.60	-	-	-	1,594.60	2,458,532.40	-		
202122	375-mm Sanitary Sewer - Future	66,577.16	-	-	-	66,577.16	166,798.84	-		
202301	Implementation of Inflow and I	6,261.96	6,261.94	-	-	12,523.90	1,280,001.39	1,280,001.41	R0242	
202512	Inflow and Infiltration Remedi	21,017.68	21,017.67	-	-	42,035.35	20,912.28	20,912.29	R0242	
212100	Flow Monitoring Program	60,945.72	-	-	-	60,945.72	-	-		
212103	375-mm/450-mm Sanitary Sewer -	703.50	-	-	-	703.50	441,549.50	-		
212120	525-mm Sanitary Sewer - Aviati	22,581.78	7,527.25	-	-	30,109.03	8,977,418.22	2,992,472.75	R0242	
212504	Wastewater Master Servicing PI	26,550.88	-	-	-	26,550.88	74,584.99	-		

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		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
212512	Inflow and Infiltration Remedi	273,215.09	273,215.06	-	-	546,430.15	694,507.36	694,507.40	R0242	
212530	Development-Related Wastewater	84,520.21	-	-	-	84,520.21	483,619.80	-		
222100	Inflow and Infiltration Preven	143,186.20	-	-	-	143,186.20	6,813.80	-		
222101	375-mm Sanitary Sewer - Ninth	633.15	-	-	-	633.15	1,925,193.85	-		
222102	375-mm Sanitary Sewer - Future	492.45	-	-	-	492.45	834,077.55	-		
222133	525-mm Sanitary Sewer - Future	-	-	-	-	-	2,855,952.00	-		
222156	525-mm Sanitary Sewer - Future	-	-	-	-	-	4,164,930.00	-		
222301	Implementation of Inflow and I	-	-	-	-	-	500,000.00	500,000.00	R0242	
222504	Wastewater Master Servicing PI	21,495.73	-	-	-	21,495.73	728,504.27	-		
222512	Inflow and Infiltration Remedi	525,066.08	525,066.05	-	-	1,050,132.13	974,933.92	974,933.95	R0242	
222530	Development-Related Wastewater	493,384.72	-	-	-	493,384.72	506,615.28	-		
222581	Bolton Residential Expansion	141,188.14	-	-	-	141,188.14	608,811.86	-		
	SUBTOTAL R3525	15,632,609.96	1,584,213.18	-	(205,631.03)	17,011,192.11	76,541,358.04	8,905,045.05		
R3526										
D.C. Social Housing										
165038	360 City Centre - HMP	1,599,439.00	(1,598,459.00)	-	-	980.00	661,394.35	1,598,459.00	R1160	
175033	East Avenue - HMP	0.90	12,968,322.10	3,461,562.50	-	16,429,885.50	18,465,717.10	14,469,758.27	R1288, R1160	85593
195036	Brightwater - HMP	3,677,350.27	(8,090,725.95)	-	-	(4,413,375.68)	11,064,335.54	16,955,498.00	R1160	
195037	Chelsea Gardens - HMP	103,288.38	173,148.64	8,659.00	-	285,096.02	18,594,344.35	31,170,841.14	R1160	86805
215030	Housing Master Plan envelope	(8,521.22)	(18,499.98)	123,677.00	25,665.18	122,320.98	40,423,909.50	49,827,025.50	R1160	86805
	SUBTOTAL R3526	5,371,557.33	3,433,785.81	3,593,898.50	25,665.18	12,424,906.82	89,209,700.84	114,021,581.91		
R3530										
D.C. Regional Water										
031040	Study Alton & Caledon 03-1012	-	-	-	-	-	6,279.58	-		
031190	Via Romano W -	(313,435.36)	-	-	-	(313,435.36)	-	-		
051113	1200 Fdmain Missga	10,962.67	-	-	-	10,962.67	140,884.17	-		
071506	Zone 6 Water Supply - Class EA	262.50	-	-	-	262.50	149.72	-		
081156	Castle Oaks Crescent	-	-	-	-	-	1,221,118.00	-		
081507	Cheltenham Village - New Well	20,732.94	-	-	-	20,732.94	112,432.04	-		
091115	400mm Feedermain - ()	119,868.17	1,745.92	-	-	121,614.09	5,297,611.05	77,161.57	R0241	
091121	400mm Feedermain - Major Willi	535,823.69	-	-	-	535,823.69	92,755.75	-		
091140	400mm Feedermain - The Gore Ro	-	-	-	-	-	1,596,969.79	-		
091145	400mm Feedermain - Chinguacous	-	-	-	-	-	396,576.66	-		
101121	Mississauga City Centre Feeder	185,149.96	-	-	(2,231.79)	182,918.17	4,845,850.37	-		
101205	Hanlan Transmission Watermain	(620.74)	-	-	-	(620.74)	-	-		
111122	600mm Feedermain - Egli	-	-	-	-	-	490,993.71	-		
111135	Rivermont Road -600mm	-	-	-	-	-	3,401,379.30	-		
111136	Rivermont Road	3,721.53	-	-	-	3,721.53	2,781,609.93	-		
111157	Inspire Boulevard	-	-	-	-	-	373,412.09	-		
121181	400mm Feedermain - Heart Lake	-	-	-	-	-	760,191.13	-		
121182	Speirs Giffin Ave	986,031.91	-	-	-	986,031.91	1,055,168.09	-		
121183	400mm Feedermain - Dixie Road	1,904.75	-	-	(23,538.64)	(21,633.89)	177,281.30	-		
121186	600mm Feedrmn -Mayfield	18,712.29	-	-	-	18,712.29	97,493.17	-		
131125	1500mm Feedermain - Burnhamtho	7,882,355.19	-	-	(1,687,853.54)	6,194,501.65	29,932,063.01	-		
131191	400mm Feeder - Airport Rd	-	-	-	-	-	1,815,581.56	-		
131392	400mm/300mm Watermain - Heart	3,712.98	12,704.66	-	(29,212.76)	(12,795.12)	2,025,133.51	6,929,396.11	R0241	

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141122	600mm Feedermain - Brit	960,001.86	-	-	-	960,001.86	64.12	-		
141164	400mm Fdrmn - McVean Dr	1,354,840.18	41,491.42	1,446.40	(267,341.27)	1,130,436.73	259,397.33	7,943.94	R0241	86736
141165	600mm Feedermain - Mayfield Ro	2,180,018.14	-	-	(808,976.62)	1,371,041.52	3,411,486.60	-		
141192	400mm Feedermain - The Grange	-	-	-	-	-	1,926,391.38	31,756.75	R0241	
151138	600mm Feedermain - Heritage Ro	240,545.27	932.67	-	-	241,477.94	7,675,555.19	29,760.71	R0241	
161118	400mm Feedermain - Webb Drive	68,067.11	57.70	-	(8,324.97)	59,799.84	4,748,856.87	1,937.37	R0241	
161126	400mm Feedermain - Hurontario	-	-	-	-	-	3,935,988.24	-		
161128	750mm Feedermain - Hurontar	1,618.13	2,324.53	-	-	3,942.66	-	-	R0241	
161166	750mm Feedermain - Goreway Dri	488,978.28	-	-	-	488,978.28	23,253,974.69	-		
161167	400mm Fdrmn - Gore Rd	389,523.68	-	-	(75,066.23)	314,457.45	78,136.05	-		
161177	600mm Feedermain - Mayfield Ro	6,997,387.71	34,216.80	-	(1,119,537.67)	5,912,066.84	1,925,800.57	9,417.07	R0241	
161189	400mm Feedermain - McL	-	-	-	-	-	3,090,900.00	-		
171185	600-mm Water Main - Ching	2,735,750.30	-	-	-	2,735,750.30	-	-		
171188	600-mm Water Main - Hurontario	50,989.63	-	-	(83,067.24)	(32,077.61)	2,241,788.25	-		
171192	600-mm Water Main - Coleraine	191,063.63	-	-	-	191,063.63	3,052,107.65	-		
181155	600-mm Water Main-Kenned	-	-	-	-	-	436.56	-		
181158	Inspire Boulevard	1,012,565.04	-	-	-	1,012,565.04	555,794.96	-		
181159	Inspire Boulevard	-	-	-	-	-	1,868,220.00	-		
181169	600-mm Water Main - Queen Stre	144,667.67	-	-	-	144,667.67	13,670,689.70	-		
181184	600-mm Water Main - Hurontario	-	-	-	-	-	5,829,523.51	-		
181186	East-West Spine Road	-	-	-	-	-	2,520,000.00	-		
181187	East-West Spine Road (MW2)	1,417,330.62	-	-	-	1,417,330.62	-	-		
191115	Square One Dr Ext 400mm Wtrmn	6,446.25	-	-	-	6,446.25	1,441,875.97	-		
191120	600-mm Watermain - Lakeshore R	351,412.32	-	-	-	351,412.32	999,601.49	-		
191156	750-mm Watermain - Main Street	13,943.64	-	-	-	13,943.64	4,442,914.72	-		
191172	600-mm Watermain - Clarkway Dr	42,317.98	-	-	-	42,317.98	771,503.32	-		
191189	400-mm Watermain - Old School	3,918.38	-	-	-	3,918.38	2,332,786.73	-		
191190	400-mm Watermain - Dixie Road	3,918.38	-	-	-	3,918.38	4,249,038.12	-		
191506	Groundwater Well Exploration S	201,744.71	-	-	-	201,744.71	19,074.21	-		
191581	Caledon East - New Groundwater	109,952.96	-	-	-	109,952.96	449,797.80	-		
201119	400-mm Water Main - Square One	-	-	-	-	-	706,343.20	-		
201129	400-mm Water Main - Eglinton A	795.07	-	-	(23,500.63)	(22,705.56)	1,004,334.48	-		
201157	400-mm Water Main - Future Cla	-	-	-	-	-	892,605.20	-		
201175	400-mm Water Main - Future Str	5,391.53	-	-	-	5,391.53	222,492.97	-		
201176	400-mm Water Main - Coleraine	205,914.23	-	-	-	205,914.23	4,093,761.30	-		
201177	400-mm Water Main - Coleraine	43,867.06	-	-	-	43,867.06	3,125,858.76	-		
201582	Inglewood Village - New Ground	200,724.58	-	-	-	200,724.58	1,282,949.40	-		
201583	Palgrave - New Groundwater Wel	269,866.29	-	-	-	269,866.29	9,210.28	-		
211114	400-mm Water Main - Ninth Line	92,331.76	-	-	-	92,331.76	242,058.44	-		
211504	Water Master Servicing Plan Up	75,965.90	-	-	-	75,965.90	25,169.97	-		
211530	Development-Related Water Infr	21,413.01	-	-	-	21,413.01	571,667.21	-		
221112	400-mm Water Main - Derry Road	1,594.60	-	-	-	1,594.60	505,025.40	-		
221113	400-mm Water Main - Ninth Line	1,594.60	-	-	-	1,594.60	441,169.40	-		
221125	600-mm Water Main - Rangeview	3,189.20	-	-	-	3,189.20	2,702,416.80	-		
221126	400-mm Water Main - Lakefront	1,594.60	-	-	-	1,594.60	82,061.40	-		
221140	400-mm Water Main - Future Lag	1,594.60	-	-	-	1,594.60	827,155.40	-		
221161	750-mm Water Main - Goreway Dr	98,844.09	-	-	-	98,844.09	3,165,721.91	-		
221306	Water Distribution System Pres	-	-	-	-	-	100,000.00	400,000.00	R0241	
221504	Master Plan for the Lake-Based	126,495.73	-	-	-	126,495.73	623,504.27	-		

Appendix I
Statement of Development Charges Reserve Funds - Fiscal Year 2022

Regional Municipality of Peel
Section B Details of Project Funding

Project Number	Project Description	2022 CAPITAL PROJECTS - REVENUE & EXPENDITURES					CAPITAL PROJECT ENCUMBRANCES		FUNDING ACCOUNTS INFORMATION	
		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
221506	Master Plan for the Groundwater	57,096.01	14,274.00	-	-	71,370.01	742,903.99	185,726.00	R0241	
221530	Development-Related Water Infr	418,350.38	-	-	-	418,350.38	581,649.62	-		
221832	Palgrave - New Groundwater Wel	-	-	-	-	-	125,000.00	125,000.00	R0241	
	SUBTOTAL R3530	30,048,807.59	107,747.70	1,446.40	(4,128,651.36)	26,029,350.33	173,445,697.36	7,798,099.52		
R3531										
D.C. Shelters										
190150	Brampton Youth Shelter- HMP	15,642.36	75,564.52	-	-	91,206.88	2,532,336.66	12,233,126.04	R1905	
	SUBTOTAL R3531	15,642.36	75,564.52	-	-	91,206.88	2,532,336.66	12,233,126.04		
R3540										
D.C. PRP Police										
128301	11 Division Building Expansion	-	-	-	-	-	1,144.75	964.80	R2221	
198110	Veh for New Pol Staff CLOSUEUT	-	-	-	-	-	44,000.82	30,751.97	R1700	
208110	Vehicles for New Police Staff	-	-	-	-	-	65,611.73	59,544.89	R1700	
208601	Communication Equip for Ne	41,725.57	25,509.95	-	-	67,235.52	-	-	R2220	
218110	Vehicles for New Police Staff	103,202.91	34,631.85	-	-	137,834.76	19,423.72	6,518.02	R1700	
218322	Divisional and Operational Fac	273,765.39	1,073,612.22	-	-	1,347,377.61	2,716,862.50	10,901,395.49	R2221	
218601	Communication Equip	27,859.90	-	-	-	27,859.90	5,123.78	-		
228110	Vehicles for New Police Staff	-	-	-	-	-	271,000.00	-		
228324	New Divisional Facility	152,453.71	-	-	-	152,453.71	19,847,546.29	-		
228420	Equipment for New Police	223,636.81	-	-	-	223,636.81	4,363.19	-		
228421	New Staff Weapons & Amm	128,910.84	-	-	-	128,910.84	-	-		
228601	Communication Equipment for Ne	184,172.75	-	-	-	184,172.75	37,827.25	-		
	SUBTOTAL R3540	1,135,727.88	1,133,754.02	-	-	2,269,481.90	23,012,904.03	10,999,175.17		
R3560										
D.C. Long Term Care										
175402	Peel Manor Site Redevelopment	230,005.50	15,904,178.41	18,000.00	(10,825,360.11)	5,326,823.80	496,383.56	34,519,644.22	R0230, R1901	86299
	SUBTOTAL R3560	230,005.50	15,904,178.41	18,000.00	(10,825,360.11)	5,326,823.80	496,383.56	34,519,644.22		
R3565										
D.C. Transhelp										
220250	Contracted TransHelp Veh	344,268.00	-	-	-	344,268.00	-	-		
	SUBTOTAL R3565	344,268.00	-	-	-	344,268.00	-	-		
R3570										
D.C. Ambulance										
087812	Stn#R5 Rising Hill ()	1,102.89	38,897.11	-	(0.08)	39,999.92	-	-	R0235	
097815	Stn#R6 Fernforest & Bovaird	26,418.86	487,546.15	-	164.50	514,129.51	-	-	R0235	
097821	Stn#S15 Peel Memorial	(4.47)	(161.27)	-	(54,005.40)	(54,171.14)	1,461.26	52,734.33	R0235	
117828	Stn#R3 Erin Mills & Thomas	13,407.07	465,758.47	-	(11,741.19)	467,424.35	3,458.23	120,138.09	R0235	
127834	Stn#S13 7120 Hurontario Rd.	705.89	114,177.47	-	(46,486.65)	68,396.71	1,088.47	176,060.62	R0235	
137835	Stn#S1 Lakeshore and East Ave	(304.45)	(1,483.39)	-	10,412.37	8,624.53	57,936.29	282,279.02	R0235	
147836	Stn#3 Lorne Park	165.66	48,548.04	-	-	48,713.70	357.76	104,843.17	R0235	

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		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
147837	Stn#S9 Falbourne	897.06	37,730.87	-	94.45	38,722.38	-	-	R0235	
157838	Stn#S04 Herridge Station	3.34	60,165.09	-	-	60,168.43	0.91	16,596.01	R0235	
177803	Ambulance Fleet & Sup	360.69	13,352.40	-	258.71	13,971.80	-	-	R1617	
197801	Defibrillator & MedEq	-	-	-	-	-	0.52	16.86	R2322	
197809	Ambulance Facilities - Growth	57,045.19	94,549.80	-	(9,714.20)	141,880.79	198,285.44	328,649.03	R0235	
207801	Defibrillators and Medical Equ	4,073.06	393,107.13	-	-	397,180.19	891.23	86,016.33	R2322	
207803	Ambulance Fleet and Support Ve	33,090.48	931,114.38	-	7,647.34	971,852.20	-	-	R1617	
207809	Ambulance Facilities - Growth	328,754.42	3,546,506.52	-	(354,244.38)	3,521,016.56	193,582.31	2,088,309.32	R0235	
217809	Ambulance Facilities - Growth	295,019.83	11,210,753.70	-	-	11,505,773.53	202,479.71	7,694,229.19	R0235	
227809	Ambulance Facilities - Growth	-	-	-	-	-	6,053,877.00	13,946,123.00	R0235, R0230	
	SUBTOTAL R3570	760,735.52	17,440,562.47	-	(457,614.53)	17,743,683.46	6,713,419.13	24,895,994.97		
R3575										
D.C. O.P.P.										
215625	Caledon OPP Seniors Centre Exp	251,719.22	410,671.97	-	-	662,391.19	288,266.68	470,300.13	R0002	
215627	Minor Ancillary Building	880,930.31	92,360.86	-	-	973,291.17	161,823.87	128,084.14	R0002	
	SUBTOTAL R3575	1,132,649.53	503,032.83	-	-	1,635,682.36	450,090.55	598,384.27		
R3580										
D.C. Planning & Growth Study										
134285	Transit Sup	84,847.12	-	-	-	84,847.12	41,117.24	-		
157707	Official Plan Review	1,055.11	1,055.11	-	-	2,110.22	18,025.10	18,025.22	R0252	
167131	Development Charge Update	11,740.22	1,275.09	-	-	13,015.31	-	-	R1060	
187707	Official Plan Review	283,070.79	85,961.47	-	-	369,032.26	393,847.29	119,601.52	R0252	
187708	Regional Official Plan Ammendm	(46,301.87)	(46,301.86)	-	-	(92,603.73)	-	-	R0252	
187709	Long Range Studies	7,580.91	7,580.97	-	-	15,161.88	-	-	R0252	
197730	Watershed Planning to Satisfy	53,850.21	9,130.94	-	-	62,981.15	432,080.23	73,264.18	R0252	
207131	Development Charge Update	89,244.59	7,733.64	-	-	96,978.23	365,112.95	31,639.42	R1060	
207708	Regional Official Plan Ammendm	23,432.62	5,858.14	-	-	29,290.76	1,439,186.25	359,796.59	R0252	
207709	Long Range Studies	1,101.07	1,101.06	50,000.00	-	52,202.13	179,158.46	179,158.48	R0252	86299
217250	Growth Management Program Supp	285,397.80	-	-	-	285,397.80	472,483.71	-		
217631	Growth Related Fiscal Impact A	77,285.33	-	-	-	77,285.33	22,714.67	-		
217709	Long Range Studies-Growth	-	-	-	-	-	283,506.38	70,876.60	R0252	
227631	Growth Related Fiscal Impact A	-	-	-	-	-	100,000.00	-		
	SUBTOTAL R3580	872,303.90	73,394.56	50,000.00	-	995,698.46	3,747,232.28	852,362.01		
R3615										
D.C Sth Peel Wastewater-OBL										
072225	West Trunk Sewer	528.31	-	-	-	528.31	4,353.03	-		
072250	Mississauga Rd Trunk Sewe	68.30	-	-	-	68.30	213,112.22	-		
082205	West Trunk Sewer Twinning	38,238.53	-	-	-	38,238.53	2,119,720.80	-		
102925	Lakeview Wastewater Treatment	4,044.48	-	-	-	4,044.48	44,052.78	-		
162291	East-to-West Diversion Sanitar	4,112,028.59	-	-	-	4,112,028.59	33,098,368.52	-		
162928	G.E. Booth WPCP - Rehabilitati	80,935.66	20,233.92	-	-	101,169.58	250,329.93	62,582.47	R0242	
172280	Albion-Vaughan Road Sanitary T	256,831.28	-	-	-	256,831.28	1,140,594.69	-		
172926	G.E. Booth WPCP - Replacement	1,938,715.56	-	-	-	1,938,715.56	4,765,930.72	-		
182286	Bolton Force Main Twinning	48,122.08	-	-	-	48,122.08	90,635.59	-		

Appendix I
Statement of Development Charges Reserve Funds - Fiscal Year 2022

Regional Municipality of Peel
Section B Details of Project Funding

Project Number	Project Description	2022 CAPITAL PROJECTS - REVENUE & EXPENDITURES					CAPITAL PROJECT ENCUMBRANCES		FUNDING ACCOUNTS INFORMATION	
		DC Funding	NonDC Funding	Government & Other Funding	Unfinanced Balance	2022 Gross Expenditures	DC	NonDC	NonDC Reserves	Government & Other Funded Accounts
202240	Centre View Sanitary Trunk Sew	2,256,379.09	-	-	-	2,256,379.09	872,288.18	-		
202951	Clarkson WRRF Biosolids Expan	680,614.02	-	-	-	680,614.02	2,783,875.14	-		
222254	Cawthra Road Sanitary Trunk Se	3,004.01	-	-	-	3,004.01	404,959.99	-		
222255	Queensway East Sanitary Trunk	9,447.89	-	-	-	9,447.89	1,748,381.11	-		
222256	Cawthra Road Sanitary Trunk Se	1,861.64	-	-	-	1,861.64	389,618.36	-		
222944	G.E.B Expan. New Outfall	328.39	-	-	-	328.39	374,671.61	-		
222950	Clarkson WRRF - Expansion	9,402.11	-	-	-	9,402.11	2,990,597.89	-		
	SUBTOTAL R3615	9,440,549.94	20,233.92	-	-	9,460,783.86	51,291,490.56	62,582.47		
R3620										
D.C Sth Peel Water -OBL										
061205	Herridge Trans Main 05-1496	1,483.59	-	-	-	1,483.59	930.05	-		
101205	Hanlan Transmission Watermain	22,993.66	-	-	-	22,993.66	1,452,003.68	-		
101215	Alloa Transm Main	-	-	-	-	-	2,518.18	-		
151940	Silverthorn Reservoir and Pump	3,053,367.21	-	-	-	3,053,367.21	5,387,472.59	-		
221982	Property Acquisition	138,728.18	-	-	-	138,728.18	27,428,558.82	-		
	SUBTOTAL R3620	3,216,572.64	-	-	-	3,216,572.64	34,271,483.32	-		
R3625										
D.C Regional Wastewater-OBL										
152151	Easement Along Countryside W	-	-	-	-	-	395,157.00	-		
	SUBTOTAL R3625	-	-	-	-	-	395,157.00	-		
R3640										
D.C. PRP Police - OBL										
128301	11 Division Building Expansion	-	-	-	-	-	123.46	-		
	SUBTOTAL R3640	-	-	-	-	-	123.46	-		

Legend for Funding Account Information

Non DC Reserves	Description
R0002	OPP Capital Infrastructure Reserve
R0025	Canada Community - Building Fund
R0210	Capital Finance Stabilization - Roads
R0230	Capital Finance Stabilization - General Government
R0235	Capital Finance Stabilization - Ambulance
R0241	Capital Finance Stabilization - Water
R0242	Capital Finance Stabilization - Wastewater
R0252	Capital Finance Stabilization - Planning
R0272	Capital Finance Stabilization - York Peel Wastewater
R1060	NDCG - Int. Services - General
R1288	Capital Finance Stabilization - Energy Conserv.
R1160	Capital Construction Reserve - Housing New Development
R1617	Ambulance Vehicle
R1700	Peel Region Police - PRP Vehicles
R1901	Long Term Care - Buildings
R1905	Social Services - Family Shelter
R2220	Peel Region Police - Communication Equipment
R2221	Peel Region Police - Facilities Reserves
R2322	Ambulance Equipment
Government & Other Funded Accounts	Description
80694	Sth Peel Water R3520 Contributions
85593	OPHI Funding
86280	Developer Contributions/Recoveries
86299	Revenue from outside sources
86411	Revenue from Wellington Boundary
86412	Revenue from Halton Region
86414	Revenue from York Region
86434	Revenue from Other Municipality
86736	Unapp Cap Recoveries Miscellaneous Revenue
86805	Miscellaneous Revenue

SECTION C

SECTION 14 CREDIT HOLDERS

Regional Municipality of Peel
Section C - Section 14 Credit Holders
As at December 31, 2022

Current Credit Holder	2021 Balance	2022 Balance
1029629 Ontario Inc.	103,306.30	103,306.30
1181482 Ontario Ltd.	107,890.11	107,890.11
1215918 Ontario Limited/ Karshel Holdings Inc.	34,515.26	34,515.26
1234778 Ontario Inc. and 835702 Ontario Inc.	66,629.19	66,629.19
1236236 Ontario Inc.	33,457.00	33,457.00
1238010 Ontario Inc.	91,467.00	91,467.00
1280980 Ontario Inc.	107,471.26	107,471.26
744817 Ontario Ltd.	53,932.00	53,932.00
768726 Ontario Inc.	22,379.06	22,379.06
778334 Ontario Inc.	49,838.94	49,838.94
982098 Ontario Limited	12,355.64	12,355.64
Annovator Investments Inc.	265,084.00	265,084.00
Atir Investments Limited	565,141.68	565,141.68
Austin Steel Group Inc.	1,809.63	1,809.63
Bayview Hospitality	56,928.00	56,928.00
Bohler-Uddeholm Thermo Tech Inc.	438,617.00	438,617.00
Boldco Group Inc.	218,714.00	218,714.00
C.M. Capital Leasing	102,591.00	102,591.00
Canada Life Assurance Company	135,343.82	135,343.82
Courtney Square Ltd.	219,410.96	219,410.96
Dariusz Krowiak	4,665.33	4,665.33
Davpart Inc.	15,342.12	15,342.12
Eric George Robbins	6,679.00	6,679.00
F&A Alfonso Developments Ltd.	79,878.25	79,878.25
Giffels Enterprises Inc.	149,251.00	149,251.00
Griffcan Properties Limited	1,150.00	1,150.00
Impulse Technologies Ltd.	10,048.11	10,048.11
JMAR Developments Limited	37,612.88	37,612.88
Marcel Czarnik	13,806.45	13,806.45
Menkes Industrial Parks Ltd.	172,106.00	172,106.00
Metropolitan Industrial & Commercial Masonry Contractors Association Inc.	42,607.00	42,607.00
Mid-Airport Developments Ltd.	117,166.38	117,166.38
Muzzo Brothers Group Inc.	33,388.58	33,388.58
OMERS Realty Management Corporation	51,318.00	51,318.00
Royal Canadian Steel Inc.	15,105.54	15,105.54
Slough Estates Canada	220,094.77	220,094.77
Stellarbridge Management Inc.	16,298.03	16,298.03
Vensil Construction Limited	6,679.00	6,679.00
Total:	3,680,078.28	3,680,078.28

SECTION D
GLOSSARY OF TERMS

Regional Municipality of Peel
Section D - Glossary of Terms

Terminology	Related Services for Growth Definition
Ambulance Reserve Funds R3570	Ambulance services capital infrastructure including vehicles, equipment, and facilities.
GO Transit Reserve Funds R3510	Peel's share of GO Transit costs related to rolling stock, facilities, grade separations, and rail corridors.
Health Reserve Funds R3550	Health services such as new clinics.
Long-Term Care Reserve Funds R3560	Seniors services such as new long term care facilities.
Planning and Growth Studies R3580, R3680	Planning studies related to growth.
Police Reserve Funds R3540, R3575, R3640	Peel Regional Police Services in Brampton and Mississauga including facilities, vehicles, field communication equipment and Caledon OPP facilities.
Regional Roads Reserve Funds R3505, R3506, R3605	Road services including studies, design, construction, widening, signals, and landscaping.
Public Works Reserve Fund R3565	Public Works class of service comprised of certain services related to highway-transportation, water and wastewater services. Capital infrastructure includes vehicles, equipment and facilities. This reserve was formerly named R3565 - Transhelp.
Wastewater Reserve Funds R3515, R3525, R3615, R3625	Wastewater services including studies, design, and construction of treatment facilities, trunk and sanitary sewers for both South Peel and Regional systems.
Water Reserve Funds R3520, R3530, R3620, R3630	Water services including studies, design, construction of treatment facilities, reservoirs, feeder mains, and pumps for both South Peel and Regional systems.
Children Services Reserve Funds R3516	Children Services capital infrastructure includes new buildings in order to expand the inventory of childcare spaces.
Shelters Reserve Fund R3531	Shelters capital infrastructure includes new buildings in order to address the immediate need for future residents within Peel.
Social Housing Reserve Fund R3526	Social Housing capital infrastructure includes new buildings in order to maintain the quality of life for future residents within Peel.
Waste Diversion Reserve Fund R3532	Waste diversion services capital infrastructure including vehicles, equipment and facilities.
Housing Services Reserve Funds R3533	Housing services capital infrastructure including new social housing and shelter buildings to address the immediate need for future residents within Peel. This new reserve combines reserves R3526 and R3531, for Social Housing and Shelters respectively.

For Information

REPORT TITLE: **2022 Treasury Report**

FROM: Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

OBJECTIVE

To provide the annual results of Treasury activities in accordance with Peel Region's Investment Goals and Policies (F20-05) and Debt Management Policy (F20-06); and, to provide the annual results of energy commodity hedging performance in accordance with the Energy Commodity Procurement Policy (F35-44). This report also fulfills certain legal reporting requirements under the *Municipal Act, 2001*.

REPORT HIGHLIGHTS

- For the year ended December 31, 2022, total investment income was \$79 million for Peel and Peel Housing Corporation (PHC).
- Approximately 95 per cent of earnings were allocated to Peel reserves, 1 per cent to operations and 4 per cent to Peel Housing Corporation.
- All investment and debt activity were in accordance with Peel Region's policies and statutory requirements.
- All commodity price hedging agreements during 2022 were in accordance with the *Municipal Act, 2001*, and associated Ontario Regulation 653/05.

DISCUSSION

1. Background

In accordance with the *Municipal Act, 2001*, and associated Ontario Regulation 438/97, and the Peel Region's ("Peel") Investment Goals and Policies, the Treasurer is required to report annually on Peel's investment portfolio, including the performance of the portfolio and its consistency with the Investment Goals and Policies set out by Peel.

Further, under the *Municipal Act, 2001*, and associated Ontario Regulation 653/05, and Peel's Energy Commodity Procurement Policy, the Treasurer is required to report annually on Peel's commodity hedging performance.

2. Compliance

All transactions executed during 2022 were in compliance with the *Municipal Act, 2001*, applicable regulations, Peel's Investment Goals and Policies and Peel's Debt Management Policy. The fixed price hedge volumes for energy that were purchased for 2022 were

2022 Treasury Report

consistent with Peel's Energy Commodity Procurement Policy and goals to address risks on commodity price volatility and were in alignment with Peel's risk tolerance. Appendix I contains the Treasurer's Statement of Compliance. Peel's Investment Goals and Policies (F20-05) and Debt Management Policy (F20-06) were reviewed, and no changes are being recommended at this time.

3. Market Summary

In 2022, inflation continued to accelerate to multi-decade highs (going back to the 1980s), with Canadian CPI reaching 6.8 per cent year over year. To combat inflation running significantly above the Bank of Canada's (BoC) 2 per cent target, the BoC, in one of the fastest hiking cycles on record, raised interest rates by 4.00 per cent, leaving the policy rate at 4.25 per cent at the end of 2022.

Government of Canada interest rates also moved higher in 2022, with increases ranging from approximately 1.5 per cent to 4 per cent, depending on the term. Despite the efforts of the BoC, inflation expectations remain elevated. Current BoC forecasts have inflation declining to about 3.5 per cent in 2023 and to 2.3 per cent in 2024.

The global economy grew at 3.4 per cent in 2022, while the Canadian economy also grew at 3.4 per cent. Canadian GDP for 2023 and 2024 is expected to decelerate to 1.4 per cent and 1.3 per cent, respectively, per the BoC's most recent forecast. Job markets in Canada and the US remain very tight, with strong wage gains contributing to more persistent inflation. However, consumer confidence and spending expectations weakened towards the end of 2022 due to the earlier interest rate hikes.

The ongoing conflict in Russia and Ukraine and broader geopolitical tensions could continue to impact global growth and inflation outlooks, potentially posing downside risks in 2023. Oil prices had a significant run up in the first half of 2022; however, weaker global demand in the latter part of the year resulted in prices retreating to similar levels seen at the beginning of 2022. In late 2022, markets began pricing in the possibility of a heightened inflation environment, resulting in the possibility of interest rates remaining "higher for longer". There were also some fears of a coming recession at some point in 2023, weakening overall market sentiment.

Since the beginning of 2023, risk and market volatility have remained elevated, highlighted by stress in the US regional banking sector and risk of contagion in the broader financial sector. These events played a part in investors' move to reduce risk by holding higher quality investments such as government bonds.

4. Liquidity Management

As of December 31, 2022, the General Fund portfolio's amortized book value, including cash holdings was \$3,340 million (2021 – \$3,057 million). Cash and cash equivalent holdings as of December 31, 2022, for the General Fund totalled \$205 million (2021 – \$400 million). The Sinking Fund portfolio amortized book value, including cash was \$416 million (2021 – \$363 million). Additional details are provided in Appendix II.A.

2022 Treasury Report

As interest rates moved higher throughout 2022, earnings on cash holdings were optimized through securing attractive short-term deposit rates and more actively managing Peel's liquidity. The liquidity balances held throughout 2022, include both cash and short-term investment holdings less than one year, averaged 19 per cent. Holdings were split across High Interest Savings Accounts (HISA), Guaranteed Investment Certificates (GIC) and fixed income securities. Treasury continues to work with respective program areas to ensure an optimal level of liquidity is held to meet operating/capital requirements.

5. Debt

Under the *Municipal Act, 2001*, Peel has the authority to issue debentures for its own municipal purposes, and, as an upper-tier municipality, issues debentures on behalf of its local municipalities.

Treasury Services continued to engage in multiple investor relations activities, such as conferences, investor meetings and ongoing dialogue with Peel's syndicate members. These activities contributed to the successful placement of one debenture (on behalf of the City of Mississauga) in 2022 and the financial close of the Canada Infrastructure Bank (CIB) loan (on behalf of the City of Brampton).

A summary of 2022 activity is as follows:

- On February 25, 2022 (settlement for March 7, 2022), Peel issued a 1-10 year Serial Debenture for \$50.0 million on behalf Mississauga with an all-in financing rate of 2.56 per cent.
 - The deal consisted of 11 unique investors, including a large new investor, which was supported by strong investor relations activities conducted by staff and the debt syndicate in the lead up to the deal.
- On March 29, 2022, Peel, jointly with CIB and the City of Brampton, reached the financial close for a \$400 million loan facility to aid in the financing of Zero Emission Buses (ZEBs) for the City of Brampton.
 - The interest rate on the loan facility is one per cent, with a backstop provided by CIB should operational savings not materialize.
 - Deal structure ensures that Peel's role is solely as a conduit to flow funds between CIB and City of Brampton.
 - During 2022 there were no draws on the facility.

As of December 31, 2022, Peel's own source net debt totalled approximately \$1,270 million, including \$100 million in PHC related debt. During 2022, Peel's net debt outstanding decreased by approximately \$50 million, attributable to required contributions and interest earnings on sinking funds.

Treasury Staff continue to work with key stakeholders within and outside the organization to ensure reliable inputs into debt issuance forecasts and financial risk monitoring of key debt related metrics. Improved internal processes and strong support from stakeholders has assisted Treasury staff with the following: structuring a low cost and efficient debt issuance program to meet the financing requirements of Peel and local municipalities; engaging investors through investor relations activities; monitoring and identifying key financial metrics as it relates to Peel's financial sustainability and flexibility, which allows for improved decision making.

2022 Treasury Report

Appendix II.B contains additional details.

6. Investments

A. General Fund

The General Fund is comprised of cash and investments held for working capital, reserves and reserve funds, and other funds of Peel. The General Fund is actively managed to meet the following objectives: preservation of capital, adequate liquidity, and optimizing returns within the specified risk tolerance to support Peel's future spending needs.

During 2022, Peel generated earnings of \$79.0 million which includes PHC earnings of approximately \$3.2 million, reflected on Peel's consolidated financial statements. The General Fund generated earnings of \$75.8 million (2021 – \$59.6¹ million) on a weighted average portfolio value of \$3,274 million (2021 – \$2,963 million) and had a realized earnings rate of 2.32 per cent (2021 – 2.01 per cent). Higher earnings in 2022 were driven by higher interest rates, realized gain on sale of equities and increased assets under management. Of the total General Fund earnings, \$74.8 million was allocated to reserves and \$1.0 million was allocated to operations. As of December 31, 2022 the market value of the General Fund portfolio was \$3,054.8 million (2021 - \$3,102.5 million).

With interest rates rising at a pace not seen in multiple decades, fixed income and equity markets both experienced poor performance during 2022. With respect to fixed income securities, total returns are inversely related to moves in interest rates (i.e. higher interest rates equates to lower prices on fixed income securities). The rapid rise in interest rates of between 1.5 per cent and 4 per cent on Government of Canada bonds, resulted in one of the worst years for fixed income returns going back to at least the 1980s. Equities also suffered, as rising interest rates and fears of a recession in 2023 impacted valuations. For the one-year period, the aggregate Canadian fixed income index was down 11.7 per cent, and the TSX equity index down 5.8 per cent.

I. Summary of General Fund Performance:

	Realized (A)	Unrealized (B)	Peel's Total Return (A+B)	Benchmark Total Return* (C)	Value Add (A+B-C)
1-year	2.32%	-7.54%	-5.22%	-4.77%	-0.45%
5-year	2.80%	-1.68%	1.12%	1.01%	0.11%

*Total Benchmark Return is a blend of FTSE TMX Indices & TSX Composite – 91 Day T-bill (20%); FTSE 1-5 year Gov't (45%); FTSE 5-10 year Gov't (30%); S&P/TSX Composite (5%)

a) Total Returns vs. Benchmark

As noted earlier, the rapid increase in interest rates during 2022 resulted in fixed income returns being negative on a total return basis. Total return for the General Fund during 2022 was -5.22 per cent, underperforming the -4.77

¹ Differential between General Fund earnings and consolidated financials is attributed to EB surplus of \$11.6 million.

2022 Treasury Report

per cent total return on the benchmark. Over the past five-year period, the General Fund's total return of 1.12 per cent exceeded the 1.01 per cent total return of the benchmark by 0.11 per cent.

For the one-year period ending December 31, 2022:

- Cash and equivalents were the best performing asset classes on an absolute and relative basis, returning +2.99 per cent vs. +1.82 per cent on the benchmark, due to attractive rates on Peel's cash deposits. A slightly lower allocation to cash than the benchmark allocation was an offset to performance.
- Fixed income was relatively inline with the benchmark, returning -6.56 per cent vs. -6.47 per cent on the benchmark. Shorter maturity bank holdings contributed positively to relative performance, while slightly longer dated holdings in provincial and Government of Canada bonds were slight detractors. Finally, a slightly higher allocation to fixed income detracted from total performance.
- Equity returned -8.24 per cent vs. -5.84 per cent on the benchmark, with underperformance a result of the One Investment Equity fund lagging the TSX due to lower allocation to energy and materials stocks. The relative underperformance within the equity asset class explains approximately 0.30 per cent of the total funds' 0.45 per cent underperformance over the one-year horizon. Of note, the average allocation to equities was 4.6 per cent in 2022

Despite the negative total returns in 2022, the ability to invest/re-invest cash at higher interest rates during 2022 is expected to be positive for the portfolio's realized earnings over time given the higher rates on investments. Given the strong liquidity management, long-term investment horizon of the General Fund, and risk oversight, there is no expectation that Peel would need to sell fixed income securities at a loss to support cash requirements (i.e. do not need to lock-in unrealized losses).

b) Realized Return versus Inflation

For the year ended December 31, 2022, the General Fund generated gross earnings for Peel of \$75.8 million, or 2.32 per cent realized earnings rate on weighted annual average portfolio holdings of \$3,274 million.

Realized returns lagged five-year Toronto Consumer Price Index (CPI) of 3.1 per cent by 0.3 per cent due to the spike in inflation during 2021 and 2022 (4.7 per cent and 6.0 per cent respectively). Over a longer horizon, realized returns have exceeded Toronto CPI.

Additional performance and portfolio characteristics are provided in Appendix II.C

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II. Environmental Social and Governance (ESG) Bond Holdings

Since 2020, Peel has invested over \$120 million in ESG related bonds. Specific initiatives supported by these bonds range from climate awareness/green energy to supporting improved outcomes (e.g. health equality in low income nations, supporting women owned businesses). Peel also invests in bonds issued by First Nations Financing Authority (FNFA), which seeks to provide access to funding for First Nations communities within Canada to support ESG initiatives within their communities.

III. Transactions in Own Securities

From time to time, Peel invests in its own securities no different than any other portfolio investments where Peel sees value relative to other similar securities. As of December 31, 2022, Peel owned \$42 million of its own bonds which comprised 1.1 per cent of the overall portfolio par value (2021 – 1.7 per cent). In addition, there was one transaction related to Peel's bonds in 2022. Appendix II.E. contains details of holdings and transactions throughout 2022.

B. Sinking Funds

Sinking funds are established upon issuance of sinking fund debentures, and managed separately, pursuant to the *Municipal Act, 2001*, with an amount contributed annually to the sinking funds which, with interest compounded annually, is estimated to be sufficient to retire the debentures at maturity.

During 2022, the eight sinking funds generated total gross earnings of \$3.9 million (2021 – \$12.8 million) with the total aggregate amortized book value of the sinking funds increasing to approximately \$416 million inclusive of annual provision payments (2021 – \$363 million). As of December 31, 2022 the market value of the sinking funds was \$362.4 million (2021 - \$383.8 million).

The investment returns outperformed the target² returns for four sinking funds while four sinking funds generated returns less than their respective targets during 2022. Sinking Fund EP and Sinking Fund DQ have life to date deficits of \$33,967 and \$3.2 million respectively at the end of 2022.

During 2022, Peel rotated out of approximately \$48 million of existing investments into securities offering yields approximately 1.0 per cent higher than existing holdings. The benefit of this strategy was presented to the Treasury Oversight Committee (TOC) and is expected to result in approximately \$20 million improvement in terminal asset values, which will result in eliminating one to two years of required provision payments at the end of life of the sinking funds. The sale of existing holdings resulted in a negative one-time accounting impact to 2022 investment income of approximately \$6.8 million.

As required by the *Municipal Act, 2001*, Peel will contribute any shortfalls during 2023. Further details for individual sinking funds are contained in Appendix II.D.

² Target returns or required returns are established at the time of borrowing and therefore required returns for some sinking funds were set above current market rates.

2022 Treasury Report

C. Portfolio Costs

Portfolio costs are measured using management expense ratios (MER). The MER represents the direct operational cost of the investment portfolio relative to the size of the assets under management.

Treasury Services internally manages the fixed income and cash holdings of the portfolio. In 2022 the MER for this portion of the portfolio was 0.03 per cent, which was below the five-year average of 0.04 per cent. By comparison, an equivalent fixed income and cash portfolio managed by ONE Investment would have an MER of 0.35 per cent. By managing this portion of the portfolio internally, Peel was able to save approximately 0.32 per cent, equivalent to fee savings of \$10.7 million in 2022. This represents excellent value for money relative to alternative options.

Peel continues to hold a position in the ONE Investment Canadian Equity Fund which has an MER of 0.5 per cent per year. The overall MER on Peel's entire portfolio (fixed income, cash and equity holdings) for 2022 was 0.05 per cent.

7. Energy Procurement Performance

A. Electricity

No electricity hedge volumes were procured for 2022 because projections showed that 2022 market conditions would be relatively stable and there was ample room created by the Global Adjustment rates which acted as a natural hedge against spot price fluctuations. Peel's exposure to the spot market was minimal and the increases in the spot market during the period were offset by decreases in Global Adjustment costs. This strategy allowed Peel to take advantage of the low spot market prices that averaged \$0.047/kWh in 2022, which was lower than the competitive forward market hedge price for 2022 which averaged \$0.0655/kWh. The net benefit to Peel of not hedging in 2022 based on a 10 per cent hedge volume was approximately \$802,000.

B. Natural Gas

Peel hedged 64.6 per cent of its approximately 16.84 million cubic meters (m³) of natural gas requirements for 2022, based on a "highly volatile" gas market condition and Peel's moderate risk appetite. A hedge volume of 9.76 million m³ was purchased from Peel's natural gas supplier at an average price of \$0.1495/ m³, and a hedge volume of 1.11 million m³ was purchased from the Housing Services Corporation (HSC) at various delivery points at an average price of \$0.1966/ m³ inclusive of transaction fees, or a total hedge cost of approximately \$1.68 million. Peel also purchased spot/index volumes of 5.97 million m³ at a total spot/index cost of approximately \$1.48 million inclusive of transaction fee costs. The total risk mitigated of the 64.6 per cent hedge from volatility in the natural gas spot/index market which averaged \$0.2481/ m³ for 2022 was approximately \$1,005,795.

Peel benefited from its energy procurement strategy in 2022 in an aggregate amount of approximately \$1.8 million. Further details on energy procurement performance are in Appendix II.F.

2022 Treasury Report

8. Treasury Services Initiatives

During 2022, liquidity and sustainability of Peel's capital program remained a strong focus. Improvements were made to the capital cash flow process to enhance data intelligence in support of capital planning, monitoring financial sustainability and optimizing investing activities.

A new Treasury Management System (TMS) was implemented and Go Live commenced in Q4 2022. Numerous benefits have already been realized through the new TMS as processes have been streamlined, manual tasks have been reduced, and improved data collection for analysis and reporting. The TMS implementation was the final piece of the Cash Management Strategy as per the May 2017 Audit and Risk Committee report.

RISK CONSIDERATIONS

Peel monitors and manages investment risk at the total portfolio level, and on a relative basis compared to the portfolio's benchmark. Overall, risk is governed by Peel's Investment Goals & Policies approved by Council and aligns to Peel's Risk Appetite Framework. Additionally, managing against a market benchmark allows staff to identify, compare, and quantify the risks of the portfolio more specifically. Given the portfolio is comprised of approximately 75 per cent fixed income securities (excluding cash and equivalents and equity), interest rate risk is one of the most significant risks to the portfolio. To manage the interest rate risk of the portfolio, staff closely monitor the sensitivity of various interest rate shifts and manages the maturity profile of the portfolio to closely align to that of the benchmark.

The portfolio is well diversified across allowable sectors and issuers to avoid an undue risk in a specific issuer or sector. Through the course of 2022, Peel increased holdings in Government of Canada bonds to de-risk the portfolio, with the average credit quality of the overall portfolio extremely high with improved liquidity. Peel also sold approximately 50 per cent of the equity position, given the market volatility, to maintain the appropriate risk profile of the overall portfolio.

In adherence to Peel's Debt Management Policy, staff ensure adequate infrastructure, services, and resources to support existing and growing communities, financial sustainability, and structuring of debt that provides flexibility to meet financial obligations and ensure intergenerational equity.

Peel has maintained a Triple A credit rating for almost 30 years due to its commitment to prudent financial and risk management. As a result, the credit rating agencies have recognized Peel for their strong governance practices, positive fiscal outcomes supported by prudent, forward-looking fiscal and budget policies, diversified economy with strong population growth, exceptional liquidity, and declining net debt.

FINANCIAL IMPLICATIONS

The revenue generated through investment activities by Peel in 2022 was \$79 million allocated as follows: approximately 95 per cent to reserves, 1 per cent to operations and 4 per cent to PHC.

2022 Treasury Report

CONCLUSION

Peel's 2022 Treasury and Energy Hedging activities have been undertaken in accordance with its Investment Goals and Policies, Debt Management Policy, and Energy Commodity Procurement Policy. These provide Peel with an effective and efficient investment and debt management operation that adheres to Peel's strong governance practices.

APPENDICES

Appendix I – 2022 Certificate of the Treasurer
Appendix II – 2022 Treasury Dashboard



Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Julie Pittini, Director, Treasury Services

Treasurer's Statement of Compliance

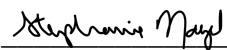
(made pursuant to section 8 of Ontario Regulation 438/97, and sections 4 and 7 of Ontario Regulation 653/05)

The report to Peel Regional Council, dated June 8, 2023 and titled "2022 Treasury Report" from Patricia Caza, Chief Financial Officer & Commissioner of Corporate Services (the "Report") has been prepared in accordance with and satisfy the requirements of:

- a) *The Municipal Act, 2001* as well as Ontario Regulations 438/97 and 653/05, and
- b) the Region of Peel's Investment Goals and Policies, and
- c) the Region of Peel's Energy Commodity Procurement Policy

which documents shall be referred to collectively as the "Applicable Legislation and Policies".

The statements and descriptions contained within the Report pursuant to the requirements of the Applicable Legislation and Policies are in my opinion accurate and are consistent with the Region of Peel's statement of policies and goals



Stephanie Nagel, BBA, CPA, CGA, MPA

Treasurer & Director of Corporate Finance

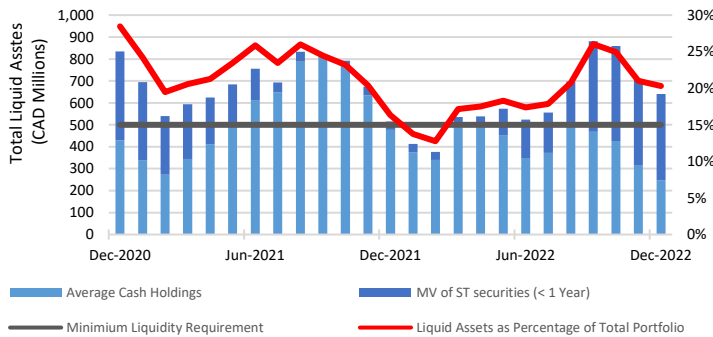
Region of Peel

2022 Treasury Dashboard



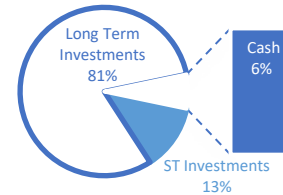
Appendix II.A: Liquidity Management

Liquidity Management

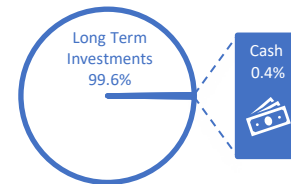


- Earnings on cash holdings were optimized as staff were able to source more attractive short-term deposit rates and implement a more active approach to managing short term cash holdings.
- Treasury staff continue to collaborate with the Region’s program areas to develop longer term cash flow forecasts to optimize the Region’s liquidity position over time.

2022 General Fund cash holdings totaled \$205M, down from \$400M at the end of 2021

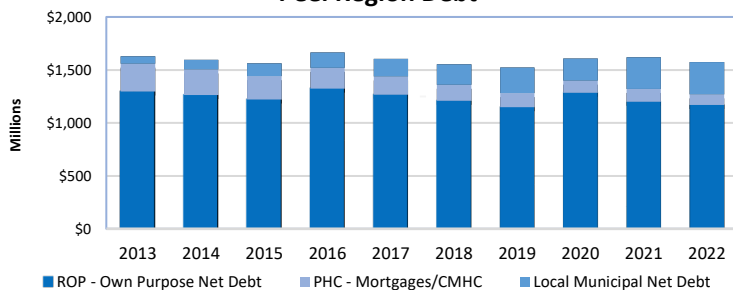


2022 Sinking Fund cash holdings totaled \$1.6M, down from \$3.6M at the end of 2021



Appendix II.B: Debt

Peel Region Debt



In 2022, the Region had own source net debt of \$1,270M



This includes \$100M in PHC related debt.

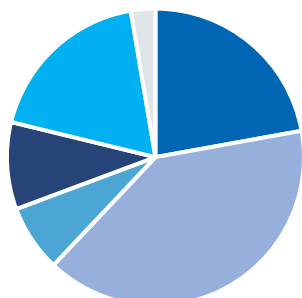
The Region had a \$50M decrease in net debt



Debt is split by the Region’s “own purpose debt”, Peel Housing Corporation (PHC) debt, and local municipality debt.

Appendix II.C: Investments – General Fund

Sector Distribution



- Provincial 22%
- Banks/Corporates 40%
- Cash 7%
- Municipal 9%
- Federal 19%
- Equity 3%

Investment Returns vs. Market Benchmark	2022	2021	2020	2019	2018
Annual Investment Earnings ¹ (millions)	\$75.8	\$59.6	\$80.6	\$78.2	\$67.5
Realized Annual Investment Returns ¹ (A)	2.3%	2.0%	3.4%	3.2%	2.9%
Unrealized Annual Investment Returns (B)	-7.6%	-2.2%	1.9%	0.7%	-0.8%
Total Annual Return (A + B)	-5.2%	-0.2%	5.3%	3.9%	2.1%
Total Benchmark Return ² (C)	-4.8%	-0.2%	5.5%	3.0%	1.9%
Value Add (A + B - C)	-0.4%	0.0%	-0.2%	0.9%	0.2%

Portfolio returns lagged the benchmark
2022 realized earnings were higher due to realized gain on equity investment

Investment Returns vs. Inflation	2022	2021	2020	2019
Annual Investment Earnings (millions)	\$75.8	\$59.6	\$80.6	\$78.2
5-year Average Investment Returns ¹ (realized) (A)	2.8%	2.8%	3.0%	2.9%
5-year Average Inflation ³ (B)	3.1%	2.3%	1.8%	2.1%
Value Add vs Inflation (A-B)	-0.3%	0.6%	1.2%	0.8%

A major goal of the General Fund is the preservation of purchasing power over the long run. Inflation is used as a barometer of the Portfolio’s long-term minimum return requirement.

¹ The fixed income realized earnings rate is based on earned revenues (interest income, realized capital gains/losses, amortized premiums/discounts, and securities lending income).

² Total Benchmark Return is a blend of FTSE TMX Indices & TSX Composite – 91 Day T-bill (20%); FTSE 1-5 year Gov’t (45%); FTSE 5-10 year Gov’t (30%); S&P/TSX Composite (5%)

³ Toronto CPI.

Unless otherwise stated all figures are as at December 31, 2022.

2022 Treasury Dashboard

Appendix II.D: Investments – Sinking Funds

Sinking Fund Holdings and Surplus/Deficit

Series	Issue Date	Maturity Date	(\$Millions)		Holdings (\$Millions)			Life to Date Surplus / (Deficit)		
			Annual Provision Payments	Total Provision Payments (Cumulative)	Investments (Amortized Book Value)	Cash	Total	Region	City of Brampton	Town of Caledon
DQ	Jun 29/10	Jun 29/40	\$8.9	\$107.0	\$132.3	\$1.2	\$133.5	(\$3,225,087)	N/A	\$619
EC (Region)	Oct 30/12	Oct 30/42	\$6.8	\$68.3	\$78.3	\$0.1	\$78.5	\$1,578,742	N/A	N/A
EC (Brampton)	Apr 15/19	Oct 30/42	\$0.7	\$2.8	\$3.0	\$0.0	\$3.0	N/A	\$10,173	N/A
EP	Jun 20/13	Jun 20/53	\$0.3	\$3.1	\$3.7	\$0.0	\$3.7	(\$33,968)	N/A	N/A
EQ	Aug 23/13	Dec 02/33	\$9.1	\$81.6	\$93.7	\$0.1	\$93.8	\$418,931	N/A	N/A
FX	Nov 02/16	Nov 02/26	\$13.7	\$82.2	\$88.3	\$0.1	\$88.4	\$1,717,669	N/A	N/A
HE (Region)	Jun 16/21	Jun 16/51	\$8.9	\$14.2	\$14.6	\$0.1	\$14.7	\$325,709	N/A	N/A
HE (Brampton)	Jun 16/21	Jun 16/51	\$0.6	\$0.6	\$0.6	\$0.0	\$0.6	N/A	\$9,016	N/A
TOTALS			\$49.0	\$359.5	\$414.5	\$1.6	\$416.0			



The objective of each Sinking Fund is to meet or exceed the target or required return. The target return is the estimated return requirement necessary to ensure that each Sinking Fund is fully funded at maturity to repay its obligation.

Appendix II.E: Investments Held in Region of Peel Securities

Region of Peel Bonds – Holdings

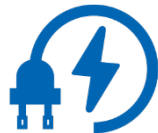
Date	Par Value		% Of Portfolio
	Portfolio ⁴	Peel Bonds ⁵	
Dec. 31/22	\$3,775,340,729	\$42,546,000	1.1%
Dec. 31/21	\$3,404,169,360	\$59,348,000	1.7%
Dec. 31/20	\$3,213,620,209	\$70,679,000	2.2%
Dec. 31/19	\$2,880,347,215	\$71,189,000	2.5%
Dec. 31/18	\$2,752,357,130	\$70,711,000	2.6%
Dec. 31/17	\$2,579,877,871	\$55,811,000	2.2%

Region of Peel Bonds – Transactions

Portfolio	Transaction	Date	Coupon	Par Value (millions)	Price		Yield
					Purchase	Sale	
EC (Region)	Sale	Aug 17/22	3.85%	\$16.8	\$104.47	\$94.58	4.25%

Appendix II.F: Energy Procurement Performance

No electricity hedge volumes were procured for 2022



This strategy allowed the Region to take advantage of the low spot market prices that averaged \$0.047/kWh in 2022, which was lower than the average forward market hedge price for 2022 (\$0.0655/kWh).

The Region hedged 64.6% of natural gas requirements for 2022



The total risk mitigated from volatility in the natural gas market due to hedging was \$1,005,795 in 2022.

⁴Total of General Fund and six Sinking Fund portfolios.

⁵Peel investment portfolios.

Unless otherwise stated all figures are as at December 31, 2022.

REPORT TITLE: External Consulting Services for Asset Retirement Obligations (ARO) Adoption – Document 2022-488N

FROM: Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

That the contract (Document 2022-488N) awarded to Deloitte LLP for external consulting services for asset retirement obligation (ARO) adoption be increased by \$72,000 (excluding applicable taxes) for a new total contract value of \$160,000 (excluding applicable taxes), in accordance with Procurement By-law 30-2018, as amended.

REPORT HIGHLIGHTS

- Document 2022-488N was awarded to Deloitte LLP for the supply of external consulting services for Phase 1 of the asset retirement obligation (ARO) adoption project in the amount of for \$40,000.
- The contract was increased in April 2023 by \$48,000 for Phase 2A of the project.
- An increase is required to the contract awarded to Deloitte LLP to provide consulting services for the remaining phases of the project in the estimated amount of \$72,000.
- ARO is mandatory for inclusion in Peel Region's fiscal year ended 2023 financial statements for Public Sector Accounting Standards compliance.

DISCUSSION

1. Background

Corporate Finance staff require the services of an experienced consultant to assist with the implementation of the Public Sector Accounting Standards (PSAS) section 3280, asset retirement obligations (ARO). The PSAS Section 3280 asset retirement obligations (ARO) project is time sensitive. The ARO work is required to be included in Peel Region's 2023 fiscal year end financial statements to be compliant with PSAS. Delays due to COVID-19 resulted in the project's late start; however, the project has moved well since its launch in 2022 and is projected to be completed on time with the plan as presented by Deloitte and in conjunction with finance staff.

External Consulting Services for Asset Retirement Obligations (ARO) Adoption – Document 2022-488N

The implementation of the Public Sector Accounting Standards (PSAS) section 3280, asset retirement obligations (ARO) has been divided into the following phases:

- **Phase 1: Planning** – mobilize teams and resources, evaluation of legislation, contracts, agreements, and scope and identify TCA with ARO (**Completed**).
- **Phase 2A: Measurement and Recognition** – evaluate transition approach, availability of data, and plan measurement methodologies (**Work in Progress**)
- **Phase 2B: Measurement and Recognition** – Fill in data gaps and financial reporting requirements
- **Phase 3: Implement, Report and Disclose** – Calculate ARO estimates, calculate transition and 2023 entries, and report and disclosure

There are limited firms that provide the services needed, especially due to the size and complexity of the municipality. Deloitte LLP is familiar with the Region's financial history due to being the Region's auditors for the past several years. They know the structure of the Region and are familiar with the Region's software, leaving them uniquely positioned to provide the best support in the most time efficient and cost-effective manner

Due to the significant amount of time and work required for Phases 2B and 3, consulting services from Deloitte LLP are required to see this project through to completion. Deloitte LLP will assist with managing the ARO project, consulting, providing guidance and sharing their expertise as the Region moves through each remaining phase of the project implementation.

Procurement

In August 2022, on behalf of Corporate Finance, Procurement awarded contract (Document 2022-488N) to Deloitte LLP for the supply of external consulting services for Phase 1 of the asset retirement obligation (ARO) adoption project in the amount of for \$40,000.

In April 2023, the contract awarded to Deloitte LLP was increased by \$48,000 for Phase 2A for a new contact value of \$88,000 for the supply of external consulting services of the ARO adoption project. The phased approach was required to better understand the scope of the entire project, to get accurate plans and pricing, and to understand resourcing requirements. This project does require coordination across many departments at Peel Region.

Deloitte LLP has provided a budget for the remaining Phases of the ARO adoption project for an estimated additional amount of \$72,000.00, excluding applicable taxes.

Proposed Direction

Staff have reviewed the pricing received from Deloitte LLP for the additional phases of the project and are recommending an increase of the current contract to \$160,000. It is estimated that the additional work would require an increase of \$72,000 to complete.

FINANCIAL IMPLICATIONS

There are sufficient funds in the capital budget in Capital Project 23-7200 to carry out the direction recommended in this report.

**External Consulting Services for Asset Retirement Obligations (ARO) Adoption –
Document 2022-488N**

CONCLUSION

Staff recommends that the contract for Document 2022-488N for external consulting services for asset retirement obligation (ARO) adoption be increased by \$72,000, excluding applicable taxes for a new total commitment of \$160,000, excluding applicable taxes.



Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Kazi Khan, Manager, Accounting Services

REPORT TITLE: **Bill 112 – Managing Through the Transition**

FROM: Gary Kent, CPA, CGA, ICD.D, Chief Administrative Officer

RECOMMENDATION

That the Principles for approaching the 2024 budget and existing workplans, as outlined in Appendix II of the Report of the Chief Administrative Officer, listed on the June 8, 2023 Regional Council agenda titled “Bill 112 – Managing Through the Transition”, be endorsed.

REPORT HIGHLIGHTS

- On May 18, 2023, the Province introduced Bill 112, *The Hazel McCallion Act (Act)*. If passed, this Act will dissolve the Regional Municipality of Peel effective January 1, 2025, and make Brampton, Caledon, and Mississauga single tier municipalities.
 - This has introduced layers of complexity and anxiety with many stakeholders, including staff.
 - Peel is an anchor institution in the community. Peel residents, businesses and the community rely on the seamless delivery of high quality, efficient services.
 - Everyone agrees that maintaining services is critical and that ensuring the well-being of staff who deliver and support the delivery of those services is of utmost importance.
 - The purpose of this report, in the absence of certainty, is to be very transparent and establish principles which staff can use to assess how to proceed with already approved programs and projects, as well as establishing principles to prepare the 2024 budget.
 - The Ministry of Municipal Affairs and Housing is actively working to develop the Terms of Reference and appoint the Transition Board, after the legislation is passed, to facilitate the municipal restructuring. The Transition Board is expected to be in place by the end of July.
 - The financial audit, also initiated by the Province, is expected to start at approximately the same time and run until the end of the year.
 - While Peel staff assess the legislation, associated impacts and plan to work with the Auditors and the Transition Board, several risks are being managed.
 - Peel’s Executive Leadership Team, working with their Directors, have developed principles for approaching the 2024 budget and existing workplans.
 - In accordance with the proposed legislation, decisions will be made in the public interest having regard for the municipal restructuring, ensuring value for money, high quality efficient services and that other municipalities are not unreasonably impacted.
-

Bill 112 – Managing Through the Transition

DISCUSSION

1. Background

On May 18, 2023, the Province introduced Bill 112 (Appendix I), which proposes to dissolve the Regional Municipality of Peel and make Brampton, Caledon and Mississauga single tier municipalities, effective January 1, 2025.

As of the date of preparing this report (May 30th), the Bill passed through the second reading. Three readings of the Bill, followed by the receipt of royal assent, are required for the Bill to become law.

Pursuant to the proposed legislation, the Province will appoint a Transition Board consisting of up to 5 individuals to facilitate the municipal restructuring. As outlined in the following excerpt from the legislation, the Board's duties include:

“Provide recommendations to the Minister, by the date or dates directed by the Minister, respecting the municipal restructuring required for the purposes of section 2, including recommendations with respect to,

- i. winding down the financial operations of The Regional Municipality of Peel,
- ii. transferring assets of The Regional Municipality of Peel,
- iii. assigning liabilities, debt and other financial obligations of The Regional Municipality of Peel,
- iv. employment matters, including pension and benefit obligations,
- v. the allocation, governance, use and control of services provided by The Regional Municipality of Peel, including whether joint municipal service boards or other entities should be established or other shared servicing arrangements would be advisable,
- vi. the impact on any municipality that may be affected by the dissolution of The Regional Municipality of Peel,
- vii. the long-term economic sustainability of the City of Mississauga, the City of Brampton and the Town of Caledon as single-tier municipalities, and
- viii. any other matters that the board considers advisable or that the Minister may direct.”

The Ministry of Municipal Affairs and Housing is actively working to develop the Terms of Reference and to appoint the Transition Board when the legislation passes.

Recommendations from the Transition Board are due to the Minister in the Summer/Fall of 2024 and legislation to address restructuring matters is expected in the Fall of 2024. The Minister and Cabinet will make the final decision.

Council is also aware that the Province recently announced the financial audit of several municipalities, including Peel Region, all three local municipalities, the City of Toronto, and the Town of Newmarket. The purpose of the audit is to assess the financial impacts of Bill 23 and to optimize municipal resources.

Bill 112 – Managing Through the Transition

Peel's participation in the audit was approved by Regional Council on May 11, 2023. It is expected that the financial audit will start at approximately the same time as the Transition Board and run until the end of the year.

The purpose of this report, in the absence of certainty, is to be very transparent and establish principles which staff can use to assess how to proceed with already approved programs and projects as well as establishing principles to prepare the 2024 budget.

2. Peel's Critical Role in the Community

Peel is an anchor institution in the community. Peel residents, businesses and the community rely on the seamless delivery of high quality, efficient services.

Peel provides essential services through all stages of life such as housing & shelter, childcare services, social assistance, waste collection, water & wastewater treatment, arterial roads, TransHelp, Paramedics, public health programs including disease prevention, immunization, and long-term care services.

Throughout the COVID-19 pandemic, Peel staff administered 3.3 million doses of COVID-19 vaccine to Peel residents aged 12 and over, managed over 180,000 COVID-19 cases and secured over \$360 million in COVID-19 funding to support the community.

Peel also funds police services (Peel Regional Police & Ontario Provincial Police) and the Conservation Authorities.

The total annual operating budget for Peel is \$3.1 billion. The annual capital budget is \$1.9B and the ten-year capital plan is \$14.5B. Regional assets total \$36B.

As highlighted in the 2023 budget, Peel service levels include:

- Providing affordable housing and supports to approximately 28,800 households
- Managing 10 development projects that will add almost 1,000 new affordable units
- Providing approximately 23,000 residents with Ontario Works assistance
- Responding to an estimated 148,000 emergency calls
- Providing approximately 700,000 TransHelp trips
- Providing more than 8,000 fee subsidies making it possible for families to access affordable licensed childcare
- Providing opportunities for over 17,000 children and their families to participate in EarlyON programs across Peel
- Providing an estimated 95,000 children with free dental screening
- Providing approximately 800 residents with quality care through five long term care homes
- Planning and managing growth and development to sustain healthy and complete communities for current and future generations
- Managing over 570,000 tonnes of residential waste
- Treating, transmitting, and distributing 590 million litres per day of municipal water to over 339,000 retail and wholesale customer accounts

Bill 112 – Managing Through the Transition

- Maintaining 1,700 lane kilometres of roads, 390 kilometres of active transportation infrastructure, and 345 kilometres of storm sewers
- Conducting approximately 12,000 compliance health inspections at 6,600 food premises
- Providing programs and services to Peel residents through agencies funded by \$7 M in Community Investment grants
- Planning for climate change adaptation and environmental resiliency
- Advancing work that contributes to a diverse and inclusive workplace and community
- Welcoming an estimated 13,700 estimated in person & virtual visitors with local arts and exhibitions at the Peel Art Gallery, Museum and Archives (PAMA)

All of these services contribute to Peel's rapidly growing, dynamic community. In 1974, Peel's population was approximately 265,000. There has been significant growth. Peel's current population is 1.5 M and by 2051, projected to be 2.28 M.

3. Navigating the Change and Managing Risks

Navigating this change and transition is a significant task. Everyone agrees that maintaining services is critical and that ensuring the well-being of staff who deliver and support the delivery of those services is of utmost importance. Retention of knowledgeable, trained staff will be in every institution's best interests to ensure any timely transition will carry with it, not just well functioning programs, and assets, but trained, professional staff that the community recognizes and values.

While staff actively assess the legislation, associated impacts and plan to work with the Auditors, the Transition Board and colleagues in the local municipalities, a number of risks are being managed in this uncertain phase:

- Business continuity for all essential services to the 1.5 M residents of Peel and the over 175,000 businesses
- Supporting the psychological health and well-being of over 6500 Peel staff
- Collective bargaining for the 11 union contracts that are currently open for negotiations
- Managing staff retention to ensure service continuity
- Managing contracts with community partners and vendors, including those that, by necessity, must extend beyond January 1, 2025, to ensure uninterrupted provision of services
- Providing details to investors around financial stability
- Answering questions from multiple stakeholders including labour groups, businesses, and customers
- Ensuring transparent sharing of data with all municipalities if requested and an organized intake of requests.

Several immediate tactics are underway such as ongoing timely and transparent communication to all employees, customers, community partners, labour groups, investors and vendors.

Bill 112 – Managing Through the Transition

Staff believe that it would be helpful if the Transition Board makes early and obvious decisions (where possible) to allow employees to make informed decisions related to job security.

Other key tactics include:

a) Enhancing Psychological Health Benefits for Peel Staff

The proposed dissolution of the Region of Peel has understandably triggered significant anxiety and stress amongst staff.

In consultation with the Regional Chair, the CAO has utilized authority delegated to him under Bylaw 1-2015 in situations of emergency, to increase employee psychological health benefits to \$2,500 in 2023 for eligible full-time employees whose current entitlements are not at this level.

These benefits will now match the existing amount provided to employees of the Cities of Brampton and Mississauga. Employees of the Town of Caledon receive \$1,000 per year. The psychological health benefits include services from psychologists, social workers, psychotherapists, clinical counsellors, and family therapists, and will provide enhanced supports to staff during this difficult time.

The increase is estimated at approximately \$460,000 for the balance of 2023, subject to actual use, and will be funded through the rate stabilization reserve.

b) Managing Community Partner and Vendor Arrangements

Community partners and vendors are critical to the delivery of services in Peel.

Many of Peel's valued partners and vendors have been in contact with staff with questions and concerns arising from the proposed dissolution.

Communications have been developed and distributed to these parties, advising of the current situation, and providing assurances that there will be no service interruptions for residents, or the businesses served by Peel and that staff plan to continue working with Peel's community partners and vendors throughout the transition.

c) Assurances to Investors and Credit Rating Agencies

Investors and credit rating agencies have contacted Peel staff with questions and requests for assurances in regard to debentures issued by the Region of Peel.

Staff continue to field questions and work with stakeholders to understand potential impacts to debenture holders arising from the dissolution of Peel.

In this regard, the proposed legislation does not include any provisions that adversely affect the rights of current debenture holders. Consistent with the *Municipal Act, 2001*, it is expected that new legislation will be enacted prior to January 1, 2025, that will provide that debentures of Peel that are outstanding on that date will become the joint and several obligations of the continued municipalities.

Bill 112 – Managing Through the Transition

Peel is holding a broad global investor call during the week of May 29 to assure investors that the security that backs the debentures has not changed notwithstanding the proposed legislation.

Debenture issuance of up to \$324.1M was planned for 2023, consistent with the 2023 Borrowing Limit Report approved by Council on February 23, 2023.

Regional net debt was \$1,270 M, inclusive of \$100 M debt for Peel Housing Corporation and the total net debt including local municipalities was approximately \$1,574 M as of December 31st, 2022.

In light of the proposed legislation and uncertainty, staff will review over the coming months the borrowing requirements and issuance plans from all four municipalities.

4. Maintaining Partnerships and Preparing for the Financial Audit & Transition Board

Ongoing partnerships and communication with Ministry staff, elected officials, local municipalities, community partners, labour groups, investors and vendors will be crucial to ensure an effective transition with minimal impacts to employees, services, residents, businesses, and the community.

Regional staff are preparing to work with and ensure information and data is available for the Auditors and the Transition Board, when the requests are known.

To prepare for the transition, the Executive Leadership Team, together with their Directors, have developed principles for approaching the 2024 budget and existing workplans (Appendix II).

The proposed legislation provides that Peel and all three local municipalities must act in the public interest having regard to the contemplated municipal restructuring, and in a manner that does not unreasonably impact another municipality, when considering entering into any transaction, commitment, or agreement. This is an overarching principle.

Pursuant to the proposed legislation, all actions are subject to monitoring and review of the Transition Board. As such, the Principles in Appendix II for which Council endorsement is sought, is reflective of these legislative requirements.

To ensure uninterrupted continuation in the services delivered by Peel and an orderly transition of services, arrangements and agreements must be made that extend beyond January 1, 2025. In contemplation of transition, staff will make all efforts to ensure that any such new arrangements and agreements contain appropriate assignment and other provisions appropriate to the transaction, having regard to the municipal restructuring.

To align to the requirements of the legislation and manage risks, staff will be including a new section in all Council reports to ensure that the report identifies any impacts associated with Bill 112 and highlight any significant related risks.

Staff will also reflect on what decisions come forward to Council for clarity, even where delegated authority has been given.

Bill 112 – Managing Through the Transition

RISK CONSIDERATIONS

Staff are actively assessing the legal, service, and contractual implications of this legislation and are proactively addressing these risks as outlined in this report. These will continue to be reported to Council as necessary.

FINANCIAL IMPLICATIONS

The financial impacts are unknown at this time.

Staff will continue to deliver services as approved through the 2023 Budget and through previous approved Council reports and continue to review future investments and workplans through the lens of Bill 112.

Staff will also continue to assess financial implications on an ongoing basis as additional information and details are released and will report back to Council as appropriate.

CONCLUSION

The significant task ahead of dissolving the Regional Municipality of Peel will be complex. Staff are ready to work with Ministry staff, the Auditors, the Transition Board, and colleagues in the local municipalities to ensure an effective transition, should it proceed, and to minimize service impacts on employees, residents, businesses, and the community.

Endorsement of the Principles for the 2024 budget and existing workplans identified in Appendix II will enable effective decisions to be made that will support the uninterrupted provision of services delivered by Peel and the orderly transition of such services as contemplated by the proposed legislation.

APPENDICES

Appendix I - Bill 112

Appendix II - Principles to Maintain Regional Service through Transition Period and Prepare for 2024 Budget



Gary Kent, CPA, CGA, ICD.D, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Sherona Hollman, Director, Corporate Strategy & Performance

Legislative
Assembly
of Ontario



Assemblée
législative
de l'Ontario

1ST SESSION, 43RD LEGISLATURE, ONTARIO
1 CHARLES III, 2023

Bill 112

An Act to provide for the dissolution of The Regional Municipality of Peel

The Hon. S. Clark

Minister of Municipal Affairs and Housing

Government Bill

1st Reading May 18, 2023

2nd Reading

3rd Reading

Royal Assent



EXPLANATORY NOTE

The Bill enacts the *Hazel McCallion Act (Peel Dissolution), 2023*. Here are some highlights of the Act:

1. Section 2 provides that, on January 1, 2025, The Regional Municipality of Peel is dissolved and the City of Mississauga, the City of Brampton and the Town of Caledon are continued as single-tier municipalities.
2. Section 3 provides for a transition board consisting of members appointed by the Minister. The transition board must, among other things, provide recommendations to the Minister respecting the municipal restructuring required for the purposes of section 2 and must monitor the actions, duties or decisions of the councils of the municipalities and their local boards, and those actions that have been delegated to committees, staff or officers.
3. Section 5 requires that the municipalities and their local boards, when considering entering into a transaction, commitment or agreement on or after May 18, 2023 and before January 1, 2025, act in the public interest having regard to the municipal restructuring required for the purposes of section 2, including acting in a manner that does not unreasonably impact another municipality.
4. Section 6 enables the transition board to direct a municipality or local board to take certain actions with respect to a transaction, commitment or agreement, or a proposed transaction, commitment or agreement, if the transition board is of the opinion that a municipality or local board has acted or proposes to act contrary to section 5. If the municipality or local board, despite the direction from the transition board, proceeds with the transaction, commitment or agreement or does not modify or undo the transaction, commitment or agreement, the transition board may notify the Minister and the Minister may, by order, modify or terminate the transaction, commitment or agreement or prohibit the municipality or local board from proceeding with the transaction, commitment or agreement.
5. Section 7 provides for immunity from personal liability in specified circumstances for the members, employees and agents of the transition board and any employee or agent of a municipality or of its local board who acts under the direction of the transition board or Minister.
6. Section 8 enables the Minister to apply to the Superior Court of Justice for an order requiring a person or entity to comply with any provision of the Act or of a regulation made under it, a direction of the transition board or an order made by the Minister.
7. Section 10 enables the Minister to make regulations that, among other things, govern the transition board. Section 11 enables the Lieutenant Governor in Council to make regulations that are necessary or advisable to facilitate or implement the municipal restructuring required for the purposes of section 2. Regulations may be retroactive to a period before they are filed, but not earlier than May 18, 2023.
8. On January 1, 2025, the *Regional Municipality of Peel Act, 2005* is repealed.

An Act to provide for the dissolution of The Regional Municipality of Peel

Preamble

The people of Ontario and their Government:

Respect and support the effective administration of local governance.

Recognize that municipalities should be empowered with the tools needed to plan for population growth, including the tools needed to build more housing options, and should work together fairly and in good partnership with neighbouring municipalities.

Understand that safe communities and the delivery of effective frontline services are key pillars of local government, including by preserving frontline workers.

Appreciate the importance of value for money and high-quality services delivered in an efficient manner for taxpayers.

Acknowledge that where there are shared assets and services, municipalities should be treated in an equitable and fair manner whereby all residents, regardless of where they live, are respected and have access to excellent services.

Therefore, His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

Interpretation

1 In this Act,

“Minister” means the Minister of Municipal Affairs and Housing; (“ministre”)

“prescribed” means prescribed by the regulations made under this Act; (“prescrit”)

“transition board” means the transition board established under subsection 3 (1). (“conseil de transition”)

Dissolution

2 (1) The Regional Municipality of Peel is dissolved on January 1, 2025.

Single-tier municipalities

(2) The City of Mississauga, the City of Brampton and the Town of Caledon are continued as single-tier municipalities on January 1, 2025.

Transition board

3 (1) A transition board is established consisting of up to five members appointed by the Minister, or up to such other number as may be prescribed.

Chair

(2) The Minister may designate one of the members of the transition board as chair.

Body corporate

(3) The transition board is a body corporate without share capital.

Non-application of corporate Acts

(4) The *Not-for-Profit Corporations Act, 2010* and the *Corporations Information Act* do not apply to the transition board except, in the case of the *Not-for-Profit Corporations Act, 2010*, as is prescribed by regulation.

Duties

(5) The transition board shall do the following:

1. Provide recommendations to the Minister, by the date or dates directed by the Minister, respecting the municipal restructuring required for the purposes of section 2, including recommendations with respect to,
 - i. winding down the financial operations of The Regional Municipality of Peel,

- ii. transferring assets of The Regional Municipality of Peel,
 - iii. assigning liabilities, debt and other financial obligations of The Regional Municipality of Peel,
 - iv. employment matters, including pension and benefit obligations,
 - v. the allocation, governance, use and control of services provided by The Regional Municipality of Peel, including whether joint municipal service boards or other entities should be established or other shared servicing arrangements would be advisable,
 - vi. the impact on any municipality that may be affected by the dissolution of The Regional Municipality of Peel,
 - vii. the long-term economic sustainability of the City of Mississauga, the City of Brampton and the Town of Caledon as single-tier municipalities, and
 - viii. any other matters that the board considers advisable or that the Minister may direct.
2. Monitor, as the board considers appropriate, the actions, duties or decisions of the councils of The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon, and their local boards.
 3. Monitor, as the board considers appropriate, the actions, duties or decisions of The Regional Municipality of Peel, the City of Mississauga, the City of Brampton and the Town of Caledon that have been delegated to committees, staff or officers of the municipalities or any of their local boards, as the case may be.
 4. Advise or report to the Minister on any matter that the Minister considers advisable.
 5. Carry out any other prescribed duties.

Fees, etc

(6) The fees or remuneration paid to the transition board and travelling and other expenses incurred by the transition board shall be determined by the Minister and may be apportioned by the Minister from among The Regional Municipality of Peel, the City of Mississauga, the City of Brampton and the Town of Caledon.

Co-operation, access to information

(7) The members of the council of The Regional Municipality of Peel, the City of Mississauga, the City of Brampton and the Town of Caledon, and the employees and agents of those municipalities and the members, employees and agents of each local board of those municipalities, shall,

- (a) co-operate with the transition board and its employees and agents, and assist them in the performance of their duties and comply with their requests under this Act; and
- (b) on request, allow any person or entity described in clause (a) to examine and copy any document, record or other information in the possession of the member, employee or agent's respective municipality or local board.

Power to require information, etc.

- (8) Without limiting the generality of subsection (7), the transition board has power to,
- (a) require The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon or local boards of any of those municipalities to,
 - (i) furnish information, records or documents that are in its possession or control,
 - (ii) create a new document or record and furnish the document or record,
 - (iii) update earlier information furnished under this subsection, and
 - (iv) provide support and expertise to the transition board; and
 - (b) impose a deadline for compliance with a requirement under clause (a).

Disclosure despite privilege

(9) A person who is required under subsection (7) or (8) to provide information or to produce documents shall comply with the requirement even if the information or documents are privileged or confidential.

Sharing information with the Crown

(10) The transition board may share any information or documents that it receives under subsections (7) and (8), including privileged or confidential information, with the Crown.

No waiver of privilege

(11) A disclosure under subsection (9) or (10) does not constitute a waiver of privilege.

Duty to give information

(12) If the transition board requires any municipality or local board to do anything under subsection (8), the council of the municipality or the local board, as the case may be, shall comply with the requirement by the deadline imposed by the transition board.

Dissolution of transition board

(13) The transition board is dissolved on January 31, 2025 or on such later date as the Minister may prescribe.

Personal information

4 (1) A person who obtains information under subsection 3 (7), (8) or (10), or under the regulations made under this Act, that is personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act* shall use and disclose it only for the purposes of this Act.

Example

(2) Without limiting the generality of subsection (1), the information that may be used or disclosed under that subsection includes information relating to,

- (a) a transaction, commitment or agreement or proposed transaction, commitment or agreement of a municipality or of any of its local boards; or
- (b) anything done or proposed to be done in connection with the finances of a municipality or of any of its local boards by,
 - (i) a member of the council of a municipality or of a local board, as the case may be, or
 - (ii) an employee or agent of a municipality or of a local board, as the case may be.

Offence

(3) A person who wilfully fails to comply with subsection (1) is deemed to have contravened clause 48 (1) (a) of the *Municipal Freedom of Information and Protection of Privacy Act*.

Conflict with FIPPA, MFIPPA

(4) Subsection (1) applies despite anything in the *Freedom of Information and Protection of Privacy Act* or the *Municipal Freedom of Information and Protection of Privacy Act*.

Requirement to consider public interest

5 The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon and their local boards shall, when considering entering into any transaction, commitment or agreement on or after May 18, 2023 and before January 1, 2025, act in the public interest having regard to the municipal restructuring required for the purposes of section 2, including acting in a manner that does not unreasonably impact another municipality.

Transactions, commitments, etc

6 (1) If the transition board is of the opinion that The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon or any of their local boards has acted or proposes to act in a manner that is contrary to section 5, the transition board,

- (a) shall notify the relevant municipality or local board; and
- (b) may direct the municipality or local board to,
 - (i) in the case of a transaction, commitment or agreement that has been completed or entered into, take steps to modify or undo the effect of the transaction, commitment or agreement, or,
 - (ii) in the case of a proposed transaction, commitment or agreement, to not to proceed with the transaction, commitment or agreement or to proceed with modifications.

Failure to comply with direction

(2) If a municipality or local board receives a direction from the transition board under subsection (1) and, despite that direction, proceeds with the transaction, commitment or agreement or does not modify or undo the transaction, commitment or agreement, the transition board may notify the Minister that the transition board is of the view that the municipality or the local board has acted or proposes to act in a manner that is contrary to section 5.

Minister order

- (3) If the Minister receives notice from the transition board under subsection (2), the Minister may, by order,
 - (a) in the case of a transaction, commitment or agreement that has been completed or entered into, modify or terminate the transaction, commitment or agreement; or

Appendix I
Bill 112 – Managing through the Transition

4

- (b) in the case of a proposed transaction, commitment or agreement, prohibit The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon or any of their local boards, as the case may be, from proceeding with the transaction, commitment or agreement.

Legislation Act, 2006

- (4) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order made under subsection (3).

No cause of action

7 (1) No cause of action arises against any of the transition board’s members or any of its employees or agents, or any employee or agent of a municipality or of its local board who acts under the direction of the transition board or Minister, for any act done in good faith in the exercise or performance or intended exercise or performance of their powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of their powers, duties or functions.

Proceedings barred

(2) No proceeding shall be commenced against any person or entity specified in subsection (1) in respect of a matter referred to in that subsection.

Employer liability

(3) Subsection (1) does not relieve the transition board, a municipality or a local board of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in subsection (1).

Enforcement

8 (1) The Minister may apply to the Superior Court of Justice for an order requiring a person or entity to comply with,

- (a) any provision of this Act or of a regulation made under it;
- (b) a direction of the transition board under clause 6 (1) (b); or
- (c) an order made by the Minister under subsection 6 (3).

Same

(2) Subsection (1) is additional to, and does not replace, any other available means of enforcement.

No compensation

9 (1) Except as may be provided under this Act, no person is entitled to compensation as result of the enactment of this Act, the making of any regulation under this Act, or any direction, order, determination or other instrument made by the Minister, the transition board or a delegate of the Lieutenant Governor in Council under this Act.

No expropriation or injurious affection

(2) Nothing done or not done in accordance with this Act, the regulations under it, or any instrument referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Regulations — Minister

10 (1) The Minister may make regulations,

- (a) prescribing anything required to be or referred to in this Act as being prescribed by the regulations;
- (b) defining any word or expression used in this Act that has not already been expressly defined in this Act;
- (c) governing the transition board, including,
 - (i) governing the composition of the board, terms of office for board members, remuneration and expenses that board members are entitled to be paid, the filling of vacancies, quorum requirements and conflicts of interest for board members,
 - (ii) prescribing the powers and duties of the board,
 - (iii) permitting the board to authorize one or more of its members to exercise a power or perform a duty on its behalf,
 - (iv) permitting the board to hire staff, arrange for facilities and obtain expert services, including imposing conditions and limitations with respect to such matters, and
 - (v) providing for anything necessary for the dissolution of the board.

Retroactivity

(2) A regulation made under subsection (1) is, if it so provides, effective with reference to a period before it was filed, but not earlier than May 18, 2023.

Regulations — Lieutenant Governor in Council

11 (1) The Lieutenant Governor in Council may make regulations that, in the opinion of the Lieutenant Governor in Council, are necessary or advisable to facilitate or implement the municipal restructuring required for the purposes of section 2, including, without limiting the generality of the foregoing,

- (a) modifying the application of any Act or regulation with respect to The Regional Municipality of Peel, the City of Mississauga, the City of Brampton, the Town of Caledon or their local boards;
- (b) providing for and governing the transfer of rights, assets, liabilities and obligations of The Regional Municipality of Peel and its local boards to the City of Mississauga, The City of Brampton, The Town of Caledon or any of their local boards, and governing the legal effect of the transfer of such rights, assets, liabilities and obligations, including, for example,
 - (i) providing for the assumption of operations, activities or affairs of The Regional Municipality of Peel by a transfer recipient,
 - (ii) providing that a transfer is deemed not to constitute a breach, termination, repudiation or frustration of any agreement, including a contract of employment or insurance or a collective agreement,
 - (iii) providing that a transfer does not create any new cause of action in favour of a holder of a debt instrument or a party to an agreement, and
 - (iv) providing that certain Acts do not apply to a transfer;
- (c) providing for the allocation, governance, use or control of any joint services, including joint municipal service boards or other entities, by one or more of the City of Mississauga, the City of Brampton or the Town of Caledon;
- (d) providing for any of the matters described in Ontario Regulation 204/03 (Powers of the Minister or a Commission in Implementing a Restructuring Proposal) made under the *Municipal Act, 2001*, with respect to the municipal restructuring described in section 2 of this Act.

Recommendations of the transition board

(2) For greater certainty, regulations made under subsection (1) are not limited to what the transition board recommends under paragraph 1 of subsection 3 (5) and may be made before the transition board has made any recommendations.

Retroactivity

(3) A regulation made under subsection (1) is, if it so provides, effective with reference to a period before it was filed, but not earlier than May 18, 2023.

Same

(4) For greater certainty, the limitation in subsection (3) does not prevent the making of a regulation that relates to a contract, relationship, agreement or anything else mentioned in subsection (1) that arose before May 18, 2023, as long as the regulation is not deemed to be effective before that date.

Subdelegation

(5) A regulation made under subsection (1), other than a regulation made under clause (1) (a), may authorize a person to determine any matter that could be determined by regulation under subsection (1).

No cause of action, etc. against subdelegates

(6) Section 7 applies, with necessary modifications, to anyone acting as authorized by a regulation made under subsection (1) of this section in accordance with subsection (5).

12 The *Regional Municipality of Peel Act, 2005* is repealed.

Commencement

13 (1) Except as otherwise provided in this section, this Act comes into force on the day it receives Royal Assent.

(2) Section 12 comes into force on January 1, 2025.

Short title

14 The short title of this Act is the *Hazel McCallion Act (Peel Dissolution), 2023*.

Overarching Principle

Through the transition period, when entering into any transaction, commitment, or agreement, including major transactions and those that extend beyond January 1, 2025, as required for the continued delivery of all services, act in the public interest and in a manner consistent with past practices, having regard to the municipal restructuring, and in a manner that does not unreasonably impact another municipality, including continued investments in the principled areas identified below.

The examples shown below are not intended to be exhaustive, but to help explain the following principles:

Principles	Some examples
<p>1. Community Housing construction and continuation of housing enabling programs</p>	<ul style="list-style-type: none"> ○ Significant future investment within the property tax context ○ Long-term agreements with community housing providers ○ Chelsea Gardens housing development ○ End-of-mortgage agreements with community housing providers to keep non-profits in the affordable housing system ○ Rental incentive programs, 25-year agreements with developers to maintain affordable units within new developments ○ Human Services grants and loans (Home in Peel, Peel Renovates, Secondary Suites)
<p>2. Public Works enabling infrastructure to build homes faster</p>	<ul style="list-style-type: none"> ○ Infrastructure for growth
<p>3. State of Good Repair investments for assets that will clearly continue to be required</p>	<ul style="list-style-type: none"> ○ Peel Living and Water and Wastewater infrastructure ○ Infrastructure for growth
<p>4. Health and Safety initiatives including psychological health and wellness for staff</p>	
<p>5. Labour Relations Mandate as approved in June 2022 by Council</p>	
<p>6. Initiatives to pursue the Climate Change Emergency master plan</p>	<ul style="list-style-type: none"> ○ All municipalities have approved Climate Change as an emergency ○ Greenhouse gas emissions and climate risks follow assets and services

Appendix II
Bill 112 - Managing through the Transition

<p>7. Diversity and Inclusion community initiatives</p>	<ul style="list-style-type: none"> ○ Staff training to advance D&I ○ Council’s approved Anti-Racism and Systemic Discrimination resolution
<p>8. Investments in essential services consistent with master plans</p>	<ul style="list-style-type: none"> ○ Expansion of paramedic services ○ Investments for childcare expansion
<p>9. Continued investments in Public Safety & Wellbeing</p>	<ul style="list-style-type: none"> ○ Peel Regional Police capital expansion as planned in the 2023 budget and 2024 forecast ○ Investments that sustain and assist community agencies to meet demand and transition
<p>10. Technology investments to sustain services and protect infrastructure required</p>	<ul style="list-style-type: none"> ○ Investments that ensure the management of cybersecurity risks and risks related to critical systems failure
<p>11. Required property needs for necessary works and the continued delivery of Regional services</p>	<ul style="list-style-type: none"> ○ Acquisitions, expropriations, leases, licenses, and permissions to enter
<p>12. The procurement of goods and services as required to deliver and support the uninterrupted delivery of Regional services</p>	

REPORT TITLE: William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives

FROM: Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

- 1. That the proposal for a memorial sculpture in honour of the former Premier of Ontario, William (Bill) Davis be approved for installation on the grounds of the Peel Art Gallery, Museum, and Archives; and**
- 2. That the draft Public Art and Monuments Policy and Guidelines included as Appendix I to the report of the Chief Financial Officer and Commissioner of Corporate Services, listed on the June 8, 2023 Regional Council agenda titled “William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives” be approved; and**
- 3. That Peel’s signing officers be authorized to execute all documents necessary or advisable for the completion of the installation, ongoing maintenance, and other ancillary matters, in a form satisfactory to the Regional Solicitor.**

REPORT HIGHLIGHTS

- A memorial artwork in honour of former Premier of Ontario, William G. Davis, has been proposed for installation on the grounds of PAMA by the Davis family and City of Brampton staff.
- Staff conducted research of policy and guideline documents from neighbouring municipalities to develop a Public Art and Monuments policy and set of guidelines to assess the viability of all public art and monuments proposed for Region of Peel owned and operated properties or land.
- Staff have met with members of the Davis family and City of Brampton staff to identify a preferred location on the grounds of PAMA. The location has been agreed upon by all parties.
- The project will be funded with a \$100,000 commitment from the City of Brampton and \$150,000 from the Province of Ontario.
- The proposed memorial work in recognition of William G. Davis will allow Region of Peel residents to honour and learn about the exceptional work of Mr. Davis.

DISCUSSION

1. Background

In 2021, former City of Brampton Mayor, Peter Robertson, approached staff to propose the installation of a memorial artwork on the grounds of the Peel Art Gallery, Museum and Archives (PAMA) in honour of former Premier of Ontario, William G. Davis.

William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives

On April 22, 2021, Resolution Number 2021-284 was approved by Regional Council.

'That staff report back to Regional Council with respect to a policy on monuments and with recommendations for a proposed monument in honour of former Premier of Ontario, Bill Davis, on the grounds of the Peel Art Gallery, Museum and Archives (PAMA) in Brampton.'

Staff conducted research of policy and guideline documents from neighbouring municipalities to develop a Public Art and Monuments policy and set of guidelines to assess the viability of all public art and monuments proposed for Region of Peel owned and operated properties or land.

Following a June 23, 2021, delegation to Brampton City Council by Mr. Peter Robertson, the following motion was passed by Brampton City Council:

CW357-2021

1. That \$100,000 be allocated by the City of Brampton, from an account to be determined by Finance, for the establishment of a Monument to Premier Bill Davis within Brampton;
2. That a local procurement process, in accordance with the Purchasing By-law and City policy, be commenced; and
3. That the additional sum of support required be sought from another order of government and/or various interested organizations.

On October 28, 2021, Resolution Number 2021-1070 was approved by Regional Council.

That the establishment of a Public Art and Monuments Committee with a makeup and guidelines as set out in the draft policy, attached as Appendix I to the report of the Commissioner of Service Excellence and Innovation, listed on the October 28, 2021, Regional Council agenda titled "Public Art and Monuments Policy", be approved.

The City of Brampton originally considered Gage Park as the future site for the Davis Memorial Sculpture. In May 2022, City staff advised Regional staff that the family of William G. Davis named PAMA as their preferred memorial site.

On March 29, 2023, Item 12.2.2 City of Brampton Staff Report re: Preferred Site for William G. Davis Memorial Sculpture (Appendix II) was presented to City of Brampton Council. A motion to refer the report to the April 6 council meeting carried.

a) Current Situation

Staff have met with members of the Davis family and City of Brampton staff to identify a preferred location on the grounds of PAMA. The location has been agreed upon by all parties pending approval from Regional Council.

The Ontario Heritage Trust has provided preliminary site approval, contingent upon final design drawings. The final design and installation will require a formal alteration request and approval from the Trust.

The Trust recommends that the call for proposals include the stipulation that the sculpture appropriately reflect the heritage and history of the space.

William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives

Utility locates have been conducted at the proposed site and recommend a 1.00-meter setback from the sidewalk.

2. Proposed Direction

City of Brampton and PAMA staff have agreed to the following, in accordance with the Public Art and Monuments policy;

a) Public engagement strategy:

- Focussed on education and learning about Davis' legacy.
- Positioned as an opportunity for community engagement and education.
- Workshops developed in collaboration with PAMA.
- Engagement of students and possibly designed to speak to grade 3 curriculum unit on local history.
- Interactive QR code.
- Opportunity to tie into future exhibitions at PAMA on Bill Davis based on local political history.

b) Overview of design concept:

- Artist scope will be seeking something that symbolizes Davis' legacy OR is the work of an artist of such stature as to speak to the level of contribution Davis made to the province.
Work will not be figurative.

c) Procurement:

- The procurement process will be undertaken by the City of Brampton.
- Direct commission in adherence with Purchasing by-laws, Request for Proposal (RFP) or a call for interest.
- Committee decision preferred
- Selection Committee includes representatives from:
 - PAMA
 - City of Brampton - Culture Planning / Public Art
 - City of Brampton - Heritage Planning
 - Davis Family
 - Heritage Trust*
+ minimum of 2 peer assessors**A thorough list of parameters from the Ontario Heritage Trust may be embedded into the scope of work guidelines and evaluation matrix, in place of committee representation.*
- Two stage competition:
 - Stage 1 - Expression of Interest (artists submit previous works and CV for consideration)
 - Stage 2 - Request for Proposals (artists are shortlisted and compensated for the development of full proposal)

d) Maintenance schedule/commitment:

- The City of Brampton will be responsible for maintenance and state of good repair in collaboration with the Region of Peel.

William G. Davis Memorial Sculpture at Peel Art Gallery, Museum, and Archives

- A formal schedule and agreement will be developed in consideration of final design.
- Legal staff for both Region of Peel and City of Brampton will be required for document preparation.

RISK CONSIDERATIONS

Region of Peel Archives have conducted research to identify any historical issues connected to Mr. Davis. Research has not identified any concerns related to character, works, or personal beliefs that would prohibit the proposed sculpture from being installed at PAMA.

City of Brampton, Heritage staff have reviewed the proposed location for the potential of requiring an archaeological assessment. Staff have determined that an archaeological assessment will not be required.

FINANCIAL IMPLICATIONS

The project will be funded with a \$100,000 commitment from the City of Brampton and \$150,000 from the Province of Ontario (pending agreement execution). There will be no net financial impact to the Region of Peel.

The City of Brampton will work to ensure that all costs associated with the project are included in the scope of work and initial budget, including funding to support:

- Lighting
- Sculpture pad installation
- Cabling
- Contingency costs

CONCLUSION

Public Art and Monuments play a vital role in a Community for Life by reflecting a rich history, diverse experiences, and shared social values. Public Art humanizes urban spaces through creativity, beautification, and interaction. It provides a sense of place, a focal point of gathering and encourages discussions.

The proposed memorial work in recognition of William G. Davis will allow Region of Peel residents to honour and learn about the exceptional work of Mr. Davis.

APPENDICES

Appendix I – Public Art and Monuments Policy and Guidelines

Appendix II - City of Brampton Staff Report re: Preferred Site for William G. Davis Memorial Sculpture



Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

Authored By: Rene F. Nand, Manager, Community and Cultural Engagement

CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

A. PURPOSE

The primary objective of this policy is to ensure that Peel Region's corporate values, image, assets, and interests are safeguarded in the planning and installation of art and monuments in public spaces on Peel Region property.

B. SCOPE

This policy applies to all Regional property and all relationships between the Region and artists, community groups and individuals that are involved in the public art selection and identification of the site.

C. DEFINITIONS

1. **Art** - cultural objects and artistic items such as, but not limited to, prints, fine art posters, sculpture, fine art photography, technological art or paintings acquired by the Region of Peel through commission, purchase, or donation.
2. **Donation** - a gift of art given in good faith which has been given voluntarily and without compensation.
3. **Fountains or water features** – an ornamental structure that may include one or more items from a range of pools, ponds, artificial waterfalls, and streams.
4. **Monument/Memorial Art** – a structure or art that is designed to honour a particular individual/group or to commemorate a particular event, created for specific public space and acquired through a process administered by the Region of Peel.
5. **Mural** – a painting or other work of art applied directly on a wall, ceiling, or other surface.
6. **Project Sponsor** - The project sponsor is the Director level (or higher) lead responsible for leading the project, providing resources, support, and administration to enable its success.
7. **Public art** - site-specific artwork created for a specific public space and acquired through a process administered by the Region of Peel.

CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

D. POLICY

Art and monuments in public spaces play a vital role in a Community for Life by reflecting a rich history, diverse experiences, and shared social values. Public art humanizes urban space through creativity, beautification, and interaction. It provides a sense of place, a focal point of gathering and encourages discussions. Monuments allow us to honour the exceptional work of individuals and groups, or events that have had a significant impact on humankind.

All public art and monuments selections will be consistent with the Region of Peel's vision, mission and values and will not compromise or contradict any by-law or policy of the Region or reflect negatively on the Region's public image. All public art and monuments agreements shall be established in a manner that ensures access and fairness and results in the optimal balance of benefits to the Region and the community.

1. Criteria

- a. The establishment of criteria for the purpose of assessing proposals of public art and monuments in a fair and transparent manner is required.
- b. All proposals for Public Art and Monuments must meet the following criteria:
 - i. Relevance to Region of Peel community
 - ii. Vibrancy, make it a livable space
 - iii. Enhance cultural profile
 - iv. Provide professional development opportunities for artists

2. Sustainability

- a. Core funding will be sourced via budget requests and capital budget dollars. Where available, appropriate employees will pursue provincial and federal grants, and private donations.

3. Diversity, Equity, and Inclusion

- a. The Public Art and Monuments Program will reflect diversity, equity, and inclusion in all aspects of its endeavours and projects, including but not limited to:

CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

- i. Artist selection (emerging and established)
- ii. Installation site selection
- iii. Style/scale/theme selection
- iv. Art forms

4. Considerations for Monuments/Memorial Art

- a. A person or event will not be memorialized without Regional Council's approval. All proposals for public art and monuments must be submitted to Regional Council for approval.
- b. Considerations and risk assessments for proposals can be found in the Public Art and Monuments Procedure.

5. Committee

- a. The Committee will create and implement the Public Art and Monuments Program. The program will provide a comprehensive plan under which all Public Art and Monuments on Region of Peel property are developed and procured. Through the Public Art and Monuments Program, the Committee will administer the development of the public art collection. The Committee will consist of:
 - i. Two PAMA staff members – Specialist level
 - ii. One member of the Friends of PAMA Advisory Board
 - iii. One Real Property Asset Management staff member from proposed site – Management level
 - iv. One Office of Diversity and Inclusion staff member - Advisor level
 - v. One Marketing and Communications staff member – Management level or delegate

CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

- vi. Project sponsor from proposed site location – Director level or delegate

6. Commission

- a. The Committee will oversee the selection of an artist and/or project. The Committee seeks to ensure fair, informed, and competitive artist/project selection methods.
 - i. Depending on the site opportunities and the budget allocation, artists may be selected through an invitational competition, an open competition, or a direct commission.
 - ii. The Committee is responsible for selecting the final artist/project and providing the recommendation to Council for approval.

7. Purchase

- a. Each work of public art or monuments considered for purchase will be evaluated by the Committee and the appropriate Project Sponsor, based on available budget, final approval will be provided by Regional Council.
- b. The Region of Peel will purchase art in accordance with the Procurement/Acquisition section of these guidelines. All visual arts mediums will be considered Purchased Art and will be the property of the Region of Peel.

8. Donations

- a. The Region of Peel recognizes that individuals or organizations may wish to make Donations to the Region and that those Donations should be acknowledged appropriately.
- b. All donations of public art and monuments must meet the [Criteria for Public Art and Monuments](#).
- c. As a matter of public record, Region of Peel Council will pass a motion to decline or accept donations of public art and monuments.

CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

- d. Information on donation receipts for income tax purposes can be found in the Public Art and Monuments Procedure.

Note: Sponsorship does not qualify as a Donation.

9. Capital Improvement Funding

- a. All public art projects are to be facilitated by the Public Art and Monuments Program, which will be funded as needed subject to Council budget approval.
- i. Funds for the program will be allocated on a per-project basis.
 - ii. External organizations may also fund projects of interest, where deemed appropriate as a form of partnership with Peel Region.

E. RESPONSIBILITIES

1. Regional Council shall:

- a. Consider approval of public art and monument proposals through delegation requests.
- b. Assess the proposal and provide direction to the Public Art and Monuments Committee.

2. The Public Art and Monuments Committee shall:

- a. Oversee planning and installation in accordance with the approved policy and guidelines.
- b. Assist in keeping this policy up to date.

3. Commissioners shall:

- a. If specific guidelines are required for a particular public art opportunity to meet the needs of the community, they shall be developed and approved by the appropriate Commissioner so long as they are consistent with this policy and any CAO approved guidelines.



CATEGORY: BUILDING/PROPERTY POLICIES

SUBCATEGORY: GENERAL

SUBJECT: PUBLIC ART AND MONUMENTS

4. **Employees** shall:

a. Be aware of and comply with this policy.

APPROVAL SOURCE:	Regional Council
ORIGINAL DATE:	Provided by original issuer
LAST REVIEW DATE:	Provided by issuer
LAST UPDATE:	Provided by issuer
EFFECTIVE DATE:	Provided by issuer
RESPONSIBILITY:	Corporate Services/Communications/Community & Cultural Engagement

PROCEDURE - PUBLIC ART AND MONUMENTS

A. PURPOSE

The Peel Region Public Art and Monuments Guidelines include procedures for the acquisition, preservation, and management of the Peel Region's public art assets.

B. SCOPE

This procedure applies to all relationships between Peel Region and businesses, organizations and individuals that contribute to the Peel's Public Art and Monuments program.

This procedure applies to any proposed public art or monument installations on Peel Region property.

This procedure does not apply to:

- Art that is part of a beautification or community art project;
- Art that is associated with or derived from school programs or art programs that are offered at Peel facilities;
- Personal works of art, prints or certificates installed by Peel Region employees in their office areas;
- Donations of a tree or bench as a tribute to an individual or organization;
- Roadside memorials;
- Donations to the PAMA permanent art collection; and
- Art works that have or are seeking Cultural Property designation.

C. PROCEDURE

Public Art and Monuments Program

This procedure provides a cohesive plan under which all public art and monuments in Peel Region are developed and procured. The program will support the Region's strategic directions and related strategies in support of a Community for Life.

Collaboration

The implementation of the Public Art and Monuments Program will be a joint effort between PAMA's curatorial staff, Real Property Asset Management (RPAM) representatives from the proposed site, Marketing and Communications representatives, Office of Diversity and Inclusion representatives, Friends of PAMA Advisory Board representatives and community representatives where applicable (referenced herein as the Public Art and Monuments Committee, the "Committee"). The Committee will liaise with the applicable municipality as required.

Sustainability

Core funding will be sourced via budget requests and capital budget dollars. Where available, appropriate employees will pursue provincial and federal grants, and private donations.

PROCEDURE - PUBLIC ART AND MONUMENTS

Artist outreach

The Public Art and Monuments Program will strive to engage the interests of artists locally and nationally and provide challenging opportunities for artistic development and community expression.

Diversity, Equity, and Inclusion

The Public Art and Monuments Program will reflect diversity, equity, and inclusion in all aspects of its endeavours and projects, including but not limited to:

- Artist selection (emerging and established)
- Installation site selection
- Style/scale/theme selection
- Art forms

The Committee seeks to ensure fair, informed, and competitive artist/project selection methods.

Considerations for Monuments/Memorial Art

A person or event will not be memorialized without Regional Council's approval. All proposals for public art and monuments must be submitted to Regional Council for approval.

Proposals must include:

- Background and historical/cultural significance of the individual/event to be honoured;
- Rationale for honouring the individual/event;
- Evidence that the proposal meets the criteria outlined;
- Commitment of funds;
- Maintenance plan;
- Site plan;
- The values of the community should be represented; each memorial must be compatible with the diverse spectrum of perspectives, cultural heritage, traditions, and moral values of the Region of Peel's residents;
- Timeless aspect of the memorial, recognizing future generations;
- The designer must be a qualified professional in the field; and
- If the memorial is honouring an individual, consideration is given to:
 - The individual's contribution to the Region of Peel, which should be extraordinary and merit the honour of a public memorial. Where the individual's contribution does not merit a public memorial, consideration may be given to another form of recognition;
 - The nature and record of the individual's public service and/or philanthropic acts (e.g., Donations or volunteer service to the community);
 - The inspirational qualities characterized by the individual or the legacy which has or will be left to future generations; and
 - Any achievements that have brought a provincial, national, or international focus to the Region of Peel.

PROCEDURE - PUBLIC ART AND MONUMENTS

Risk Assessment

All Public Art and Monuments proposals will be evaluated in relation to the enhancement and benefit to the Region; the reputation of the Region; any risks to the Region, including the following:

- Reputational
- Physical and psychological impacts
- Health and safety to the community
- Landscape, lighting, pathways, and other site-specific considerations
- Cultural heritage, archeological and environmental impacts as applicable
- Design/engineering
- Maintenance and care
- Vandalism
- Identification (plaque)
- Municipal by-laws and permitting
- Building permit, site plan approval, urban design reviews
- Heritage permits as applicable – site plan and urban design considerations
- Accessibility
- Insurance considerations
- Structural
- Public safety
- Adherence to Regional Conflict of Interest, Procurement and Code of Ethics Policies

D. RESPONSIBILITIES

Public Art and Monuments Committee

The Committee will create and implement the Public Art and Monuments Program. The program will provide a comprehensive plan under which all Public Art and Monuments on Region of Peel property are developed and procured. Through the Public Art and Monuments Program, the Committee will administer the development of the public art collection. The Committee will consist of:

- Two PAMA staff members – Specialist level
- One member of the Friends of PAMA Advisory Board
- One Real Property Asset Management staff member from proposed site – Management level
- One Office of Diversity and Inclusion staff member - Advisor level
- One Marketing and Communications staff member – Management level or delegate
- Project sponsor from proposed site location – Director level or delegate

The Committee will develop a proposal form to guide the intake of public submissions.

Selection

The Committee makes recommendations to Regional Council. Regional Council will provide direction to staff.

Acquisition

Directors or delegates from the proposed site location are responsible for ensuring that the logistical aspects of each acquisition are handled appropriately (e.g., shipping and handling, import charges, contractual agreements, insurance etc.). Access for research and

PROCEDURE - PUBLIC ART AND MONUMENTS

reproduction must be coordinated through the Director or delegate from the selected location site. Insurance is adjusted to cover the item and Regional liability and damage.

All documentation related to acquisitions of all types must be filed with Real Asset Property Management. It is the responsibility of the Director of the selected location site to ensure that all files are complete.

Maintenance

Public Art and Monuments be recorded as Peel Region assets and assigned to a particular division to be responsible for maintenance.

E. PROCUREMENT / ACQUISITION

Art may be acquired through commission, purchase, or donation. All agreements and/or releases for the acquisition of art must be in a form approved by Legal Services and signed by Peel's authorized signing officers or as otherwise may be directed by Council.

All acquisitions are vetted by the Committee and will be evaluated on the following criteria:

- Relevance to Region of Peel community
- Contribution to increased vibrancy to enhance livable spaces
- Enhancement to the cultural profile of the Region of Peel
- Provide professional development opportunities for artists (originating from the Region of Peel or elsewhere)
- Risk assessment
- Artistic quality of the work(s)
- Artistic merit
- External funding sources for the proposed work, cost, and value to the Region of Peel
- The work does not minimize and/or detract from the image of the Region of Peel
- The work is not likely to cause deep or widespread offence
- The work must not pose or encourage hazardous engagement or behaviours
- Authenticity and provenance, (i.e., Documentary evidence that the art is authentic and that the corporation may acquire clear title to the work)
- Physical condition of the work and its long-term maintenance or conservation requirements and costs
- The Region of Peel's ability to display or store the work appropriately

Commission

The Region of Peel, through the Public Art & Monuments Program, may solicit proposals through open competition, invited competition, or direct commission. In competition, projects will be selected on merit through a process informed by expertise and community input. The Committee will review the selection and make a recommendation to Regional Council for artist/project approval.

PROCEDURE - PUBLIC ART AND MONUMENTS

When determining the public art and monuments budget, it is important to consider that the budget include all the various costs associated with the commissioning of the art/project. The proposed budget should be clearly outlined as part of the delegation to Council.

These costs may include and are not limited to:

- administration and fees
- material and fabrication costs
- transportation of completed work to site
- site preparation
- insurance and maintenance
- lighting, plaque, other identifiers, brochure, engineering fees, legal fees, artist fees, documentation of the work, all applicable taxes etc.

The budget for public art and monuments commissioned by the Region of Peel is approved through Council as appropriate for the value of the commission and the nature of the project and in consultation with relevant departments and other stakeholders.

The Committee will oversee the selection of an artist and/or project. Depending on the site opportunities and the budget allocation, artists may be selected through an invitational competition, an open competition, or a direct commission. The Committee is responsible for selecting the final artist/project and providing the recommendation to Council for approval.

Artists should be considered based on experience and the relationship of their experience and talents to the nature of the opportunity for public art presented by the development. Depending on the site opportunities and overall budget, local, national, and international artists may be invited to compete. If the project allows, the Committee may consider a request for ideas and include a mentor or workshop program for the benefit of other artists to procure the best project possible.

The Project Sponsor will oversee the artist contract from concept to completion, including the approvals process required by the Region through the Public Art and Monuments Program. The Project Sponsor will be responsible for providing the Committee with updates throughout the duration of the project. Some or all the Committee members shall be involved in reviewing the development of the project at key stages.

Purchase

Each work of public art or monuments considered for purchase will be evaluated by the Committee and the appropriate Project Sponsor, based on available budget, final approval will be provided by Regional Council. The Region of Peel will purchase art in accordance with the Procurement / Acquisition section of this procedure. All visual arts mediums will be considered Purchased Art and will be the property of the Region of Peel.

Donations

The Region of Peel recognizes that individuals or organizations may wish to make Donations to the Region and that those Donations should be acknowledged appropriately.

PROCEDURE - PUBLIC ART AND MONUMENTS

Note: Sponsorship does not qualify as a Donation.

Receiving Donations

All donations of public art and monuments must meet the [Criteria for Public Art and Monuments](#)

As a matter of public record, Region of Peel Council will pass a motion to decline or accept donations of public art and monuments.

Donation Receipts for Income Tax Purposes

Upon acceptance by Council of a public artwork, The Committee will determine if the donation qualifies under Canada Revenue Agency (CRA) guidelines. If the donation qualifies, a tax receipt will be provided to the donor.

If an official receipt for income tax purposes is being issued, the donation receipt must include the following information in accordance with CRA standards:

- The day on which the donation was received
- A brief description of the property transferred to the qualified donor
- The name and address of the appraiser
- The fair market value of the property at the time the donation was made

Associated Donation Costs

The donor may be responsible for any of the following costs, at the discretion of the Committee. The determination is based on such factors as the value of the Art and the complexity of the installation.

- Transporting the item
- Appraisal or evaluation by a certified specialist
- Photographs for inventory and insurance purposes
- For permanent public art, 10 per cent of the value of the art for future maintenance and conservation, in the form of a certified cheque, and.
- For public art, the costs associated with the engineering, site planning and preparation and installation of the artwork

Capital Improvement Funding

All public art projects are to be facilitated by the Public Art and Monuments Program, which will be funded as needed subject to Council budget approval. Funds for the program will be allocated on a per-project basis. Other Region of Peel departments or external organizations may also fund projects of interest, where deemed appropriate. Council budget approval is required for other Region of Peel departments, unless funded by Operational budgets.

PROCEDURE - PUBLIC ART AND MONUMENTS

Fundraising

As needed, the Committee may suggest a public donation campaign. Community engagement may be required to determine donation appetite for the work and will determine goals and methods of fundraising.

Artist Contract

A contract template will be developed through the Region of Peel Legal department and the Committee upon endorsement of policy. Each public art proposal will be subject to terms and conditions as outlined in contracts, memorandums of understanding, or other relevant legal or legislative requirements.

The contract may include but is not limited to the following subsections:

- Description of the work
- Term of purchase
- Artist's property
- Copyright
- Moral rights
- Right to inspect
- Installation
- Insurance/Liability
- Inspection of the work in progress
- Damage of commissioned work
- Maintenance
- Payment from sale
- Sales tax
- Non-destruction
- Proximity
- Snow removal
- Lighting
- Foundation and landscaping
- Delivery of the work
- Transportation and installation
- Quality and condition of materials
- Identification

Funding Sources

Funding sources may include operating, capital improvement, maintenance funding in reserve and fundraising campaign.

All public art projects will be funded subject to Council approval. Funds for the program will be allocated on a per-project basis.

Appraisal

An appraisal is required for insurance and tax receipt purposes and should be reevaluated periodically to ensure accurate replacement value.

Asset inventory

Works will be listed as a Regional asset with RPAM.

PROCEDURE - PUBLIC ART AND MONUMENTS

Ownership

The Region of Peel solely owns all public art works acquired through the Public Art and Monuments Program. The Region of Peel will respect the artist's right of authorship and the integrity of public art.

Site Selection and Installation

Site selection and installation are subject to special engineering or architectural features, hard or soft landscaping, and lighting.

Site selection also depends on by-laws and review by other approval authorities such as Ontario Heritage Trust, Toronto Region Conservation Authority (TRCA), and Credit Valley Conservation Authority, as applicable.

This procedure applies to all Region of Peel facilities, excluding facilities which are leased or licensed to another party.

Locations for Art

To maximize the potential for members of the public to enjoy public art and monuments, accessible exterior and interior public areas are given priority when selecting appropriate locations. Art may be re-located at the sole discretion of the Committee. Public art and monuments may be installed in the following areas, as required and as pieces become available:

- Public areas in Region of People office buildings
- Regionally owned public spaces

In selecting locations for the placement of art, the Committee will consider the basic conservation elements of the effects of light, air quality, temperature, and accessibility on the subject Art piece.

The size of the public art or monuments is contingent on the environmental impact assessment and in relation to the property/building.

Locations for Public Art and Monuments will be selected in consideration of the following additional requirements:

- There is geographic justification for the location choice (i.e., The artwork has a connection to the history or current use of the site and/or the site is identified as a potential site for public art in Region of Peel).
- The quality, scale and character of the public art and monument must be suitable for the location and the expected audience.
- The public art and memorial art must not interfere with existing and proposed artwork, buildings, or structures in the vicinity.

PROCEDURE - PUBLIC ART AND MONUMENTS

- The location must be physically and/or visually accessible to the public and meet applicable municipal guidelines and by-laws.
- The location should be in an area that has or is proposed to generate, a high degree of public use or activity, and;
- Factors such as environmental conditions, safety, site servicing and whether the site may have reached a saturation point, making it necessary to close off future installations in that location.

MAINTENANCE

The Region of Peel shall preserve the integrity and security of public art and monuments through asset management systems, standards and procedures that include:

- The identification of maintenance funding as part of the original project budget
- Development of an ongoing maintenance program, operated by RPAM Maintenance may include:
 - Periodic inventory, condition assessment and documentation;
 - Conservation and repairs, related materials, vandalism remediation, and equipment;
 - Relocation expenditures, transportation, and installation; and
 - Administration costs.

Maintenance costs will need to be projected as part of the delegation request to Council. Council needs to approve ongoing maintenance costs.

Disposition and Disposal

The Region of Peel retains the right and responsibility to dispose of public art and monuments. All reasonable efforts shall be made to rectify problems or re-site the artwork where appropriate. Reasons for disposition may include:

- Endangerment of public safety;
- Excessive repairs or maintenance, or repair is not feasible;
- Public accessibility is no longer available;
- Demolition of a structure incorporating public art or redevelopment of site incorporating public art;
- Expiry of lifespan, and;
- Discovery of details related to subject matter or maker/artist in contravention with Regional values.



Report
Staff Report
The Corporation of the City of Brampton
3/29/2023

Date: 2023-03-10

Subject: Preferred Site for William G. Davis Memorial Sculpture

Contact: Kelly Stahl, Senior Manager, Cultural Services, Cultural Services Division

Report Number: Community Services-2023-252

Recommendations:

1. That the report from Kelly Stahl, Senior Manager, Cultural Services Division to the Committee of Council Meeting of March 29, 2023, re: **Preferred Site for William G. Davis Memorial Sculpture**, be received;
2. That Council request approval from Peel Region to locate a memorial sculpture to William G. Davis on the front lawn of Peel Art Gallery Museum and Archives property, located at 9 Wellington Street East, Brampton, ON, L6W 1Y1.

Overview:

- **On June 23, 2021, Council passed a motion (CW357-2021) to establish a Monument to Premier Bill Davis, including a financial commitment of \$100,000.**
- **On March 1st, 2022, the Province of Ontario announced a commitment of up to \$150,000 for the Monument. The Memorial artwork must be complete by March 31, 2024, to ensure the City receives the provincial funding.**
- **The preferred memorial site is on Peel Region property at 9 Wellington Street East, Brampton, ON, L6W 1Y1 (Peel Museum, Art Gallery and Archives) and requires Regional Council approval.**
- **Pending Regional approval, Cultural Services staff will work with the relevant Regional and City departments and stakeholders, including Ontario Heritage Trust, to complete the Memorial Project.**

Background:

Following a June 23, 2021, delegation to Brampton City Council by Mr. Peter Robertson, the following motion was passed:

CW357-2021

1. That \$100,000 be allocated by the City of Brampton, from an account to be determined by Finance, for the establishment of a Monument to Premier Bill Davis within Brampton;
2. That a local procurement process, in accordance with the Purchasing By-law and City policy, be commenced; and
3. That the additional sum of support required be sought from another order of government and/or various interested organizations.

Following direction from Council to establish a monument to Premier Bill Davis within Brampton, staff responsible for the planning and maintaining the City's Public Art program were identified as project leads. Staff led a series of stakeholder meetings to gather the background and information required to develop a project plan for the Memorial Project to be located at Gage Park in downtown Brampton.

On March 1st, 2022, the Provincial of Ontario announced a commitment of up to \$150,000. The Memorial artwork must be complete by March 31, 2024, to ensure the City receives the provincial funding.

While the creation of a traditional bronze statue of Mr. William G. Davis was initially proposed, taking into consideration: the preference of the Davis family, best practices for monuments of the future, and the additional project funding from the Province, staff recommended revising the scope and timeline to develop a *contemporary sculpture* that reflects the life and legacy of William G. Davis.

Upon further consultation with the Davis Family, their preferred memorial site is the front lawn of the Peel Art Gallery Museum and Archives, located at 9 Wellington Street East, Brampton, ON L6W 1Y1.

Current Situation:

The site must be confirmed and approved to initiate the next steps in this memorial project. City staff require Region of Peel Council approval for 9 Wellington Street East, Brampton, as the site for the memorial artwork.

Next Steps

Pending Regional approval, City staff will execute the Provincial funding agreement. Cultural Services staff will work with the relevant Regional and City departments and stakeholders, including Ontario Heritage Trust, to confirm project parameters and

determine the best-suited commission process. External public art consultants may be contracted to work alongside City staff.

Corporate Implications:

Financial Implications:

There are no financial implications as a direct result of this report. Funding for the City's \$100,000 allocation towards the establishment of a Monument to Premier Bill Davis within Brampton is available in capital project #211055-001 – Monument to William Davis.

Term of Council Priorities:

This report supports the Term of Council Priority *Brampton is a Mosaic* by increasing opportunities for arts and culture engagement through the permanent public art collection in the City of Brampton.

Conclusion:

Pursuant to Council resolution CW357-2021, City staff has worked with stakeholders to identify a proposed location for the memorial artwork to William G. Davis, which requires Region of Peel Council consideration and approval.

Authored by:

Kelly Stahl, Senior Manager, Cultural Services, Community Services

Approved by:

Bill Boyes, Fire Chief and Acting Commissioner, Community Services

Approved by:

Marlon Kallideen, Chief Administrative Officer



**THE REGIONAL MUNICIPALITY OF PEEL
ACCESSIBILITY ADVISORY COMMITTEE
MINUTES**

Members Present:	M. Ali C. Chafe M. Daniel C. Gooding N. Iannicca V. Iyer A. Karim	D. Keenan K. Lynch M. Mahoney M. Russo A. Shaw P. Sheth K. Wilson
Members Absent:	M. Bilek	R. Reddam
Staff Present:	G. Kent, Chief Administrative Officer P. Caza, Chief Financial Officer and Commissioner of Corporate Services John Zingaro, Regional Solicitor J. Jackson, Director, Office of Culture and Inclusion A. Adams, Regional Clerk and Director of Legislative Services	C. Thomson, Deputy Clerk and Manager of Legislative Services D. Obaseki, Committee Clerk H. Gill, Legislative Technical Advisor D. Rai, Legislative Technical Coordinator

1. CALL TO ORDER/ROLL CALL

Dayna Obaseki, Committee Clerk called the Region of Peel Accessibility Advisory meeting to order on May 4, 2023 at 10:05 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Councillor Mahoney arrived at 10:19 a.m.

2. ELECTION OF CHAIR AND VICE-CHAIR

RECOMMENDATION AAC-1-2023

That Mary Daniel be elected as Chair of the Region of Peel Accessibility Advisory Committee for a 24-month term ending May 4, 2025 or until a successor is appointed.

RECOMMENDATION AAC-2-2023

That Carol-Ann Chafe be elected as Vice-Chair of the Region of Peel Accessibility Advisory Committee for a 24-month term ending May 4, 2025 or until a successor is appointed.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

4. APPROVAL OF AGENDA**RECOMMENDATION AAC-3-2023**

1. *That the agenda for the May 4, 2023 Region of Peel Accessibility Advisory Committee include an oral item regarding Committee related Accommodations, to be dealt with under Other Business as Item 8.1; and*
2. *That the agenda for the May 4, 2023 Region of Peel Accessibility Advisory Committee meeting, be approved, as amended.*

5. DELEGATIONS

Nil.

6. REPORTS**6.1 Accessibility Planning Program Update**

(For information)

Received

Veronica Montesdeoca, Accessibility Planning Specialist, provided an update on the activities undertaken by Accessibility Planning Program, in particular the notice of non-compliance received from the Ministry for Seniors and Accessibility as it relates website compliance.

Members of the Committee discussed and raised questions regarding the delay in achieving website compliance, anticipated timeframes, technical components, and next steps to ensure compliance with the *Accessibility for Ontarians with Disabilities Act*.

6.2 Annual Accessibility Status Report 2022

(For information)

Received

7. COMMUNICATIONS**7.1 Christine Zaza, Workplace Accessibility Specialist, University of Waterloo**

Email dated March 13, 2023, Providing a copy of the Independent Interim Report of the Fourth Review of the *Accessibility for Ontarians with Disabilities Act* (AODA) (Receipt recommended)

Received

8. OTHER BUSINESS**8.2 Community Member Resignation - R. Reddam (Oral)****RECOMMENDATION AAC-4-2023**

That the resignation of community member Ron Reddam from the Region of Peel Accessibility Advisory Committee be received.

Dayna Obaseki, Committee Clerk, noted that the Office of the Regional Clerk received notification of Ron Reddam's resignation from the Committee.

8.1 Committee related Accommodations (Oral)

RECOMMENDATION AAC-5-2023

That staff report back to a future meeting of the Region of Peel Accessibility Advisory Committee (AAC) on the implementation of the following committee related accommodation requests:

- *Include local municipal AAC updates on agendas;*
- *Include in-document links and bookmarks in AAC documents;*
- *Meeting invitations to have meeting links in a 'text-to-display box' instead of displaying long URLs;*
- *Provide access to virtual chat function;*
- *Note member positions/title on agendas and minutes;*
- *Include the AAC Vice Chair in agenda review meetings;*
- *Include additional notations on the Chair's reference sheet, such as delegation timing and the names of members attending in person and virtually; and*
- *Remind members that questions and comments may be submitted via email to the Regional Clerk's Office.*

Carol-Ann Chafe, Community Member, put forth several suggestions to help ensure that Region of Peel Accessibility Advisory Committee (AAC) meetings are inclusive for all members. Staff was requested to report to a future meeting on the implementation of the suggested accommodations. Mary Daniel, Community Member, requested a list for the Chair of the individuals present in-person or online during the meeting and where in the Council Chambers they are seated.

9. NEXT MEETING

Thursday June 15, 2023
 9:30 a.m. – 11:00 a.m.
 Council Chamber, 5th Floor
 Regional Administrative Headquarters
 10 Peel Centre Drive, Suite A
 Brampton, Ontario

Please forward regrets to Dayna Obaseki, Committee Clerk at dayna.obaseki@peelregion.ca.

10. ADJOURNMENT

The meeting adjourned at 11:15 a.m.

Obaseki, Dayna

From: Chipperfield, Tamara <Tamara.Chipperfield@cvc.ca>
Sent: May 15, 2023 4:20 PM
To: Obaseki, Dayna
Cc: Adams, Aretha; quentin.hanchard
Subject: RE: [External] Resolutions 2023-24 and 2023-25 re. CVC Appointment Increases
Attachments: Res 62-23 CVC Board of Directors Membership Composition_20230512.pdf

RECEIVED

May 15, 2023
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Good afternoon Dayna,

In response to resolution #2023-25 passed by Peel Council on January 12, 2023, Credit Valley Conservation (CVC) undertook a formal process to review the membership composition of our Board of Directors. Please see resolution #62/23 passed by the CVC Board of Directors on Friday May 12, 2023.

If you have any further questions, please free to contact me.

Sincerely,

Tamara Chipperfield | she/her/hers
Corporate Secretariat | Credit Valley Conservation
905-670-1615 ext 420 | M: 647-625-3038
tamara.chipperfield@cvc.ca | cvc.ca



[View our privacy statement](#)

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

Resolution

Date: May 12, 2023
Resolution No. 62/23

Moved By: Alvin Tedjo
Seconded By: Matt Mahoney

#62/23

WHEREAS the Region of Peel requested the addition of two additional appointments (one from Mississauga and one from Brampton) to the CVC Board of Directors; and

WHEREAS a Board of Directors Membership Review Subcommittee was struck to consider a change in composition of the CVC Board of Directors; and

WHEREAS the Board of Directors Membership Review Subcommittee met on May 4, 2023 to review composition options; and

WHEREAS increasing the number of CVC Board Members would make the Board less efficient and increase costs; and

WHEREAS the current size and composition of the CVC Board is deemed to provide an effective mix of representation from across the watershed including both urban and rural areas and considers the needs of both large and small municipalities; and

WHEREAS the weighted voting procedure used in the approval of the CVC budget that provides that member votes are in proportion to their municipality's share of the current value assessment gives greater control over the budget to those municipalities who pay a larger share of the costs,

THEREFORE, BE IT RESOLVED THAT the report entitled "Recommendation from the Board of Directors Membership Review Subcommittee" be received and appended to the minutes of this meeting as Schedule 'C'; and

THAT the Board Membership Review Subcommittee recommends to the CVC Board of Directors that the composition of the CVC Board of Directors remain unchanged at this time; and further

THAT the Region of Peel be informed of this decision.

**Original signed T. Adams
CARRIED**

**Corporate
Services**

Office of the
Regional Clerk

10 Peel Centre Dr.
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

January 23, 2023

Sent via email

Quentin Hanchard
Chief Administrative Officer
Credit Valley Conservation
1255 Old Derry Road,
Mississauga, ON L5N 6R4

**Re: Region of Peel Appointments and the Request to Increase Representation
to the Credit Valley Conservation Board of Directors**

Please be advised that the following Resolutions were approved by Regional Council on January 12, 2023:

Resolution Number 2023-24

That seven Councillors (one from the Town of Caledon, two from the City of Brampton, and four from the City of Mississauga) be appointed to Credit Valley Conservation for a term ending November 14, 2026, or until their successors are appointed by Regional Council, as follows:

1. Christina Early (Caledon)
2. Dennis Keenan (Brampton)
3. Dipika Damerla (Mississauga)
4. Stephen Dasko (Mississauga)
5. Matt Mahoney (Mississauga)
6. Alvin Tedjo (Mississauga)
7. Michael Palleschi (Brampton)

Resolution Number 2023-25

That Credit Valley Conservation (CVC) be requested to undertake the formal process to amend the membership composition of the CVC Board of Directors to include two additional members from the Region of Peel (one from the City of Brampton and one from the City of Mississauga).

Should you have any questions regarding this matter, please contact me at 905-791-7800 ext.6585, or email dayna.obaseki@peelregion.ca.

Sincerely,

Dayna Obaseki

Dayna Obaseki
Legislative Specialist

Cc: Gary Kent, Chief Financial Officer and Commissioner of Cooperate Services
Aretha Adams, Regional Clerk and Director of Legislative Services
Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation

**Corporate
Services**

Office of the
Regional Clerk

10 Peel Centre Dr.
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



Ontario

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234-2023-2573

May 18, 2023

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

May 18, 2023

Nando Iannicca
Regional Chair & CEO
Regional Municipality of Peel
nando.iannicca@peelregion.ca

Dear Chair Iannicca:

Our government recognizes that the province and municipalities share an important commitment to the people of Ontario – to accelerate the supply of housing in fast-growing communities across the province and help more Ontarians realize the dream of home ownership.

Municipalities are important partners in delivering on this goal, and the province is committed to empowering them with the tools needed to plan for population growth, including the tools needed to build more housing options.

This is why, earlier today, I introduced the proposed *Hazel McCallion Act* in the Legislature. If passed, this Bill would enable the dissolution of the Region of Peel and begin the process of making the City of Mississauga, and City of Brampton, and Town of Caledon single-tier municipalities by January 1, 2025.

This historic change would bring power and decision-making closer to the people that governments are meant to serve – by eliminating the duplication and red-tape in a range of services, including housing approvals.

In proposing this change, the government is committed to creating an equitable and fair process whereby all residents, regardless of where they live, are respected and have access to excellent services. The proposed legislation, if passed, would enable me, as Minister, to appoint a transition board to provide advice to government on matters related to the restructuring, including service delivery arrangements, the long-term financial sustainability of impacted municipalities and employment matters. Timing of appointments to the transition board are contingent on the passage of the proposed legislation and if passed, we will have more details to share soon.

.../2

REFERRAL TO _____
RECOMMENDED
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED

10.2-1

As this historic work unfolds, the province expects that regional and local councils will put the public interest first and foremost, and work collaboratively with the transition board and each other during the transition period. Councils will need to continue their financial stewardship role to help ensure a sustainable transition and give regard to the public interest when making any significant financial decisions or decisions related to providing quality services to the residents of your communities.

Ontario is committed to working with regional and local partners to ensure municipalities can continue to support the growth we need in our province.

Thank you for your continued service on behalf of the residents of Peel Region and Ontario. Please feel free to contact Ryan Amato, Chief of Staff (ryan.amato@ontario.ca) or Kate Manson-Smith, Deputy Minister of Municipal Affairs and Housing (kate.manson-smith@ontario.ca) should you have any questions.

Thank you and please accept my best wishes.

Sincerely,



Steve Clark
Minister

- c. Kate Manson-Smith, Deputy Minister
Caspar Hall, Assistant Deputy Minister
Ryan Amato, Chief of Staff
Gary Kent, CAO, Region of Peel

RECEIVED

May 31, 2023

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

From: [Stephanie Smith](#)
To: [ZZG-RegionalClerk](#)
Subject: A motion to request the Province to establish the Transition Board with all urgency and establish a work plan that makes obvious decisions quickly, to ease concerns for Peel Regional staff
Date: May 31, 2023 3:30:21 PM
Attachments: [image001.png](#)
[Resolution 0149-2023 Region of Peel - Transition Board.pdf](#)

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Attached, please find a copy of the Resolution 0149-2023 which was adopted at Council by the City of Mississauga on May 31, 2023 with respect to a motion to request the Province to establish the Transition Board with all urgency and establish a work plan that makes obvious decisions quickly, to ease concerns for Peel Regional staff.



Stephanie Smith

Supervisor, Legislative Services
905-615-3200 ext.3831

Stephanie.smith@mississauga.ca

[City of Mississauga](#) | Corporate Services Department,
Legislative Services Division

Please consider the environment before printing.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____



MISSISSAUGA

RESOLUTION 0149-2023
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on May 31, 2023

0149-2023

Moved by: C. Parrish

Seconded by: B. Butt

Whereas the Hazel McCallion Act was introduced by the Province May 18, 2023 to set the stage for the dissolution of the Region of Peel by January 1, 2025; and

Whereas the Region of Peel currently employs 5,063 full time staff - excluding Police Services - who will be affected by that dissolution; and

Whereas the Provincial Government, through investing in Volkswagon EV and Stallantis, clearly understands that 5,500 jobs created through that investment will be important economic drivers for the surrounding communities; and

Whereas the result of the separation of the three municipalities of Brampton, Caledon and Mississauga has created serious uncertainty for Region of Peel employees in difficult economic times; and

Whereas many of the employees impacted by the Hazel McCallion Act are residents of Brampton, Caledon and Mississauga and their future is a huge concern for the three municipalities; and

Whereas a Transition Board will be appointed by the Province to facilitate and make recommendations regarding: the employment of these staff, the disbursement of programs and departments to municipalities, the services that will continue to be shared by the three municipalities and the financial rationalizations between the municipalities; and

Whereas “the unknown” is incredibly stressful for current staff employed by the Region of Peel as well as their families as they make every day decisions such as the renewal of mortgages, children going to university and other financially dependent life decisions;

THEREFORE BE IT RESOLVED:

The Province be requested to establish the Transition Board with all urgency and establish a work plan that makes obvious decisions quickly, to ease concerns for Peel Regional staff; and further

The Transition Board be tasked with making the future employment of the current workforce of the Peel Region a priority regarding job security- separating out known services that will be transferred to the municipalities from others that will likely continue to operate on a shared service basis; and further

The City of Mississauga agrees to establish a guiding principle that all positions that become vacant in the organization be assessed by the Leadership Team and only filled permanently if the position is deemed critical or not impacted by the dissolution of the Region of the Peel; and further

That additional recruiting processes be established as deemed necessary throughout this transition, with the objective of accumulating a significant number of positions that will be first advertised to those Regional employees that the Transition Board have clearly declared as no longer having positions associated with the Region of Peel as of January 1, 2025; and further

That a copy of this motion be sent by the Clerk to the City of Brampton and Town of Caledon with a request that they adopt the same principle and processes and that this motion be shared with the Region of Peel for information.

That a copy of this motion be sent to the Premier and Minister of Municipal Affairs and Housing.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden	X			
Councillor B. Butt	X			

Carried (12, 0, 0 Absent)

REPORT TITLE: **Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6**

FROM: Kealy Dedman, Commissioner of Public Works

RECOMMENDATION

- 1. That the contract (Document 2023-195T) for the widening and improvement of Regional Road 1 (Mississauga Road) from Regional Road 107 (Bovaird Drive) to Regional Road 14 (Mayfield Road), City of Brampton, be awarded to Dufferin Construction Company, a division of CRH Canada Group Inc. in the amount of \$101,276,399.59 (excluding applicable taxes), pursuant to Procurement By-law 30-2018, as amended; and,**
- 2. That the existing budget for Capital Project 10-4040 for the widening and improvement of Mississauga Road from Bovaird Drive to Mayfield Road be increased by \$21.8M, financed 85 per cent from Development Charge Reserve Fund R3505 and 15 per cent from Roads Reserve R0210 in order to proceed with award of the construction tender; and,**
- 3. That the contract (Document 2015-198P) for Professional Engineering Services for Detailed Design and Contract Administration for Regional Road 1 (Mississauga Road) from Regional Road 107 (Bovaird Drive West) to Regional Road 14 (Mayfield Road), awarded to R.V. Anderson Associates Limited, be extended for additional design and contract administration services attributed to facilitating design and permit changes, in the amount of \$900,000, (excluding applicable taxes) for a total contract commitment of \$6,104,595 (excluding applicable taxes), pursuant to Procurement By-law 30-2018, as amended.**

REPORT HIGHLIGHTS

- Peel Region retained R.V. Anderson Associates Limited to provide detailed design and contract administration services for the widening and improvement of Mississauga Road, from Bovaird Drive to Mayfield Road, which includes a new road-over-rail bridge over the Canadian National Railway (CN Rail) as well as new multi-use pathways and intersection improvements.
- Peel issued a Request for Tender for project construction which closed on May 12, 2023. All seven bids exceed the approved project budget.
- Additional funds are required in the amount of \$21.8M to allow the construction contract for Mississauga Road, totaling \$101,276,399.59, to be awarded to the lowest compliant bidder, Dufferin Construction Company, A division of CRH Canada Group Incorporated.
- The budget increase is due primarily to higher labour and material costs, additional requirements from CN Rail, changes in excess soils regulation, and changes necessary to support City of Brampton's future Lagerfeld Drive extension.

Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6

- Staff recommend that the current contract for the detailed design and contract administration with R.V. Anderson Associates Limited be extended to incorporate the City of Brampton's requested changes to support the future Lagerfeld Drive extension.
 - Construction is expected to start in Summer 2023 and to conclude in Spring 2026.
-

DISCUSSION

1. Background

Mississauga Road is a major north-south arterial road and goods movement corridor. Peel Region's 2005 Long Range Transportation Plan identified the need for widening and improvements along Mississauga Road from Bovaird Drive to Mayfield Road to accommodate growth within the City of Brampton.

The project involves a two to six lane widening from Bovaird Drive to Sandalwood Parkway, and a two to four lane widening from Sandalwood Parkway to Mayfield Road. The project will replace the existing gated level railway crossing with a new six lane road-over-rail bridge over the Metrolinx and CN Rail Kitchener Line, complete with multi-use pathway, a new six lane bridge over Huttonville Creek and intersection improvements at Wanless Drive, Sandalwood Parkway, and future Lagerfeld Drive.

In August 2015, Peel Region awarded a contract to R.V. Anderson Associates Limited (Document 2015-198P) to provide professional engineering services for detailed design and contract administration services for the road widening and improvement works.

In 2022, the City of Brampton requested modifications to the Mississauga Road design and permits to better support the City's Lagerfeld Drive extension which intersects with Mississauga Road north of Bovaird Drive. Region and City staff assessed the request and concluded that proceeding with the City's requested changes would reduce future public disturbance and result in overall savings to Peel residents.

In March 2023 a Request for Tender was issued to retain a vendor to complete the construction of 4.2km of Mississauga Road with the intent to construct between Summer 2023 and Spring 2026.

2. Procurement Process

Seven compliant tender submissions were received at tender closing on May 12, 2023. Dufferin Construction Company, a division of CRH Canada Group Inc. submitted the lowest compliant bid at \$101,276,399.59 which is higher than the current project budget of \$82.2M. Additional funds are required in the amount of \$21.8M to allow contract award.

3. Reasons for Change in Budget

Main reasons for the budget increase are as follows:

- Increase in Labour and Material Costs
Post pandemic costs for labour and materials have increased substantially for steel, concrete, asphalt and skilled construction labour. The replacement grade separation

Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6

structure and Huttonville Creek bridge are made up in large part of reinforcing and structural steel. These costs account for most of the requested budget increase.

- New Requirements from CN Rail Identified During the Tender Period
CN Rail requirements for working in a live railway corridor carrying frequent freight and commuter rail traffic were refined during the tender period, increasing the project complexity, and resulting in the need for a budget increase.
- Changes in Soils Management Regulation
In January 2023, new regulations regarding the enhanced handling of onsite and excess soils came into full effect, causing an increase to contract items involving earthworks.
- Lagerfeld Drive Extension
Capital Project Budget estimates were prepared prior to receipt of City of Brampton's request to incorporate the Lagerfeld Drive design and permit changes. While the additional design costs (\$900,000) are fully funded through the existing design budget, the additional construction works require a budget increase.

Based on the main contributing factors outlined above, cancelling this tender and reissuing a new tender is unlikely to yield a materially different result. Region Staff believe the bid prices reflect up-to-date industry pricing and represent good value for the work being performed.

RISK CONSIDERATIONS

Should the budget not be increased, the project will not proceed. In that case, three main risks will require mitigation:

1. Stakeholder Impacts

- a) Development Communities: Mount Pleasant Secondary Plan developers adjacent to either side of Mississauga Road north of Bovaird Drive are in various stages of the development process. Applications largely depend on seeing Mississauga Road improvements completed.
- b) Lagerfeld Drive: The City of Brampton requires the Mississauga Road improvement to proceed in order to connect Lagerfeld Drive to Mississauga Road, which will serve as an access gateway to Mount Pleasant GO Station from communities west of Mississauga Road.

2. Increased Traffic Congestion

Peel's 2005 Long-Range Transportation Plan identified that widening and other improvements to Mississauga Road are needed to provide sufficient capacity for vehicles and goods movement. Traffic volume along Mississauga Road continues to rise as development in the Mount Pleasant Secondary Plan Area and to the north and west advances. The risk of unacceptable congestion could be somewhat mitigated through increased use of other transportation modes such as transit and cycling.

Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6

3. Risk of Infrastructure Failure

The existing two-lane gated railway crossing is approaching end of life and requires full reconstruction. Risk could be mitigated through additional investment in regular inspection and maintenance activities until full reconstruction takes place.

FINANCIAL IMPLICATIONS

Capital Project 10-4040 requires \$21.8M in additional funding to award the construction services to Dufferin Construction Company, A division of CRH Canada Group Inc., in the amount of \$101,276,399.59 (excluding applicable taxes). The additional funding of \$21.8M will be financed 85 per cent from Development Charge Reserve Fund R3505 and 15 per cent from Roads Reserve R0210.

Regional Council Approval is required to award a contract when the net increase is more than \$250,000 above the approved budget allocation, in accordance with Procurement By-law 30-2018, as amended, and the Region's Budget Policy F10-04.

In addition, a contract extension of \$900,000 (excluding applicable taxes) is required for the detailed design and contract administration of Mississauga Road Project 10-4040, awarded to R.V. Anderson Associates Limited, to undertake design and permit changes. The contract extension can be funded within the existing, approved design budget.

Regional Council approval is required to approve this contract extension in accordance with Procurement By-law 30-2018, as amended.

APPENDICES

Appendix I - Project Location Map



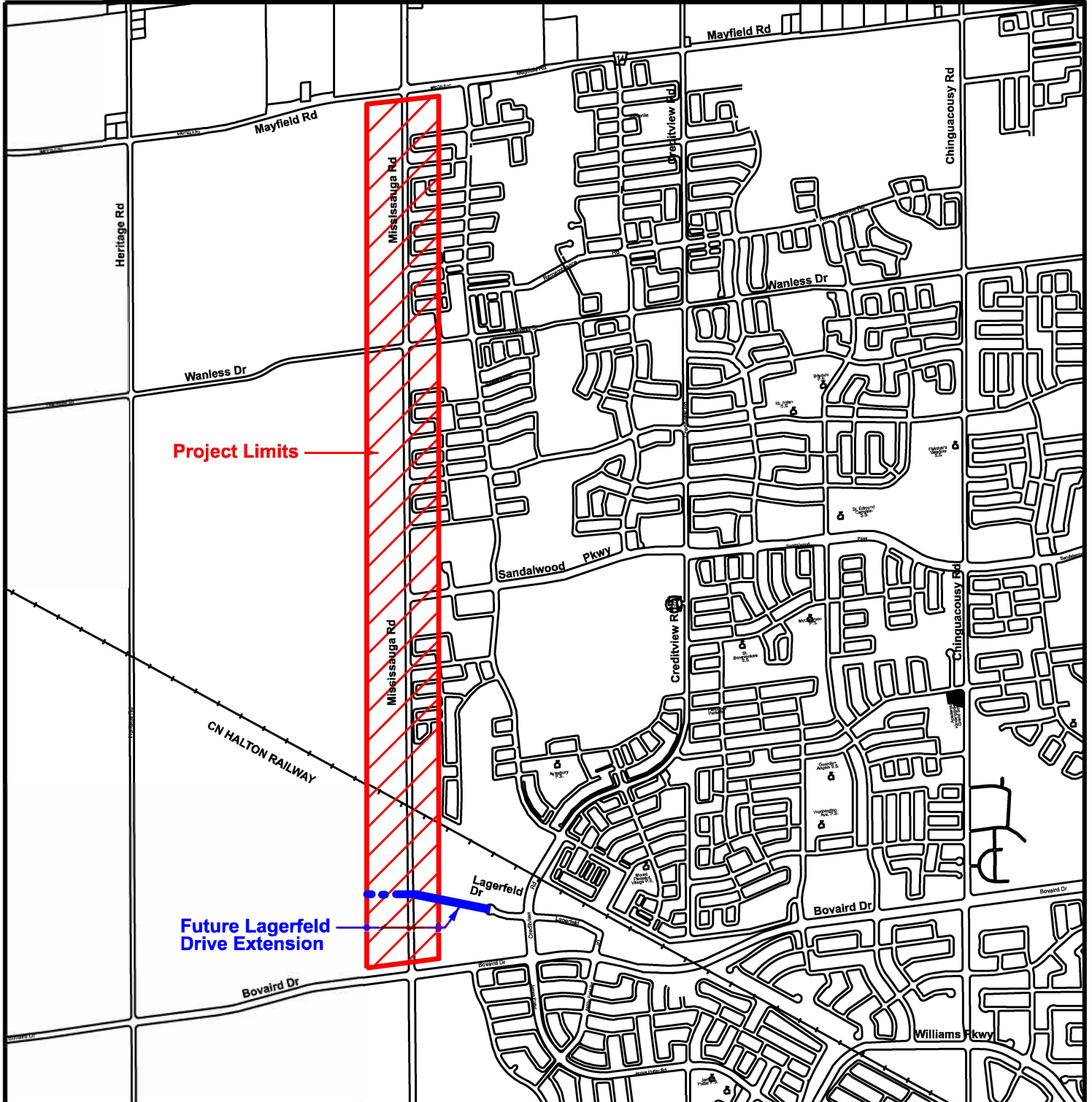
Kealy Dedman, Commissioner of Public Works

Authored By: Scott Durdle, Project Manager, Transportation Design and Construction

APPENDIX I

Award of Construction Contract, and Engineering Design Contract Extension for Widening and Improvement of Mississauga Road from Bovaird Drive to Mayfield Road, City of Brampton, Ward 6

WIDENING AND RECONSTRUCTION OF MISSISSAUGA ROAD CAPITAL PROJECT 10-4040 AND 21-1310J



For Information

REPORT TITLE: Bolton Water and Wastewater Servicing Strategy

FROM: Kealy Dedman, Commissioner of Public Works

OBJECTIVE

To provide an update on the water and wastewater servicing strategy for the Regional Official Plan Amendment (ROPA) 30 lands following the Local Planning Appeal Tribunal (LPAT) decision on April 30, 2021.

REPORT HIGHLIGHTS

- On December 8, 2016, Regional Council adopted Regional Official Plan Amendment (ROPA) Number 30 to amend policies and schedules related to the expansion of the Rural Service Centre Boundary for Bolton.
 - ROPA 30 was appealed and revised by the Local Planning Appeal Tribunal (LPAT) in a written decision on April 30, 2021, that included changes from the version adopted by Regional Council, including 90 hectares of additional settlement expansion land in the areas known as Option 3 and Option 1 and Rounding Out Area B.
 - The 2020 to 2041 Water and Wastewater Master Servicing Plan (the Master Plan) was completed in June 2020, prior to the LPAT decision and so many projects required to service the lands are not included in the water and wastewater capital plan.
 - Preliminary water and wastewater servicing strategies for the LPAT revised ROPA 30 lands have been identified through a feasibility study completed in February 2023.
 - These servicing strategies are conceptual and will require further evaluation and public consultation through the completion of an Environmental Assessment (EA).
 - The preliminary cost estimate to service the ROPA 30 lands approved by the LPAT is \$143 million. The additional funding, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required.
-

DISCUSSION

1. Background

a) Regional Official Plan Amendment (ROPA) 30

On November 12, 2015, Regional Council endorsed a planning process to assess the Bolton Residential Expansion Study (BRES) Regional Official Plan Amendment (ROPA) application submitted by the Town of Caledon to expand the settlement boundary of the Bolton Rural Service Centre. BRES identified six options for the areas of expansion and three options for smaller, rounding out areas for a settlement area expansion for Bolton (Appendix I(a)).

Bolton Water and Wastewater Servicing Strategy

On December 8, 2016, Peel staff presented the results of the planning process and a recommendation to Regional Council for a ROPA to expand the settlement boundary of the Bolton Rural Service Centre with Hybrid Option 4/5. Regional Council chose Option 6 and an area known as the Triangle Lands located at the south end of Bolton (Appendix I) and enacted By-law 67-2016 to adopt ROPA 30.

The 2020 to 2041 Water and Wastewater Master Servicing Plan (the Master Plan) was completed in June 2020 and included the Council approved ROPA 30 Option 6 and Triangle Lands. The Master Plan did not include water and wastewater infrastructure projects to service Options 1, 2 and 3 lands as these were not approved by Regional Council as part of ROPA 30.

b) Local Planning Appeal Tribunal (LPAT)

ROPA 30 was subject to several appeals. After extensive negotiations the parties reached a settlement, and a written decision was provided on April 30, 2021. The LPAT decision resulted in a total of 245 hectares of developable lands to accommodate a residential population of 11,100 and an employment population of 3,600 in the Bolton Residential Expansion Settlement Area. Portions of Option 1, Option 3, and Rounding Out Area B lands were added to the Option 6 and Triangle Lands. The LPAT decision includes policy language requiring the Town of Caledon to complete an infrastructure phasing plan, financial and implementation plan to the Region's satisfaction, before the local planning approvals can proceed.

c) 2022 Capital Budget Adjustments in Response to LPAT Decision

Upon receiving the official LPAT decision, Peel staff began planning for the servicing requirements by adjusting the 2022 capital budget. Staff identified the need to advance the design of some sanitary sewer and water main projects, including: Clarkway/Humber Station sanitary trunk sewer and 400-mm water main from Countryside Drive to Healey Road, and a 400-mm water main on the George Bolton Parkway extension from Coleraine Drive to Humber Station Road. Funding was also added to the 2022 capital budget for an Environmental Assessment (EA) and water and wastewater servicing feasibility study for Bolton.

d) ROPA 30 Water and Wastewater Servicing Study

The Bolton EA and feasibility study were initiated in 2022 to determine the water and wastewater infrastructure needed to service the additional lands identified in the LPAT decision. This infrastructure is not included in the current Master Plan because the Master Plan was completed prior to the LPAT decision. The Bolton water and wastewater feasibility study was completed in February 2023. The study has considered the future growth in the Settlement Area Boundary Expansion (SABE), or the "2051 New Urban Area", of the Peel 2051 Municipal Comprehensive Review and new Region of Peel Official Plan; however, the scope of the servicing study was limited to the ROPA 30 lands as the detailed servicing needs for the SABE lands will be covered by the Master Plan update. The Bolton EA is anticipated to be completed in 2024.

Bolton Water and Wastewater Servicing Strategy

2. Findings

The water and wastewater infrastructure projects required to service Bolton, in the Town of Caledon, fall into the following three major categories:

a) Projects included in the current Master Plan

Several projects are included in the current Master Plan to support growth in the ROPA 30 lands (Appendix II and Table 1), as approved by Regional Council on December 8, 2016. Funding to complete the design phase for these projects was approved through the 2023 capital budget and construction funds are anticipated to be included in the 2024 capital budget. These projects are also included in the current Development Charge Background Study and could be eligible for advancement if needed and funding is made available.

b) Additional Projects to address the LPAT decision

The Bolton servicing feasibility study has identified various strategies for servicing the LPAT revised ROPA 30 lands (Appendix III and Table 2). These servicing strategies are conceptual and will require further evaluation and public consultation through the completion of the Bolton EA. The additional funding needed to service the LPAT revised ROPA 30 lands, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required. The phasing and implementation of the ROPA 30 projects and projected in service date is proposed in Table 2. The project implementation dates represent a logical progression of infrastructure to support development and may be amended subject to the following:

- Growth and system capacity availability within the upstream and downstream water and wastewater system namely treatment, major watermain and sanitary trunk sewer capacity
- Capacity allocation limits of the Regional Official Plan.

Some of the new projects required to address the LPAT decision may not proceed immediately to design and construction as there may be a requirement for an additional EA, acquisition of land, coordination with transportation projects, coordination with local municipal projects, and/or the availability of water transmission, water treatment, sanitary trunk sewer or wastewater treatment capacity. The interdependencies amongst projects and cost saving opportunities are factors affecting the timing of project completion.

c) Future Master Plan Projects to service SABE lands within the 2051 New Urban Area

Servicing needs for the SABE lands and growth to 2051 will be determined through a Master Plan update which commenced in April 2023 and is anticipated to be completed in 2025. Lands outside of the ROPA 30 limits as per the LPAT decision (Appendix I(b)) have not been considered in the current review and are not included in the recommendation.

Bolton Water and Wastewater Servicing Strategy

RISK CONSIDERATIONS

A comprehensive EA is underway and required to develop the optimum servicing solution that will maximize the use of existing infrastructure and future infrastructure needs for the adjacent SABE lands. Any delays in the EA study could impact the timing of development.

The Bolton water and wastewater feasibility study recognizes that the infrastructure required to service the LPAT revised ROPA 30 lands and the establishment of a new water pressure zone also provides a net benefit for the existing residents of the North Hill by improving water pressure in the area.

It is important to acknowledge that challenges may arise including coordination with other works initiated by the Town or the Province, such as road widenings, the Bolton GO station or other projects as the EA work progresses, timing and completion of the EA study may be impacted accordingly.

On May 18, 2023, the Province introduced Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023* that, if passed, will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring. Details of the transition including matters as they relate to Regional roles and responsibilities are not known at this time and are to be addressed in future reporting to Regional Council. Additional assessment to support the transition under Bill 112 will be provided as further details become known. The uncertainties resulting from Bill 112 and other recent legislative changes such as Bill 23 and Bill 97 may affect the timing of implementation of the works.

FINANCIAL IMPLICATIONS

The Bolton feasibility study provided some high-level cost estimates for each conceptual servicing strategy to service the ROPA 30 lands approved by the LPAT. The preliminary cost estimate is \$143 million (not including Option 6 and Triangle Lands which is already included in the capital plan). The final budget estimates will be determined as part of the EA. The additional funding needed to service the LPAT revised ROPA 30 lands, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required. Some projects in the current water and wastewater capital plan may be brought forward in the 2024 capital budget to support the ROPA 30 servicing strategy. The Bolton feasibility study conceptual service strategy cost estimate provided above does not include costs related to sanitary trunk sewer, wastewater treatment, water transmission, water treatment capacity upstream and downstream of the ROPA 30 areas, and any debt servicing costs or financing costs that may incur. Costs and projects related to this will be determined as part of the Master Plan update and financial plan update.

As the local planning process gets underway, detailed policies included in ROPA 30 LPAT decision must also be addressed. Policy 5.6.20.14.22.1 of the Region of Peel Official Plan is specific to ROPA 30 lands and requires the Town of Caledon to prepare a phasing plan to the Region's satisfaction that provides for the orderly, fiscally responsible, and efficient progression of development coordinated with the Region's capital plan and infrastructure master plans, prior to the approval of a local official plan amendment and secondary plan. This policy also requires the Town of Caledon to prepare a financial and implementation plan to the Region's satisfaction that includes the execution of financial agreements for the provision of capital infrastructure which may require front-end financing or accelerated payment agreement and/or other cost

Bolton Water and Wastewater Servicing Strategy

sharing agreements consistent with the phasing plan. Any consideration of front-end financing for the servicing of the additional ROPA 30 lands would need to be subject to these planning policies, the Region's corporate policy on financial management and front-end financing, requirements of the *Development Charges Act* and coordination with ongoing studies and the Region's long term capital plan.

CONCLUSION

An EA is required to fully understand and determine the infrastructure requirements, potential solutions, and estimated costs to service the additional ROPA 30 lands in an orderly, fiscally responsible, and efficient progression of development. The infrastructure projects identified through the EA will be added to the water and wastewater capital plan.

Peel staff will continue to work with Town of Caledon to implement ROPA 30 and plan for the next stage of growth in Peel and Caledon through the required EA, the Transportation Master Plan and the Water and Wastewater Master Servicing Plan.

APPENDICES

Appendix I – Bolton Residential Expansion Study (BRES) Options

Appendix II – ROPA 30 Water and Wastewater Servicing Included in the Current Master Plan

Appendix III – ROPA 30 Conceptual Water and Wastewater Servicing



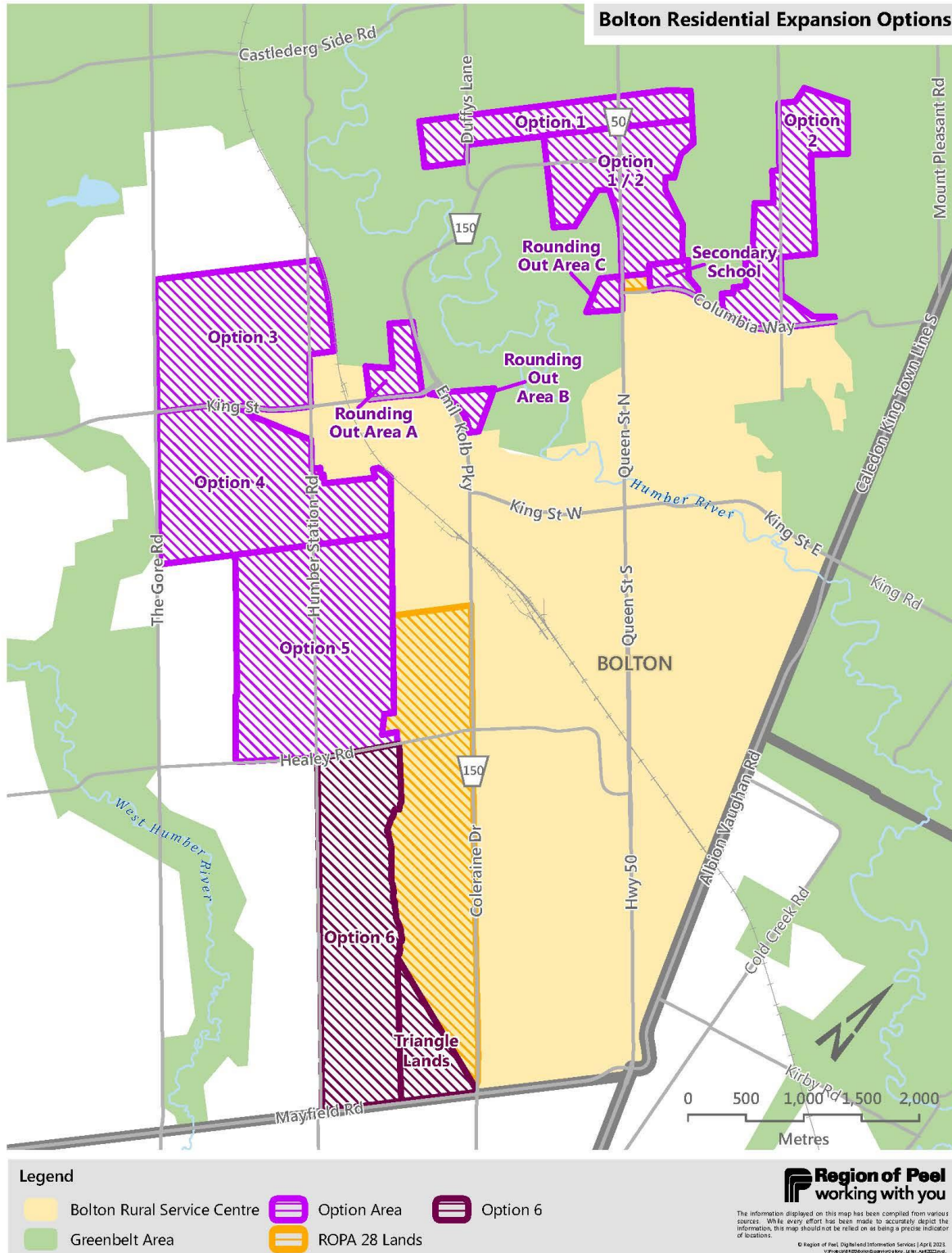
Kealy Dedman, Commissioner of Public Works

Authored By: Elvis Oliveira, Director, Water and Wastewater Infrastructure Planning, Partnerships and Compliance

**Appendix I
Bolton Water and Wastewater Servicing Strategy**

Bolton Residential Expansion Study (BRES) Options

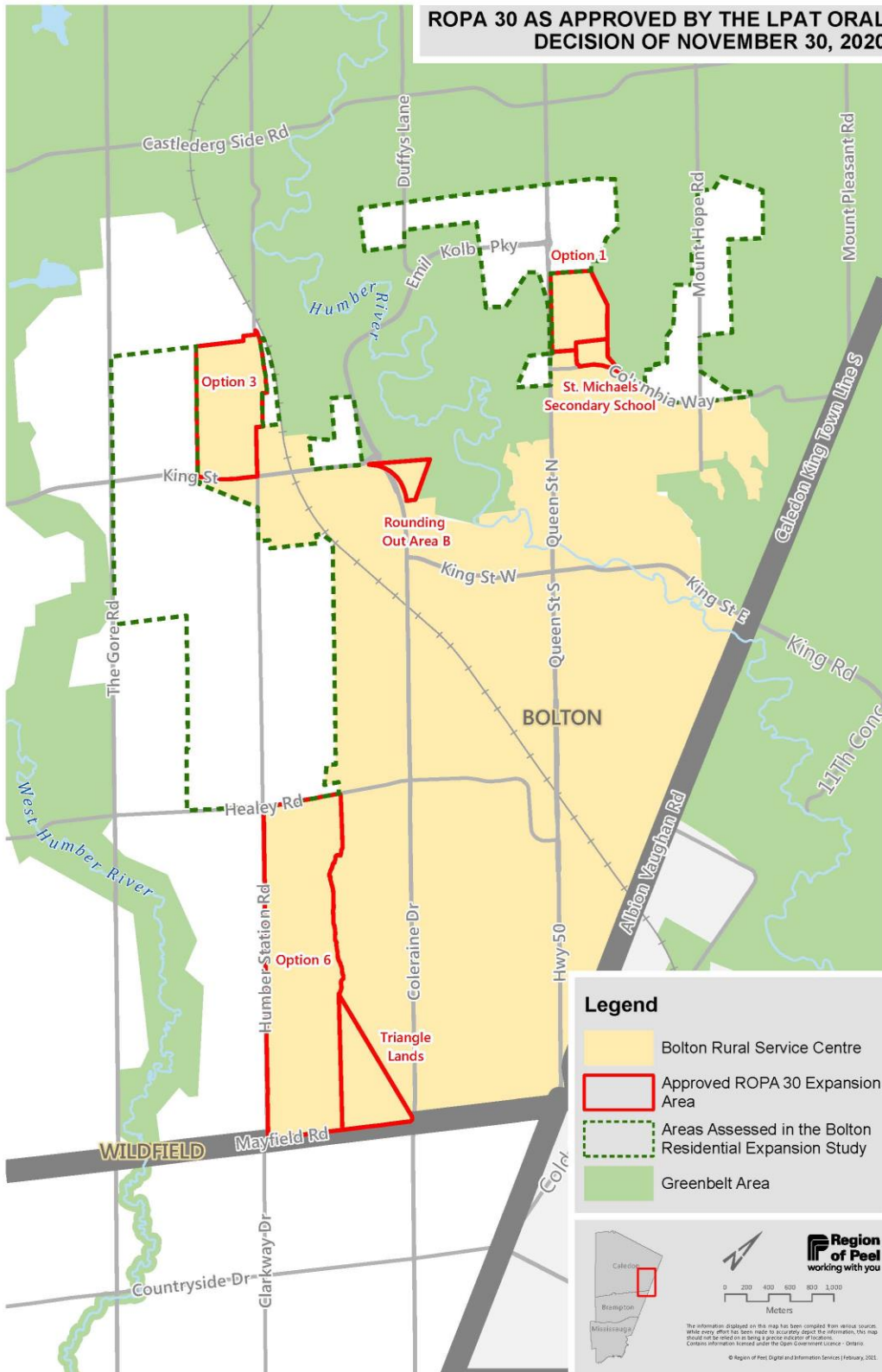
a) BRES Options Presented to Regional Council December 8, 2016



**Appendix I
Bolton Water and Wastewater Servicing Strategy**

Bolton Residential Expansion Study (BRES) Options

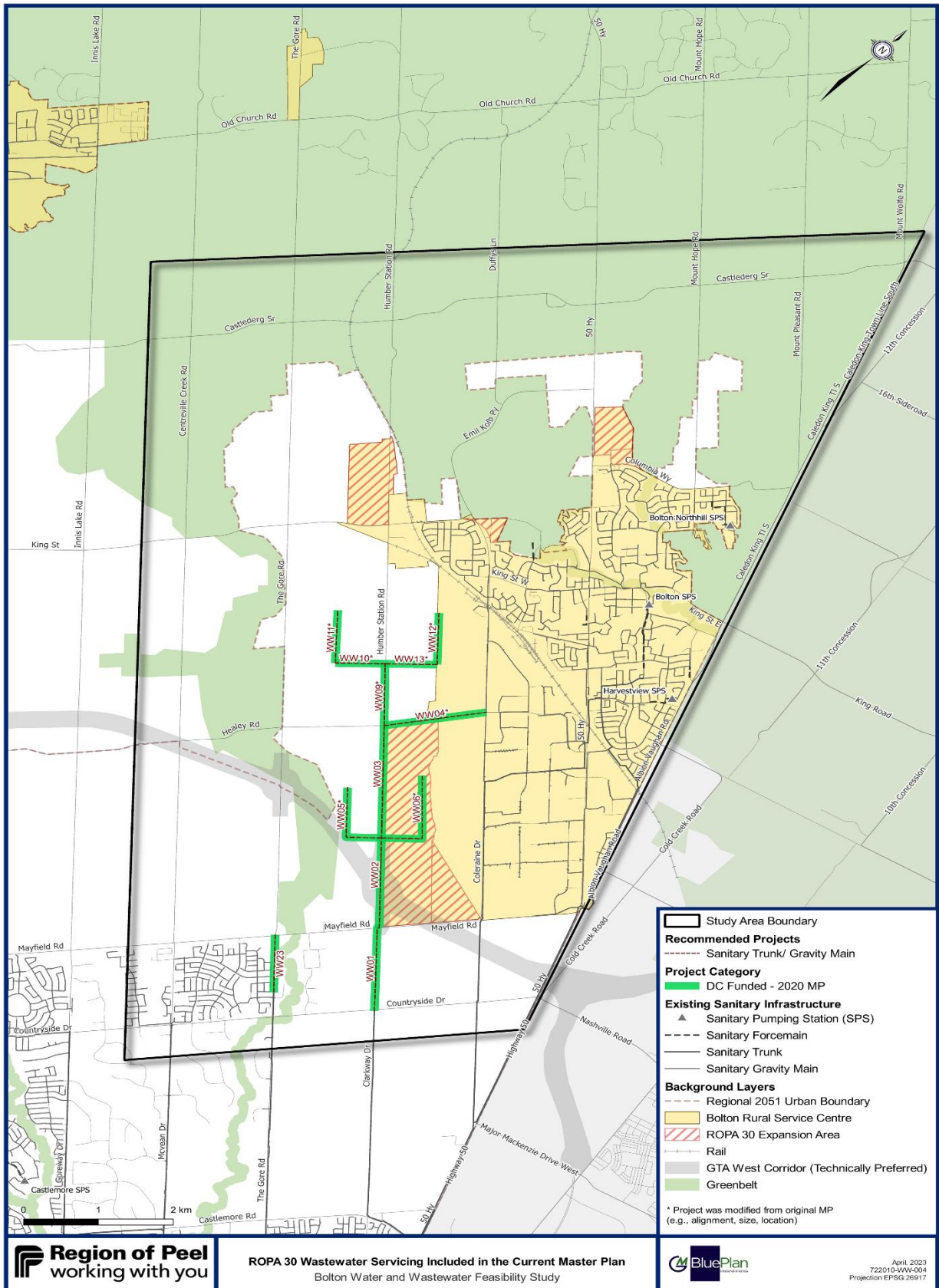
b) Approved BRES Options Lands as per LPAT Decision April 30, 2021



Appendix II Bolton Water and Wastewater Servicing Strategy

ROPA 30 Water and Wastewater Servicing Included in the Current Master Plan

b) ROPA 30 Wastewater Servicing Included in the Current Master Plan



Appendix II
Bolton Water and Wastewater Servicing Strategy

ROPA 30 Water and Wastewater Servicing Included in the Current Master Plan

Table 1. Summary of Projects Included in Current Master Plan to Service ROPA 30

Label on Map	Project Name	Estimated In Service Year	Dependency	Option
W03	Z6 600-mm sub-transmission main on Healy Road from Humber Station Road to Coleraine Drive	2025	Independent/ align with WW4	n/a
W04	Z6 400-mm water main on Humber Station Road from a future street north of Mayfield Road to Healey Road	2025	Currently underway	6
W05	Z6 400-mm water main on Humber Station Road from Mayfield Road to 1450m northerly	2025	Currently Underway	6
W06	Z6 400-mm water main on a future street north of Mayfield Road from Humber Station Road to Coleraine Drive	2026	Road construction	6
W07	Z6 750-mm sub-transmission main on Innis Lake Road from the Tullamore Pumping Station to Healey Road	2031	Independent	n/a
W08	Z6 600-mm sub-transmission main on Healy Road from Innis Lake Road to Humber Station Road	2031	Independent	n/a
W09	Z6 400-mm water main on a future street north of Healey Road from West Bolton Elevated Tank to Humber Station Road	2031	Road construction	6
W10	Z6 400-mm water main on Humber Station Road from Healey Road to a future street northerly	2031	Independent/ align with WW09	6
W11	Z6 400-mm water main on Humber Station Road from a future street north of Healey Road to approximately 1200m northerly	2031	Independent/ W10	n/a
W12	Z6 400-mm water main on a future street from Healy Road to approximately 1680m southerly, east of Humber Station Road	2032	Road / development driven	n/a
W13	Z6 400-mm water main on a future street from Humber Station Road to 660m westerly	2032	Road / development driven	n/a
W14	Z6 400-mm water main on a future street from Healey Road to 1220m northerly, west of Humber Station Road	2036	Road / development driven/ W08	n/a
W15	Z6 400-mm water main on a future street from Humber Station Road to 680m westerly, south of King Street	2036	Road / development driven	n/a
W16	Z6 400-mm water main on a future street from Humber Station Road to 680m westerly	2036	Road / development driven	n/a

**Appendix II
Bolton Water and Wastewater Servicing Strategy**

ROPA 30 Water and Wastewater Servicing Included in the Current Master Plan

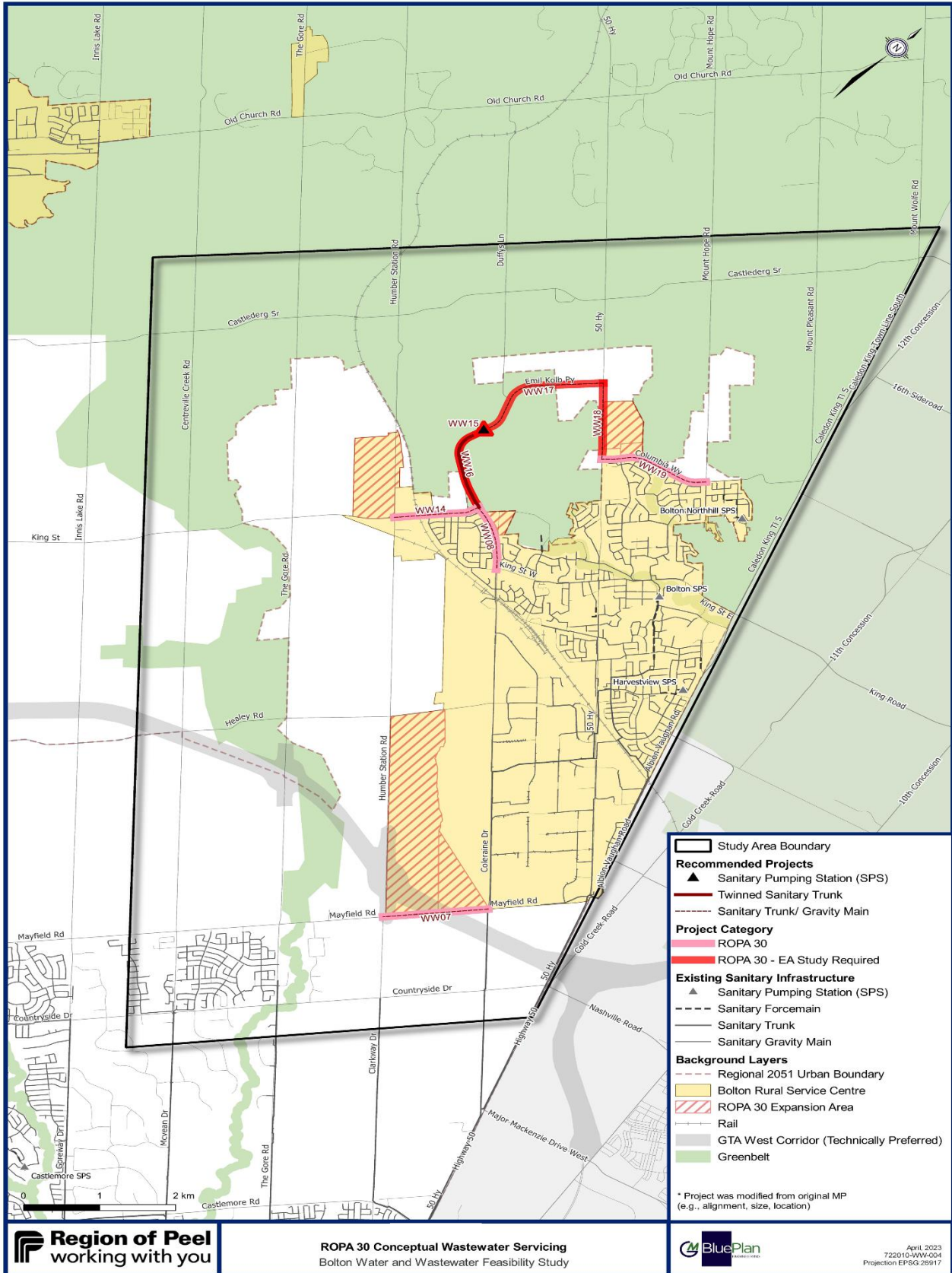
Label on Map	Project Name	Estimated In Service Year	Dependency	Option
W17	Z6 400-mm water main on a future street from future street north of Healey Road to 910m northerly, west of Humber Station Road	2036	Road / development driven	n/a
WW01	750-mm sanitary sewer on Clarkway Drive from Countryside Drive to Mayfield Road	2025	Currently underway	6
WW02	750-mm sanitary trunk sewer on Humber Station Rd from Mayfield Road to 1600m northerly	2025	Currently underway	6
WW03	750-mm sanitary trunk sewer on Humber Station Rd from Healey Rd to 1500m southerly	2025	Currently underway	6
WW04	450-mm sanitary sewer on Healey Road from Coleraine Drive to Humber Station Road	2025	Independent/ align with W3	n/a
WW05	450-mm sanitary sewer on a future street from Humber Station Road to 750m north-westerly	2027	Road / development driven	n/a
WW06	450-mm sanitary sewer on a future street from Humber Station Road to 960m north easterly	2027	Road / development driven	6
WW09	525-mm sanitary sewer on Humber Station Road from Healey Road to King Street	2031	Independent	n/a
WW10	450-mm sanitary sewer on a future street from Humber Station Road to 670 meters westerly	2036	Road / development driven	n/a
WW11	375-mm sanitary sewer on a future street from a future street 890m north of Healey Road to 800m northerly	2036	Road / development driven	n/a
WW12	375-mm sanitary sewer on a future street from a future street east of Humber Station Road to 780m northerly	2032	Road / development driven	n/a
WW13	450-mm sanitary sewer on a future street from Humber Station Road to 690m easterly, north of Healey Road	2032	Road / development driven	n/a
	Bolton Capacity Improvements Schedule C Class EA (ROPA30)	2024	Independent/ Underway	1/3/6

Total Cost of Water and Wastewater Projects Included in the Current Master Plan: **\$155M**

**Appendix III
Bolton Water and Wastewater Servicing Strategy**

ROPA 30 Conceptual Water and Wastewater Servicing

b) – ROPA 30 Conceptual Wastewater Servicing



**Appendix III
Bolton Water and Wastewater Servicing Strategy**

ROPA 30 Conceptual Water and Wastewater Servicing

Table 2. Summary of Projects for Consideration Based on Conceptual Servicing Strategies

Label on Map	Project Name	Estimated In Service Year	Dependency	Option
W19	New Z7E/7B Booster Pumping Station (Chickadee)	2027	EA/Study completion	1/3
W21	Z7E water main along King Street from Chickadee Lane to Humber Station Road	2027	Water BPS/ align with WW14	1/3
W24	Z6 sub-transmission main from Z7 BPS to existing 1050-mm stub	2027	Water BPS	1/3
W25	Z7 water main along Emil Kolb Parkway from King Street to Highway 50	2028	Water BPS/ align with WW16	1
W26	Z7 water main along Highway 50 / Queen Street from Emil Kolb Parkway to Columbia Way	2028	Water BPS/ align with WW18	1
W27	Z7 water main along Columbia Way from Highway 50 to Mount Hope Road	2028	Water BPS/ align with WW19	1
WW07	375-mm sanitary sewer on Mayfield Road from Coleraine Drive to Humber Station Road	2027	Independent	1
WW08	525-mm sanitary sewer on Emil Kolb Parkway from King Street to existing 450mm south of Harvest Moon Drive	2027	Align with W21	1/3
WW14	525-mm sanitary sewer on King Street from Humber Station Road to Emil Kolb Parkway	2027	Align with W24	3
WW15	New Humber Sewage Pumping Station (SPS)	2028	EA completion	1
WW16	300-mm twin sanitary forcemains from Humber SPS to King Street	2028	SPS	1
WW17	525-mm sanitary sewer on Emil Kolb Parkway from Highway 50 to Humber SPS	2028	SPS	1
WW18	525-mm sanitary sewer on Highway 50 from Columbia Way to Emil Kolb Parkway	2028	SPS	1
WW19	375-mm sanitary sewer on Columbia Way from Mount Hope Road to Highway 50	2028	SPS	1

Total Cost of Conceptual Water and Wastewater Projects: **\$143M**

REPORT TITLE: **Locate Alliance Consortium (LAC) Agreement for Additional LAC Locate Service Providers**

FROM: Kealy Dedman, Commissioner of Public Works

RECOMMENDATION

- 1. That the Region of Peel enter into agreement with additional Locate Service Providers (LSPs) procured through a competitive process previously issued by the Locate Alliance Consortium (LAC) at an estimated total annual cost of \$2,000,000; and**
- 2. That the contracts with the additional service providers be renewable in alignment with current LAC affiliated LSPs on the same terms and conditions governing the current agreement, subject to satisfactory pricing, performance, and available budget; and**
- 3. That once final unit rate costs are established for the services to be provided by the additional LSPs, the Director of Procurement be authorized to approve the award of these contracts and any subsequent contract increases should demand for the service require it, subject to satisfactory performance, price and approved budget, all in accordance with Procurement By-law 30-2018, as amended; and**
- 4. That the Chief Financial Officer be authorized to increase budget as per business needs, due to the impacts of anticipated growth and demand for locate services.**

REPORT HIGHLIGHTS

- In September 2017, Regional Council authorized the Commissioner of Public Works to enter into direct negotiations with the vendors selected by the Locate Alliance Consortium (LAC) to provide water and wastewater infrastructure locate services (Resolution 2017-732).
 - In April 2022 *Bill 93 - the Getting Ontario Connected Act, 2022* passed in the Legislature resulting in changes to the legislation governing locate services.
 - The intent of the legislative changes is to improve overall compliance, reduce late locates which result in delayed projects and negative economic impact, and to introduce a legal concept of dedicated locator.
 - These legislative changes affect how locate services are provided and may negatively impact the Region's ability to meet compliance requirements. There is currently insufficient data available on the effects of these changes for how locate services will be delivered.
 - In December 2022, the existing contracts with locate service providers Multiview Locates Inc. and Promark-Telecon Inc. were extended for one 12-month term to January 31, 2024 with two optional renewal terms (Resolution 2022-819).
-

Locate Alliance Consortium (LAC) Agreement for Additional LAC Locate Service Providers

DISCUSSION

1. Background

Ontario One Call is a not-for-profit organization that acts as the single point of contact for underground excavation in the province of Ontario. They relay all dig information to owners of buried infrastructure so that they can mark (locate) them prior to excavation. The *Ontario Underground Infrastructure Notification System Act, 2012* (the “Act”) required municipalities to become registered members of Ontario One Call by June 19, 2014. The Act also mandates the level of service to be provided for utility locates. All standard and priority utility locate requests must be completed within five business days and all emergency utility locate requests must be completed within two hours of notification.

Given the growing volume, scope and size of locate requests, staff researched alternative service delivery scenarios and elected to join a six-month pilot project with the Locate Alliance Consortium (LAC) starting in May 2016. The LAC is a collaborative group of utility owners, that include Enbridge, Hydro One and most other municipalities in Ontario, striving to achieve consistent quality and cost-efficient utility locate services using third-party utility locate service providers. The LAC establishes standardized terms and conditions, including costs. They also regularly audit and report on service provider performance and they investigate failures and share lessons learned.

Council Resolution 2017-732 authorized the Commissioner of Public Works to enter direct negotiations with the locate service providers that were competitively procured through LAC. Peel Region (Peel) became a member of LAC in February 2018 and entered into agreements with Multiview Locates Inc. and Promark-Telecon Inc. LAC initially negotiated the rates and service standards for across the province. LAC members were then able to leverage these rates to create agreements with individual locate service providers of their choosing. These agreements provided Peel with increased purchasing power, consistent rates for service and set out the health and safety and level-of-service standards for the locate service providers ensuring consistency across the province.

In April 2022, the *Getting Ontario Connected Act, 2022* (Bill 93) received Royal Assent and passed into law which has led to significant changes to how locates are delivered. Some of the key changes include the expanded use of the project proponent paid “dedicated” locator model and new compliance requirements. The project proponent paid dedicated locator model is one in which locator services are procured to conduct all the locates for an infrastructure project using an approved vendor instead of having different locators to service the project. Other key highlights of the new legislation are:

- The legislation has defined when a dedicated locator shall be used. Members must allow the use of a dedicated locator if they are approached by a Project Owner and the dedicated locator model is now mandatory for all Infrastructure Ontario projects.
- The Minister has been granted the ability for project owners to designate any class of projects as dedicated locate projects.
- Under the new legislation Ontario One Call has now become a regulator with increased compliance powers:
 - There will be a schedule of offenses and fines which will be put into the regulation.

Locate Alliance Consortium (LAC) Agreement for Additional LAC Locate Service Providers

- Ontario One Call will appoint an assessor who can issue these penalties against a member or excavator. These penalties and fines will be posted publicly on Ontario One Call's website.

Post COVID, much like many other sectors, the locate industry experienced a lack of trained labour to provide locates across the province and completing locates in a timely manner became a significant challenge. Prior to Bill 93 there was a lack of locate service providers to fulfill locate requests across the province. The introduction of the described legislative changes and the requirement to use the dedicated locator model as well as the introduction of increased compliance requirements may lead to further difficulties in completing locates within required timelines. Also, as more locate service providers move toward focusing on the dedicated locator model, there could be less resources available to conduct single address locates that do not require the dedicated locator model. It is anticipated that an increased demand for contracted locate services by all utility owners within an already strained supply and demand environment will occur.

2. Proposed Direction

The implementation of these legislated changes is creating a level of uncertainty among utility owners when trying to determine resource and funding needs to perform locates as there is currently no means by which to forecast how many projects will utilize the dedicated locator model across the province.

Currently, there are not enough locate service providers to effectively complete locates within the prescribed legislative timelines across the province. Staff anticipate that the transition to the dedicated locator model will further compound this problem making it difficult to complete locates in a timely manner, as prescribed in the legislation, in 2023 and beyond. The issue is further exasperated given the potential impact of other provincial legislation and the projected increase in capital construction across the province.

Staff recommend that Peel enter into new agreements with additional LAC locate service providers in combination with the existing agreements with Multiview Locates Inc. and Promark-Telecon Inc to ensure adequate levels of service and compliance are continued under the new legislation. Having additional qualified locate service providers available within Peel will aid in meeting current and projected future high demands while providing some stability in the currently changing landscape. It will also strengthen Peel's due diligence in ensuring locates are completed within required timelines in accordance with current legislation.

In accordance with Section 5.2.2 of the Procurement By-law 30-2018, as amended, and approval authorities outlined in Purchasing Procedure F35-05 Purchase Orders and Vendor Contracts, the process to enter into new contractual agreement requires Regional Council approval.

RISK CONSIDERATIONS

Peel is required to meet the operational and compliance requirements under the new locates legislation. Maintaining a high level of service with the uncertainty of the impacts from these new legislative changes could result in challenges for meeting legislated completion time requirements and could result in monetary penalties. Furthermore, the current locate service providers have expressed uncertainty due to the impact of the recent legislative changes.

Locate Alliance Consortium (LAC) Agreement for Additional LAC Locate Service Providers

Pursuing contracts for additional locate service providers outside of LAC could result in higher costs as the Region would lose the ability to rely on the existing negotiating agreements provided by the consortium.

It is expected that the onboarding of additional LAC locate service providers will not result in increased costs to the 2023 Water & Wastewater Operations Operating budget; however, the cost of locates would be much higher if Peel were to pursue non-LAC pricing models for the locates delivery program.

On May 18, 2023, the Province introduced Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023* that, if passed, will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring. Details of the transition including matters as they relate to Regional roles and responsibilities are not known at this time and are to be addressed in future reporting to Regional Council. Additional assessment to support the transition under Bill 112 will be provided as further details become known.

FINANCIAL IMPLICATIONS

The cost for contracting additional locate service providers is estimated at \$2,000,000. There are sufficient funds available in the approved operating budget to carry out the report's direction.

There is significant potential for the quantity of locates to increase given anticipated capital program increase by the Region, other local municipalities, the development industry and other utilities. Flexibility in amending purchase order limits is recommended. Staff recommend the Chief Financial Officer have the delegated authority to increase budget as per business needs.

CONCLUSION

Staff are seeking approval to enter into contractual agreements with other LAC locate service providers at an estimated cost of \$2,000,000 based on the same terms and conditions governing the current LAC agreement, subject to satisfactory pricing, performance, and available budget.



Kealy Dedman, Commissioner of Public Works

Authored By: Elaine Gilliland – Director, Water and Wastewater Operations



**THE REGIONAL MUNICIPALITY OF PEEL
WASTE MANAGEMENT STRATEGIC ADVISORY COMMITTEE
MINUTES**

May 18, 2023

Members Present: B. Butt
P. Fortini
M. Mahoney
M. Medeiros
M. Russo

Members Absent: A. Groves
N. Iannicca

Staff Present K. Dedman, Commissioner of Public Works
A. Adams, Regional Clerk and Director of Legislative Services
N. Lee, Director, Waste Management
C. Thomson, Deputy Clerk and Manager of Legislative Services
S. Jurrius, Committee Clerk
Mallory Greenough, Legislative Assistant

1. CALL TO ORDER/ROLL CALL

Councillor Medeiros, Committee Chair, called the Waste Management Strategic Advisory Committee meeting to order on May 18, 2023, at 1:00 p.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Regional Chair Iannicca was absent due to other municipal business.

Councillor Groves was absent due to other municipal business.

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION WMSAC-7-2023:

That the agenda for the May 18, 2023 Waste Management Strategic Advisory Committee meeting, be approved.

4. DELEGATIONS

4.1 Ward Janssens, Chief Executive Officer, Evergreen Environmental Inc.; and Kevin Matthews, President, CCI Bioenergy Inc.

Regarding Mixed Waste and Source Separated Organics Processing

Received

Richard Weldon, Chairman and Ward Janssens, Chief Executive Officer, Evergreen Environmental Inc. (Evergreen); and Kevin Matthews, President, CCI Bioenergy Inc. (CCIBI), provided an overview of their proposal for a mixed waste and source separated organics processing to Peel Region.

Members of the Committee discussed and asked questions regarding: City of Toronto Disco Road anaerobic digestion facility, diversion and capture rates; source separation processing from multi-residential buildings; and, proposed diversion solutions presented by Evergreen and CCIBI.

Kealy Dedman, Commissioner of Public Works, stated that staff have been receiving information from Evergreen and CCIBI as part of the review for the mixed waste processing pilot for Peel.

5. REPORTS

5.1 Mixed Waste Processing Pilot Status Update

Received

In response to questions of clarification from Councillor Butt regarding status of submissions of mixed waste processing, Norman Lee, Director, Waste Management, stated that discussions with up to six third-party operators is underway. The outcomes of the discussions along with recommended next steps will be reported to a future meeting of the Waste Management Strategic Advisory Committee.

5.2 Waste Management Education Programs in Peel Region

Presentation by Erwin Pascual, Manager, Waste Planning and Laura Lane, Supervisor, Environmental Education

Received

The Committee Chair announced that Peel Region received the Gold Award for Promotion and Education in the Community Engagement and Outreach Program Category from the Municipal Waste Association. The Award recognizes community engagement excellence for Peel's virtual 360-degree tour of the Peel Integrated Waste Management Facility.

On behalf of the Committee, Councillor Medeiros thanked Peel's Environmental Education team for their efforts on the initiative and winning the award for two consecutive years in the same category.

Erwin Pascual, Manager, Waste Planning and Laura Lane, Supervisor, Environmental Education, provided an overview of the school waste education programs in Peel; the virtual programs offered by the Region including school workshops, waste facility tours, online resources; the 2022-23 school year performance highlights and 2023-24 education program changes, including the return to hands-on activities and in-person workshops and updated recycling information.

Members of the Committee discussed and asked questions regarding: the importance of waste education programs with grade school students and

newcomers to Canada; and, the status of Ecosource's contract to deliver school waste education workshops across elementary and middle schools in Peel.

5.3 Curbside Waste Collection Contractors' Performance in 2022

Received

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

Nil.

8. CLOSED SESSION

Nil.

9. NEXT MEETING

Thursday, June 29, 2023
11:00 a.m. – 1:00 p.m.
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Stephanie Jurrius, Committee Clerk, at stephanie.jurrius@peelregion.ca.

10. ADJOURNMENT

The meeting adjourned at 1:34 p.m.

Subject: FW: Town of Caledon Resolution - Goods Movement Road Network Expansion within Highway 427 Industrial Secondary Plan Area

Attachments: 2023 05 23 - Letter to Brampton re. Support For Goods Movement Road Network Expansion Within The Highway 427 Industrial Secondary Plan Area.pdf

From: Agenda <agenda@caledon.ca>
Sent: May 30, 2023 2:08 PM
To: Fay, Peter <peter.fay@brampton.ca>
Cc: Agenda <agenda@caledon.ca>; Adams, Aretha <aretha.adams@peelregion.ca>
Subject: Town of Caledon Resolution - Goods Movement Road Network Expansion within Highway 427 Industrial Secondary Plan Area

Good Afternoon Peter,

At the Town of Caledon Council Meeting held on May 23, 2023, Council adopted a resolution regarding Goods Movement Road Network Expansion within Highway 427 Industrial Secondary Plan Area.

A copy of the resolution is attached for your consideration.

Kind regards,

Laura Hall
 Director
 Corporate Services / Town Clerk
 Corporate Services Department

Office: 905.584.2272 x. 4288
 Cell: 416.570.4703
 Email: laura.hall@caledon.ca

REFERRAL TO _____
 RECOMMENDED _____
 DIRECTION REQUIRED _____
 RECEIPT RECOMMENDED _____

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May 26, 2023

Sent via E-Mail: Peter.Fay@brampton.ca

Peter Fay
City Clerk
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

RE: GOODS MOVEMENT ROAD NETWORK EXPANSION WITHIN THE HIGHWAY 427 INDUSTRIAL SECONDARY PLAN AREA

Dear Mr. Fay,

I am writing to advise that at a Town Council meeting held on May 23, 2023, Council adopted the following resolution:

Whereas efficient goods movement and transportation is critical to the success of employment lands and transportation as a whole across the Region of Peel;

Whereas extensive areas of logistics uses are planned for the employment lands Brampton within the eastern third of the Highway 427 Industrial Secondary Plan Area (SP47);

Whereas The Town of Caledon will have an employment base of over 125,000 jobs by 2051, much of which will be located in proximity to the Village of Bolton;

Whereas these employment lands are located within a Provincially Significant Employment Zone;

Whereas the planned land uses within the Highway 427 Industrial Secondary Plan and the proposed employment lands in Bolton, will significantly increase the goods movement truck traffic along the Highway 50 and Mayfield Road corridors;

Whereas the Highway 50 corridor is nearing capacity and the intersection of Highway 50 and Major Mackenzie/Coloraine Drive is currently functioning at an unacceptable level of service resulting in extensive traffic queuing and congestion on a daily basis and further generating a high level of safety concerns;

Whereas the servicing and success of the employment lands in SP47 and the Bolton industrial area are dependant on strong connectivity to the provincial highway network, in particular Highway 427;

Whereas to support the Regional economy and job creation to meet provincial employment targets, transportation infrastructure must keep pace with growth.

Whereas the proposed Regional A2 arterial road link will serve to connect the proposed employment lands in the Highway 427 Industrial Secondary Plan and the proposed employment lands in Bolton to Highway 427 and provide an alternative route to Highway 50;

Now therefore be it resolved that the Town of Caledon supports advancing the construction of the new Regional "A2" arterial road, and the widening and reconstruction of Coleraine Drive south of Mayfield Road and Mayfield Road from Highway 50 to Airport Road;

And further that a copy of this resolution be provided to the City of Brampton and the Region of Peel.

For more information regarding this matter, please contact the undersigned by e-mail to laura.hall@caledon.ca or by phone at 905.584.2272 ext. 4288.

Thank you for your attention to this matter.

Sincerely,



Laura Hall, Director, Corporate Services / Town Clerk

Cc: Aretha Adams, Regional Clerk and Director of Administration, Region of Peel, aretha.adams@peelregion.ca

REPORT TITLE: Request for Additional Funds and Award of Contract for Capital Remediation Projects at the Davis Centre Long Term Care Home

FROM: Nancy Polsinelli, Commissioner of Health Services

RECOMMENDATION

- 1. That the Contract (Document 2023-110T) for the Facility Wide Upgrades and Repairs at Davis Centre Long Term Care Facility, Bolton, Projects 22102, 22103 and 185449, be awarded to Newgen Construction Corporation in the amount of \$3,748,000.00 (excluding applicable taxes), pursuant to Procurement By-law 30-2018, as amended; and**
- 2. That the Capital Budget for the Capital Remediation Projects at the Vera M. Davis Long Term Care Home be increased by \$1,662,000 funded from tax-supported capital reserves be approved, in order to proceed with the award of this contract and construction in 2023.**

REPORT HIGHLIGHTS

- The Capital budgets were approved as a part of the 2018-2023 budget processes. Project implementation was delayed for various factors including the COVID pandemic.
 - In March 2023, following detailed design and prequalification of contractors, a Request for Tender was issued to retain a contractor to complete the Facility Wide Upgrades and Repairs at Davis Centre Long Term Care Home, which resulted in four bids ranging from \$2,812,122 to \$4,326,000.
 - A thorough review of all submissions was undertaken by Peel staff and the project consultant Moon-Matz Ltd., with the determination that the submission from the lowest bid vendor not be considered for award of the contract due to the bid being deemed unbalanced.
 - The Peel Region's procurement documents reserve the right for the Region to reject any bid that is deemed to be "unbalanced" and not representative of the actual cost of completing the work.
 - Staff is recommending award of the contract to the second lowest compliant submission by Newgen Construction Corporation.
 - As a result of increased construction costs, escalations and market uncertainty, the current project budget is insufficient to award the work.
 - In accordance with Procurement By-law 30-2018, as amended, where the award of a contract to the low bidder is deemed inappropriate or not in the best interest of the Region, and/or where the cost to award to the Best Value Bid exceeds the approved budget allocation, award of the contract requires Regional Council approval.
-

Request for Additional Funds and Award of Contract for Capital Remediation Projects at the Davis Centre Long Term Care Home

DISCUSSION

1. Background

Upgrades and repairs are required at Vera M. Davis Long-Term Care Home and include the following:

- Facility envelope upgrades including exterior walls, doors, windows, roof;
- Interior accessibility upgrades including sectional handrail repairs, resident suite door improvement, Butterfly program space enhancements;
- Climate change initiative – complete building LED lighting retrofit; and
- Safety and Security upgrades including fire and life safety systems, access control installation.

Due to the nature of this facility, these repairs and upgrades are required, the fire and life safety system is required to comply with fire code.

The budgets in amount of \$2,086,000 were approved as a part of the 2018-2023 budget processes. Project implementation was delayed for various factors including the COVID-19 Pandemic.

2. Procurement Process

Due to the technical complexity of the work required, a Request for Prequalification Document 2022-525PQ was issued prior to this tender process in order to shortlist only those vendors with the required experience and qualifications.

Request for Tender (Document 2023-110T) for Facility Wide Upgrades and Repairs at Davis Centre Long Term Care Facility, Bolton, Projects 22102, 22103 and 185449 was issued on Friday, February 24, 2023, and closed on Wednesday, March 5, 2023. There were four bid submissions as summarized below.

All bids for this Request for Tender have come in over the available budget for this project.

Bidder	Submitted Bid Amount
Chart Construction Management Inc.	\$2,812,122.00
Newgen Construction Corporation	\$3,748,000.00
BDA Inc.	\$3,805,564.00
Maracon Construction Limited	\$4,326,000.00

Peel's procurement documents reserve the right for the Region to reject any and all Bidder Submissions, which it deems to be unbalanced. An "unbalanced" bid shall include, without limitation, a Bidder Submission which does not reflect a realistic breakdown of the costs of each or any portion of the work.

In reviewing the bids, it was noted that the lowest cost bid submitted by Chart Construction Management Inc. (Chart) is \$935,878.00 less than the next lowest bid and represents an \$860,799.50 difference from the average bid price for this tender. After the tender closing, Chart confirmed that their bid did not account for major components of the work, including

Request for Additional Funds and Award of Contract for Capital Remediation Projects at the Davis Centre Long Term Care Home

sufficient resources for labour, and costs associated with the necessary insurance and bonding requirements to complete the project.

Based on the above, and the project risks associated with Chart's bid, award of this contract (Document 2023-110T) to Chart Construction Management Inc. is not recommended as it is deemed to be unbalanced and not in the best interest of the Region.

As such, staff recommend that Newgen Construction Corporation be awarded the contract in the estimated amount of \$3,748,000.00 (excluding applicable taxes), having submitted the next lowest compliant, and Best Value Bid for this tender. Newgen Construction Corporation was included on the prequalified list for this project based on their qualifications and previous experience completing work of similar size and scope.

In accordance Procurement By-law 30-2018, as amended, Regional Council approval is required when for any reason, the award of a contract to the low bidder is deemed inappropriate or not in the best interest of the Region (an "Irregular Result"). Additionally, where the cost to award to the Best Value Bid exceeds the approved budget allocation, award of the contract requires Regional Council approval.

RISK CONSIDERATIONS

Staff have reviewed the scope of work within this project and are in agreement that this work is required in order to maintain the level of service for the residents of the Centre and continue meeting the Ministry of Long-Term Care requirements. As well as bringing the safety components of this facility up to code.

Should the project not proceed to construction in 2023, the building components would be at risk of potential failures and would result in the need to undertake additional inspection and maintenance activities until such time that the work can take place.

FINANCIAL IMPLICATIONS

An approved budget in the amount of \$2,086,000 is available for the project. A further amount of \$1,662,000 is required to be funded from Peel's tax-supported capital reserves, in order to proceed with the project and tender award, and facility wide upgrades and repairs at Davis Centre Long Term Care home in 2023. This amount will address the additional post-COVID increases in construction cost, escalations and market uncertainty to complete this project.



Nancy Polsinelli, Commissioner of Health Services

Authored By: Robbie Dhami, Project Manager, Long Term Care

For Information

REPORT TITLE: Seniors Health and Wellness Village at Peel Manor Update

FROM: Nancy Polsinelli, Commissioner of Health Services

OBJECTIVE

To provide an update on the Seniors Health and Wellness Village at Peel Manor initiative, including key risks and opportunities.

REPORT HIGHLIGHTS

- Seniors (65+) are the fastest growing age group in Peel. To sustainably meet the needs of Peel's growing seniors' population, more progressive and upstream approaches to the delivery of care are required.
 - The Seniors Health and Wellness Village (SHWV) at Peel Manor includes a modern long-term care home with an enhanced facility design, as well as a main floor service hub which will provide supports and services for seniors (and caregivers) living in the community.
 - The service hub will include an integrated care clinic operating an integrated care model that will enable at-risk seniors to age-in-place in their own homes.
 - Construction of the SHWV at Peel Manor has progressed to 95 per cent completion but remains behind schedule. The move into the new building is now targeted for fall 2023.
 - The health system transformation has contributed to significant challenges in attaining substantial, sustainable funding for the ongoing operations of the service hub components of the SHWV at Peel Manor.
 - The SHWV at Peel Manor presents an important opportunity for the Region to demonstrate its continued commitment to a move towards a more progressive model of care.
-

DISCUSSION

1. Background

Peel region continues to experience a demographic shift where seniors (individuals aged 65 and older) are the fastest growing age group. It is expected that by 2041, one in five residents in Peel will be over the age of 65. Between 2016-2021, Peel's population aged 65 and older grew by 20 per cent, while the growth in Peel's population aged 85 and over was even more rapid with a 26 per cent increase. Amongst other complex and chronic care needs, for every five years that an individual lives past 65, their chances of developing dementia doubles. As seniors are living longer, their needs and expectations for community and health services increase and become more complex, creating increasing pressures on the seniors' services and acute care sectors.

Seniors Health and Wellness Village at Peel Manor Update

The COVID-19 pandemic highlighted and exacerbated these pressures and reinforced the vulnerability of the oldest adults in our communities and the important role that governments play in providing high quality care along the seniors' care continuum. Although the Province has made increased investments in the long-term care (LTC) and hospital sectors over the past few years, there remains significant capacity issues. For example, as of this February, there were 2,456 people on the waitlists for the Region's five LTC homes. In addition, alternate level of care (ALC) beds continue to be in short supply. According to a March 2023 report from the Financial Accountability Office of Ontario, from 2022-23 to 2027-28, the Province has allocated \$21.3 billion less than will be needed to fund current health sector programs and deliver on its program expansion commitments in hospitals, home care and LTC.

To sustainably meet the needs of Peel's growing seniors' population, more progressive and upstream approaches to the delivery of care are required. When such upstream services are available, opportunities to maximize system value through cost avoidance (e.g., through reduction in ALC bed usage by seniors and reduced/avoided LTC admissions) emerge. In addition to improving system value, a more upstream-focused approach to seniors care also helps enable what the great majority of seniors want – the opportunity to age-in-place in their own homes and communities.

a) The Seniors Health and Wellness Village

A comprehensive building assessment of the current Peel Manor LTC Centre was completed in 2012 which identified that the home had reached the end of its useful life and significant funds would be needed to maintain the building. Recognizing the opportunity to develop an innovative solution that could help to address growing demand for services in the community, Regional Council directed staff to work with system partners to develop a strategic approach and conceptual plan for the provision of LTC and community support services at the Peel Manor site.

In June of 2014, Regional Council endorsed a site plan for a Seniors Health and Wellness Village (SHWV) to provide broader supports and services to Peel's aging population. In the years that followed, Peel Region conducted community engagement, completed a land swap with the City of Brampton, designed the new facility and park, and selected a construction vendor through a tender process. Construction of the new facility began in 2019.

The SHWV at Peel Manor will include the following major components:

- A 177 bed LTC home with an enhanced facility design that improves infection prevention and control
- Inclusion of 59 "Butterfly" dementia care beds, including a 29 bed Transitional Behaviour Support Unit (TBSU)
- Expanded Adult Day Services (ADS) serving up to 90 clients a day
- An 8 bed short-stay respite care centre
- A seniors-focused integrated health care clinic to serve clients and their caregivers
- Accessible dental care
- A café and shop to be operated as a social enterprise
- An emphasis on supporting a culturally diverse community and serving as a centre of excellence for dementia care

Seniors Health and Wellness Village at Peel Manor Update

b) LTC-related Design Enhancements

The SHWV at Peel Manor incorporates numerous design elements that will benefit LTC residents, families and staff, including:

- Features supportive of infection prevention and control (IPAC): IPAC-supporting designs include “basic” rooms that have separate bedroom spaces (with a shared washroom), and the inclusion of a dedicated isolation room on each floor.
- Abundant access to natural light: Multiple skylights, large windows, liberal use of glass panels in the home’s interior, as well as several outdoor patio areas, all contribute to a highly light-filled environment.
- Incorporation of modern technology: Extensive use of technology contributes to the comfort and safety of residents. Technology elements include wall-mounted flat panel TVs in all resident rooms, digital signage to support improved wayfinding and information sharing, and an advanced real-time location system that will contribute to safety of residents within the building.
- Designs supportive of emotion-based care: A key example of such design elements are the “Butterfly” home areas on the second floor that incorporate a variety of bright colours, and other features, to recreate a more home-like experience for residents.

c) The Service Hub and Integrated Care Model

The main floor of the SHWV at Peel Manor is intended to function as service hub aimed at meeting the needs of seniors in the community. The service hub staff will operate an integrated care model based on the evidence-informed best practices of the proven Program of All-Inclusive Care for the Elderly (PACE) out of the United States. The integrated care model is client-centred and includes strong, ongoing communication and collaboration between service providers, caregivers, and clients; it will enable at-risk seniors with dementia in the community to age-in-place for as long as possible.

The integrated care model is being developed iteratively currently operating in its third major iteration. Previous iterations have included the Region playing an integral role, as a partner within the Central West (CW) Ontario Health Team (OHT), in the development and implementation of an enhanced High Intensity Supports at Home Plus (HISH+) program; a coordinated wrap-around approach to care for complex clients within the CW OHT. Future iterations are scheduled to include better integration of primary care supports and improved use of technology to enable desired outcomes.

In April of 2021, Regional Council endorsed a phased roll-out approach for implementation of full services at the SHWV at Peel Manor. This phased roll-out included a 12-month pilot for the expansion of highly valued (e.g., 98+ per cent satisfaction rating) ADS and the introduction of short-stay respite. The pilot approach allows the Region to address the unmet demand for services while managing ongoing impacts to the Region’s budget and providing more time to align with evolving Provincial funding processes.

The vision for the SHWV at Peel Manor is to be the heart of a vibrant, thriving neighbourhood that enhances the quality of life and supports the wellbeing of those who live and work in the Village, and the surrounding community. Appendix I provides a visual look at the Peel Manor site after completion of all development on the campus.

Seniors Health and Wellness Village at Peel Manor Update

d) Ontario Health System Transformation

In 2019, the Ontario government passed new legislation, the *People's Health Care Act*, which supported the establishment of a new Crown agency, Ontario Health. *People's Health Care Act (2019)* marked the reorganization of Ontario's 14 Local Health Integration Networks (LHINs), and their functions, and supported the establishment of OHTs. This new structure provides a new, more local approach of organizing and delivering care. Under OHTs, health care providers (including hospitals, primary care practitioners, community support services, and home and community care support service providers) are intended to work as one coordinated team, regardless of the organization that they belong to.

The SHWV at Peel Manor falls within the geographical area of the CW OHT. In August 2021, the CW OHT's Collaboration Council endorsed the SHWV at Peel Manor initiative.

2. Findings

Over the past few years, considerable progress has been made in the implementation of the SHWV at Peel Manor. At the same time, many challenges have been faced.

a) Facility Construction

Construction of the SHWV at Peel Manor was awarded to Contractor, Buttcon Ltd, in August 2019 and they commenced the works on site as scheduled in September 2019. The Contractor's original schedule was to achieve "substantial performance" (i.e., when the building is ready for use for the intended purpose and so certified) by fall 2021 to enable the move-in of staff and residents by the end of November 2021. Due to the impacts of the COVID-19 pandemic, as well as other factors such as labour and material supply shortages and Contractor performance more generally, the target dates for substantial performance and move-in have been delayed multiple times.

For project planning purposes, since fall of 2022 and until recently, the project team had been targeting an updated substantial performance date of May 31st, 2023, and a move date (for residents and staff) of September 13th, 2023. Although substantial progress has been made over the past few months, and the overall facility construction has reached 95 per cent, the May 31st target for substantial performance became unachievable. The current forecast is that contractual substantial performance for facility construction will be achieved by July 31st, although there remains a risk of further delays.

b) Resident and Staff Move-In

In December 2022, the SHWV project team set and communicated an updated target move timing of "late summer or fall 2023". Based on the current status of facility development, a move into the new facility by late summer is no longer achievable. A late fall move-in, tentatively in November, is the new target. In May 2023, key Peel Manor stakeholders including residents, staff, families, and clients were informed of the updated forecast for move-in timing.

c) ADS Expansion and Short-Stay Respite Pilot

It will take at least a few weeks after move-in to ensure that residents, clients, and staff are fully comfortable in their new environment. As such, in light of the late 2023 target

Seniors Health and Wellness Village at Peel Manor Update

for move-in, the ADS Expansion and Short-Stay Respite pilot has been rescheduled to begin in January 2024 instead of 2023. This delay will allow for building operations and activities to stabilize prior to increasing service volumes.

d) Advocacy and Funding

Over the last few years, numerous actions have been taken to advocate for capital funding for the SHWV construction as well as for ongoing operational funding to sustain the new/additional service components being introduced. Although the advocacy efforts have resulted in small funding successes, considerable progress still needs to be made to ensure fair and sustainable funding from Provincial bodies.

Efforts to attain significant, new operational funding have been hampered by ongoing uncertainties associated with the overall health system transformation. For example, most recently, Ontario Health staff advised that going forward we will need to work with/through the CW OHT to submit a request for operational funding. This recent guidance may indicate that operational funding, if received, would flow to the CW OHT's fund holder (William Osler Health System), and that accountability agreements could potentially be held by the CW OHT instead of the Region directly. Discussions with staff from the CW OHT and Ontario Health will continue in the months ahead with the objective of clarifying the evolving funding framework and confirming appropriate next steps in support of the SHWV at Peel Manor.

3. Proposed Direction

The proposed direction is to: a) continue efforts to avoid/minimize further delays to the SHWV at Peel Manor construction and move-in; and b) continue efforts to attain sustainable operational funding for the SHWV at Peel Manor.

RISK CONSIDERATIONS

The three key risk considerations are:

1. **Social Risks** - The growth in Peel's seniors' population increases the risk that seniors-focused service capacity is unable to keep up with increasing service demands. Managing this risk requires a more progressive health care approach with increased focus on upstream interventions to help delay or avoid preventable hospital stays and LTC admissions. The SHWV at Peel Manor, through its service hub and integrated care model, will play an important role in supporting the transition towards this necessary approach.
2. **Economic Risk** - The continuing health system transformation, including evolving Provincial funding approaches, creates risk to the Region's ability to attain sustainable operational funding for the SHWV at Peel Manor service hub components. This risk is being managed through ongoing conversations and collaborations with Ontario Health, the CW OHT and other partner organizations.
3. **Infrastructure/Asset Risk** - There continues to be a risk of further delays to completion of construction of the SHWV at Peel Manor. Delays to the readiness of the new SHWV at Peel Manor also puts pressure on the sustainability of the existing Peel Manor facility. This risk is being managed through strong oversight of contractor performance on construction of the new building, as well as regular reviews and maintenance of the existing building's condition.

Seniors Health and Wellness Village at Peel Manor Update

FINANCIAL IMPLICATIONS

The one-year ADS and Respite Expansion pilot had been planned to start in July 2023. An amount of \$1.1 million was added for the pilot in the 2023 budget and the remaining portion was added to the 2024 forecast. No amount is expected to be spent in 2023. The budgeted Tax Rate Stabilization reserve draw to fund the pilot will be returned to the reserve at year end so there will be no net impact to the 2023 financial results.

The pilot is now delayed to January 1st, 2024, and the entire cost of the pilot, estimated at \$3 million, is proposed to be added to the 2024 budget through a budget request.

CONCLUSION

With the aging population in Peel, the way we approach seniors' health care needs to change. Although delayed, the SHWV at Peel Manor provides an important opportunity for the Region to demonstrate its continued commitment to a move towards a more progressive model of care and continue to be leaders in this space. With changes happening rapidly within the health care and governance systems, it is imperative this project is prioritized to secure funding beyond the first year of operation.

APPENDICES

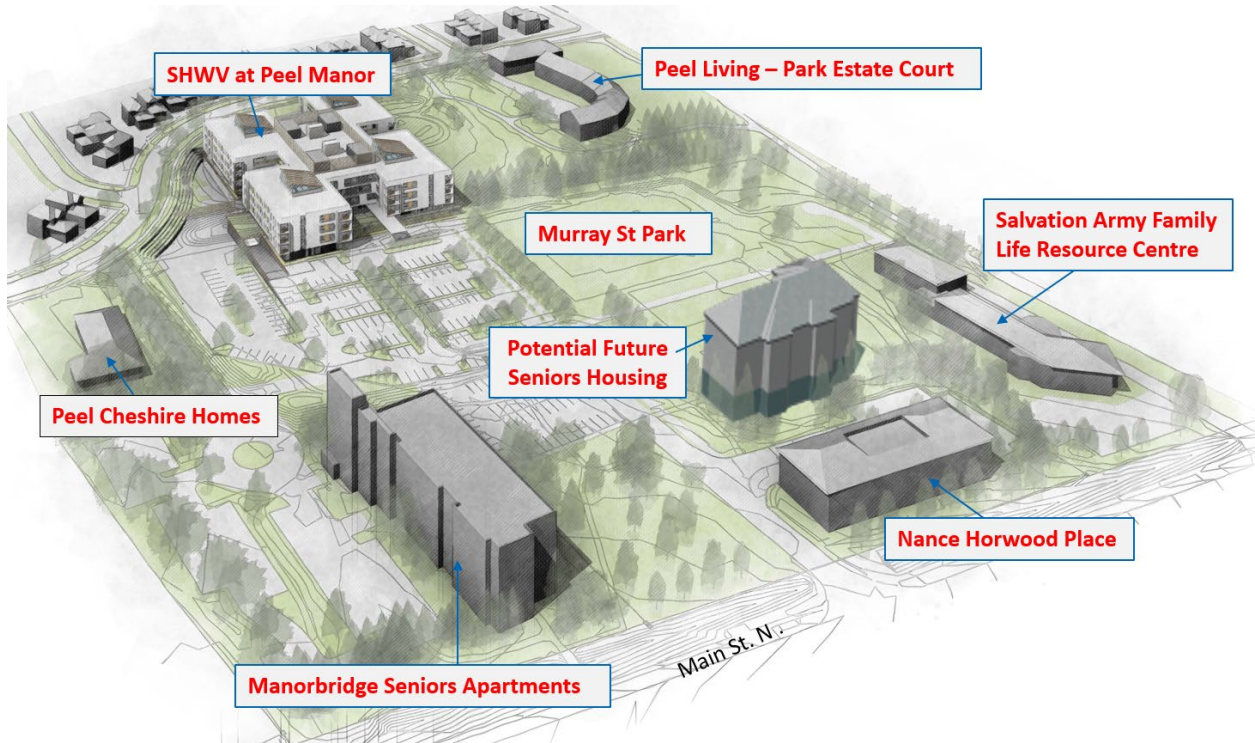
Appendix I – Seniors Health and Wellness Village at Peel Manor Site - 2024+



Nancy Polsinelli, Commissioner of Health Services

Authored By: Christopher Fernandes, Senior Project Manager, Seniors Services Development

Seniors Health and Wellness Village at Peel Manor Site – 2024+



For Information

REPORT TITLE: Healthy Babies Healthy Children Funding - Supporting Peel's Vulnerable Families

**FROM: Nancy Polsinelli, Commissioner of Health Services
Nicholas Brandon, Acting Medical Officer of Health**

OBJECTIVE

To provide an update on the remobilization status of the Healthy Babies Healthy Children program for at-risk families with young children.

REPORT HIGHLIGHTS

- Health Babies Healthy Children (HBHC) is a 100 per cent provincially funded program whose goal is optimizing the growth and development of newborns and young children while reducing health inequities for families.
 - Its \$6.9M budget has been frozen since 2008 with no inflationary increase, resulting in a growing level of underfunding.
 - When the COVID-19 pandemic struck, more than 80 per cent of the HBHC workforce was redeployed, and a brief virtual version of the program was implemented.
 - By the end of February 2023, HBHC had restarted its home visiting program, but as one of the regions hardest hit by COVID-19, Peel's HBHC is among the last to fully recover.
 - Peel is implementing a plan to return HBHC to meet Peel's needs, achieve its service-level commitments, and to communicate its progress to our funder throughout the year.
-

DISCUSSION

1. Background

HBHC is a health promotion program focused on the prevention of illness and lifelong disadvantage, beginning in the earliest years of life. Specifically, HBHC is a voluntary, intensive home visiting program for at-risk families, which Ontario public health units are mandated to deliver, in collaboration with local hospitals and community agencies. HBHC's goal is to optimize the growth and development of newborns and young children (0-6 years old), as well as reduce health inequities for families. Families are screened at hospitals at the time of birth, and if identified with risk factors, they may voluntarily enter the program. After joining the program, families work with HBHC staff to make goals meaningful to them and the wellbeing of their children, such as parent-child attachment, positive parenting, breastfeeding and nutrition, and mental wellbeing.

Healthy Babies Healthy Children Funding - Supporting Peel's Vulnerable Families

HBHC is funded by the Ministry of Children, Community and Social Services (MCCSS). Its budget is \$6.9M with no inflationary increase since 2008, resulting in chronic underfunding (25 per cent fewer Peel frontline staff now than in 2008).

2. Current Status

a) Pandemic's Impact on the HBHC program

Since Peel was hit so hard by COVID-19, more than 80 per cent of the HBHC workforce was redeployed to the pandemic response from 2020 to 2022. During those years, HBHC was only capable of offering families a brief, virtual version of the program.

In late 2022, staff began returning to HBHC, but first they required recovery, and then extensive training and recertification in provincially mandated HBHC skills. With this accomplished, HBHC re-started home visiting in March 2023, making it among the last public health units to remobilize its home visiting program.

b) HBHC's Home Visiting Remobilization Plan

To place HBHC on track to meeting the needs of the community:

- Fully retrained staff are visiting families in their homes and supporting their goals.
- HBHC is working with hospital partners to ensure screenings are completed for every family and the HBHC program is being promoted to at-risk families.
- HBHC is engaging with community agencies and local healthcare providers to refer families to the program.
- HBHC is conducting ongoing staff recruitment to manage staff attrition, to maximize service levels and to maintain staffing to funded levels.
- HBHC management is monitoring service-delivery metrics.

c) Request from MCCSS

In February 2023, MCCSS wrote to request details on Peel's plan to return to home visiting and its forecasted service volumes for the new fiscal year (Apr. 2023 – Mar. 2024). In response, Peel provided quarterly milestones and an annual commitment for these key metrics:

- number of screening tools received from community partners (e.g., hospitals and healthcare providers).
- our staff's volume of in-depth assessments, families served, and home visits completed.

These metrics will be shared with MCCSS as part of HBHC's regular reporting schedule.

RISK CONSIDERATIONS

With every week that passes, Peel is building its service levels. By year-end, HBHC will be on track to meet its service commitments to MCCSS.

Healthy Babies Healthy Children Funding - Supporting Peel's Vulnerable Families

It is important to note HBHC is reliant on two groups to function effectively:

- Hospitals, family physicians, midwives, and community agencies not only complete screening tools, but promote and refer clients to the HBHC program. Knowing these partners are overloaded, Peel will work collaboratively with them to support their efforts.
- HBHC requires competent and well-trained staff, yet there is a nursing shortage. Already in 2023 there has been significant turnover. Therefore, ongoing staff recruitment is underway to ensure we meet our service commitments and the needs of families.

FINANCIAL IMPLICATIONS

HBHC is a 100 per cent funded program according to the MCCSS. However, its \$6.9M budget has been frozen since 2008 with no inflationary increase, resulting in a growing level of underfunding (25 per cent fewer staff now than 2008). To stay within budget while inflation increases, Peel anticipates its staffing complement will need to be reduced in 2024 resulting in reduced service levels.

CONCLUSION

Peel Public Health is remobilizing HBHC and will meet our service-level commitments. For those families we are able to reach this year, there will be both short- and long-term health benefits for them. Nevertheless, we expect future service delivery challenges as HBHCs chronic underfunding continues.



Nancy Polsinelli, Commissioner of Health Services

Authored By: Kevin Black, Advisor



**THE REGIONAL MUNICIPALITY OF PEEL
HEALTH SYSTEM INTEGRATION COMMITTEE
MINUTES**

<p>Members Present:</p>	<p>N.K. Brar C. Fonseca M. Palleschi A. Tedjo M. Reid P. Vicente</p>	<p>R. Applebaum, Co-Chair, Central West Ontario Health Team L. Barbour, Co-Chair, Hills of Headwaters Collaborative Ontario Health Team S. deRyk, Chief Regional Officer, Ontario Health Central and West Regions K. Farrow, Co-Chair, Mississauga Ontario Health Team</p>
<p>Members Absent:</p>	<p>C. Early</p>	<p>N. Iannicca</p>
<p>Staff Present:</p>	<p>G. Kent, Chief Administrative Officer P. Caza, Chief Financial Officer and Commissioner of Corporate Services J. Zingaro, Regional Solicitor T. Buonpensiero, Acting Chief Planner and Director of Planning and Development Services K. Dedman, Commissioner of Public Works S. Baird, Commissioner of Human Services N. Polsinelli, Commissioner of Health Services Dr. N. Brandon, Acting Medical Officer of Health</p>	<p>A. Adams, Regional Clerk and Director of Legislative Services B. Laundry, Director, Strategic Policy and Performance D. Kern, Director, Seniors Services Development C. Thomson, Deputy Clerk and Manager of Legislative Services H. West, Committee Clerk S. MacGregor, Legislative Assistant M. Greenough, Legislative Assistant D. Rai, Legislative Technical Coordinator</p>

1. CALL TO ORDER/ROLL CALL

Councillor Fonseca, Committee Chair, called the Health System Integration Committee meeting to order on May 18, 2023 at 9:32 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Councillor Palleschi arrived at 10:08 a.m.

Councillor Early was absent due to a personal matter.

Regional Chair Iannicca was absent due to other municipal business.

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION HSIC-4-2023

That the agenda for the May 18, 2023 Health System Integration Committee meeting, be approved.

4. DELEGATIONS

4.1 Susan deRyk, Chief Regional Officer, Central and West Regions, Ontario Health

Regarding Community Supports for Hospital Emergency Department Avoidance

Received

Susan deRyk, Chief Regional Officer, Central and West Regions, Ontario Health, provided an overview of Ontario Health's mandate; the role of Ontario Health and the leadership system, and the Ontario Health Regions. She highlighted the Plan for Connected and Convenient Care; and the Ontario Health Team's path forward in the health system's transformation.

Members of the Committee discussed recruitment of health professionals and meeting the needs for the current demands in the Health System.

5. REPORTS

5.1 Harm Reduction in Peel

(For information)

Presentation by Paul Sharma, Director, Communicable Diseases and Injury Prevention and Dr. Kate Bingham, Associate Medical Officer of Health, Public Health

Received

Dr. Kate Bingham, Associate Medical Officer of Health, provided an overview of the Harm Reduction Program and the Peel Opioid strategy. She highlighted the importance of harm reduction approaches to reduce the risk of infection and overdose for people who use drugs, as well as providing connections to other services and supports. As part of the strategy, Public Health continues to support the establishment of Supervised Consumption Services in Peel.

Members of the Committee discussed and raised questions related to distribution of Naloxone kits, needle exchange, supervised consumption sites and whether the Harm Reduction vans could be utilized as mobile supervised consumption sites.

5.2 Transforming Community-based Care Through the Seniors Health and Wellness Village at Peel Manor

(For information)

Presentation by Donna Kern, Director, Senior Services and Dr. Sudip Saha, Senior Medical Director, Long Term Care, Senior Services Development and Community Paramedicine

Received

Donna Kern, Director, Seniors Services and Dr. Sudip Saha, Senior Medical Director, Long Term Care, Senior Services Development and Community Paramedicine, provided an overview of the aging population, dementia and community-based and long-term care to be offered at the Seniors Health and Wellness Village at Peel Manor which is anticipated to be completed in fall of 2023. The presentation highlighted that the Village will use a holistic approach; key features of the Village and Manor; community partnerships; and, the future direction of the integrated service delivery models.

Members of the Committee discussed expansion of the service delivery model throughout Peel Region and the opportunity that exists to model the program for Ontario Health Teams across the Region.

5.3 Community Health Care Model for People Experiencing Homelessness

(For information)

Presentation by Aileen Baird, Director, Housing Services

Received

Erin Mifflin, Advisor, Housing Innovation and Program Design, provided an overview of the Community Health Care Model for people experiencing homelessness which is currently being offered at the Dundas Street shelter in Mississauga. She highlighted Peel Region's role as Service Manager; the journey to date from the start of the pandemic; preliminary finding outputs and outcomes of those that were assisted; and sustainability that will be required for co-designing an integrated model of care including funding, support, and advocacy.

Members of the Committee spoke of the financial benefits for the Health Care Model and advocacy that is required to support expansion of the Model.

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

Nil.

8. CLOSED SESSION

Nil.

9. NEXT MEETING

Thursday, October 19, 2023
9:30 a.m. – 11:00 a.m.
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Helena West, Committee Clerk, at
helena.west@peelregion.ca.

10. ADJOURNMENT

The meeting adjourned at 11:05 a.m.

REPORT TITLE: Appointment of Administrator Under the Ontario Works Act, 1997

FROM: Sean Baird, Commissioner of Human Services

RECOMMENDATIONS

1. That Jabari Lindsay be appointed as Ontario Works Administrator in accordance with Section 43 of the *Ontario Works Act, 1997*; and
2. That a copy of the resolution be sent to the Central Region Office of the Ministry of Children, Community and Social Services for processing and Provincial approval.

REPORT HIGHLIGHTS

- The *Ontario Works Act, 1997 (Act)*, requires the appointment of an Administrator of Ontario Works to oversee the administration of the Act in Peel Region. This appointment must be made through a resolution of Council.
- Following a recent competition, Jabari Lindsay was the successful candidate for the role of Director of Income and Social Supports, which is responsible for the Ontario Works portfolio. He is recommended for appointment as the Ontario Works Administrator.
- This appointment also requires the approval of the Provincial Director of Ontario Works.

DISCUSSION

Background

Pursuant to Section 43 of the Act, each delivery agent of Ontario Works must appoint an administrator to oversee the administration of this Act and the provision of assistance in the delivery agent's geographic area. Through a ministerial regulation under the Act, the Province has designated Peel Region as the delivery agent of Ontario Works. The same section of the Act requires that the Provincial Director of Ontario Works approve the appointment of an Ontario Works Administrator.

In order for the Provincial Director of Ontario Works to approve the appointment of an Ontario Works Administrator for Peel Region, Council must appoint a Peel staff person to this position. It is the usual practice that the Director responsible for Ontario Works in Peel be named Administrator of Ontario Works.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from this decision.

CONCLUSION

Appointment of Administrator Under the Ontario Works Act, 1997

To ensure that Ontario Works Programs are delivered in compliance with legislation, it is recommended that Council approve the appointment of Jabari Lindsay as the Administrator of the *Ontario Works Act, 1997*.



Sean Baird, Commissioner of Human Services

Authored By: Alexandra Walsh, Advisor Income and Social Supports



**THE REGIONAL MUNICIPALITY OF PEEL
REGIONAL COUNCIL EDUCATIONAL SESSION
REPORT OF THE CLERK**

1. CALL TO ORDER

The Regional Chair called the Regional Council Educational Session to order on May 11, 2023 at 3:00 p.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Pursuant to section 4.10.5 of Region's Procedure By-law 27-2022, as amended, quorum of Council is not required for a workshop to proceed. No roll call was taken.

2. PURPOSE

The purpose of the session is to engage Council in a policy discussion about core housing need in Peel and the growing gap between need and current levels of service; and to hear a presentation from Aileen Baird, Director, Housing Services.

Pursuant to section 4.10.7 of the Region's Procedure By-law 27-2022, as amended, no decision shall be made at a workshop (or education session). Staff shall report the outcome of the session at a Council meeting. Any matter requiring a decision shall be reported to Council or committee for consideration, debate and approval at a subsequent meeting of Council or committee.

2.1 Closing the Housing Affordability Gap - Understanding the Crisis, Current Service Levels, and Investments Required

Aileen Baird, Director, Housing Services, provided an overview of the housing affordability crisis highlighting causes of the crisis throughout Canada and Ontario; Peel's Affordable Housing System options; Peel Region's role; 2023 Capital and Operating Housing budget; program and service needs and associated gaps; investments scenarios for the next 10 years; and next steps.

Members of Council requested that the presentation also be made when the follow up report regarding housing service level recommendations is presented to Regional Council.

The Education Session ended at 4:00 p.m.

For Information

REPORT TITLE: Peel Agricultural Advisory Working Group Update and Related Initiatives

FROM: Kealy Dedman, Commissioner of Public Works

OBJECTIVE

To provide an update on the Peel Agricultural Advisory Working Group (PAAWG), the Peel Rural Water Quality Program (PRWQP), the Alternative Land Use Services Peel Pilot (ALUS Peel Pilot), Grown in Peel Local Food Guide and the Golden Horseshoe Food and Farming Alliance (GHFFA).

REPORT HIGHLIGHTS

- In 2022, PAAWG:
 - Assisted in the development of the ALUS Peel Pilot Project and program guidelines; and
 - Launched the Grown in Peel Local Food Guide for the first time since 2019 which included a refreshed website with an interactive map of farm and farmers' market listings.
 - PAAWG approved PRWQP and ALUS Peel Pilot grants totaling \$124,418 which supported 17 on-farm stewardship projects. The funding contributions from the PRWQP also leveraged an additional \$192,566 from other funders to assist with the completion of the 17 projects.
 - In 2022, the Memorandum of Understanding between the Region of Peel, ALUS Canada, Credit Valley Conservation and Toronto and Region Conservation Authority was signed, launching the ALUS Peel Pilot which complements the existing PRWQP, increasing support for on-farm environmental stewardship projects at no additional cost to the Region.
 - The GHFFA and the Region of Peel continue to collaborate on agriculture and agri-food initiatives relevant to the Region.
-

DISCUSSION

1. Background

Peel recognizes the contributions of the agricultural sector to the local economy, to environmental conservation and to the cultural heritage of the Region. In 1997, the Region established PAAWG to act as an advisory body to Regional Council and to build closer connections to the farming community. A 2020 study by the Greenbelt Foundation found that such advisory bodies play an important role helping to facilitate the exchange of information between municipalities and the agricultural sector and a better understanding of the issues facing farmers.

Peel Agricultural Advisory Working Group Update and Related Initiatives

This report provides summaries of PAAWG's activities in 2022, the PRWQP, the ALUS Peel Pilot, which launched in March 2022, the Grown in Peel Local Food Guide and the GHFFA, which is supported with funding from the Peel Region and other partners.

2. Peel Agricultural Advisory Working Group

PAAWG is appointed by Council to assist the Region in protecting agricultural lands and supporting the agricultural industry in Peel. PAAWG is comprised of 14 members which include the following:

- Regional Chair (ex-officio),
- Three members of Region Council,
- Two representatives of the Peel Federation of Agriculture,
- Two representatives of the Peel Soil and Crop Improvement Association,
- Two representatives from agricultural special interest groups,
- Three citizens-at-large, and
- One representative from the agricultural community.

PAAWG keeps the Region informed of issues and concerns of the agricultural community and provides the agricultural sector with an opportunity to learn about and provide input to regional initiatives. PAAWG played a major role in launching the ALUS Peel Pilot, provided input to the Peel 2051 Regional Official Plan Review and contributed to the Region's efforts to achieve its agricultural goals, objectives and policies.

a) 2022 Programs and Projects

i) Peel 2051 Regional Official Plan Review

PAAWG was provided with regular updates on the Peel 2051 Regional Official Plan Review. It received presentations and provided comments on final reporting to Regional Council for Council approval of the Regional Official Plan, and on Provincial modifications to the Prime Agricultural and Rural Area mapping in the Provincially approved Regional Official Plan.

ii) Peel Rural Water Quality Program

The Region, in partnership with Credit Valley Conservation (CVC) and Toronto and Region Conservation Authority (TRCA), has implemented the PRWQP since 2004. The PRWQP provides technical and financial resources to farmers to encourage stewardship focused on protecting and enhancing water quality and the natural environment. PAAWG is the approval authority for grant applications submitted under the program.

In 2022, PAAWG approved approximately \$102,461 in PRWQP grants supporting the implementation of 17 voluntary farm stewardship projects. The grants leveraged an additional \$127,418 from project proponents and other funders (e.g., Provincial Species at Risk Stewardship Program, Conservation Authority restoration services, etc.) to help complete these projects. The projects included tree planting, cover crops, a nutrient management plan and strategy, natural area enhancement and creation, and livestock fencing from environmentally sensitive features. Appendix I provides more information about the program's accomplishments in 2022.

Peel Agricultural Advisory Working Group Update and Related Initiatives

iii) Grown in Peel

The Grown in Peel Local Food Guide has been published by the Region since 2006. It is a joint initiative with the Planning and Development Services Division and Peel's Healthy Eating Team within Peel's Health Services Department.

Grown in Peel is a local food marketing initiative to promote local agriculture, connect residents to the farmers who produce their food, and increase residents' access to safe, healthy, and affordable food in Peel. Grown in Peel displays information about participating farms and farmers' markets, lists the products sold at each farm and farmer's market, and provides information about healthy eating.

The Grown in Peel initiative was paused in March 2020 due to redeployments of staff for the COVID-19 response. The initiative was relaunched in May 2022 with a new, online format for the 2022 farm and farm market year.

iv) Other Topics

The following additional topics and projects in 2022 were reviewed by PAAWG for discussion and feedback:

- Launch of the Grown in Peel Local Food Guide initiative and online map
- Launch of the ALUS Peel Pilot and approval of first projects
- Region of Peel new Source Water Protection Incentive Program
- Region of Peel Significant Woodland and Invasive Species policies
- Region of Peel Capital Works Project Portal
- 2021 Agricultural Census profile for Peel Region
- Town of Caledon Resilient Caledon Climate Change Action Plan
- TRCA Natural Heritage and Water Resource Mapping Project
- Environmental Registry of Ontario postings:
 - a. Proposed regulatory changes for beneficial reuse of excess soil at pits
 - b. Bill 23 - *More Homes, Built Faster Act*
 - c. Proposed Amendments to the Greenbelt Plan and Greenbelt Area boundary regulation

b) 2023 PAAWG Work Plan

The following action items have been identified in the 2023 PAAWG work plan. Appendix II provides more detailed information about the work plan.

Policy Research, Development and Monitoring

- Where requested, provide input to the review of local municipal Official Plans, specifically on the Agricultural System and Natural Heritage System components.
- Review and provide comment on the release of proposed Provincial modifications to the Provincial Policy Statement and Growth Plan, specifically on the Agricultural System and Natural Heritage System components.

Policy and Program Implementation

- Review and provide advice on the delivery of the ALUS Peel Pilot (e.g., implementation guidelines, community engagement and communications).

Peel Agricultural Advisory Working Group Update and Related Initiatives

- Review and approve PRWQP and ALUS Peel Pilot applications and corresponding project funding.
- Provide input to the five-year review of the PRWQP Guidelines.
- Advise on the development of initiatives to support the Agricultural System in Peel including opportunities to develop an agricultural and agri-food strategy.
- Advise on the development of recommended Agricultural Impact Assessment Terms of Reference.

Regional Projects and Initiatives

- Support the Grown in Peel Local Food Guide.
- Participate in and comment on action items identified in the Golden Horseshoe Food and Farming Action Plan.
- Support the Peel Food Action Council and implementation of the Peel Food Charter.
- Review and comment on proposed Regional capital infrastructure development projects and initiatives.
- Review and comment on partner (e.g., Conservation Authority, local municipal, etc.) programs and projects impacting Peel's agricultural community.

Communication and Outreach

- Assist in developing Peel Region farm tours and other communication and outreach initiatives.

3. ALUS Peel Pilot

a) Background

ALUS Canada is a Canadian non-profit organization that works with farmers to restore natural habitat and provide erosion control and flood mitigation on marginal farmland by providing annual financial support to farmers through local, community-led programs.

ALUS Canada shares many of the goals and principles of the PRWQP. Like the PRWQP, ALUS focuses on supporting voluntary stewardship among farmers, with farmers playing a key role in designing and delivering the program at the community level.

In 2022, a Memorandum of Understanding (MOU) was signed, creating the first partnership of its kind in the Greater Golden Horseshoe, reflecting the Region's leadership in supporting the environmental stewardship work of farmers. In March 2022, the ALUS Peel Pilot was launched to Peel's agricultural community.

b) The ALUS Peel Pilot

Through the MOU, ALUS Canada has committed a minimum level of base funding of \$164,500 over the three years of the pilot. The funding provided by ALUS Canada will, at a minimum, cover the costs of annual payments to farmers for natural habitat restoration projects.

In 2022, 10 projects were approved by PAAWG for ALUS annual payment grants. The total value of ALUS annual payment grants allocated in 2022 (paid and expected payments) is \$21,957.

Peel Agricultural Advisory Working Group Update and Related Initiatives

PAAWG supports the ALUS Peel Pilot and will provide advice to staff on the implementation of the program as well as approve funding for project applications. Staff will report back on the outcomes of the ALUS Peel Pilot with recommendations on whether to extend the pilot beyond the initial three-year term.

4. Golden Horseshoe Food and Farming Alliance

The GHFFA was formed in 2012 as a partnership among the Regional Municipalities and Federations of Agriculture in the Golden Horseshoe and the single tier municipalities of Hamilton and Toronto. The GHFFA also includes representation from other stakeholders such as the Ontario Ministry of Agriculture, Food and Rural Affairs, the Greenbelt Foundation and colleges and universities with an interest in agriculture and food.

In 2020, the GHFFA developed a new Action Plan to guide the GHFFA over the next five years, from 2021 to 2026. The agri-food system in the Golden Horseshoe is facing new challenges with unprecedented levels of food insecurity, the urgency of climate change, labour issues and supply-chain disruptions adding to the existing pressures on the system. The new Action Plan has the following goals with priority actions attached to each:

- The GHFFA is recognized as the leading organization with expertise on food and farming issues and opportunities in the Golden Horseshoe Region of Ontario;
- Establish the Golden Horseshoe as Canada's leading innovative agriculture and agri-food cluster; and,
- Enable the agri-food cluster to support sustainability outcomes.

Each municipal partner has supported the GHFFA and the implementation of the Action Plan through in-kind staff time and a financial contribution of \$30,000 per year. The funding provided by the municipal partners assists in leveraging provincial and other funding to implement the Action Plan. Through this collaboration, the Region is able to cost-share and leverage resources on projects having greater impact to the Region and the regional agricultural system.

a) Accomplishments 2022

During 2022, the GHFFA undertook the following in support of the Action Plan:

- Completion of a Government relations strategy
- Scarborough FreshFood Market program
- ConnectON Agricultural System database updates including the development of an interactive dashboard
- Knowledge transfer of long-term care study results
- Position paper on urban agriculture
- Continued sharing of best practices in economic development and land use planning among staff members of the partner municipalities

FINANCIAL IMPLICATIONS

The PRWQP, with an annual base grant budget of \$75,000, provides direct grants to farmers undertaking approved environmental stewardship projects funded from CVC and TRCA Special Levy projects. The ALUS Peel Pilot does not result in additional costs to the Region or the Conservation Authorities.

Peel Agricultural Advisory Working Group Update and Related Initiatives

The Region has been supporting the GHFFA through its annual operating budget of \$30,000 since 2014. This funding was approved by Regional Council to continue for a period of five years from 2022 to 2026, the term of the GHFFA's new Action Plan, subject to annual Regional Council Budget approvals.

CONCLUSION

The Peel Agricultural Advisory Working Group and the Golden Horseshoe Food and Farming Alliance facilitate and enhance relationships between the Region and agricultural groups, other municipalities and stakeholders within Peel Region, across the Golden Horseshoe and with the Province. Both organizations make important contributions supporting farmers and the agricultural system in Peel Region. The ALUS Peel Pilot complements the existing Peel Rural Water Quality Program, providing incentives for farmers to increase their environmental stewardship activities. The Grown in Peel Local Food Guide continues to connect Peel residents to Peel's vibrant agricultural businesses promoting local food access opportunities.

APPENDICES

Appendix I - Peel Rural Water Quality Program and ALUS Peel-2022 Status Report

Appendix II - Peel Agricultural Advisory Working Group 2023 Work Plan



Kealy Dedman, Commissioner of Public Works

Authored By: Melanie Williams, Principal Planner



Memo

To: Peel Agricultural Advisory Working Group

From: Holly Shipclark, Credit Valley Conservation
Patrick Esson, Toronto, and Region Conservation Authority

Date: January 19, 2023

Re: Peel Rural Water Quality Program and ALUS Peel–2022 Status Report

2022 was the eighteenth complete program year for the Peel Rural Water Quality Program (PRWQP), and the launch of the three-year pilot delivery of ALUS Peel. The ALUS Peel Pilot will help us to determine whether ALUS increases the capacity of the PRWQP to build close connections to Peel’s farming community, and complete agri-environmental projects.

This status report summarizes the PRWQP accomplishments over the past eighteen years, with an emphasis on the 2022 program year. It also provides highlights from the first year of the ALUS Peel pilot.

PRWQP Annual program activity

In 2022, the Peel Agricultural Advisory Working Group approved seventeen projects. Farmers have completed twelve of these projects to date.

Table 1 Types and Number of PRWQP projects approved in 2022

Cover Crop	4
Livestock Access Restriction	1
Tree Planting	6
Natural Area Creation and Enhancement	4
Nutrient Management Plan	1
Nutrient Management Strategy	1
TOTAL PROJECTS APPROVED	17

The PRWQP grant total for 2022 (paid and pending payments) is \$102,461.49. This financial support has leveraged an additional \$192,566 from project proponents and other funders to assist with the completion of these seventeen projects.

ALUS Peel Pilot annual activity

In 2022, the Peel Agricultural Advisory Working Group approved ten projects for ALUS annual payment grants. These included 9 of the 17 PRWQP projects outlined above, as well as one PRWQP project from 2021. Farmers have completed 7 of these projects to date.

Table 2 Types and Number of projects approved for annual payments in 2022

Tree Planting	6
Natural Area Creation and Enhancement	4
TOTAL PROJECTS APPROVED FOR ANNUAL PAYMENTS	10

The total value of ALUS annual payment grants allocated in 2022 (paid and expected payments) is \$21,957.

Program Performance

The graph below illustrates the program's performance for each year since 2004.

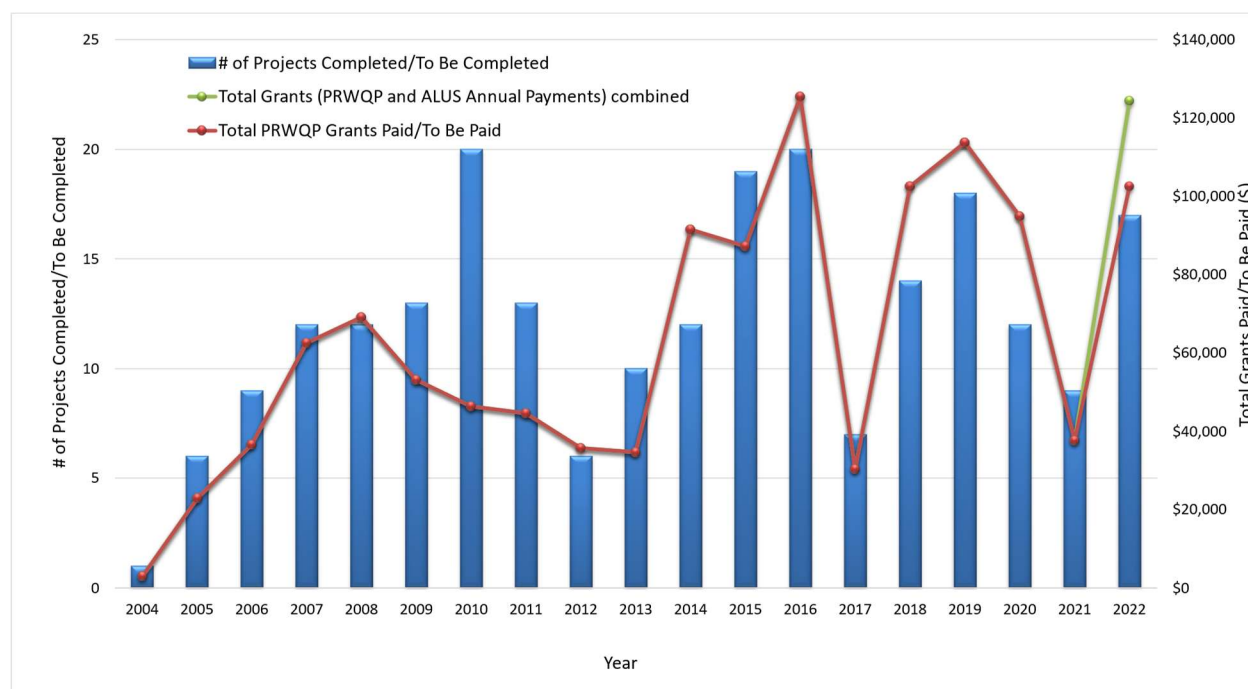


Figure 1 – Total projects approved and associated grant allocation 2004-2022. Note that 2004 was not a complete program year. Also note that there are discrepancies between annual status report. This is a result of approved projects not proceeding with construction (applications withdrawn) and lower than estimated project costs (partial grant payments).

Seventeen 2022 projects have been or will be completed. This is higher than the long-term average of 12 projects per year. The 2022 total establishment grant amount (\$102,461.16) was also significantly higher than the long-term average of \$62,856.77. With the addition of annual payments through ALUS Peel, the total value of grants allocated in 2022 is \$124,418.49 which is just slightly lower than the grant allocation in 2016 (\$125,479.48).

Several factors may have influenced this upswing in program activity. One potential factor is the removal of restrictions related to the COVID-19 pandemic. This may have reduced extra operational and financial burden on farm businesses, making it easier for farmers to advance agri-environmental projects. Additionally, PRWQP partners hosted in-person meetings, workshops, plowing matches, farm tours and other in-person events for the first time since the onset of the COVID-19 pandemic, making it easier to connect and communicate with farmers.

Another potential influencing factor in 2022 is the launch of the ALUS Peel pilot, which provided an additional incentive for farmers to advance agri-environmental projects by providing annual payments to farmers for five years following project establishment.

Long-term program accomplishments:

Between 2004 and 2022, the PRWQP and now ALUS has engaged 88 individual farm businesses and has paid/allocated a total of \$1,216,235.96 in funding towards 230 agri-environmental projects. These funds have leveraged an additional \$3,866,873.51 to contribute to the completion of projects valued at \$5,071,152.47.

Some of the environmental benefits achieved by the program are highlighted in the infographic on the following page.

Environmental Benefits of BMPs

Over the past eighteen years, agri-environmental projects completed with technical and financial assistance from the PRWQP and ALUS Peel have helped to:



Safely store 402,643m³ of livestock manure to reduce the risk of nutrient, pathogen and bacteria contaminating drinking water, streams, and wetlands.

This equates to 50,330 dump trucks of manure!

Install 22.47 km of livestock fencing to improve the habitat quality of our streams, wetlands, and woodlots and to reduce water quality impacts caused by sediment, nutrient, and pathogens/ bacteria.



Plant 74,865 trees & shrubs to restore degraded habitats, reduce erosion, and to sequester carbon dioxide.

Restore, protect and/or manage 432 ha of land to improve water, air, soil, and habitat quality.



Program promotion:

In 2022, program promotion included:

- program displays and/or presentations at 6 in person events, including the ALUS launch event,
- a newspaper advertisement placed in the Caledon Enterprise newspaper,
- four articles in digital newsletters,
- greater than 20 social media posts, which resulted in greater than 23,000 impressions and 300 engagements,
- two media releases that were picked up by greater than 10 outlets, and
- two mobile roadsides promoting the program.

To ensure its continued success, staff encourage Peel Agriculture Advisory Working Group members to continue promoting the program to friends, neighbours, and peers. Peer-to-peer promotion of the program is the best form of advertisement, and we depend on you to help spread the word. This is especially important given the arrival of the ALUS Peel Pilot. This Pilot has set ambitious acreage targets and staff need your help with promoting this limited opportunity.

If you have any questions regarding the 2022 program year, please contact program staff.

Sincerely,



Holly Shipclark

Credit Valley Conservation



Patrick Esson

Toronto and Region Conservation

PEEL AGRICULTURAL ADVISORY WORKING GROUP

2023 Work Plan for 2022-2026 Term of Council*

Category	Description of Activities	Action Items
<p>Policy Research, Development & Monitoring</p>	<p>Provide ongoing input, comment and advice to the Region of Peel on policy research, development and monitoring initiatives for agricultural, agricultural-related issues and rural matters, with a view to:</p> <ul style="list-style-type: none"> a) Protect prime agricultural lands from non-conforming agricultural uses, lot fragmentation and loss of the agricultural land base b) Enhance the financial viability of the Region’s agricultural sector c) Promote practices of good agricultural land stewardship and provision of Ecological Goods & Services d) Support agricultural practices that promote on-farm diversity and innovation e) Foster a just, sustainable and secure food system f) Policy research, development and monitoring <p><i>Example of Areas for Comment:</i></p> <ul style="list-style-type: none"> • Region of Peel Official Plan • Local Municipal Official Plan reviews • Golden Horseshoe Food and Farming Action Plan • Provincial Acts, Regulations and Plans • Environmental Registry of Ontario postings • Public health initiatives and programs <p>Any other relevant policy matters affecting the agricultural sector in the Region of Peel.</p>	<p><u>Local Municipal Official Plan Review</u> Where requested, provide input to the review of Local Municipal Official Plans, specifically on the Agricultural System and Natural Heritage System components.</p> <p><u>Provincial Release of Agricultural Impact Assessment Guidelines</u> Review and provide comment on the Region and Local Municipal implementation of Provincial Agricultural Impact Assessment guidelines.</p> <p><u>Provincial Release of Proposed Amendments to Provincial Plans</u> Review and provide comment to Regional staff on the release of proposed Provincial modifications to the Provincial Policy Statement and Growth Plan, specifically on the Agricultural System and Natural Heritage System components.</p>
<p>Policy and Program Implementation</p>	<p>Provide guidance to support the development of programs and tools that implement the Peel 2051 Official Plan policies and agricultural</p>	<p><u>Peel 2051 Official Plan Implementation</u> Advise on the development of programs and</p>

PEEL AGRICULTURAL ADVISORY WORKING GROUP

2023 Work Plan for 2022-2026 Term of Council*

Category	Description of Activities	Action Items
<p>Initiatives (see also PRWQP, ALUS Peel Pilot and Support Agri-Food & Agri-Business Opportunities Opportunities categories below)</p>	<p>programs supported by the Region.</p>	<p>tools to support the Agricultural System and Greenlands System in Peel Region and the implementation of the Regional Official Plan policies.</p> <p><u>Urban Agriculture Guidance</u> Support urban agriculture initiatives such as the development of agricultural and agri-food strategies.</p> <p><u>Regional Agricultural Impact Assessment Terms of Reference</u> Advise on the development of recommended Agricultural Impact Assessment Terms of Reference to support implementation of planning policy requirements to address settlement expansion, mineral aggregate extraction, non-farm development, and secondary plans, including edge planning for farming.</p>
<p>Peel Rural Water Quality Program and the ALUS Peel Pilot</p>	<p>Provide guidance to Credit Valley Conservation (CVC) and Toronto and Region Conservation (TRCA) staff on the implementation of their jointly administered Peel Rural Water Quality Program (PRWQP) and the Peel ALUS Pilot Project.</p> <p>Advise and assist CVC and TRCA in administering PRWQP funds on a priority basis in accordance with the PRWQP guidelines.</p>	<p>Review and provide advice on the delivery of the ALUS Peel Pilot Project (e.g., implementation guidelines, community engagement and communications).</p> <p>Review and approve PRWQP Water Quality Improvement and ALUS Peel Pilot applications and corresponding project funding.</p>

PEEL AGRICULTURAL ADVISORY WORKING GROUP

2023 Work Plan for 2022-2026 Term of Council*

Category	Description of Activities	Action Items
	<p>Represent the ALUS Peel Pilot ALUS Participant Advisory Committee and provide approval in administering ALUS Peel Pilot funds on priority basis in accordance with the ALUS Peel Pilot guidelines.</p> <p>Support the Region of Peel Source Water Protection Incentive Program.</p>	<p>Provide input to the five-year review of the PRWQP Guidelines.</p>
<p>Support Agri-Food & Agri-Business Opportunities</p>	<p>Strengthen partnerships with the Local Municipalities to promote agricultural and related industry, activities and land uses in Peel Region.</p> <p>Support opportunities related to agri-food and agri-business in Peel Region.</p> <p>Contribute to and comment on research into direct and indirect opportunities aimed at the enhancement of profitability of the agriculture industry for both the Region of Peel and the greater agriculture and agri-food network which supports the Region’s agricultural sector.</p> <p>Support research and development in emerging areas of the agricultural sector.</p> <p>Support opportunities that enable the Region’s agricultural sector to meet changing demographics and emerging social, health and economic patterns within Peel Region.</p> <p>Provide comment on the Golden Horseshoe Food and Farming Action Plan and corresponding action items/activities/projects in Peel Region.</p>	<p><u>Grown in Peel Local Food Guide</u> Participate in the development and launch of the Grown in Peel Local Food Guide (GIP) in 2023 and review of the GIP listing categories for potential additions in 2023.</p> <p>Promote the GIP guide, program and website through your organizations, local farms, farmers’ markets and agri-tourism.</p> <p><u>Profile of Agriculture in Peel</u> Using 2021 Agricultural Census data, collaborate to complete a profile of ‘Farming in Peel’ to support Peel’s agricultural businesses.</p> <p><u>Agricultural and Agri-Food Strategy</u> In partnership with the Local Municipalities, advise on the need/opportunities to develop a strategy to support the viability of the agriculture and agri-food sector in Peel Region.</p>

PEEL AGRICULTURAL ADVISORY WORKING GROUP

2023 Work Plan for 2022-2026 Term of Council*

Category	Description of Activities	Action Items
		<p><u>Golden Horseshoe Food and Farming Action Plan</u> Participate in and comment on action items/activities/projects identified in the Golden Horseshoe Food and Farming Action Plan, to align with and/or coordinate with initiatives relevant to Peel Region.</p> <p><u>Peel Food Charter and Peel Food Action Council</u> Support the Peel Food Action Council and the implementation of the Peel Food Charter. Work jointly on initiatives to integrate food systems planning, land use planning and economic development planning.</p>
<p>Regional Projects & Initiatives</p>	<p>Review and comment on proposed Regional capital development projects that may affect Peel Region’s agricultural sector, e.g. Regional roads and infrastructure.</p> <p>Review and comment on proposed Regional initiatives that may provide opportunities for Peel Region’s agricultural sector (e.g. Snow Fence programs, Long-Range Transportation Plan, Food Waste, etc.).</p> <p>Review and comment on Region of Peel food system planning initiatives (e.g., local food procurement in long term care homes, guidance for built environments to improve access to fresh, healthy food, urban agriculture research to improve public health, food and nutrition).</p>	<p>Review and comment on proposed Regional capital infrastructure development projects and initiatives.</p> <p>Identify keynote speakers and/or topics of interest for agendas. Topics are to be identified and confirmed subject to need and agenda priorities.</p>

PEEL AGRICULTURAL ADVISORY WORKING GROUP

2023 Work Plan for 2022-2026 Term of Council*

Category	Description of Activities	Action Items
<p>Communication & Outreach</p>	<p>Collaborate with agricultural focused organizations (e.g., Peel Federation of Agriculture, Peel Soil and Crop Improvement Association, Golden Horseshoe Food & Farming Alliance, etc.) for information-sharing.</p> <p>Support annual tours showcasing agriculture in Peel Region.</p>	<p><u>Peel Farm Tour</u> Assist in developing or recommending content, topics and speaker ideas for Peel Region farm tours and other communication and outreach initiatives.</p> <p>Continue to establish working relationships and dialogue with Regional and Local Municipal partners on agriculture and agri-food matters of mutual interest (e.g., agricultural actions in climate change strategies, etc.).</p> <p>Attend workshops and similar opportunities as a PAAWG representative to bring new areas of knowledge and expertise to the working group to meet the goals established in the PAAWG Terms of Reference and Work Plan.</p>

*Work plan subject to modification to reflect changes to implement direction of the *More Homes Built Faster Act* (Bill 23) and Bill 112, *The Hazel McCallion Act (Peel Dissolution)*.

REPORT TITLE: **Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement**

FROM: Kealy Dedman, Commissioner of Public Works

RECOMMENDATION

1. That the comments and recommendations to the Province of Ontario as outlined in and appended to the report of the Commissioner of Public Works, listed on the June 8, 2023 Regional Council agenda titled “Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*, and Proposed Provincial Planning Statement”, be endorsed; and
2. That staff be directed to provide further comment to the Province on Bill 97 and the proposed changes to the *Planning Act*, to request the deadline for refunding of planning fees be extended from July 1, 2023 to January 1, 2025, to align with the date proposed for Peel dissolution introduced by Bill 112, the *Hazel McCallion Act (Peel Dissolution)*; and
3. That the subject report be forwarded to the Ministry of Municipal Affairs and Housing, Peel Members of Provincial Parliament, the Town of Caledon, the City of Brampton, and the City of Mississauga.

REPORT HIGHLIGHTS

- On April 6, 2023, the Province introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97). This represents the next phase in implementation of the Province’s Housing Supply Action Plan.
- Bill 97 proposes changes to the *Planning Act* and a more streamlined housing-focused Provincial Planning Statement, which will revoke and replace the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.
- Bill 97 represents fundamental changes to the land use planning framework in Ontario that are concerning as they expand Minister’s Zoning Order authority, reduce criteria for settlement area boundary expansion, redefine planning for areas of employment, and remove requirements and references to affordable housing definitions and targets, growth forecasts, minimum intensification and density targets, climate change, and active transportation.
- Changes introduced in the proposed Provincial Planning Statement will impact the ability of municipalities to efficiently plan for growth and align servicing demands with infrastructure planning.
- Recent legislative changes introduced by Bill 23, which remove Regional planning responsibilities and Bill 112, the *Hazel McCallion Act (Peel Dissolution)*, have created increased difficulty in retaining and recruiting staff at upper tier municipalities, and particularly in Peel, which will further make adherence to Bill 108 legislative timelines more difficult.

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

- Through the recommendations of this report, staff are seeking direction to provide additional comments to the Province to request the deadline for refunding fees be extended from July 1, 2023 to January 1, 2025, to align with the date proposed for Peel dissolution introduced by Bill 112.
 - The proposed Provincial Planning Statement is expected to come into effect in fall 2023. Transition planning is needed as the timing of changes complicate Peel's review of local municipal official plan updates and the approval of certain types of development applications and therefore it is recommended that the Province extend the local municipal official plan review timelines for Peel until after the full implementation of Bill 23, the proposed PPS, and outcomes of Bill 112 are addressed.
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DISCUSSION

1. Background

On April 6, 2023, the Province introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023*, and released the government's Helping Homebuyers, Protecting Tenants Plan. The proposed Plan is the next phase of Ontario's Housing Supply Action Plan to support the goal of building 1.5 million new homes by 2031.

As part of the Plan, the Province is proposing to integrate elements of the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) into a streamlined housing-focused Provincial Planning Statement (PPS). Both the Provincial Policy Statement and Growth Plan are to be revoked when the proposed PPS is released and comes into effect, which is currently targeted to be in fall 2023. Any decision on a planning matter made on or after the effective date of the proposed PPS will be subject to the new policy framework, and associated enacted transition regulations.

The Province is seeking feedback on the proposed PPS and the government's approach to implementing new policies and legislation. At the time of writing of this report, natural heritage policies and amendments to the Greenbelt Plan remain under consideration by the Province and will be subject to further consultation under separate Environment Registry of Ontario (ERO) postings.

Provincial deadlines for comments on changes to the *Planning Act* in Bill 97 was May 6, 2023, and on the proposed PPS and implementation approach is August 4, 2023. Highlights of proposed planning-related changes in Bill 97 and key implications are provided below and in Appendix I. Peel Region responses are attached in Appendices II and III for endorsement by Regional Council.

Staff from Housing Services have submitted comments to the Province on the Bill 97 postings related to tenant protection, residential rental demolition, and conversion control provisions.

On May 18, 2023, the Province introduced Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023* that, if passed, will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring. Details of the transition including matters as they relate to Regional planning roles and responsibilities are not known at this time and are

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

to be addressed in future reporting to Regional Council. As Bill 112 does not make changes to Bill 97 or the *More Homes, Built Faster Act, 2022* (Bill 23), which provides for the removal of the Region's planning responsibilities upon proclamation, comments addressing the more immediate transition needs as they relate to planning responsibilities and the timing of the legislative and policy framework contained in Bill 97 and proposed PPS are provided for Council's consideration. Additional assessment to support the transition under Bill 112 will be provided as further details become known.

2. COMMENTS ON THE BILL 97 CHANGES TO THE *PLANNING ACT, MUNICIPAL ACT, AND MUNICIPAL AFFAIRS AND HOUSING ACT*

Bill 97 proposes amendments to the *Planning Act, Municipal Act* and *Municipal Affairs and Housing Act* to support the implementation of the Province's housing plans. Key amendments, if passed, would:

- delay the requirement for municipalities to refund zoning by-law and site plan application fees to apply to applications submitted on or after July 1, 2023.
- provide Ministerial authority to include provisions in a Minister's Zoning Order (MZO) that provincial policy statements, provincial plans and municipal official plans do not apply to further licenses, permits, or approvals needed to establish uses permitted under an MZO.
- remove institutional, retail and office uses from the definition of 'Area of Employment'.

Recent legislative changes introduced by Bill 23, which remove Regional planning responsibilities and Bill 112, the *Hazel McCallion Act (Peel Dissolution)* have caused increased difficulty in retaining and recruiting staff at upper-tier municipalities and particularly in Peel. Meeting legislative timelines as required by Bill 108 will continue to be difficult. Although Peel Region's comments submitted in May 2023 to the Province on Bill 97 requested an extension to the deadline for municipalities to begin refunding zoning by-law and site plan application fees from July 1, 2023 to December 31, 2023, this happened before Bill 112 was introduced. Through the recommendations of this report, staff are seeking direction to provide additional comments to the Province to request the deadline for refunding fees be extended from July 1, 2023 to January 1, 2025, to align with the date proposed for Peel dissolution introduced by Bill 112.

Peel Region supports the provincial government's Housing Supply Action Plan but has concerns regarding aspects of the legislative changes and continues to advocate that the Minister work with municipalities to develop a transparent process to be followed prior to issuing an MZO, including engagement protocols, advance notice for municipalities and the public, confirmation of servicing, and conditions for their use. The proposed additional Ministerial authority states that official plans do not need to apply for further approvals needed to implement MZOs. This is concerning because it removes the official plan policy basis for requiring technical studies, planning, design, and servicing considerations in the implementation of further approvals if these matters are not addressed prior to MZOs being issued.

The proposed amendments to the definition of "Area of Employment" excludes institutional and commercial uses (such as office and retail) with the exception of commercial uses associated with the primary manufacturing, research and development, and warehouse uses. This could put office and other uses within established employment areas at risk of being replaced by residential development. Proposed transitional provisions allow municipalities to amend their official plans to maintain office uses within existing employment areas, however, strong policies

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

need to be in place to protect established employment clusters. While the creation of more homes is a critical objective, it should be balanced with other objectives including continuing to protect and provide designated lands for office development and high-quality jobs for the future residents of Peel.

Key Recommendations:

- That additional correspondence be sent to the Province requesting that the in-effect date for the refund of planning application fees where no decision is made within statutory timelines be extended from July 1, 2023, to January 1, 2025.
- That Bill 97 include provisions to require that MZOs “shall have regard to” municipal official plans, rather than providing entire exemptions from further approvals from having to conform to a municipal official plan.
- That the Minister work with municipalities to develop a transparent process to be followed prior to issuing MZOs, including engagement protocols, communication tools, advance notice for municipalities and the public, confirmation of servicing, and conditions for their use.
- That the Minister maintain the inclusion of office uses within the definition of ‘Area of Employment’ and include provisions that do not permit appeals of official plan amendments that allow excluded uses in designated employment areas.

3. COMMENTS ON THE PROPOSED PROVINCIAL PLANNING STATEMENT

The Provincial Policy Statement and Growth Plan provide comprehensive direction for municipalities on land use planning matters, and a balanced policy framework addressing matters related to growth, development, housing, infrastructure and the protection and management of resources, public health, and safety. The Growth Plan provides a framework for where and how growth should be accommodated and promotes a variety of housing options while supporting the achievement of complete communities.

While Peel Region staff support the Province’s efforts to streamline the planning process to achieve the goals of the *More Homes, Built Faster Act*, the proposed PPS changes represent fundamental changes to the policy-led land use planning framework in Ontario, which is concerning. The removal of Growth Plan policies that specify minimum intensification and density targets and require a more rigorous demonstration of the need for settlement expansion and employment area conversions will result in the inefficient use of land, infrastructure, and resources. Proposed changes remove policy requirements for phasing development and infrastructure, promoting intensification and compact urban form, consideration of the ability to finance infrastructure sustainably, and settlement boundary expansion based on a standard land needs assessment methodology. Although the intention of the proposed PPS is to develop more homes quickly, proposed changes do not recognize the balance of many important considerations involved in developing complete and healthy communities.

Below are key recommendations from Peel Region staff on the proposed PPS by focus area.

Growth Management:

- To continue to build complete communities that efficiently use existing land, infrastructure and reduce the need to convert agricultural land for development, there should be policy direction regarding specific growth forecasts and requirements that large and fast-growing

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municipalities set minimum intensification and density targets that are locally appropriate and meet or exceed provincial guidelines.

- To ensure clarity and a consistent approach, provincial direction should continue to set and provide minimum standards for setting intensification and density targets.

Planning for Infrastructure:

- To coordinate growth with infrastructure, maintain policies that require planning for new or expanded infrastructure to occur in an integrated, coordinated, efficient and fiscally responsible manner that is supported by relevant studies, including assessment of climate change impacts and full life cycle costs.

Municipal Comprehensive Reviews and Settlement Area Expansion:

- To ensure land continues to be used efficiently and minimize the need to convert agricultural land for future development, settlement boundary expansion policies in the Growth Plan should be brought forward in the proposed PPS for large and fast-growing municipalities, including requirements for considering alternative locations, phasing, and promoting intensification and compact urban form.
- Expansions should be based on a land needs assessment with consideration for viable infrastructure servicing to accommodate growth. A corresponding amendment should be made to ensure that current policies that limit settlement expansion in the Greenbelt are included in the Greenbelt Plan. A similar review of the Oak Ridges Moraine Conservation and Niagara Escarpment Plan should also be undertaken to ensure that there are no gaps in policy direction.

Definition of Area of Employment:

- Ensure provincial policy safeguards against potential land use conflicts triggered by residential redevelopment of excluded areas within currently established employment areas.
- Should the definition be approved and institutional, retail, and office uses be excluded, Policy 2.2.5.14 of the Growth Plan should be included in the proposed PPS to require development criteria for any redevelopment outside of employment areas to ensure that a similar number of jobs can remain accommodated on site.

Employment Land Conversion and Employment Area Protection:

- If employment conversions are to be considered at any time (rather than as part of a Municipal Comprehensive Review), a new provincial mechanism should be established to ensure that employment conversion requests are addressed in a coordinated, comprehensive, and consistent manner that considers the Regional Employment Area as whole.
- Retain language from the Growth Plan to include the defined term of “adverse effect” to ensure the protection of existing and planned employment areas from encroachment from non-employment uses.

Housing:

- Policy direction regarding housing mix should incorporate income-based affordability to adequately address the needs of low- and moderate-income households, such as by retaining the income-based definition that currently exists in the Provincial Policy Statement.
- Include definitions for affordable ownership and rental housing and policies to enable municipalities to establish and implement targets to support efforts to secure affordable housing.

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Environment and Resources (Water, Agricultural, Aggregates):

- The proposed policy framework for large and fast-growing municipalities should continue to require implementation of a science-based approach for agricultural, natural heritage and water resource systems with clear protection standards.
- The importance of watershed planning and climate change should be recognized by including stronger policy direction.
- Policies permitting three rural residential lot severances in the prime agricultural area should be removed to continue to maintain the viability of agricultural areas and minimize land use conflicts.

Climate Change:

- Climate change policies should be more fully integrated into the policy framework to require climate change considerations more directly in growth management and infrastructure planning.
- Policies should be strengthened to specify requirements for risk and vulnerability assessments and facilitate renewable and alternative energy systems including district energy.

4. COMMENTS ON THE PROVINCE'S APPROACH TO IMPLEMENTATION

The Province has indicated that the proposed PPS is expected to come into effect in fall 2023. The *More Homes Built Faster Act, 2022* (Bill 23) makes changes to the *Planning Act* that, upon full proclamation, will remove planning authority from Peel, making it an “upper-tier municipality without planning responsibilities”. The Province has advised that removal of planning responsibilities from Peel Region would not come into force until winter 2024 at the earliest. The timing of these two substantial legislated planning changes creates uncertainty and potential conflicts of conformity between provincial policy and the existing Regional Official Plan that is provincially approved.

Until related provisions from Bill 23 come into force, Peel Region remains the approval authority for local official plans and amendments which are required to be completed by November 2023. The timing of releasing the proposed PPS complicates Peel Region's review of local official plan updates and the approval of certain types of development applications, such as those proposing residential uses in established employment areas, due to conflicts between the proposed PPS and the Regional Official Plan. Transitional planning matters may also be addressed in the recommendations of the Transition Board appointed to support the dissolution of the Region under Bill 112, which the Province has indicated are anticipated to be provided by summer/fall 2024. Transition provisions are needed to address these potential conflicts.

Key Recommendation:

That local municipal official plan review timelines for Peel be extended until after the full implementation of Bill 23, the proposed PPS, and outcomes of Bill 112 are addressed. This will reduce the potential for inconsistencies between the application of new provincial policy and existing provincially approved official plans and avoid the need for local municipalities to undertake further updates of their official plans.

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Continued Implementation of 2051 Forecasts (at minimum)

On November 4, 2022, the Minister approved the April 2022 Regional Official Plan, bringing the Regional Official Plan into conformity with the Provincial Policy Statement and Growth Plan and approving specific population and employment forecasts to 2051. These forecasts are required to be implemented within local official plans. The Province has indicated that local municipalities are still expected to meet or exceed the growth forecasts allocated to them by Peel Region at this time. This creates a disconnect between the provincial vision of housing pledges and how they connect with 2051 population and employment forecasts that will continue to be implemented. Over time, municipalities will be expected to carry out their own forecasting without being required to follow a standard land needs assessment methodology as has been done in recent years which will make infrastructure planning more challenging.

Key Recommendation:

- Include policy direction regarding specific growth forecasts and requirements that large and fast-growing municipalities set minimum intensification and density targets that are locally appropriate (e.g., for inner and outer ring municipalities) and meet or exceed provincial guidelines. To ensure clarity and a consistent approach, provincial directions should continue to set and provide minimum standards for target setting.

Transition to Proposed Definition of “Area of Employment”

Bill 97 provides direction to municipalities to support transition including how to update official plans to align with the proposed redefinition of ‘Area of Employment’. The PPS implementation document states that time-sensitive official plan updates will need to be aligned with the new definition of “Area of Employment” but permits institutional, retail and office uses that are lawfully established before Bill 97 comes into effect. Once the legislative changes take effect, areas that do not meet the definition would no longer be subject to requirements for conversions to non-employment uses. Proposed transitional provisions would allow municipalities to amend their official plans to include policies so that office uses continue to be protected; however, these policies, if adopted, would likely be subject to appeal. Staff are seeking clarification on the timing of when such amendment would need to occur and whether the amendment would be subject to appeal.

Key Recommendation:

- That the Minister include provisions in the forthcoming transition regulations to Bill 97 regarding official plan amendments that allow for excluded uses in designated employment areas not be subject to appeal.

RISK CONSIDERATIONS

Bill 97 and the proposed PPS represent significant changes to the Province’s land use planning system. While not all risks can be quantified at this time, staff have identified those areas that pose the greatest risk.

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

FINANCIAL IMPLICATIONS

Currently, Peel Region is responsible for delivering infrastructure that is required to facilitate development. Uncertainty from recent provincial planning direction places additional demands on servicing, such as new and existing water, wastewater, and transportation infrastructure. Peel Region is currently challenged with a capital infrastructure deficit of \$5.8 billion over the next 20 years. Changes that potentially further strain the ability to efficiently plan infrastructure will hamper municipal efforts to be fiscally sustainable.

The Province's proposal to delay the requirement for municipalities to refund zoning by-law and site plan application fees will have a direct positive benefit to local municipal fee revenues.

CONCLUSION

The proposed PPS does not provide municipalities with a framework to develop healthy, complete communities and removes many policies from the Growth Plan to protect the environment, consider climate change, and efficiently use land and resources. The proposed PPS acknowledges that municipal official plans are the most important vehicle for implementation of this policy direction and for achieving comprehensive, integrated, and long-term planning. Comments provided in the report are intended to help support the Province's development of a strong, effective provincial policy framework that addresses the needs of large and fast-growing municipalities.

Staff are seeking further clarification from the Province on matters as discussed in this report including the Province's approach to implementation and appropriate transition to recognize the unique challenges being faced by Peel.

APPENDICES

- Appendix I - Summary of the Proposed Provincial Planning Statement Policy Changes and Implications
- Appendix II - Region of Peel Response to the Province: Legislative and Regulatory Changes affecting the *Planning Act*, *City of Toronto Act, 2006*, and *Ministry of Municipal Affairs and Housing Act* Changes in Bill 97 – the proposed *Helping Homebuyers, Protecting Tenants Act, 2023* (ERO Postings 019-6821 and 019-6822)
- Appendix III - Region of Peel Response to the Province: Review of Proposed Policies Adapted from A Place to Grow and Provincial Policy Statement to Form a New Provincial Planning Policy Instrument (ERO Posting 019-6813)



Kealy Dedman, Commissioner of Public Works

Authored By: Melanie Williams, Principal Planner

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Summary of the Proposed Provincial Planning Statement policy changes and implications

Chapter 1 Introduction		
Comment Area/Theme	Summary of Proposed Policy Changes	Implications of Change
Preamble	<p>Policy direction on matters applying only to Ontario’s largest and fastest growing municipalities with the greatest need for housing.</p> <p>Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.</p>	<p>Preamble indicates that proposed PPS would now also provide policy direction on matters specific to large and fast-growing municipalities, which are defined to include the Cities of Mississauga and Brampton, and the Town of Caledon in Peel.</p>
Vision	<p>More than anything, a prosperous Ontario will see the building of more homes for all Ontarians.</p> <p>Ontario will increase the supply and mix of housing options and address the full-range of housing affordability needs.</p>	<p>The proposed PPS Vision focuses policy direction on supporting housing.</p>

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
Housing/Growth Forecasts/Intensification and Greenfield Density Targets	<p>Requires municipalities to ensure that at the time of each official plan update, sufficient land is made available to meet projected needs for a time horizon of at least 25 years informed by provincial guidance.</p> <p>Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time.</p> <p>Removes the concept of specific population and</p>	<p>The removal of specific growth forecasts and minimum intensification and density targets that are part of the Growth Plan could result in a lack of a coordinated and consistent growth vision for the Greater Golden Horseshoe (GGH), and result in development that is not efficient from the perspective of maximizing the use of existing urban land and infrastructure, supporting transit, and minimizing the need to convert additional agricultural land for residential purposes. These targets provide</p>

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
	<p>employment forecasts to 2051.</p> <p>Removes requirements for municipalities in the Growth Plan Area to meet minimum intensification and greenfield density targets.</p>	<p>for direction of growth to be focused in particular areas and in their absence planning for infrastructure and community needs will be difficult.</p> <p>This is a current requirement under the Growth Plan and municipalities would continue to use the 2051 targets at a minimum.</p> <p>In the future, municipalities will need to update these forecasts on their own.</p>
Greenfield Density Targets	<p>The proposed PPS removes the concept of a Designated Greenfield Area and only provides policy direction to ‘encourage’ not require large and fast-growing municipalities to plan new settlement areas and expansions at a minimum density of 50 residents and jobs per gross hectare.</p>	<p>The density target weakens direction for greenfield areas and may result in the need for additional land to accommodate growth and development that is less transit supportive.</p> <p>The use of a gross density measure for greenfield areas is not an appropriate calculation given the potential wide variation in environmental non-developable lands which could result in significantly different density outcomes.</p>
Minister’s Zoning Orders	<p>Proposed policy states that where the Minister of Municipal Affairs and Housing has made a Minister’s Zoning Order (MZO), the resulting developmental potential must be in addition to projected needs over the planning horizon established in the official plan. It shall be incorporated into the municipalities’ next official plan and related infrastructure plan.</p>	<p>Since an MZO can occur at anytime within a municipality, this policy can have negative implications for orderly planning of growth and development and infrastructure needs as projected in the municipal official plan.</p> <p>This could have financial implications and negatively impact servicing system capacity and complicate</p>

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
		timing and planning of servicing for MZO areas that develop prior to an official plan update.
Affordable Housing Definitions and Targets	<p>This proposed policy expands the definition of housing options compared to that which is identified in the current PPS.</p> <p><i>Housing options</i> now include a broader range of options for residential intensification, including laneway housing, garden suites, and rooming houses. It can also refer to a variety of housing arrangements and forms such as but not limited to life lease housing, co-ownership housing, co-operative housing, community land trust, <i>additional needs housing</i>, and supportive, community, and transitional housing.</p> <p>The proposed PPS has two references to housing affordability and no definitions for affordable housing.</p>	The removal of the definitions for affordable rental and affordable ownership housing, and direction for municipalities to develop targets for affordable housing removes important policy support for municipalities to secure affordable housing through land use approvals.
Strategic Growth Areas	Provides that any reduction in the size or change in the location of <i>urban growth centres</i> identified in an in effect official plan (as of a date to be determined) may only occur through a new official plan or official plan amendment adopted under Section 26 of the <i>Planning Act</i> .	Retains the concept of strategic growth areas and the requirement that municipal official plans are to identify strategic growth areas for their municipalities including urban growth centres, major transit station areas and other areas where growth will be focused.
Major Transit Station Areas	Requires large and fast-growing municipalities to delineate the boundaries of <i>major transit station areas</i> on <i>higher order transit corridors</i> through a new official plan or official plan amendment adopted under Section 26 of the <i>Planning Act</i> .	Retains the concept of major transit station areas from the Growth Plan.

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
Employment Areas	<p>Proposed policies will remove the need to consider employment area conversions at the time of a municipal comprehensive review and change how employment areas are defined in policy by narrowing the list of uses in an employment area by removing commercial uses such as office and retail.</p> <p>Municipalities will have the option of introducing amendments to their Official Plans to retain lands with excluded commercial uses (e.g., office and retail) in designated employment areas. Provincially significant employment zones have not been carried forward in the draft PPS, 2023.</p> <p>Outside of employment areas, the Province is proposing several policies that would make conversion of office and retail uses to residential easier.</p>	<p>The proposed PPS removal of the requirement for employment conversions to be undertaken through a municipal comprehensive review, removal of office uses in the definition, and ability to allow employment conversion requests to occur at any time is a concern as it weakens employment area protection for office and other uses and poses risks to losing the comprehensive approach to planning for employment areas.</p> <p>The removal of office uses from employment areas is a concern as it could affect the viability of employment areas and result in potential employment loss, more land use conflicts and higher land costs for employment uses including office uses.</p> <p>An additional concern is that if a significant number of new residential uses are introduced into established employment areas, this could create servicing challenges and trigger competing interests for areas that are planned and prioritized for residential growth.</p>
Settlement Area Boundary Expansions	<p>Removes requirement that settlement area boundary expansions be considered as part of a municipal comprehensive review. Settlement expansions could be considered at any time with less restrictive criteria and evaluation.</p> <p>The proposed PPS no longer requires land needs</p>	<p>With no requirement for municipal comprehensive reviews, settlement expansions may be requested or considered at any time. The proposed PPS criteria is not as stringent as in the Growth Plan, and only requires consideration of adequacy of servicing, phasing and some impacts to the Agricultural System.</p>

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
	assessment and demonstration that opportunities to accommodate growth are not available through intensification and in designated greenfield areas based on minimum targets.	<p>There is no limitation on the ability of landowners from applying for an expansion, although the <i>Planning Act</i> continues to limit the ability to appeal the refusals of any such applications.</p> <p>The removal of growth forecasts and targets and less stringent requirements for settlement expansion will result in expansion requests that may lead to inefficient and more costly land use patterns, more conversion of agricultural land and greater environmental impacts.</p> <p>The proposed revoking of the Growth Plan will also remove policies that limit settlement expansion in the Greenbelt.</p>
Rural Areas and Rural Lands	<p>It is proposed that greater flexibility will be allowed in the development of rural areas.</p> <p>Allows for increased residential development on rural lands by permitting multi-lot residential development where site conditions are suitable to the provision of servicing.</p>	<p>The proliferation of non-farm residential lots in rural areas will lead to scattered rural development and a very low density, inefficient development pattern.</p> <p>Rural settlement areas should be the focus of growth in rural areas.</p>

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 3 Infrastructure and Facilities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
General Policies for Infrastructure and Public Service Facilities	No longer has any reference to infrastructure and public service facilities to be provided in an efficient manner that prepares for the impacts of a changing climate.	Planning for climate change should be considered to be an important and necessary component of infrastructure planning.
Sewage, Water and Stormwater	<p>Planning for sewage and water services shall (among a list of other parameters) integrate with source protection planning.</p> <p>The proposed PPS states planning for stormwater (among other parameters) shall promote best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development</p>	<p>There is recognition of the role of source protection planning when planning for sewage and water services in the proposed PPS.</p> <p>The proposed PPS while recognizing the need to promote best practices in planning for stormwater have not referenced the need in that planning to prepare for the impacts of a changing climate.</p>
Energy Conservation, Air Quality and Climate Change	Climate change policies have been consolidated into a dedicated section in the proposed PPS, however, key policies have been weakened or removed and opportunities to strengthen policy have not been addressed.	<p>Climate change is a serious issue that affects people, communities, and ecosystems at the global, national, and local levels.</p> <p>Stronger policies for climate change mitigation and adaptation including integrating climate considerations in growth management, infrastructure planning, and complete communities sections should be considered.</p>

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Chapter 4 Wise Use and Management of Resources		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
Natural Heritage, Water and Prime Agricultural Areas	<p>Natural heritage policies have not been included in the proposed PPS and will be released for consultation as part of a separate ERO posting. The Province has also indicated in a previous ERO posting that it is considering an ecological offsetting policy for natural heritage the details of which have not been provided at this time.</p> <p>Several key policy changes affecting prime agricultural areas have been proposed including the removal of the need to include the consideration of alternative locations that avoid prime agricultural areas when considering settlement expansions and requiring municipalities to permit up to three new residential lots on agricultural parcels in prime agricultural areas.</p> <p>Water resource policies will continue to require water quantity and water quality to be protected, restored or improved; however, key policies requiring watershed planning to be undertaken and inform decisions on allocating growth, settlement expansions and planning greenfield areas have been removed.</p>	<p>The proposed policy guidance for agriculture, water, and natural resources, that is intended to apply province-wide, does not address the needs for large and fast-growing municipalities in areas that have highly fragmented and vulnerable systems at risk of development pressures.</p> <p>Less stringent settlement expansion policies and policies that would permit residential lot creation in rural and prime agricultural areas are not supported.</p> <p>Policies will result in environmental impacts, the loss of agricultural lands, and more land use conflicts in agricultural areas. Key policies that are carried forward from the Provincial Policy Statement and Growth Plan are welcomed; however, additional elements tailored to needs of large and fast-growing municipalities are missing in the new framework and should be considered.</p>
Protecting Public Health and Safety	<p>Policies in the current PPS are largely carried over in the proposed PPS with few changes.</p>	<p>There are no implications with the proposed policies.</p>



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May 5, 2023

Ministry of Municipal Affairs and Housing
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ERO 019-6821 Proposed *Planning Act*, *City of Toronto Act, 2006*, and *Ministry of Municipal Affairs and Housing Act* Changes (Schedules 2, 4, and 6 of Bill 97 – the proposed *Helping Homebuyers, Protecting Tenants Act, 2023*)

ERO 019-6822 Site Plan for Residential Developments of 10 or Fewer Units – Two Proposed new Minister’s Regulations under the *Planning Act* and the *City of Toronto Act, 2006*

Thank you for the opportunity to review and comment on the Environmental Registry of Ontario (ERO) postings regarding *Bill 97, Helping Homebuyers and Protecting Tenants Act* (the Bill). Please note that the following comments and recommendations are provided by Peel Region (Peel) staff and may be considered by Region of Peel Council for endorsement. If additional or differing comments are provided through a Council resolution, these comments will be forwarded to the Ministry of Municipal Affairs and Housing (the Ministry) for consideration.

Please also note that Peel will be providing separate comment responses on the ERO and Ontario Regulatory Registry postings related to tenant protection, residential rental demolition and conversion control provisions in the Bill and the Helping Homebuyers, Protecting Tenants Plan.

Planning Application Fee Refunds

Peel, the Cities of Brampton and Mississauga, and the Town of Caledon have been implementing improvements to streamline the processing of planning applications, including revising pre-application and complete application requirements, delegating approvals, and leveraging technology and other measures to accelerate the approval and supply of housing in accordance with the legislated timelines included in Bill 108 and requirement to refund fees included in Bill 109. These improvements will continue to reduce processing timelines over time to support timely and efficient planning decision-making.

Application fees are collected on a cost recovery basis as an important revenue source for municipalities and directly fund the delivery of development application review services. Changes proposed to the Municipal Act in Bill 97 that delay the in-effect date of fee refund provisions until July 1, 2023, are welcome; however, it is recommended that the in-effect date of these provisions be further extended by an



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additional six months to December 31, 2023, to provide more time for transition and implementation of technology improvements. This will allow municipalities to fully realize process improvements that are underway and better support municipal implementation of the Act's requirements.

Recommendation:

Peel staff recommend that the in-effect date for the refund of planning application fees where no decision is made within statutory timelines be extended from July 1, 2023 to December 31, 2023.

Ministerial Powers Relating to Minister's Zoning Orders

In response to previous consultations on the use of Minister's Zoning Orders (MZOs), Peel has indicated that it could be supportive of the use of MZOs for strategic initiatives where there is a demonstrated need and urgency that aligns with provincial, regional, and local interests. Peel also recommends that the Minister work with municipalities to develop a transparent process to be followed prior to issuing MZOs, including engagement protocols, communication tools, advance notice for municipalities and the public, confirmation of servicing, and conditions for their use. While MZOs are powerful tools in expediting planning approvals, they are only as effective as the availability of services to the lands subject to the MZO. In certain cases in Peel, MZOs have been issued in areas where there is no existing or planned servicing. This presents challenges for the broader system as large infrastructure projects require significant advanced planning, design, and construction.

Proposed changes in Bill 97 would provide Ministerial authority to include provisions in an MZO that official plans do not apply to further licenses, permits, or approvals needed to establish uses permitted under the MZO. Municipal official plans are important tools that reflect provincial direction and local priorities regarding growth and development to guide the proper planning, development, and servicing of land. Notwithstanding that MZOs are not required to conform to municipal official plans, official plan policy direction and guidance related to the proper development of land remain relevant to the implementation of MZOs and would not necessarily conflict with the intent of an MZO approval.

It is recommended that the Ministry include an appropriate conformity standard for municipal official plans in MZO provisions to better support their implementation, such as a "shall have regard to" standard of conformity rather than entire exemptions of downstream approvals from having to conform to a municipal official plan.



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Recommendation:

Peel staff recommend that the Minister's authority include provisions in a Minister's Zoning Order to specify that further approvals "shall have regard to" municipal official plans.

Extending Site Plan Control Authority for Residential Developments of 10 or Fewer Units

It is Peel's understanding that the proposed Regulation will extend site plan control to include residential developments of 10 or fewer units on parcels of land within 120m of a shoreline and 300m of a railway line. Peel is supportive of this approach and recommends that the proposed Regulation also include site plan control for residential developments of 10 or fewer units on parcels of land subject to natural hazards to ensure that matters relating to public health and safety are addressed.

Recommendation:

Peel staff recommend that the regulation for site plan control authority of residential developments of 10 or fewer lots be expanded to include lands subject to natural hazards.

Redefinition of 'Area of Employment'

Proposed changes to the *Planning Act* under Schedule 6 of Bill 97 include removal of institutional uses and commercial uses (such as office and retail) from the definition of 'Area of Employment' with the exception of commercial uses associated with the primary manufacturing, research and development, and warehouse use.

Peel is concerned that the proposed redefinition of 'Area of Employment' could potentially put office and other uses within established employment areas at risk of being replaced by residential development. The loss of these uses that are of economic importance could result in significant job losses and hamper efforts to meet employment targets and create complete communities.

Peel plays a critical role in planning and coordinating infrastructure for Mississauga, Brampton, and Caledon. We are concerned that the potential introduction of new residential uses into established employment areas would create significant servicing challenges that could trigger delays to areas that are planned and prioritized for residential growth (such as strategic growth areas) and pose further risks to the ability of municipalities to achieve the accelerated housing targets under the *More Homes Built Faster Act*.

Furthermore, Peel is concerned that the potential introduction of sensitive residential uses within currently established employment areas could trigger land use compatibility issues including conflicts with intensive industrial uses or major



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transportation facilities such as business parks and areas within the Toronto Pearson International Airport Operating Area Boundary (“TPIAOAB”).

Recommendation:

Peel staff recommend that the Minister maintain the inclusion of office uses within the definition of ‘Area of Employment’ as currently established in subsection 1 (5) (c) of the *Planning Act*.

Peel staff also recommend that the Province provide clarification on how provincial policy safeguards against potential land use conflicts triggered by residential redevelopment of excluded areas within currently established employment areas.

Transition

The introduction of the proposed Provincial Planning Statement (PPS) prior to the removal of planning responsibilities from certain upper-tier municipalities, including Peel, creates unintended consequences such as uncertainty and potential conflicts of conformity between proposed provincial policy and existing provincially approved official plans.

For instance, Schedule 6 of Bill 97, as proposed, provides direction to municipalities to support transition including how to update official plans to align with the proposed redefinition of ‘Area of Employment’. Excluded institutional and commercial uses can be permitted on parcels of land in employment areas provided that official plan policies authorize their continuation and that the uses are lawfully established prior to the Bill coming into force. It is not clear, however, if amending Regional Official Plan policies to allow for excluded employment uses would be subject to appeal.

Furthermore, the timing of provincial changes complicates Peel’s review of local municipal official plan updates (which are forthcoming in Fall 2023) and the approval of certain types of development applications, such as those proposing residential uses in established employment areas, due to conflicts between the proposed PPS and Peel’s Official Plan.

Recommendation:

Peel staff recommend that the Minister include provisions in the forthcoming transition regulations to Bill 97 that make official plan amendments that allow for excluded uses in designated employment areas not subject to appeal.

Peel staff recommend that local municipal official plan review timelines be extended until after the full implementation of Bill 23, the proposed PPS, and the provincially appointed facilitator’s assessment of the mix of roles and responsibilities between



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upper and lower tier municipalities in Peel to reduce the potential for inconsistencies between the application of new provincial policy and existing provincially approved official plans.

Conclusion

Peel looks forward to continuing to work with the Province, local municipalities, and other stakeholders to meet Ontario's housing needs. I would be pleased to provide any clarifications or additional comments on these matters.

Sincerely,

A handwritten signature in black ink that reads 'Tara Buonpensiero'.

Tara Buonpensiero, MCIP, RPP
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June 9, 2023

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ERO 019-6813 Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument

Thank you for the opportunity to provide input on the proposed Provincial Planning Statement. Please note that the following comments and recommendations are provided by Peel Region in response to the above posting. If additional comments are provided through a Council resolution, they will be forwarded to the Ministry of Municipal Affairs and Housing for consideration.

Please note that Peel staff have already provided separate comment responses on the Environmental Registry of Ontario (ERO) and Ontario Regulatory Registry postings relating to changes to the *Planning Act*, site plans for residential developments of 10 or fewer units, tenant protection, residential rental demolition and conversion control provisions in *Bill 97, Helping Homebuyers and Protecting Tenants Act* and the Helping Homebuyers, Protecting Tenants Plan.

Peel staff comments are provided in Appendix I, which identifies suggestions for the proposed Provincial Planning Statement (PPS), which are made based on Peel's experience in these areas. Key recommendations address the need to:

- provide appropriate transition to address uncertainty and potential conflicts with implementation of the proposed PPS;
- provide more effective policy direction for large and fast-growing municipalities to strengthen and better integrate growth management, infrastructure, and environmental planning;
- clarify and retain direction to protect employment areas including office and other uses in designated areas of employment;
- include definitions for affordable ownership and rental housing and policies to enable municipalities to establish and implement targets to support efforts to secure affordable housing; and,
- provide stronger policy direction for climate change and watershed planning and protection standards for agriculture and natural systems to ensure policies for housing development are balanced with the need to protect the environment.

Peel looks forward to continuing to work with the Province, local municipalities, and other stakeholders to meet Ontario's housing needs. I would be pleased to provide any clarifications or additional comments on these matters.

Yours Respectfully,

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Cc:

Andrew Whitemore, Commissioner, Planning & Building, City of Mississauga

Steve Ganesh, Commissioner of Planning, Building and Growth Management, City of Brampton

Antonietta Minichillo, Director of Planning and Chief Planner, Town of Caledon



Appendix I

Proposed Provincial Planning Statement

Region of Peel staff comments on ERO 019-6813 Review of proposed polices adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument

Region of Peel Staff Comments on Proposed Provincial Planning Statement

General Comments

Peel staff appreciate the Province's efforts to increase housing supply and improve affordability and provide comprehensive policy direction on land use planning matters.

The proposed Provincial Planning Statement (PPS), while combining elements of the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (A Place to Grow), 2019, represents a significant streamlining of policy direction and fundamental change to the policy-led planning framework in Ontario that is concerning. While Peel supports streamlining to increase housing supply, it is important that provincial directions carefully balance policy direction for multiple planning objectives including protecting Provincial resources, agriculture, water, and natural systems.

Municipalities play a critical role in planning and coordinating infrastructure and services across municipal boundaries to support growth. Supporting this role will result in continued strategic planning of services to ensure efficient growth management and that infrastructure capacity is in place to facilitate development. Peel is committed to moving forward with the Province on common objectives and implementing policy direction.

Uncertainty from recent provincial planning direction places additional demands on servicing, such as new and existing water, wastewater, and transportation infrastructure. Peel is currently challenged with a capital infrastructure deficit of \$5.8 billion over the next 20 years. Changes that potentially further strain the ability to efficiently plan infrastructure will hamper municipal efforts to be fiscally sustainable.

To ensure municipalities are successful in implementing proposed policy directions, clear and staged transition is needed that minimizes unintended consequences, such as uncertainty and potential conflicts.

Specific Comments

- 1. What are your thoughts on the policies that have been included from the PPS and A Place to Grow in the proposed policy document, including the proposed approach to implementation?**

Peel staff appreciate the recognition of the unique planning needs of, and challenges faced by, large and fast-growing municipalities. Staff support streamlining policy direction to increase housing supply but request that additional safeguards and provisions be put in place to create complete low carbon communities, promote active living, support transit, mitigate and adapt to climate change, protect agricultural lands and the natural environment and resources, and

Region of Peel Staff Comments on Proposed Provincial Planning Statement

facilitate efficient growth management and a range and mix of housing options including affordable housing.

From Peel staff's perspective, the proposed PPS creates several levels of uncertainty and potential conflicts. The following issues have been flagged and may be unintended consequences:

- The introduction of the proposed PPS prior to the removal of planning responsibilities from certain upper-tier municipalities, including Peel, creates unintended consequences such as uncertainty and potential conflicts of conformity between proposed provincial policy and existing provincially approved official plans.
- The timing of provincial changes complicates Peel's review of local municipal official plan updates (which are forthcoming in fall 2023) and the approval of certain types of development applications, such as those proposing residential uses in established employment areas, due to conflicts between the proposed PPS and Peel's Official Plan.
- Financial uncertainty in planning for servicing without specific growth targets and density and Minister's Zoning Orders (MZO) that could allocate growth and require servicing (primarily water and wastewater and transportation infrastructure) outside of areas planned in infrastructure master plans. While MZO is an important tool to be used in certain instances, an increase in the use of this tool could create an ad-hoc and disjointed approach to servicing development. Without the ability to coordinate growth with transportation, water, and wastewater infrastructure, including overall system capacities, there is the potential to have delays in servicing development. A coordinated, well-planned, and executed approach is the best way to deliver services quickly and efficiently.
- A disconnect between the provincial vision of housing pledges and how they connect with 2051 population and employment forecasts that will continue to be implemented. It is unclear how municipalities are to continue to use 2051 forecasts alongside housing pledge targets.
- The PPS acknowledges that municipal official plans are the most important vehicle for implementation of the proposed planning statement and for achieving comprehensive, integrated, and long-term planning. With the removal of upper-tier planning responsibilities, it will be more challenging to coordinate cross-boundary matters, such as infrastructure delivery, to complement the actions of other planning authorities and promote mutually beneficial solutions.

Recommendation:

Peel staff recommend that local municipal official plan review timelines for Peel be extended until after the full implementation of Bill 23, the proposed PPS, and the Province's direction further to the recommendations of the Transition Board appointed under Bill 112, to reduce the potential for inconsistencies between the application of new provincial policy and existing provincially approved official plans.

Region of Peel Staff Comments on Proposed Provincial Planning Statement

2. What are your thoughts on the proposed policy direction for large and fast-growing municipalities and other municipalities?

It is appreciated that the proposed PPS recognizes the unique characteristics of and challenges facing large and fast-growing municipalities. Nevertheless, additional policy direction could be provided that is specific to large and fast-growing municipalities. This includes specific growth forecasts, a standardized land needs assessment methodology, more stringent settlement expansion criteria, and infrastructure planning policy direction that promotes intensification, supports transit, maximizes infrastructure to service growth, and considers climate change.

Growth Forecasts and Targets

The proposed PPS does not contain specific growth forecasts and minimum intensification and density targets that are part of the Growth Plan. This could result in a lack of a coordinated and consistent growth vision for the Greater Golden Horseshoe (GGH) and result in development that is not efficient from the perspective of maximizing the use of existing urban land and infrastructure, supporting transit, and minimizing the need to convert additional agricultural land for residential purposes.

Currently, Peel constructs water and wastewater infrastructure in advance of development and relies on development advancing and development charges being paid to pay back debt from the construction. Without growth forecasts and targets, future coordination and financing of infrastructure will be challenging and may have the opposite effect of the objective of building more homes faster.

Recommendation:

Include policy direction regarding specific growth forecasts and requirements that large and fast-growing municipalities set minimum intensification and density targets that are locally appropriate (e.g., for inner and outer ring municipalities) and meet or exceed provincial guidelines. To ensure clarity and a consistent approach, provincial directions should continue to set and provide minimum standards for target setting.

Land Needs Assessment

The proposed removal of the land needs assessment methodology could result in municipalities using a wide range of forecasting and land needs assessment methodologies.

Proposed policies state that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 25 years, informed by provincial guidance. This policy requirement may provide some flexibility when planning for major infrastructure but poses a risk for municipalities to over designate urban land as there appears to be no upper limit.

Region of Peel Staff Comments on Proposed Provincial Planning Statement

Recommendation:

Include a standardized land needs assessment methodology and strengthen policies for infrastructure planning by reconsidering the removal of key policies addressing study requirements and how infrastructure should be planned.

Settlement Area Boundary Expansion

The criteria for assessing the need for settlement area boundary expansion is significantly shortened and is no longer required as part of a municipal comprehensive review. Peel staff understand that there are no longer requirements to conduct a land needs assessment based on growth forecasts and targets to determine the need for expansion or consider alternative locations for settlement expansions.

In principle, Peel staff agree that criteria for evaluating settlement expansions should be relevant and not onerous; however, given their potential significant impact to existing communities, planning criteria for settlement expansions should require a sufficiently rigorous assessment of need and impacts related to the environment, agricultural lands, resources, and the technical and financial feasibility of providing public infrastructure and services. An overly streamlined and permissive policy with minimal evaluation tests will lead to the inefficient use of land, resources, and infrastructure. Peel staff believe there can be a balance achieved between making more land available for housing while also protecting existing assets. Furthermore, most upper- and single-tier municipalities in the GGH recently completed their land needs assessment work to accommodate forecast growth to 2051, with many of these municipal comprehensive reviews approved by the Province. Consequently, there are limited opportunities to consider additional urban expansions at this time.

Recommendations:

Settlement boundary expansion policies in the Growth Plan should be brought forward in the proposed PPS for large and fast-growing municipalities, including requirements for considering alternative locations, phasing, and promoting intensification and compact urban form. In addition, expansions should be based on a land needs assessment with consideration for viable infrastructure servicing to accommodate growth. The assessment of impacts to the environment including to natural and water resources systems and prime agricultural areas should be included with flexibility to scope the level of detail of the assessment based on study needs.

The proposed revoking of the Growth Plan that removes policies limiting settlement expansion in the Greenbelt is concerning. If policies from the Growth Plan are revoked, a corresponding amendment to the Greenbelt Plan should be made to ensure that current policies that limit settlement expansion in the Greenbelt be included in the Greenbelt Plan. A similar review of the Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan should also be undertaken to ensure there are no gaps in policy direction.

Region of Peel Staff Comments on Proposed Provincial Planning Statement

Infrastructure Planning

Infrastructure planning for large and fast-growing municipalities should be guided by tailored policies to ensure that outcomes are integrated and align with growth management objectives. Proposed changes, however, remove requirements for phasing, promoting intensification and compact urban form, viable infrastructure servicing to accommodate growth, and settlement boundary expansion that is based on land needs. The removal of these policies poses challenges for infrastructure planning by weakening a framework for a systematic approach to phasing development and planning for growth and may have the opposite effect of the objective of building more homes faster.

Further, while general policies requiring municipalities to plan for climate change are proposed to be carried forward, policies requiring infrastructure to prepare for the impacts of a changing climate are proposed to be deleted. The removal of stronger policies will not support current and ongoing municipal efforts to respond to a changing climate.

The proposed PPS removes an existing requirement to consider the protection of significant Provincial resources as part of planning for infrastructure corridors. Peel staff are concerned that the revoking of this policy removes the protection of important Provincial resources within Rural Areas, leading to negative impacts to the Province's Agricultural, Natural Heritage, and Water Resource Systems.

The removal of policies that ensure planning for new or expanded infrastructure occurs in an integrated, coordinated, efficient and fiscally responsible manner that is supported by relevant studies, including assessment of climate change impacts and full life cycle costs, poses the risk that this may not be standard practice.

Recommendations:

Require an integrated and coordinated approach to planning including requiring considerations for climate change and air quality.

Strengthen policy direction to prioritize intensification and establish it as a key foundational principle for planning.

Retain requirements that land use and infrastructure planning consider climate change, assess infrastructure risks and vulnerabilities, and provide infrastructure in a manner that prepares for the impacts of climate change.

Ensure that planning for new or expanded infrastructure occurs in an integrated, coordinated, efficient and fiscally responsible manner that is supported by relevant studies, including assessment of climate change impacts and full life cycle costs.

Region of Peel Staff Comments on Proposed Provincial Planning Statement

Maintain policy direction that protects Provincial resources.

Designated Greenfield Areas

The proposed PPS removes the concept of a Designated Greenfield Area and only provides policy direction on the density of new settlement areas which are encouraged to be planned at minimum density of 50 residents and jobs per gross hectare for large and fast-growing municipalities. The use of a gross density measure for greenfield areas is not an appropriate calculation given the potential wide variation in environmental non-developable lands which could result in significantly different density outcomes.

Recommendation:

Require planning authorities to establish density targets for new settlement areas or settlement area expansion lands to provide for a consistent planning approach across municipalities.

Rural Areas

Providing appropriate direction for housing development in rural areas based on key principles for managing growth should be an important consideration in the new policy framework. Although the Province has an interest in providing more housing options in rural areas, the proposed removal of direction that growth be focused in rural settlement areas is concerning and not supported if the intent is to promote housing development outside settlements. On rural lands, proposed new policies remove some discretion that municipalities currently have and would expressly permit multi-lot residential development where site conditions are suitable for the provision of water and sewer servicing. While multi-lot development on rural lands outside settlement areas may be locally appropriate to consider on a site-specific basis in some municipalities, this promotes a very low density and inefficient form of development. As all of Peel's rural lands are subject to the more restrictive policies of the Greenbelt Plans, it is important that Greenbelt Plan policies that prohibit multi-lot development outside settlement areas remain.

Recommendation:

Reconsider policies to expressly permit multi-lot residential development on rural lands and the removal of policy requiring growth in rural areas to be focused in rural settlement areas. Retain current policy direction that allows municipal discretion to permit lot creation that is locally appropriate.

Transportation

The proposed PPS removes requirements for long-range scenario-based land use planning to plan for new or expanded infrastructure in an integrated and coordinated manner. References to providing sufficient capacity and consideration of climate change impacts are proposed to be

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removed. This change poses risks and challenges to ensuring infrastructure planning is conducted in an efficient, logical, and integrated fashion.

The proposed PPS removes policies that prescribe that land use pattern, density, and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation be promoted. This change encourages sprawling development and auto-centric trip patterns, which will lead to increased auto-demand on congested municipal right-of-ways and is contrary to Peel's goal of achieving a 50% sustainable mode share target by 2041 to accommodate future growth.

The proposed PPS does not reflect any of the transportation policies in the current Growth Plan. This includes policies regarding safety, prioritizing transit, multimodal access, sustainable modes of transportation, and reducing trip distance and reliance on the automobile. These policies provide the framework for building complete communities, improving quality of life, achieving sustainable mode share targets, and developing a safe and efficient road network, and should be reflected in new policy direction. Of particular concern is the lack of emphasis on sustainable modes and reducing automobile dependence and a shift away from climate change mitigation and adaptation even though transportation is one of the highest causes of emissions.

The proposed PPS does not reflect the Schedules of the current Growth Plan which provide clear guidance on the Province's vision for the growth concept, transit and transportation network, and goods movement network. This results in a lack of clear understanding of the Province's transportation infrastructure priorities.

Recommendations:

Include policy direction that promotes a land use pattern, density, and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Include policy direction that prioritizes climate change mitigation and adaptation, promotes transit and active transportation, and provides a framework for a goods movement network.

If current Growth Plan Schedules will be revoked, the proposed PPS should reference the Metrolinx Regional Transportation Plan (RTP) and GGH Transportation Plan to provide further guidance on the Province's long term transportation vision.

3. What are your thoughts regarding the proposed policies to generate housing supply, including an appropriate range and mix of housing options?

It is appreciated that the proposed PPS references increasing the supply and mix of housing options to address the full range of housing affordability needs. The addition of laneway housing,

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garden suites, multi-generational housing, student housing, culturally appropriate housing, and supportive, community and transitional housing are helpful to encourage a greater range of housing that better meets local need. It is also appreciated that policy directions support planning authorities improving social equity and the overall quality of life for people of all ages, abilities and incomes, and equity-deserving groups.

Peel staff are concerned, however, with the proposal to reduce or remove policy direction and language that strengthens efforts to secure affordable housing. This includes the removal or absence of:

- references to affordability supporting the achievement of complete communities;
- requirements for affordable housing targets that align with Housing and Homelessness Plans;
- a specific definition on affordable housing that supports a consistent understanding and approach; and,
- reference to affordability in the definition of housing options.

The removal of affordable housing targets eliminates a provincial policy basis for which planning authorities can use to establish affordable housing targets. This could create the unintended consequences of additional appeals to the Ontario Land Tribunal to determine the appropriate amount of affordable housing and uncertainty for service managers as to how to plan and fund affordable housing. The removal of an affordable housing definition and other references to affordability takes away a valuable planning tool in the development review process to encourage and secure private market housing that is affordable to low- and moderate-income households.

Although the proposed PPS references coordination of land use planning and planning for housing with Service Managers, there should be stronger references to leveraging land use approvals to securing affordable housing supply. This acknowledges that service managers are not wholly responsible for providing affordable housing options and that most of their efforts focus on providing non-market housing and supports to lower income households.

Efforts must be made to ensure that new supply is truly affordable to low- and moderate-income households and includes purpose-built rental and supportive housing. All orders of government must work together to increase the supply and longevity of affordable housing and strengthen the capacity of municipalities, the non-profit and private development industry, and other community partners to respond to rapidly growing need.

Recommendations:

Strengthen policy direction to leverage private market land use approvals to secure affordable housing supply.

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Policy direction regarding housing mix should incorporate income-based affordability to adequately address the needs of low- and moderate-income households, such as by retaining the income-based definition that currently exists in the Provincial Policy Statement. Service Managers for affordable housing systems can work with the Province to establish a standardized methodology for calculating income-based affordability and consider incorporating the Canada Mortgage and Housing Corporation's housing hardship measure.

Provide policy direction as to the role of planning authorities as it relates to planning for the regional market area.

4. What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?

A generic framework intended to provide policy guidance province-wide does not address the needs for large and fast-growing municipalities in areas that have highly fragmented and vulnerable natural systems. The policy framework for large and fast-growing municipalities should continue to require implementation of a science-based approach for both natural heritage and water resource systems with clear protection standards and discretion that municipalities may go beyond minimum standards. Policies requiring the identification and protection of natural systems and stronger policy direction for watershed planning and climate change should be considered. Key policy elements that are carried forward from the PPS and Growth Plan are welcomed, however, additional elements tailored to needs of large and fast-growing municipalities are missing in the new framework and should be considered.

Climate Change

Peel staff appreciate the Province's effort to consolidate climate change policies into a dedicated section, however, in doing so, key policies have been weakened or removed and opportunities to strengthen policy have not been addressed. Climate change is a serious issue that affects people, communities, and ecosystems at the global, national, and local levels. In order to ensure the safety and security of Ontarians, key climate change policies should continue to be integrated throughout the proposed PPS and provide direction to inform where and how growth and development is to occur, require alternative and renewable energy systems, where feasible, improve air quality, reduce emissions, and require that climate change risks and vulnerabilities are assessed and addressed in municipal planning policies and decisions, including but not limited to the built environment, natural systems, municipal services, and infrastructure.

Recommendations:

Climate change policies should be more fully integrated into the policy framework to support achievement of complete, compact, and sustainable communities. This can be done by promoting efficient development and land use patterns, avoiding development and land use patterns that may cause environmental and public health and safety concerns, and promoting

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the integration of growth management, land use, infrastructure, and environmental planning. Policies for mitigating greenhouse gas emissions should be strengthened.

Approaches in the climate change section that municipalities are to implement should be strengthened to require that climate related risks and vulnerabilities be addressed and requiring that municipalities facilitate the introduction of renewable and alternative energy systems including district energy to support greenhouse gas emission reduction in planning decisions.

Reference and provide additional guidance to municipalities for conducting energy and emissions reduction planning and adaptation planning specific to land use planning.

Natural Heritage Policies

It is understood that the Province's intention to consult on natural heritage policies will be part of a separate ERO posting and that policies will be incorporated in the proposed PPS prior to the policy framework being finalized. The Province has indicated in a previous ERO posting that it is considering an ecological offsetting policy for natural heritage. Natural heritage policies have been a key component of the PPS and, more recently the Growth Plan, ensuring that planning for growth and development is balanced with natural environment protection objectives so that communities are complete, healthy and sustainable.

Recommendation:

A natural heritage system planning approach and clear protection standards should continue to apply to all municipalities with flexibility for large and fast-growing municipalities to tailor policies to meet their needs. Comprehensive and directive policies are necessary to ensure that municipalities can continue to rely on a strong framework of provincial policy and guidance. Further comments on proposed policies will be provided by Peel in subsequent consultations.

Aggregates

Although mineral aggregate policies are largely unchanged in the proposed PPS, the removal of policies requiring justification for extraction in prime agricultural areas is a concern as there will no longer be any consideration afforded to the protection of prime agricultural lands regardless of the quantity or quality of aggregate that will be extracted. Proposed revisions fail to address key policy gaps in the framework including the lack of detailed guidance for evaluating social impacts and cumulative impacts or direction for adaptive management planning.

Recommendation:

Reconsider the removal of the need to provide justification for extracting mineral aggregates in prime agricultural areas and consider adding policy direction and/or planning guidance that clarifies how adaptive management planning, and social and cumulative impact assessments should be addressed.

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Water Resources

Staff are supportive that elements of existing water resource policies from the Provincial Policy Statement and Growth Plan have been incorporated in the proposed PPS, with directive language that water quality and quantity be protected, improved, or restored and that water resource systems be identified. There is a need, however, to incorporate existing policy directives for watershed planning that address the unique needs in large and fast-growing municipalities. The potential impact of planning for large and fast-growing municipalities on the environment requires that watershed planning be undertaken to inform decisions on planning for growth, development and infrastructure and to support a comprehensive, integrated and long-term approach to the protection, enhancement and restoration of water resource systems, features and areas.

Recommendations:

Additional policies for large and fast-growing municipalities should be included to require watershed planning be undertaken to support a comprehensive, integrated and long-term approach to the protection, enhancement and restoration of water resource systems, features and areas.

Require that plans for large-scale development in new settlement areas and settlement area expansion lands be informed by subwatershed studies, or an equivalent study.

Require that watershed planning studies address the impacts of a changing climate and include green infrastructure and low impact development approaches. Comprehensive guidance for watershed and subwatershed planning should be referenced in policies and have flexibility to scope watershed planning studies according to needs.

Agriculture

Ontario's agricultural system annually provides billions of dollars in gross farm receipts leading to direct, induced, and indirect annual impacts to the Provincial "Grow Ontario" agri-food economy. The removal of mandatory intensification and greenfield density targets combined with less stringent justification for settlement expansions and proposed changes to the agricultural severance policies will have significant implications for the protection of the Province's agricultural land base. Proposed changes remove prime agricultural land from production, potentially displace Ontario's livestock sector, and impact the overall agri-food network's potential long-term contribution to the economy of the Province and should be reconsidered.

It is appreciated that there is a need for farm labour housing that is in direct proximity to some agricultural uses. This opportunity promotes farm succession planning and helps support a strong agricultural economy. Policies that permit subordinate additional residential units on an agricultural parcel to support farm labour housing options in prime agricultural areas should be

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limited to a single accessory farm dwelling or bunkhouse within the existing farm cluster and restricted from future severance, including through farm consolidation.

Proposed policy direction that allows for the creation of up to three new residential lots in prime agricultural areas or the severance of additional dwelling units is not supported. The introduction of severances for non-farm rural residential units will lead to scattered lot creation, erosion of the agricultural land base, and more land use conflicts in agricultural areas that will impede the normal farm practices of farm operations. Non-farm residential development should be directed to settlement areas with stricter criteria and justification tests for settlement expansions.

Recommendation:

Remove proposed policies that permit two separate subordinate residential dwellings and up to three new residential severances per agricultural parcel in prime agricultural areas.

5. What are your thoughts on the proposed policies regarding planning for employment?

Redefinition of 'Area of Employment'

Proposed changes to the *Planning Act* under Schedule 6 of Bill 97 include removal of institutional uses and commercial uses (such as office and retail) from the definition of 'Area of Employment' with the exception of commercial uses associated with primary manufacturing, research and development, and warehouse uses.

Peel has long been invested in planning for employment areas to support Provincial directions and the economic development objectives of its local municipalities. As such, employment areas in Peel have been established to attract and maintain a variety of employment uses to ensure Peel-specific and Provincial employment forecasts can be met. Additionally, strong policies have been in place to preserve the long-term viability of employment areas by avoiding, minimizing, or mitigating the adverse impacts of residential development and other sensitive land uses on Employment Areas. Many successful employment areas in Peel contain a mix of manufacturing, warehousing and office uses. Peel staff are concerned that the proposed redefinition of 'Area of Employment' could potentially put office and other uses within established employment areas at risk of being replaced by residential development. This poses several concerns, as:

- The loss of these uses that are of economic importance could result in significant job losses and hamper efforts to meet employment targets, and could result in loss of non-residential assessment base and create complete communities.
- The proposed PPS states that employment areas shall prohibit residential uses, commercial and retail uses, office uses, public service facilities and other institutional uses. While it is understood that employment areas should exclude residential uses, the prohibition of the other uses seems overly restrictive and appears to be contradicted by other proposed PPS policies that infer that retail and office uses are permitted, provided

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that they are associated with the primary employment use. The new PPS does not provide definitions to most of the excluded uses for the purpose of employment area policies. Given that these uses are excluded from employment area, this could lead to potentially limiting the flexibility in the interpretation of these uses.

- The coordination and construction of infrastructure is critical to the development of housing in strategic growth areas. The potential introduction of significant new residential development in established employment areas could create significant servicing challenges as typically, employment densities are significantly lower than what is being seen in residential areas. This could trigger competing interests for areas that are planned and prioritized for residential growth (such as strategic growth areas) and pose further risks to the ability of municipalities to achieve the accelerated housing targets under the *More Homes Built Faster Act*.
- Commercial uses, including retail and office employment uses, are often planned in employment areas to act as buffers between residential/sensitive uses and manufacturing/industrial uses in order to avoid land use compatibility issues. The proposed exclusion of these uses from the employment areas and the potential introduction of sensitive residential uses within currently established employment areas could trigger land use compatibility issues, including conflicts with intensive industrial uses or major transportation facilities such as business parks and areas within the Toronto Pearson International Airport Operating Area Boundary. Further, if there is potential to include residential uses in employment areas, it will be difficult for office to locate in these areas due to increased competition.

Schedule 6 of Bill 97, as proposed, provides direction to municipalities to support transition including how to update official plans to align with the proposed redefinition of 'Area of Employment'. Excluded institutional and commercial uses can be permitted on parcels of land in employment areas provided that official plan policies authorize their continuation and that the uses are lawfully established prior to the Bill coming into force. It is not clear, however, if amending Regional Official Plan policies to allow for excluded employment uses would be subject to appeal.

The timing of provincial changes complicates Peel's review of local municipal official plan updates (which are forthcoming in Fall 2023) and the approval of certain types of development applications, such as those proposing residential uses in established employment areas, due to conflicts between the proposed PPS and Peel's Official Plan.

Recommendations:

Maintain the inclusion of office uses within the definition of 'Area of Employment' as currently established in subsection 1 (5) (c) of the *Planning Act*. The existing institutional use definition should be applied to the exclusion of such uses within employment areas. If the existing institutional use definition is not applied to employment areas, Peel staff recommend that

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municipalities should be required to define institutional uses in their official plans for the purposes of interpreting and implementing policies for employment areas.

Provide clarification on how provincial policy safeguards against potential land use conflicts triggered by residential redevelopment of excluded areas within currently established employment areas.

Include provisions in the forthcoming transition regulations to Bill 97 that make official plan amendments that allow for excluded uses in designated employment areas not subject to appeal.

Should the definition be approved as proposed, Peel staff recommend retaining Policy 2.2.5.14 of the Growth Plan that requires development criteria for any redevelopment outside of employment areas to ensure space is retained for a similar number of jobs to remain accommodated on site.

Employment Conversion Process

The proposed PPS removes the requirement for employment conversions to be undertaken through a municipal comprehensive review and allows for an employment conversion request to occur at any time. This is a concern as it poses risks to losing the comprehensive approach to planning for employment areas and could potentially inundate municipalities with requests that a new process be established. The proposed policy includes weaker language than the Growth Plan, which currently requires proposed uses to not have an “adverse effect” on the overall viability of the employment area.

Recommendations:

If employment conversions are to be considered at anytime, a new provincial mechanism should be established to ensure employment conversion requests can be addressed in a coordinated, comprehensive and consistent manner which considers the Regional Employment Area as whole.

Retain language from the Growth Plan to include the defined term of “adverse effect” to ensure the protection of existing and planned employment areas from encroachment.

6. Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?

As noted in earlier sections, Peel staff stress the importance and need for infrastructure planning in the delivery of both housing and employment. In certain instances in the proposed PPS, it appears that the requirement for planning authorities to ensure that necessary infrastructure is provided to support current and projected needs is removed. For example, in Policy 2.8.1.1 (1.3.1

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PPS 2020) this requirement is removed in relation to employment needs. While the proposed policy speaks to connecting high employment density areas to transit, removing previous language results in a gap in ensuring that all employment areas are well serviced by transportation and servicing infrastructure. This is important to ensure the viability of employment areas and service connections to and from residential areas.

Recommendations:

Require planning authorities to ensure that necessary infrastructure is provided to support current and projected employment and housing needs.

All orders of government must work together to increase the supply and longevity of affordable housing and strengthen the capacity of municipalities, industry, and community partners to respond to rapidly growing need. Collaboration with all stakeholders on the importance of building a mix of unit types to achieve better housing affordability for Ontarians is critical. Addressing supply alone will not fix the problem.

Peel is committed to supporting the Province's goal of building 1.5 million new homes by 2031.

June 1, 2023

Sent by emailThe Honourable Steve Clark
Minister of Municipal Affairs and Housing
minister.mah@ontario.caThe Honourable Sylvia Jones
Deputy Premier and Minister of Health
sylvia.jones@ontario.caThe Honourable Paul Calandra
Minister of Long-Term Care
ltcminister@ontario.ca**Re: City Comments on the Proposed Provincial Planning Statement, 2023**

The Council of The Corporation of the City of Brampton passed the following resolution at its regular meeting of May 31, 2023:

C141-2023

1. That the [report](#) from Jessica Yadav, Assistant Policy Planner, Integrated City Planning, to the Council Meeting of May 31, 2023, re: **City Comments on the Proposed Provincial Planning Statement, 2023**, be received;
2. That the City's comments and proposed recommendations to the Province contained and appended to the report be endorsed; and
3. That the City Clerk forward this report to the Ministry of Municipal Affairs and Housing; Ministry of Health and Long-Term Care; Brampton's Members of Provincial Parliament; the Association for Municipalities of Ontario; and the Region of Peel.

Yours truly,

*Charlotte Gravlev*Charlotte Gravlev
Deputy City Clerk, City Clerk's Office
Tel: 905.874.2115 e-mail: charlotte.gravlev@brampton.ca
(CL-8.2)REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

cc: Brampton Members of Provincial Parliament:

Graham McGregor, MPP – Brampton North: Graham.McGregor@pc.ola.orgAmarjot Sandhu, MPP – Brampton West: amarjot.sandhu@pc.ola.org

cc (continued):

The Honourable Prabmeet Sarkaria, MPP – Brampton South:
prabmeet.sarkaria@pc.ola.org

The Honourable Charmaine Williams, MPP – Brampton Centre:
Charmaine.Williams@pc.ola.org

Hardeep Grewal, MPP – Brampton East: Hardeep.Grewal@pc.ola.org

Association of Municipalities of Ontario: amo@amo.on.ca

A. Adams, Regional Clerk, Regional Municipality of Peel: regionalclerk@peelregion.ca

City of Brampton:

Mayor Brown and Members of Council

CAO Kallideen and Corporate Leadership Team

S. Ganesh, Commissioner, Planning, Building and Growth Management

H. Zbogar, Director, Integrated City Planning, Planning, Building and Growth Management

S. Brooks, Principal Planner/Supervisor, Integrated City Planning, Planning, Building and Growth Management

J. Yadav, Assistant Policy Planner, Integrated City Planning, Planning, Building and Growth Management

C. Ethier, Manager, Government Relations and Public Liaison, Office of the CAO

Date: 2023-05-19

Subject: **Recommendation Report for City Comments on the Proposed Provincial Planning Statement, 2023**

Secondary Title: Proposed amendments, through Bill 97, by the Ontario Government to integrate the Provincial Policy Statement, 2020 and A Place To Grow: The Growth Plan for the Greater Golden Horseshoe into a new Provincial Planning Statement

Contact: **Jessica Yadav, Assistant Policy Planner, Integrated City Planning**
Henrik Zbogar, Director, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-433

Recommendations:

1. That the report from Jessica Yadav, Assistant Policy Planner, Integrated City Planning, to the Committee of Council Meeting of May 31, 2023 re: Recommendation Report for City Comments on the Proposed Provincial Planning Statement, 2023, be received;
2. That the City's comments and proposed recommendations to the Province contained and appended to the report be endorsed; and
3. That the City Clerk forward this report to the Ministry of Municipal Affairs and Housing; Ministry of Health and Long-Term Care; Brampton's Members' of Provincial Parliament; the Association for Municipalities of Ontario; and the Region of Peel.

Overview:

- **On April 6, 2023 the provincial government introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023*. Bill 97 builds on Bill 23, the *More Homes Built Faster Act, 2022*, and is the next stage in the Province's Housing Supply Action Plan.**
- **Bill 97 proposes significant changes to the provincial planning framework and land use approvals system, as well as increased support for renters in Ontario.**

- The provincial government is currently soliciting comments on the proposed legislative changes through 9 postings which the City will be commenting on through the Environmental Registry of Ontario (ERO) and Ontario’s Regulatory Registry (ORR), prior to their commenting deadlines of May 6, May 21, and June 5, 2023.
- This report focuses on the posting with a commenting deadline of June 5, 2023 which proposes to integrate the Provincial Policy Statement, 2020 (PPS 2020) and A Place To Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) into a new Provincial Planning Statement (PPS 2023).
- Key proposed changes to the PPS 2020 and the Growth Plan include:
 - Amendments to growth targets and forecasting requirements;
 - Delineated built-up and designated greenfield areas,
 - Municipal comprehensive reviews, including employment conversions and settlement area expansion requirements,
 - Reduced direction and policies on responding to climate change,
 - Employment areas definition changes corresponding to the *Planning Act* definition updates, and
 - Removal of Provincially Significant Employment Zones.

Background:

On April 6, 2023, the provincial government introduced Bill 97 (hereinafter referred to as “the Bill”), the *Helping Homebuyers, Protecting Tenants Act, 2023* which proposes significant changes to the provincial planning framework and land use approvals system and increased support for renters in Ontario. Bill 97 builds on Bill 23, the *More Homes Built Faster Act, 2022*, and is the next stage of the Province’s Housing Supply Action Plan to meet their goal of facilitating the construction of 1.5 million new homes by 2031.

The Province of Ontario is currently soliciting comments on the proposed legislative changes through 9 postings which the City will be commenting on, through the Environmental Registry of Ontario and Ontario’s Regulatory Registry, with commenting deadlines of May 6, 2023, May 21, 2023, and June 5, 2023 (Appendix 1). Two prior reports have been presented to Council for ERO/ORR postings with commenting deadlines of [May 6, 2023](#) and [May 21, 2023](#). The changes addressed through the prior reports include amendments to the *Planning Act*; *Ministry of Municipal Affairs and Housing Act*; *City of Toronto Act, 2006*; *Residential Tenancies Act, 2006*; *Development Charges Act, 1997*; *Municipal Act, 2001*; and *Building Code Act, 1992*.

Current Situation:

This report focuses on the following ERO posting with commenting deadline on June 5th, 2023:

- Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

As the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe provide the minimum policy standards that planning in Brampton must be held to, these policy changes have a direct impact on the creation of complete communities across the city. These proposed changes and consolidation of these two planning documents into one represents a significant shift in the policy framework that guides major planning decisions.

Outlined below is a summary of the most significant proposed changes, implications to the City and City comments. Brampton’s detailed comments and recommendations are included in Appendix 2, Bill 97 Posting Response Letter.

Proposed Change	Implications to the City	City Comment
<p>Municipal Comprehensive Review (MCR)</p> <p>The concept of MCRs has not been carried forward from the Growth Plan.</p>	<p>Comprehensive Reviews provide a clear process for an official plan review or amendment to evaluate long-term growth projections, consider how to best accommodate this growth in the city, plan for the relevant services and infrastructure needed to accommodate growth, and evaluate cross-jurisdictional issues to ensure complete communities across regions.</p>	<p><i>The City recommends the maintenance of the comprehensive review process, ensuring that projections are effectively evaluated with proper assessment of the existing land budget, prioritization of compact development through infill and intensification, efficient and effective infrastructure planning, as well as the coordination of delivery of public services and facilities.</i></p>
<p>Growth Management</p> <p>Municipalities will no longer be required to plan to specific population and employment targets for a horizon year.</p>	<p>The City will need to develop its own approach to forecasting for growth, as it moves beyond the 2051 planning horizon. Council will need to endorse a forecasting methodology to align with</p>	<p><i>The City is concerned regarding the inconsistencies between municipalities that will result across the Province if growth</i></p>

<p>Municipalities will be expected to continue to use the 2051 targets at a minimum. Over time, municipalities will be expected to carry out their own forecasting.</p>	<p>best practices to accommodate long-range population, household and employment growth for Brampton, and to ensure effective coordination with servicing.</p>	<p><i>forecasts are not tracked by the Province.</i></p> <p><i>Coordination of both hard and soft infrastructure is critical; however, it is not clear how this will be delivered with the removal of growth forecasts and the proposed changes to Peel Region. The City seeks further information on the Province’s intent to coordinate growth and infrastructure planning in the future.</i></p>
<p>Settlement Area Expansions</p> <p>Municipalities will have the ability to consider settlement area expansions at any time outside of MCRs. The tests to be applied for expansions are not as stringent as they were, and there is no limitation on the ability of landowners from applying for an expansion, although the Planning Act continues to limit the ability to appeal the refusals of any such applications.</p>	<p>Depending on the outcomes of the dissolution of the Region of Peel and impacts to servicing, settlement area boundary expansion of other neighboring municipalities could impact the cost Brampton residents have to bear. This is a major consideration as each municipality would have control over their expansion rather than being required to go through the formal MCR process.</p>	<p><i>The City recommends</i> maintaining the existing policies regarding the timing of settlement area expansions to be limited to MCRs in order to comprehensively evaluate the overall impacts of expansion, future growth, and intensification to long-range planning exercises.</p>
<p>Large and Fast-Growing Municipalities (LFMs)</p> <p>This is a new term in the PPS 2023, defined through a list of municipalities that qualify, including the City of Brampton. The list includes the same municipalities required to</p>	<p>The Growth Plan contained specific intensification targets which required municipalities to plan for a certain amount of growth within the delineated built-up area. The PPS 2023 supports intensification generally, but with no specific targets to be met, encouraging Brampton</p>	<p><i>The City recommends</i> that the Growth Plan policies provide clear targets for growth be required rather than encouraged in the proposed PPS 2023 to ensure compact, complete and sustainable</p>

<p>commit to a Municipal Housing Pledge</p> <p>LFMs will be required to identify Strategic Growth Areas in their official plans and are encouraged to establish a density target of 50 residents and jobs per gross hectare for new or expanded settlement areas.</p>	<p>to meet the 50 residents and jobs per hectare density target rather than a requirement to meet this target.</p>	<p><i>communities across Brampton and Ontario.</i></p>
<p>Housing</p> <p>The definition of “Housing Options” has been modified from the PPS 2020 definition and has removed “affordable housing” from the definition.</p> <p>Policies in the current PPS which direct planning authorities to accommodate an appropriate affordable and market-based range and mix of housing types, establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households, and to align plans with housing and homelessness plans, have not been carried forward in the PPS 2023.</p>	<p>Affordable housing is a critical housing option that Brampton needs in order to ensure a full mix and range of housing options in the city. The definitions that have been removed provide all municipalities clarity on key income groups requiring affordable housing, based on household income. It sets the foundation of many of the programs the City develops to target affordable housing need, based on the true affordability for the resident, rather than what the market can bear.</p> <p>Furthermore, the removal of the requirement to establish targets for affordable ownership housing and rental housing will impact the City, as these targets help to identify key intentions to deliver a full mix and range of housing options based on resident needs, providing key performance indicators for the development industry in supporting the delivery of “a full mix and range of housing options”.</p>	<p><i>The City supports carrying over all housing policies and definitions from the PPS 2020 and Growth Plan as they relate to the provision of affordable housing and achieving greater depths of affordability, ensuring that affordability remains tied to resident incomes rather than market factors.</i></p>

<p>Employment Policies</p> <p>Municipalities can consider (and landowners can apply for) the removal of land from employment areas. The tests to be met include that there is a need for the removal, and the land is not required for employment uses over the long term.</p> <p>Provincially Significant Employment Zones will no longer exist with the repeal of the Growth Plan.</p>	<p>In the absence of land budgets and targets to be met with the proposed repeal of the Growth Plan, employment conversions will not be evaluated holistically through a MCR but will be evaluated on a case-by-case basis, as requests come in. This places a risk to Brampton’s integral employment lands, as long-term uses and impact to the integrity of the employment land base is difficult to evaluate on a one-off basis and outside a comprehensive review of planning for long-term growth. The <i>Planning Act</i> continues to limit the ability to appeal refusals or non-decisions of such applications, however Bill 97 proposes to change the definition of employment areas in both the <i>Planning Act</i> and the new PPS. The focus is on uses that cannot locate in mixed use areas, such as heavy industry, manufacturing and large-scale warehousing.</p>	<p><i>The City recommends maintaining the current conversion requirements, limiting conversion or removal of employment lands to a MCR.</i></p> <p><i>Furthermore, the City requests the maintenance of Provincially Significant Employment Zones to protect critical employment lands in the city.</i></p>
<p>Urban Growth Centers</p> <p>The PPS 2023 carries forward UGCs from the Growth Plan. However, density targets and policies directing growth to UGCs are not included.</p> <p>Municipalities can reduce in size or change the location of UGCs identified in an in-effect official plan through a new official plan or official plan amendment.</p>	<p>The City recognizes the guidance provided to reduce the size or change the location of UGCs, however, the City requests clarification on the ability to expand the size of the UGC.</p>	<p><i>The City requests clarification be provided on the ability to expand UGCs and recommends Growth Plan density targets for UGCs remain.</i></p>

<p>Climate Change</p> <p>General policies requiring municipalities to plan for climate change are significantly reduced.</p>	<p>The Growth Plan places sustainability and addressing climate change as a key principle throughout its policy framework for guiding growth and development, which must be reflected in the PPS 2023. Although the City recognizes the Province’s efforts to streamline climate change policies by creating a separate section for them, the City notes that, in doing so, key policies have been weakened or removed and opportunities to strengthen policy have not been addressed.</p>	<p>The City recommends <i>integrating climate change policies through the PPS 2023 that reflect the directions found in the PPS 2020 and Growth Plan, ensuring sustainable development patterns, require alternative and renewable energy systems are implemented, work to improve air quality and reduce greenhouse gas emissions, while ensuring climate risks, vulnerabilities and opportunities for adaptation are assessed and implemented through local official plans.</i></p>
<p>Agricultural Lot Severances</p> <p>Additional residences will be permitted on farm properties – up to two additional residences on one parcel and up to three additional residential parcels.</p>	<p>Permitting additional residences and severances for non-farm rural residential units will impact normal farm practices and result in scattered lot creation, erosion of the agricultural land base, and land use conflicts. This type of residential growth should be directed to settlement areas.</p>	<p>The City recommends <i>removing proposed policies that permit two separate subordinate residential dwellings and up to three new residential severances per agricultural parcel in prime agricultural areas.</i></p>
<p>Natural Heritage</p> <p>The proposed approach to Natural Heritage policies has not been finalized and will be released at an unknown later date by the Province.</p>	<p>Although natural heritage-related policies have not yet been released by the Province, a significant number of definitions related to the natural heritage system in the PPS 2023 have been removed, Until the City can evaluate the proposed Natural Heritage System</p>	<p>The City recommends <i>maintaining all current natural heritage-related policies and definitions until the proposed policies are released in order for the City to comprehensively comment on the proposed Natural</i></p>

	policies, potential changes to the Greenbelt Plan and mapping provided by the Province, no Natural Heritage definitions should be removed.	<i>Heritage policy approach identified by the Province.</i>
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Loss of Key Direction from the Growth Plan:

The removal of the Growth Plan will result in a significant loss of foundational direction for managing growth for how growth will be managed throughout the Greater Golden Horseshoe as one of the fastest growing regions in North America, reducing the vision for this geographic area in supporting a sufficient housing supply, strong economy, an integrated transportation network, and a healthy natural environment, while responding to the impacts and planning for a changing climate. The Growth Plan builds on the overall policy direction in the PPS 2020, providing more specific guidance and direction to municipalities to manage growth efficiently, effectively, safely and sustainably.

The Growth Plan is read in conjunction with other provincial plans, specifically the Greenbelt Plan in the Brampton context, providing detailed requirements that guides planning decision-making in the city in support of Brampton’s urban future. The Growth Plan seeks to reconcile how planning for complete communities can occur across the area, providing a forecast and land needs assessment methodology to determine how to accommodate growth and effectively plan for it in a coordinated manner. It also ensures the appropriate hard and soft infrastructure, modal share for transit, and active transportation while minimizing land consumption through compact built form through both intensification and greenfield development.

The Growth Plan provides direction that aligns with the compact, sustainable and vibrant urban future for Brampton set forth through the 2040 Vision and draft Official Plan – Brampton Plan. The City supports additional policies from the Growth Plan be integrated into the proposed PPS 2023 to enshrine this direction from the province through policy to facilitate sustainable and efficient growth through intensification.

Impacts to the Official Plan Review (Brampton Plan) based on the Proposed Approach to Implementation of the proposed Provincial Planning Statement:

A key impact of Bill 97 and the proposed changes through the Provincial Planning Statement relate to Brampton Plan - the City’s draft Official Plan. Brampton Plan sets the direction to guide growth and development to 2051, consistent with the PPS 2020 and conforming to the Growth Plan, Greenbelt Plan and Region of Peel Official Plan.

The Proposed Approach to Implementation of the proposed Provincial Planning Statement (herein referred to as the “Implementation document”) provides information

on transition to implement the new policy document that, if approved, would have significant impacts to draft Brampton Plan.

Staff last reported on [timelines related to Brampton Plan in January 2023](#), highlighting the impacts to timelines brought about by Bill 23 and wanted to highlight further impacts and clarifications provided through Bill 97.

Proposed Change	Implications to the City	City Comment
<p>Effective Date and Transition:</p> <p>Targeted for Fall 2023 and any decision on a planning matter made on or after the effective date of the new policy document is subject to the new policies.</p>	<p>This leaves limited time to respond to the proposed Natural Heritage policies (currently not outlined in the proposed PPS 2023) and to address policy updates in draft Brampton Plan. Significant time will be allocated in Fall to understand the full impacts of the final PPS policies.</p> <p>A further housekeeping amendment may be required after adoption of Brampton Plan (November 2023) to be consistent with the final PPS 2023, as a result of the limited time between the effective date, transition and timing for Official Plan Updates.</p>	<p><i>This timeframe leaves the City with limited capacity to quickly adapt to the final change in policies and integrate them into the final draft Brampton Plan ahead of Council adoption.</i></p> <p>The City requests additional time be provided to implement the new, in-effect PPS, with further transition time provided.</p>
<p>Timing for Official Plan Updates:</p> <p>The Planning Act requires official plans to be revised every five years (or ten years after a new official plan). It is the intent that official plans be updated to implement these new policies at the time of the ordinary review cycle.</p>	<p>In order to meet Planning Act timelines of amending Brampton’s Official Plan one year from the day the Region of Peel Official Plan comes into effect, this places a deadline of conforming to the Region of Peel Official Plan by November 2023 by bringing the draft Plan forward for Council adoption.</p> <p>This timeline, in addition to further PPS changes (Natural Heritage policies) and proclamation of other elements of Bill 23 places significant pressure on the</p>	<p><i>The City recognizes that this places a significant burden to meet these timelines, while ensuring consistency with the new PPS 2023.</i></p> <p>The City requests additional time and clarification on transition to make Brampton Plan consistent with the new PPS 2023 that comes from a Fall 2023 release of the final PPS 2023 and the requirement to meet the ordinary review cycle timelines of completing</p>

	City to meet legislated timelines for Brampton Plan.	<i>Brampton Plan by November 2023.</i>
<p>Official Plan Updates related to the definition of “Area of Employment”: Transition of new definition of “area of employment” for Official Plans, as outlined through past reporting on Bill 97. Time-sensitive official plan updates will need to align with the new definition, with site specific permissions for employment areas that are maintained and do not align with the new definition.</p>	<p>As per the comments provided through Bill 97 comments, the maintenance of protections for office uses are critical. Full protections across the city’s existing employment lands are integral for the long-term economic health of the city.</p> <p>An update through Brampton Plan will be required to protect employment areas and align with the direction set in the implementation document to authorize site-specific permissions of existing uses that do not align with this new definition. To conduct an update ahead of this would not be possible.</p>	<p><i>The City requests additional protections be provided to all employment areas, including office and commercial uses located in or near employment areas.</i></p> <p><i>The City will need additional time for Brampton Plan to ensure the relevant protections for all existing employment areas are sufficiently protected.</i></p>
<p>Continued Implementation of 2051 Forecasts (at a minimum): Expectation that municipalities would continue to use the 2051 forecasts provided by the province (at a minimum) or a higher forecast as determined by the municipality</p>	<p>The City currently conforms to the forecast set by the Region of Peel Official Plan, developed in accordance with the Growth Plan Forecast and Land Needs Assessment Methodology. This forecasts a population of 985,000 in Brampton by 2051.</p> <p>The City conducted its own analysis considering other growth scenarios based on current trends and a preferred growth scenario, leading to a population of 1,108,000 by 2051. The City can contemplate higher growth scenarios based on this new direction.</p>	<p><i>The City supports maintaining the Region of Peel Official Plan growth forecasts as a minimum, with the potential to contemplate additional growth scenarios through Brampton Plan.</i></p>

<p>Timing for Changes to Upper-tier Planning Responsibilities: Proclamation of loss of upper-tier planning responsibilities in Winter 2024</p>	<p>The City maintains that further information on the full changes to upper-tier responsibilities be explained. This information is essential to understand how to integrate Region of Peel Official Plan (RPOP) policies into Brampton Plan.</p> <p>This may lead to a further amendment to Brampton Plan to address gaps in Brampton Plan from the loss of upper-tier planning responsibilities and the RPOP becoming an in-effect Official Plan of Brampton after adoption of Brampton Plan.</p>	<p>The City requests additional information on transition in order to address the changes through policies in Brampton Plan.</p>
<p>Go-Forward Approach to Provincially Significant Employment Zones (PSEZs): Provincial feedback on the need to identify select PSEZs or portions of PSEZ</p>	<p>The loss of PSEZs poses significant risk of loss of employment protections for the City, which are integral for the provincial, regional and local economic health and well-being of the area.</p> <p>The City supports participating in providing additional feedback to the Province in support of maintaining the PSEZs in Brampton.</p>	<p>The City requests the province maintain the PSEZ within the City of Brampton, as this represents a significant economic hub due to its proximity to the Lester B. Pearson Airport, access to a number of provincial highways, and connections to the surrounding region.</p>
<p>Approach to maintain existing Greenbelt policies: An amendment is proposed to the Greenbelt Plan in light of the revocation of A Place to Grow and the introduction of the new PPS, 2023.</p>	<p>The information provided in the implementation document is quite high-level and the City requires further information and the release of the Natural Heritage policies of the proposed PPS 2023.</p>	<p>The City requests the maintenance of all relevant Growth Plan policies to ensure that no major changes to the Greenbelt Plan are required and to help manage growth and natural heritage protections across the Greater Golden Horseshoe.</p>

Corporate Implications:

Financial Implications:

There are no direct financial implications from this report. However, additional staff and consultant time will need to be allocated to align to the new directions from Bill 23 and Bill 97 to ensure Brampton Plan is consistent with new provincial direction by the November 2023 *Planning Act* timeline.

Other Implications:

Staff request further clarification from the Province on many of the proposed amendments in order to fully assess the impact that these changes will have on the city. Staff also request the Province provide additional time for municipalities to fully understand the unintended implications of the proposed amendments prior to final approval of the proposed Provincial Planning Statement, 2023.

Term of Council Priorities:

Bill 97 will have impacts upon numerous 2018-2022 Term of Council Priorities, including but not limited to the following:

- Brampton is a City of Opportunities – impacts to employment opportunities
- Brampton is a Mosaic – impacts to Indigenous engagement
- Brampton is a Green City – impacts to climate change and green development policies
- Brampton is a Well-Run City – impacts to the City's processes

Conclusion:

The City of Brampton supports the provincial effort to create more housing. As an ongoing partner in supporting the delivery of a full mix and range of housing options, the City continues to implement recommendations from "Housing Brampton" - Brampton's first housing strategy, including the provision of affordable housing and rental housing, as well as other projects to improve the City's effectiveness through the end-to-end development review process.

The City recognizes the Province's efforts to streamline provincial policy documents and reduce duplication by integrating elements of the Growth Plan into the proposed Provincial Planning Statement. However, the City recognizes the significant impact of the loss of the Growth Plan and recommends through this report that additional policies and planning frameworks be integrated into the proposed Provincial Planning Statement, 2023.

The City is committed to working with the Province to overcome challenges and work towards their ambitious goal of delivering more housing, while ensuring the creation of complete communities across Brampton. This ensures sustainable growth and development, the efficient use of services, integrating multi-modal transportation options and prioritizing public transit investment, planning and protecting for key employment across the city, while ensuring the full mix of community amenities, parks, open spaces and cultural heritage is preserved, maintained and expanded with this new housing growth.

Given the potential economic, social, and environmental impacts, it is recommended that the Province continue further dialogue with municipal partners like the City of Brampton prior to final approval of the proposed legislative changes. This will result in a more balanced and strategic plan aligned with provincial and municipal outcomes. As identified through this report, additional time is required to meet the new requirements through the proposed Provincial Planning Statement, 2023.

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Attachments:

- Appendix 1 – Bill 97 – Postings for Comment
- Appendix 2 – Bill 97 – Posting Response Letter

Environmental Registry and Regulatory Registry Postings Under Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*

Postings covered in this report are highlighted in the tables below.

Table 1. Postings to the Environmental Registry of Ontario (ERO)

	ERO Number	Name of Posting	Comment Deadline
Legislation (Act)			
1	019-6821	Proposed Planning Act, City of Toronto Act, 2006, and Ministry of Municipal Affairs and Housing Act Changes (Schedules 2, 4, and 6 of Bill 97 - the proposed Helping Homebuyers, Protecting Tenants Act, 2023)	May 6
Regulation			
2	019-6822	Site Plan for Residential Developments of 10 or Fewer Units – Two Proposed new Minister's Regulations under the Planning Act and the City of Toronto Act, 2006	May 21
Policy			
3	019-6813	Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument	June 5

Table 2. Postings to Ontario's Regulatory Registry (ORR)

	ORR Number	Name of Posting	Comment Deadline
Legislation (Act)			
4	23-MMAH009	Proposed Amendments to Clarify and Enhance Rental Rules Related to Air Conditioning	May 6
5	23-MMAH008	Proposed Amendments to Increase Maximum Fines for Offences Under the Residential Tenancies Act	May 6
6	23-MMAH006	Seeking Feedback on Proposed Changes to Help Protect Tenants from Bad Faith Renovation Evictions	May 21
7	23-MMAH007	Seeking Feedback on Timeframe for Occupancy for Landlord's Own Use Evictions	May 21
8	23-MMAH005	Seeking Feedback on Future Regulations to Create a Balanced Framework Around Municipal Rental Replacement By-Laws	May 21
Regulation			
9	23-MMAH004	Proposed amendments to freeze all Building Code fees	May 21



RE: Environmental Registry of Ontario Posting 019-6813 – Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

From: Steve Ganesh, Commissioner – Planning, Building and Growth Management Department, City of Brampton

To Whom It May Concern,

The City of Brampton (hereinafter referred to as ‘the City’) appreciates the opportunity to provide comments on the proposed changes outlined in the Environmental Registry of Ontario posting 019-6813 – Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

The City is supportive of efforts by the Province to address housing supply and development challenges, and remain committed to working with the Province towards their ambitious goal of delivering more housing. However, the City provides a number of recommendations below in response to the proposed changes.

Please see below specific comments on individual aspects of the proposed legislative changes. Please note that the proposed changes are listed in order of occurrence within the proposed Provincial Planning Statement, 2023 (PPS 2023) and make reference to the corresponding policies in the current Provincial Policy Statement, 2020 (PPS 2020), and A Place To Grow: The Growth Plan for the Greater Golden Horseshoe (Growth Plan).

Chapter 1: Introduction			
PPS 2023 Chapter Reference	Key proposed change	City Comment	Recommendation
1	Addition of the term “large and fast growing municipalities” (LFMs)	<p>The City recognizes the Province’s intent to capture the tenets of the Growth Plan through the term “large and fast-growing municipalities”. However, the magnitude of growth across the Greater Golden Horseshoe will lead to increased demand for infrastructure and coordination across this region to manage growth in an orderly manner. The Growth Plan, alongside the Greenbelt Plan, and Oak Ridges Moraine Conservation Plan play a key role in managing how and where growth should occur and where it should not. The details of the Growth Plan provide key information to deliver a clear plan that reflects the level of growth that these locations will achieve in relationship to where growth must be protected against. The orderly coordination of growth is well determined through the Growth Plan, which differs from the rest of Ontario’s municipalities.</p>	<p>Although the City supports the Province’s aim to increase housing supply, it must take a balanced approach across planning priorities to ensure the creation of complete communities and coordination to ensure the efficient and effective use of investments. The City recommends that additional policies from the Growth Plan be integrated into the proposed PPS 2023 to provide specific growth forecasts, a standardized land needs assessment methodology, clear settlement area boundary expansion criteria, intensification requirements, and infrastructure planning guidance to support transit, maximize infrastructure to service growth and integrate climate change considerations as a fundamental principle in all planning decisions.</p>

			Furthermore, the PPS 2020 mentions climate change adaptation in the vision statement, which is important to maintain as a key priority.
1	Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options	The City supports the additional text but request expansion to identify the need to balance a range of employment opportunities as a component, ensuring the creation of complete communities.	The City recommends the addition of text to expand beyond housing to consider the range of uses that meet the current and future long-term planning horizon needs of communities.
1	Additional text highlighting the unique role and contribution of Indigenous communities in land use planning and development. Removal of language that provided a focus on the cultural diversity of the Province.	The City agrees with the importance of highlighting the role Indigenous communities must have in the planning process and remains committed to reconciliation.	The City notes that it is important to touch on the Province's rich cultural diversity. This is an integral part of planning in Ontario, especially in Brampton, that should be highlighted.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities			
PPS 2023 Chapter Reference	Key proposed change	City comment	Recommendation
2	Remove pre-amble text from Section 1.0 Building Strong Healthy Communities (PPS 2020).	The wording in this section should be maintained. This highlights the triple bottom line approach, which is important for good land use planning.	The City recommends maintaining existing language.
2.1	Planning for People and Homes		
2.1.1	Add the direction for municipalities to incorporate the development potential resulting from a Minister's Zoning Order into the municipality's next official plan update, as an addition to projected needs over the planning horizon established in the official plan.	Zoning orders should consider where growth and development are directed through a local Official Plan. Significant public engagement has occurred to identify how and where major growth should occur and where gentle intensification is more appropriate. The range and mix of uses has been determined through this process and should be considered in what is approved. As the next Official plan update may not take place for another 10 years, it is important to ensure an MZO does not compromise growth allocations in alignment with strategic growth areas and key investment in higher order or rapid transit.	The City recommends MZOs only be approved if there is alignment with the direction set forth through a local Official Plan, aligning with the core principles determined through public consultation and directing large-scale growth to strategic growth areas.
2.1.3	Remove the allocation of population and units in provincial plans which are currently reflected in the land and unit supply allocated by upper-tier municipalities to	As identified in the Growth Plan, provincial allocations should be provided for division across large municipalities as this also helps to identify the allocation of provincial funding based on the allocation of growth occurring.	The City recommends that provincial plan allocations of population and units be maintained.

	lower-tier municipalities (1.4.2 PPS 2020).		
2.1.4	Amendments to policy 1.1.1 (PPS 2020) to reduce the requirements through which Planning Authorities should support the achievement of complete communities.	It is important to maintain the language around “affordable and market-based range and mix of housing types” as “housing options” is too broad of a term. It is also crucial to maintain the importance of parks and open spaces as part of the complete communities.	The City recommends maintaining the language around “affordable and market-based range and mix of housing types” as “housing options” is too broad of a term. The City also recommends maintaining the wording regarding “avoiding development and land use patterns which may cause environmental or public health and safety concerns” and maintaining language around achieving cost-effective development patterns and optimization of transit-investments, as this directly supports the creation of transit-oriented communities and intensification aims for the city.
2.2	Housing		
2.2.1	Amendments to how Planning Authorities should provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market areas (1.4.3 PPS 2020).	The Service Manager alone cannot address the affordable housing needs of Brampton. A variety of partners are required beyond Regional coordination with local municipalities, including private developers and non-profits in the development of new housing. Minimum targets help to identify key intentions to deliver a full mix and range of housing	The City recommends that the requirement to include minimum targets for the provision of affordable housing be maintained, as this plays a critical role in ensuring that a full mix of market and affordable housing options are

		<p>options, providing key performance indicators for the development industry in supporting the delivery of “a full mix and range of housing options”.</p> <p>Additional residential units should be maintained as playing a key role in supporting gentle intensification.</p> <p>The introduction of new housing options within previously developed areas is extremely important, however, staff recognize that not all lands are appropriate for the introduction of sensitive uses, such as new residential development.</p>	<p>delivered to Brampton residents.</p> <p>The City recommends maintaining the definition for “affordable” and “low and moderate income households” - aligning with applicable housing and homelessness plans.</p>
2.3	Settlement Areas		
2.3	Proposal to remove pre- amble text from section 1.1.3 PPS 2020	<p>Identification of the importance of efficient development patterns should be maintained, specifically, the focus on the protection of resources and importance of the effective use of infrastructure/public service facilities.</p> <p>Information about variations in settlement areas should be maintained to recognize the vast differences in settlement areas across Ontario.</p>	The City recommends maintaining the preamble text of Section 2.3.
2.3.1	Clarification on where growth should be directed in Settlement Areas (1.1.3.1 PPS 2020)	Staff agree with the clarification of where growth should be directed in settlement areas.	The City supports this change.

2.3.2	Reduce the requirements for land use patterns within settlement areas (1.1.3.2 PPS 2020)	Minimizing negative impacts to air quality and climate change are key tenets for the efficient use of lands and are key pillars for developing sustainable communities. Preparing for the impacts of climate change are integral for long-term planning in Ontario and must be highlighted.	The City recommends maintaining 1.1.3.2 c. and d. from the PPS 2020.
2.3.3	Removal of policies regulating new development within settlement areas (1.1.3.3 – 1.1.3.7 PPS 2020).	It should be articulated that planning for a full mix of employment uses, amenities, parks, open space, trails and community services is imperative to creating complete communities.	The City recommends adding “including by planning for a range and mix of housing options, employment, amenities, and community services and prioritizing planning and investment....”
2.3.4	Removing the requirement for Planning Authorities to identify a new settlement area or allow a settlement area boundary expansion to occur only during a municipal comprehensive review, and reducing the conditions which the new settlement area or boundary expansion must meet (1.1.3.8 – 1.1.3.9 PPS 2020)	Settlement area boundary expansions, as currently based on criteria outlined through the Growth Plan, which have major impacts to infrastructure planning should be limited to comprehensive review processes that are evaluating the overall impacts to long-range planning over the planning horizon.	The City recommends maintaining the existing wording, specifically on when refinements can be made in a manner that manages expansion and protects for future growth, prioritizing intensification. 1.1.3.8 a. (PPS 2020) should also be maintained, as priority focus should be on intensification, redevelopment and designated growth areas and reducing greenfield expansion. Furthermore, reference to protecting public health and safety and the

			natural environment in policy 1.1.3.8 b. (PPS 2020) should also be maintained.
2.3.5	Amendment to encourage Planning Authorities, and specifically LFMs to establish density targets of at least 50 residents and jobs per gross hectare for new settlement areas or settlement area expansion lands	As servicing is a large concern, coordination across regional boundaries is important to manage the allocation of servicing across municipalities, especially LFMs. SABEs being enabled outside of the MCR process could lead to conflict across municipalities on how growth will be phased and sequenced.	The City requires clarification from the Province on how this will be effectively balanced.
2.4	Strategic Growth Areas		
2.4.1.1	Amendment to require planning authorities to identify an appropriate minimum density target for each strategic growth area (5.2.3.2, Growth Plan)	The City supports focusing growth in these locations. Identifying the importance of amenities and community services to meet growing demand, with access to multi-modal transportation networks is key to deliver complete communities.	
2.4.1.2	Reductions to the size or changes to the location of urban growth centers may only occur through a new official plan or OPA	This is helpful clarification, but the City requests clarification on the ability to expand the size of the UGC. The policy speaks solely to reducing or changing the location. The ability to expand the boundaries should be clarified.	The City requests clarification be provided on the ability to expand the UGC.
2.5	Rural Areas in Municipalities		
2.5	Removing the requirement for Planning Authorities to apply relevant policies of Section 1: Building Strong Healthy Communities, Section 2: Wise Use and Management of Resource, and Section 3:	The City supports maintaining the application of other policies in planning for rural lands.	The City recommends that 1.1.5.1 from the PPS 2020 be maintained.

	Protecting Public Health and Safety (PPS 2020) when directing development on rural lands (1.1.5.1 PPS 2020)		
2.8	Employment		
2.8.1.1	Amendment to how Planning Authorities shall promote economic development and competitiveness (1.3.1 PPS 2020)	The City supports intensification of employment uses but the original policy 1.3.1 d. should be maintained to ensure the necessary infrastructure is delivered to support growth.	The City recommends the words “liveable and resilient” be maintained and that the original policy 1.3.1 d. be maintained: “d. ensuring the necessary infrastructure is provided to support current and projected needs.”
2.8.1.3	Amendment to permit a diverse mix of land uses, including residential, employment, public service facilities, and other institutional uses on lands outside for employment outside of employment areas, while taking account the transition of uses to prevent adverse effects.	This policy should provide further details to ensure that employment is still delivered in the mixed-use context.	The City requests further clarification to ensure that employment is still delivered in the mixed-use context.
2.8.1.5	Amendment to direct major office and major institutional development to MTSA or other strategic growth areas where frequent transit service is available	The City agrees with the direction for major office and major institutional development in strategic growth areas where frequent transit is available. The City supports protections of locations for major office to ensure a full mix of employment uses across the city.	The City requests the ability to enforce policies protecting employment areas to ensure the long-term economic growth and development of the city.

2.8.2.2	Amendments to how planning authorities shall designate, protect, and plan for all employment areas in settlement areas.	The City requests that major office also be protected in employment areas and that office uses not associated with the primary employment use should not be prohibited. Office nodes should have the same protection policies as other employment areas as they are a significant component of the city's job base. Aligned with the comments submitted to the change of definition to employment areas in the <i>Planning Act</i> , the City requests that office remain a protected employment use.	The City requests the Province maintain office as a key protected employment use.
2.8.2.3	Removal of the requirement for planning authorities to assess and update employment areas through an official plan review or update (1.3.2.2 PPS 2020).	The City supports the assessment and update of employment areas, however, this should be conducted through an Official Plan review or update.	The City recommends maintaining the original language identifying the appropriate time to assess and update employment areas.
N/A	Removal of policies requiring industrial and manufacturing uses in employment areas to provide separation and mitigation from sensitive land uses, and for sensitive land uses that are not ancillary to manufacturing or industrial uses in employment areas to be prohibited (1.3.2.2, 1.3.2.3 PPS 2020).	The separation or mitigation for sensitive land uses is integral to be maintained through policy, ensuring the health and safety of residents and workers in the city. Land use compatibility is integral to the planning of these locations and the long-term viability of employment areas. Although the D-6 Guidelines provide further requirements for land use compatibility, protection through the PPS 2023 is important to enshrine these guidelines through policy.	The City recommends this language be maintained.
2.8.2.4	Amendments to how and when planning authorities	Employment conversion policies have been a significant tool in the protection	The City recommends maintaining the current

	<p>may permit employment conversions, which will no longer be required to be conducted at the time of municipal comprehensive reviews (1.3.2.4 PPS 2020).</p>	<p>of employment areas since they were established. Brampton has experienced enormous pressure to convert employment lands, and without these policies it will be much easier to erode the city's employment areas. Municipal Comprehensive Reviews offer an ideal time to comprehensively evaluate the existing employment areas, where a conversion could be warranted and holistically look at the impact to the employment land base. Enabling conversions or removal of employment lands at any time could lead to the erosion of critical employment areas across the city, leaving reduced or patchwork areas. This is also where the maintenance of the provincially significant employment zone is important, as it provides further protections for key employment lands in Brampton.</p>	<p>conversion requirements limiting conversion or removal of employment lands during an MCR. If the current conversion requirements are not maintained, the City recommends that municipalities be authorized to strengthen Official Plan policies to limit conversions.</p>
N/A	<p>Removal of the concept of Provincially Significant Employment Zones and policies related to PSEZs (1.3.2.5 PPS 2020).</p>	<p>The protection of employment areas through Provincially Significant Employment Zones or regionally significant areas are critical to the provincial and local economy, and should be maintained and protected for long-term economic health. Provincial housing targets should not have an impact on the Province's ability to protect the long-term viability of employment areas, and without the</p>	<p>The City requests the maintenance of Provincially Significant Employment Zones to protect critical employment lands in the city.</p>

		protection of a PSEZ, they run the risk of being slowly eroded by the introduction of sensitive uses.	
2.9	Energy Conservation, Air Quality and Climate Change		
2.9.1	Removal of requirements to support energy conservation and efficiency through land use and development patterns including promoting active transportation and transit supportive development, focusing travel and freight intensive uses on sites which are well served by relevant modes of travel, etc. (1.8.1 PPS 2020)	<p>The City requests that the support for energy conservation, efficiency and improved air quality, as well as public transit-based policies remain in the policy (original language) to ensure climate change remains a key pillar for planning decision-making. As a key principle for growth, the new draft Official Plan aligns land use to public transit investment, ensuring growth and intensification occurs in a sustainable manner, thereby reducing car-oriented development.</p> <p>The design and orientation policy that speaks to maximizing energy efficiency and considering the mitigation effects of vegetation and green infrastructure, as well as maximizing vegetation within settlement areas are integral for healthy communities that are working to address climate change.</p>	The City recommends the Province maintain reference to transit supportive land use and development patterns that shorten commute journeys and decrease congestion, as well as language that mitigates effects of vegetation and design/orientation that maximizes energy efficiency and conservation, while integrating green infrastructure.

Chapter 3: Infrastructure and Facilities			
PPS 2023 Chapter Reference	Key proposed change	City Comment	Recommendation
3.1	General Policies for Infrastructure and Public Service Facilities		
3.1.1	Removal of requirement for infrastructure and public service facilities to be provided in an efficient manner that prepares for the impacts of a changing climate (1.6.1 PPS 2020)	Preparing for the impacts of climate change when accommodating projected needs for infrastructure and public services is an integral approach to sustainable growth and development in Brampton.	The City requests the language that focuses on preparing for the impacts of climate change be maintained.
3.1.2	Removal of requirement for Planning Authorities to promote green infrastructure (1.6.2 PPS 2020).	The language identifying that planning authorities should promote green infrastructure is an important commitment in the PPS that supports climate-ready and resilient investments that help to mitigate and adapt to climate change.	The City recommends the reference to green infrastructure remain, as it is an important policy tool in responding to climate change.
3.1.6	Amendment directing planning authorities to consider and encourage innovative approaches in the design of schools and associated childcare centers	As the city grows and intensifies, the development of compact built form for a large array of uses and community services is integral to support the population growth that will occur. Opportunities to encourage the integration of schools and childcare facilities into compact development is encouraged by the City.	The City supports this policy change and agrees with the direction.
3.2	Transportation Systems		
N/A	Removal of policy 1.6.7.4 (PPS 2020): A land use pattern, density, and mix of uses should be promoted that	As congestion is a major issue identified by Brampton residents, growing in an efficient and sustainable manner requires that land use patterns and a	The City requests this language be maintained, as it aligns with the core principle of creating 15-minute communities, one of

	minimize the length and number of vehicle trips and support current and future use of transit and active transportation (1.6.7.4 PPS 2020)	mix of uses be directed in areas already serviced by public transit.	the key goals of draft Brampton Plan.
3.5	Land Use Compatibility		
	Removal of specific requirements for permitting sensitive land uses adjacent to industrial, manufacturing, or other major facilities that are vulnerable to encroachment	The separation of sensitive land uses is integrally important, especially for major facilities, as well as planned industrial or manufacturing uses. The removed criteria (3.5.2 a-d) are important considerations to have enshrined in policy.	The City requests the original language identifying the criteria to be demonstrated be maintained.
3.6	Sewage, Water, and Stormwater		
3.6.1	Removal of requirement for sewage and wastewater services to prepare for the impacts of a changing climate (1.6.6.1 PPS 2020)	Staff request maintaining reference to impacts of a changing climate, as it is important to consider in the context of this infrastructure.	The City recommends maintaining the original 3.6.12.b.2 “prepares for the impacts of a changing climate”, as this is an integral part of responding to climate change through planning for sewage and water services, with a growing role for stormwater management.
3.6.2	Removal of policy language promoting intensification and redevelopment where feasible in areas with existing municipal sewage and water services, to optimize the use of the services; and, clarification provided that	The City supports opportunities to clarify intent. However, the content identifying that intensification and redevelopment should be promoted should be changed from promoted to “prioritized” to optimize the use of services, as this leads to the most cost efficient and	The City requests the reintegration and following change to the original language: “Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment should be

	municipal sewage and water services include both centralized and decentralized servicing systems (1.6.6.2 PPS 2020).	effective method for managing municipal sewage and water services.	prioritized wherever feasible to optimize the use of the services.”
3.6.7	Removal of the determination of sufficient reserve sewage system capacity to include treatment capacity, when allowing lot creation (1.6.6.6).	Consideration for treatment capacity from private communal sewage services and individual on-site sewage services should be maintained through policy.	The City recommends the original wording be maintained.
3.6.8	Removal of preparing for the impacts of a changing climate through planning for stormwater management (1.6.6.7).	Preparing for the impacts of climate change plays a key role in stormwater management and is an important priority to highlight through the PPS.	The City recommends maintaining the existing language on preparing for the impacts of a changing climate and the reference to the effective management of stormwater.
3.7	Waste Management		
3.7.1	Removal of requirement for waste management systems to facilitate, encourage, and promote reduction, reuse, and recycling objectives (1.6.10.1 PPS 2020).	The City recognizes that Integrated Waste Management includes reducing, reusing and recycling, as well as recovering energy from waste that cannot be managed in other ways. Maintaining language to this effect to explain Integrated Waste Management is important to ensure the intent of reducing waste, reusing materials, recycling and recovering energy from waste is highlighted.	The City recommends expanding the wording to explain integrated waste management to ensure the objectives of this model are clearly identified.
3.8	Energy Supply		
N/A	Removal of policies regarding ‘Long Term Economic Prosperity’ (1.7.1 PPS 2020)	The City recommends maintaining the entire section to ensure that the economic growth of the city occurs in a	The City recommends maintaining the original policy language.

		<p>manner that is optimizing land, resources, infrastructure and public service facilities, enhancing downtowns (Brampton has invested in a vibrant Downtown and Uptown), encouraging a sense of place, promoting the redevelopment of brownfield sites, providing reliable multimodal transportation systems and sustainable tourism development. The agricultural system policies, energy conservation and increased energy supply, as well as minimizing negative impacts from climate change are critical to supporting the long-term environmental health of Brampton, as well as Ontario more generally.</p>	
3.9	Public Spaces, Recreation, Parks, Trails and Open Space		
3.9.1	<p>Removal of the requirement for publicly accessible built and natural settings for recreation to be equitably distributed (1.5.1 PPS 2020).</p>	<p>The City supports the addition of “inclusive communities”, as well as “persons of all ages and abilities” to identify the full range of needs in planning for residents at every age, stage and ability.</p> <p>However, the City requests “Equitable distribution” remains, as this is an integral part of good planning, as historically, access to public spaces, recreation, parks, trails and open space have not always been fairly considered especially for vulnerable or marginalized communities. Maintaining equitable</p>	<p>The City recommends keeping “equitable distribution” in the wording to recognize that planning for equity, specifically in public spaces, recreation, parks, trails and open space, is integral for great communities for people of all ages, abilities, incomes and backgrounds.</p>

		distribution in this section is important to ensure past historical inequity does not continue.	
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Chapter 4: Wise Use and Management of Resources			
PPS 2023 Chapter Reference	Key proposed change	City comment	Recommendation
4.1	Natural Heritage		
	As of April 6, 2023, natural heritage policies and related definitions remain under consideration by the government. Once proposed policies and definitions are ready for review and input, they will be made available through a separate posting on the Environmental Registry of Ontario. ERO# 019-6813 will be updated with a link to the relevant posting once it is available.	The City will await the release of the Natural Heritage policies, however, these are an important component in getting a comprehensive perspective of the proposed PPS 2023.	The Province should ensure sufficient time for the City to comprehensively evaluate the proposed Natural Heritage policies, upon release.
4.2	Water		
4.2.1	Removal of the requirement for planning authorities to evaluate and prepare for the impacts of a changing climate to water resource systems at a watershed level when protecting, improving, or restoring the quality and	Water is an important resource and climate change will impact water quality and availability; thus climate change must be accounted for in watershed planning. Furthermore, as the water resource system is integrally linked to the natural	The City recommends maintaining reference to the impacts of a changing climate and also notes that it will be important to assess water-related policies in tandem with the draft Natural Heritage policies.

	quantity of water (2.2.1 PPS 2020)	heritage system, it is important to assess these policies in tandem with the draft natural heritage system policies, when they are published by the Province.	
4.2.3	Amendment to encourage municipalities to undertake watershed planning to inform planning for sewage and water services and stormwater management, and the protection, improvement, or restoration of the quality and quantity of water.	The City supports the addition of this policy, however, municipalities “should” undertake this work, rather than only be encouraged to.	The City recommends strengthening the language by replacing “encourage” with “shall”.
4.3	Agriculture		
	Amendment to encourage planning authorities to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network	The City recommends that the agricultural system approach be required rather than “encouraged”.	The City recommends this policy be stricter to require an agricultural system approach.
4.5	Mineral Aggregate Resources		
4.5.4.2	Removal of conditions that permit complete rehabilitation to an agricultural condition to not be required (2.5.4.1 PPS 2020).	The City recommends maintaining policy language that requires planning authorities to consider other alternatives prior to deeming complete rehabilitation not required.	The City recommends maintaining Policy 2.5.4.1 d. from the PPS 2020:

			“d.) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources.”
4.6	Cultural Heritage and Archaeology		
4.6.1	Protection of “significant” heritage property or cultural heritage landscapes removed (2.6.1 PPS 2020).	Although the PPS does not contain specific requirements that are identified in the <i>Ontario Heritage Act</i> , this change in language underscores the need for municipalities to address listed properties within their heritage register.	The City strongly recommends that the Province reconsider the timeline prescribed in Bill 23 for the review of listed properties.
4.6.2	Amendments to clarify policy language prohibiting development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the archaeological resources have been recovered (2.6.2 PPS 2020).	The City supports the amendment to clarify language emphasizing the need for archaeological assessment and conservation of artifacts.	
4.6.3	Clarification of when development and site alteration may be permitted on adjacent lands to protected heritage property (2.6.3 PPS 2020).	The City supports the amendment to clarify the policy and notes that the definition of adjacent in relation to this policy 4.6.3 in the proposed PPS 2023 should be amended to include contiguous properties and those	The City recommends that the following language be used: “Adjacent means those lands adjoining a protected heritage property or that are directly across from and near to a

		separated from the protected property by a public right of way.	protected heritage property. This includes properties separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these.”
4.6.4	Removal of requirement for planning authorities to develop and implement cultural plans for conserving cultural heritage (2.6.4 PPS 2020).	Cultural Heritage Master Plans are critical tools for creating a Citywide vision of how cultural heritage can be incorporated into the development and redevelopment processes. This will support a balanced approach to heritage management.	The City recommends policy regarding Cultural Heritage Master Plans be maintained by adding the following language to the existing 4.6.4: “and c) cultural heritage master plans to provide objectives and policies to guide the identification, evaluation, conservation and management of protected heritage resources in the context of land development and alteration.”
4.6.5	Amendment to require planning authorities to engage early with Indigenous communities (2.6.5 PPS 2020).	The City supports the amendment and notes that it aligns with Brampton’s ongoing Archaeological Management Plan. Early engagements with First Nations and Indigenous Communities are one of the recommendations through this plan.	The City recommends that the term Indigenous Communities be replaced by “First Nations and Indigenous Communities” throughout the PPS 2023 and not just for the Cultural Heritage section. The City also notes that the PPS 2023 is lacking in sufficient policies and direction on the nature of the duty to consult

			and the relationship between the Province's responsibilities and those of the municipality's as per Section 35 of the <i>Constitution Act</i> .
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Chapter 5: Protecting Public Health and Safety			
PPS 2023 Chapter Reference	Key proposed change	City comment	Recommendation
	Removal of preamble text (Section 3, PPS 2020)	The preamble text is important to identify the context and policy direction of this section.	The City recommends this content be maintained.
5.1	General Policies for Natural and Human-Made Hazards		
5.1.1	Removal of policy language that requires the Province, planning authorities, and conservation authorities to work together to mitigate potential risks to public health or safety or of property damage from natural hazards, including those that may be associated with the impacts of a changing climate (3.0 PPS 2020).	The language around mitigating potential risk to public health and safety is critically important, including the ongoing and changing risks brought about as a result of climate change. Coordination across the City, Province, conservation authorities, the public and other key stakeholders is critical.	The City recommends “mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities and conservation authorities to work together” be maintained.
5.3	Human-Made Hazards		
	Removal of policy requiring planning authorities to support, where feasible, on-site and local re-use of excess soil through planning	If soil is not being reused locally then it is being transported, creating GHG emissions.	The City recommends this language remain to support on site and local re-use of excess soil, which will support reduced

	and development approvals (3.2.3 PPS 2020).		GHG emissions and impacts on the environment.
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Chapter 6: Implementation and Interpretation			
PPS 2023 Chapter Reference	Key proposed change	City comment	Recommendation
6.1	General Policies for Implementation and Interpretation		
6.1.4	Removal of requirement for planning authorities to consider a clean and healthy environment and economic vitality of the Province when implementing this Policy Statement (4.5 PPS)	The City notes that the removed policy language regarding a clean and healthy environment and economic vitality is important when implementing this Policy Statement, as the PPS should be balanced with implementing the triple bottom line (social, environmental, and economic health and well-being of a community).	The City recommends that the original language identifying “to support strong communities, a clean and healthy environment and the economic vitality of the Province” be maintained.
	Removal of policy stating the importance of the official plan as a vehicle for implementation of this Policy Statement (4.6 PPS)	Official Plans are the most important vehicles to implement provincial policies, helping to comprehensively balance key priorities and engage residents to help inform how to implement Provincial policy direction, including balancing government priorities.	The City recommends this policy remain, as this provides critical direction on the importance of Official Plans in implementing Provincial policy and comprehensively evaluating the long-term planning for the city.
6.2	Coordination		
6.2.1	Amendments to add that managing growth and development should be integrated with planning for	The City supports the proposed amendments and recommends further coordination policies from the Growth Plan be integrated into the PPS 2023.	

	infrastructure and public service facilities (1.2.1 PPS 2020).		
6.2.2	Amendment to require planning authorities to engage with Indigenous communities early and coordinate on land use matters (1.2.2 PPS 2020)	<p>The City supports the amendment and notes that this is an important change. However, the City notes that consultation and engagement are two different, and equally important priorities to undertake with First Nations and Indigenous communities. Furthermore, in addition to facilitating knowledge-sharing, it is important to specify that Traditional Ecological Knowledge (TEK) sharing will be facilitated as this is the language used by host Nations and speaks to the relationship between land and environment.</p> <p>Early consultation and engagement in these discussions can ensure that trust is established based on collaboration and respect, and that Aboriginal Treaty Rights are guaranteed under the Canadian Constitution.</p>	<p>The City recommends further amending the policy language as:</p> <p>“Planning authorities shall undertake early consultation and engagement with host Nations and Indigenous communities to coordinate on land use planning matters and facilitate (TEK) Traditional Environmental Knowledge-sharing to ensure that potential impacts are identified, considered and included in land use decision-making and that the exercise of Aboriginal or treaty rights is protected.”</p> <p>Furthermore, the City recommends promoting and encouraging the involvement and inclusion of First Nations and Indigenous communities in economic opportunities.</p>
6.2.3 6.2.4 6.2.6	Amendments to encourage planning authorities to engage the public and stakeholders early, collaborate with school boards, and take a	The City supports the proposed amendments.	

	coordinated approach with the Province and other appropriate stakeholders to implement this Policy Statement.		
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Chapter 7: Definitions			
PPS 2023 Definition Reference	Key proposed change	City comment	Recommendation
	“Special Needs Housing” to now be termed “Additional Needs Housing” with no additional amendments to the definition.	The City supports the proposed amendments.	
Adjacent lands	Removal of natural heritage considerations and references.		The City requests all related NHS definitions remain in the PPS 2023 until the fulsome NHS policies have been released for comment.
	Removal of definition of “Affordable”.	The City requests clarity regarding whether a new definition of affordable will be set by the province, or whether municipalities be required to set their own definitions. Removing the definition of ‘affordable’ will lead to inconsistency across the Province. Without clear provincial policy direction, the City’s ability to secure affordable housing will be weakened. The City notes that housing supply is	The City recommends the Province maintain this definition of affordable, as this definition provides a consistent and accurate approach of affordability based on residents’ incomes. Provincial direction on affordability rates and how to address greater depths of affordability based on what residents can actually afford (not what the market can bear) is important to provide secure, safe,

		not the sole challenge of the housing crisis. The appropriate types of housing supply to meet the needs of Brampton’s residents is critical.	adequate, and suitable housing for residents in Brampton.
	Removal of definition of “Comprehensive review”.	<p>Comprehensive Reviews provide a clear process for an official plan review or amendment to evaluate long-term growth projections, consider how to best accommodate this growth in the city, plan for the relevant services and infrastructure needed to accommodate growth, and evaluate cross-jurisdictional issues to ensure complete communities across regions.</p> <p>Furthermore, settlement boundary expansions, although no longer something the City can explore, provides the Town of Caledon with the ability to expand significantly across their lands. This does impact the provision of servicing for the City if significant expansions happen outside of a comprehensive review process.</p>	The City recommends the maintenance of the comprehensive review process, ensuring that projections are effectively evaluated with prioritization of supporting intensification, infrastructure, public services and facilities. Settlement boundary expansions should be limited to this time to consider the impacts to these changes, particularly to ensure the delivery of hard and soft infrastructure. The inability to consider cross-jurisdictional issues and impacts through a comprehensive review process leaves the City concerned on how these elements will be properly reconciled and growth will be managed efficiently and effectively.
Complete communities	Amendment to include a definition of “Complete communities”	The City supports the proposed amendments.	
Employment area	Removal of “office” as a permitted use in employment areas	Office nodes should have the same protection policies as other employment areas as they are a significant component of our job base. Aligned with the comments submitted	The City recommends that office remain a protected employment use, or that a new definition be given for office uses throughout the city and specific criteria be applied for non-office uses to ensure

		to the change of definition to employment areas in the <i>Planning Act</i> , the City requests that office remain a protected employment use.	that these other non-industrial employment functions are also protected.
Housing options	Amendments to the types of housing arrangements and forms defined as “housing options”	Affordable housing should not be removed from this definition as this is a critical housing option that Brampton needs more of. This connects to the maintenance of the “affordable” and “low- and moderate-income household” definition that the City requests remain in the PPS. The City supports the addition of multi-generational housing, student housing, culturally appropriate housing, as well as supportive, community and transitional housing.	The City requests that “affordable housing” be maintained in the definition. The City requests the addition of purpose-built rental housing as an integral component of a mix of housing options, including a mix of tenures (both ownership and rental), and growth of the primary rental market.
	Removal of definition of “Low- and moderate-income households”	This definition provides all municipalities clarity on the key income groups requiring affordable housing. It sets the foundation of many of the programs the City develops to target affordable housing need, based on the income of the resident and what they can afford.	The City requests this definition be maintained, as these are critical definitions that support a coordinated approach to evaluating affordability based on residents’ incomes.
Negative impacts	Removal of regard to fish habitat in definition of “negative impacts”		The City requests all related NHS definitions remain in the PPS 2023 until the fulsome NHS policies have been released for comment.
	Removal of the definition of “Provincial plan”	The reason for this removal is not clear - this is an important legislative	The City requests the maintenance of this definition.

		definition to define what constitutes a provincial plan.	
Significant	Removal of natural heritage-related language in definition of “significant”.		The City requests all related NHS definitions remain in the PPS 2023 until the fulsome NHS policies have been released for comment.
	<p>Removal of the following Natural Heritage-related definitions:</p> <p>Coastal wetland; Ecological function; Endangered species; Fish; Fish habitat; Habitat of endangered species and threatened species; Natural heritage features and areas; Natural heritage system; Provincial and federal requirements; Recreation; Threatened species; Valleylands; Wetlands;</p>		The City requests all related NHS definitions remain in the PPS 2023 until the fulsome NHS policies have been released for comment.

	Wildlife habitat; and, Woodlands.		
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A Place to Grow: Growth Plan for the Greater Golden Horseshoe		
Item	Proposed Change	City Recommendation
Intensification and Density Targets	The proposed PPS will encourage (rather than require) LFMs to establish a density target of 50 residents and jobs per hectare, but will not require implementation of these targets. The PPS 2023 will no longer delineate built-up areas and designated greenfield areas, but rather directs municipalities to identify strategic growth areas.	The City recognizes the importance of directing growth through intensification and recommends the requirements set out in the Growth Plan remain and be carried forward in the PPS 2023. The City supports the maintenance of 5.2.4 and 5.2.5 of the Growth Plan to be integrated into the PPS 2023.
Growth Forecasts and Land Needs Assessment Methodology	The Growth Plan identified minimum population and employment forecasts for all upper-tier and single-tier municipalities in the GGH, and a Land Needs Assessment for municipalities to evaluate if they have enough land for the forecasted growth. PPS 2023 does not carry forward both of these concepts. Municipalities will be required to conduct their own growth forecasting moving forward, and the Land Needs Assessment Methodology is removed.	Coordinated and clear provincial guidance is integral to ensure similar approaches are considered in determining the magnitude of growth that can occur in municipalities and how that growth will be accommodated. Leaving municipalities without clear guidance could lead to discrepancies for agencies in how they plan and allocate funds for hard and soft infrastructure. The City recommends that growth forecast and land needs assessment methodologies should be provided by the Province for consistent approaches across the province.
Natural Heritage System Mapping	The Growth Plan sets out mapping by the Province that must be incorporated into Greater Golden Horseshoe Official Plans. As the policies and mapping have yet to be	The City requests that further information be provided in order to understand the full impacts of the changes with the revocation of the Growth Plan and supports the

	provided, it is unclear if this mapping is carried forward.	maintenance of the Natural Heritage System Mapping from the Growth Plan.
Significant Reduction of Transportation Planning Direction & Land Use	The Growth Plan outlines policies identifying that transportation system planning, land use planning and transportation investment be coordinated. It includes direction that the transportation system provides connectivity among modes for moving people and goods to reduce reliance on the automobile and promote transit and active transportation. The PPS 2023 does not adequately maintain these integral policies, nor does it call for the adoption of a complete streets approach like that ascribed to by the City of Brampton.	The City maintains that public transit should be the first priority for transportation infrastructure planning and investment. The City recommends sections 3.2.1 through 3.2.4 of the Growth Plan be maintained to support integrated land use and transportation planning and integrated into the PPS 2023.
Removal of requirement for municipalities to establish targets for affordable ownership and rental housing.	The Growth Plan policy 2.2.6.1 a) identifies the requirement for municipalities to support housing choice through the achievement of the Plan's minimum intensification and density targets by identifying a diverse range and mix of housing options, including ARUs and affordable housing to meet projected needs of current and future residents and to establish targets for affordable ownership housing and rental housing.	These requirements for LFM's to complete this work and implement them through Official Plan policy is important to advocate for new developments to incorporate affordable housing and/or rental housing into their site plans. The City recommends these policies be carried into the PPS 2023.
Removal of policies supporting a mix of unit sizes to accommodate a diverse range of household sizes and incomes.	This policy direction from policy 2.2.6.3 provides important direction to ensure the provision of larger, family-size units.	As many households in Brampton live in multi-generational households, ensuring that family size units are available as the city intensifies is integrally important direction to maintain. The City recommends this policy direction be carried into the PPS 2023.

Streamline of Policies related to Water and Wastewater Systems, Stormwater Management, and Public Service Facilities	Sections 3.2.6, 3.2.7, and 3.2.8 of the Growth Plan are significantly reduced through the PPS 2023, providing detailed direction and policy requirements for planning for infrastructure to support growth.	The City recommends additional policies from the Growth Plan be integrated into the PPS 2023.
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Proposed Approaches to Implementation of the Proposed Provincial Planning Statement		
Implementation Item	Proposed approach	City Recommendation
Effective Date and Transition	The Ministry is proposing to release the final policies for a short period of time before they take effect and are targeting Fall 2023	To effectively address the comments provided and to provide staff the opportunity to comment on the natural heritage policies, additional time will be required to meet the Fall 2023 deadline. Ongoing dialogue with municipal staff is important to support addressing comments and to effectively transition to the final approved PPS.
Timing for Official Plan Updates	Official Plans would be updated as necessary to implement these new policies at the time of their ordinary review cycle	<p>The City appreciates the clarification on timing for Official Plan updates. However, additional information on transitional information on approvals is not clear and requires clarification. Furthermore, this approach sets the timeline to amend Brampton’s Official Plan (“Brampton Plan”) to bring it to conformity with the Region of Peel’s Official Plan, proclaimed elements of Bill 23, and the proposed PPS 2023 by November 2023.</p> <p>The City recognizes that this places a significant burden to meet these timelines, while ensuring consistency with the PPS</p>

		<p>2023. The City requests additional time and clarification on transition to make Brampton Plan consistent with the PPS 2023, Bill 23, and Region of Peel’s Official Plan. The City also recognizes that with the dissolution of Peel, the roles and responsibilities of upper- and lower-tier municipalities will change and will be another facet of transition to account for in the finalization of Brampton Plan.</p>
<p>Official Plan Updates related to Change to the Definition of “Area of Employment”</p>	<p>The change to the definition in the <i>Planning Act</i> of “area of employment” to only those uses that cannot locate in mixed-use areas and require protection against conversion, is proposed to take effect upon proclamation. Time-sensitive official plan updates will be needed to align with the new definition. Furthermore, to maintain the integrity of employment areas that are intended to remain protected over the long-term, municipalities should update their official plans to explicitly authorize the site-specific permission of any existing uses that do not align with the new definition.</p>	<p>The City seeks clarification and reiterates the need for “office” to be within the <i>Planning Act’s</i> definition of area of employment. Major office is an integral part of delivering employment in the city and must be protected. The introduction of sensitive uses without the need for a conversion will lead to the erosion of Brampton’s employment.</p> <p>The City recognizes the important role that “office” uses have in supporting the economic development and growth of the city, providing critical jobs to Brampton residents in support of creating complete communities. The City recognizes that protection for office uses needs to be considered by the province through the <i>Planning Act</i> and the PPS 2023.</p> <p>Furthermore, the City requests additional time for the Official Plan update to ensure the relevant protections for all existing employment areas are sufficiently protected.</p>

<p>Continued Implementation of 2051 Forecasts (at minimum)</p>	<p>Upper-tier municipalities will be expected to continue to use the 2051 forecasts provided by the Province (at minimum) or a higher forecast as determined by the municipality. Lower-tier municipalities would be expected to meet or exceed the growth forecasts allocate to them by the upper-tier. It is expected that moving forward, municipalities in the GGH will conduct their own forecasting of population and employment growth.</p>	<p>The City is concerned regarding the inconsistencies between municipalities that will result across the Province if growth forecasts are not tracked by the Province. Coordination of both hard and soft infrastructure is critical; however it is not clear how this will be delivered with the removal of growth forecasts. Furthermore, this proposal raises additional concerns such as how planning for health care and long-term care will be conducted without growth targets.</p> <p>The City supports maintaining the Region of Peel Official Plan growth forecasts as a minimum, with the potential to contemplate additional growth scenarios through Brampton Plan. However, provincial guidance should be provided to ensure a similar methodology is used to forecast growth across municipalities.</p>
<p>Timing for Changes to Upper-tier Planning Responsibilities</p>	<p>The changes to the <i>Planning Act</i> introduce by Bill 23, removing statutory approval authorities from 7 upper-tier municipalities is not anticipated to be proclaimed and take effect until Winter 2023 at the earliest.</p>	<p>The City requests further information on the elements that will inform the transition of these changes.</p>
<p>Go-Forward Approach to Provincially Significant Employment Zones</p>	<p>The Province is seeking feedback on the need to identify select PSEZs or portions of PSEZs for the sole purpose of protecting lands exclusively for employment uses through an alternative approach.</p>	<p>The City requests the maintenance of the entire Provincially Significant Employment Zone in Brampton. Due to its proximity to Lester B. Pearson Operating Area, it provides key regional employment, as well as goods and services that will reach all of Ontario, Canada and internationally.</p>

		The City supports participating in providing additional feedback to the Province in support of maintaining the PSEZs in Brampton.
Approach to maintain existing Greenbelt Policies	Proposed amendment to the Greenbelt Plan that would indicate that the previous policies in A Place to Grow and the Provincial Policy Statement would continue to apply in those cases where the Greenbelt Plan refers to them to ensure no change to how the Greenbelt Plan policies are implemented if the PPS 2023 comes into effect.	The City requests the maintenance of all relevant Growth Plan policies to ensure that no major changes to the Greenbelt Plan are required and to help manage growth and natural heritage protections across the Greater Golden Horseshoe.



The City of Brampton would like to thank the Province for the opportunity to provide feedback and comments on the proposed changes.

Sincerely,

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building & Growth Management

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 31-2023

**A by-law to accept, assume and dedicate lands
for public highway purposes.**

WHEREAS it is deemed prudent to accept and assume lands described in Schedule "A" attached hereto and forming part of this by-law received from various owners and dedicate same for Highway purposes pursuant to Section 31 of the *Municipal Act, 2001*, S.O. 2001, c.25;

NOW THEREFORE, the Council of the Regional Corporation enacts as follows:

1. That part of the lands described in Transfers of Land to the Regional Municipality of Peel and Expropriation Plans, listed in Schedule "A" attached hereto and forming part of this by-law, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be accepted and the said lands are assumed and dedicated as part of the Public Highway adjacent thereto;

READ THREE TIMES AND PASSED IN OPEN COUNCIL this 8th day of June, 2023.

Regional Clerk

Regional Chair

	Date Registered	Instrument Number	Municipality	From
(a)	August 25, 2022	PR4105579	Town of Caledon	Pluribus Corp. Old Church Road (Regional Road 22) Part of Block 164, Plan 43M-1840
(b)	May 6, 2011	PR2000096	Town of Caledon	Chateaux of Caledon Corporation Old Church Road (Regional Road 22) Part of Block 177, Plan 43M-1840
(c)	August 31, 2022	PR4108962	City of Brampton	Lamco Inc. Dixie Road (Regional Road 4) Part of Block 9, Plan 43M-1907
(d)	September 17, 2018	PR3581089	Town of Caledon (formerly Township of Albion)	Adalgisa Le Donne and Giuseppe Le Donne Mayfield Road (Regional Road 14) Part of Lot 1, Concession 3
(e)	September 16, 2022	PR4116885	City of Brampton (formerly Township of Chinguacousy)	Anne Hoskins and Donald Reid Mississauga Road (Regional Road 1) Part of Lot 14, Concession 5

	Date Registered	Instrument Number	Municipality	From
(f)	September 28, 2022	PR4121377	Town of Caledon (formerly Township of Chinguacousy)	1058063 Ontario Limited Dixie Road (Regional Road 4) Part of Lot 18, Concession 4, East Hurontario Street
(g)	September 28, 2022	PR4121377	Town of Caledon (formerly Township of Chinguacousy)	1058063 Ontario Limited Mayfield Road (Regional Road 14) Part of Lot 18, Concession 4, East Hurontario Street
(h)	November 1, 2001	RO1182912	City of Brampton (Geographic Township of Chinguacousy)	Sikh Heritage Centre Limited Airport Road (Regional Road 7) Part of Lot 17, Concession 6, East Hurontario Street
(i)	October 17, 2022	PR4129026	City of Brampton (Geographic Township of Chinguacousy)	McLaughlin Developments Inc. Mayfield Road (Regional Road 14) Part of Lot 17, Concession 2, West Hurontario Street
(j)	November 29, 2022	PR4146239	City of Mississauga (Geographic Township of Toronto)	Cabot Trail Estates Ltd. Derry Road (Regional Road 5) Part of Lot 11, Concession 1, West Hurontario Street

	Date Registered	Instrument Number	Municipality	From
(k)	October 2, 2007	PR1347091	City of Mississauga	Cabot Trail Estates Ltd. Derry Road (Regional Road 5) Block 112, Plan 43M-1758
(l)	March 25, 2008	PR1432619	City Mississauga (Geographic Township of Toronto)	Cabot Trail Estates Ltd. Derry Road (Regional Road 5) Part of Lot 11, Concession 1 West Hurontario Street
(m)	June 27, 2014	PR2555387	City of Mississauga (Geographic Township of Toronto)	Cabot Trail Estates Ltd. Derry Road (Regional Road 5) Part of Lot 11, Concession 1 West Hurontario Street
(n)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Part of Block AD, Plan 857
(o)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Part of Lot 6, Concession 4, East Hurontario Street
(p)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Consolidation of various Properties Part Block AD, Plan 857
(q)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block AC, Plan 857

	Date Registered	Instrument Number	Municipality	From
(r)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block A, Plan 958 (1 Foot Reserve)
(s)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block A, Plan M74, being Street Widening
(t)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block K, Plan M71
(u)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block L, Plan M71
(v)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block G, Plan M71
(w)	December 14, 2022	PR4152186	City of Brampton	The Corporation of the City of Brampton Dixie Road (Regional Road 4) Block M, Plan M71
(x)	January 12, 2023	PR4160417	Town of Caledon (Geographic Township of Albion)	2353219 Ontario Ltd. Highway 50 (Regional Road 50) Part of Lot 3, Concession 6

	Date Registered	Instrument Number	Municipality	From
(y)	February 6, 2023	PR4168374	Town of Caledon (Geographic Township of Chinguacousy)	Francesco Di Pucchio Airport Road (Regional Road 7) Part of Lot 27, Concession 6, East Hurontario Street
(z)	February 6, 2023	PR4168385	Town of Caledon (Geographic Township of Chinguacousy)	Dino Di Pucchio King Street (Regional Road 9) Part of Lot 27, Concession 6, East Hurontario Street
(aa)	February 16, 2023	PR4171628	City of Brampton (Geographic Township of Chinguacousy)	Lebosco Development Inc. Airport Road (Regional Road 7) Part of Lot 14, Concession 6, East Hurontario Street
(bb)	August 4, 2006	PR1113243	City of Brampton (Geographic Township of Chinguacousy)	Casa North Investments Inc. Airport Road (Regional Road 7) Reserve Block 19, Plan 43M-1716
(cc)	August 4, 2006	PR1113254	City of Brampton (Geographic Township of Chinguacousy)	Sandringham Place Inc. Airport Road (Regional Road 7) Part of Lot 14, Concession 6, East Hurontario Street

	Date Registered	Instrument Number	Municipality	From
(dd)	April 13, 2021	PR3815057	City of Mississauga	BRL Realty Limited Airport Road (Regional Road 7) Part of Lot 5 Concession 7 East Hurontario Street
(ee)	November 13, 2020	PR3734206	City of Mississauga	Hazelton Development Corporation Dixie Road (Regional Road 4) Part of Lots 5, 6 and 7, Plan 381
(ff)	June 1, 2004	PR649368	City of Mississauga	Danuta Marcinowska and Aleksander Marcinowski Dixie Road (Regional Road 4) Part of Lot 7, Plan 381
(gg)	March 10, 2023	PR4178626	City of Mississauga (Geographic Township of Toronto)	Pearson Corporate Centre GP Inc. and Pearson Corporate Centre LP. Dixie Road (Regional Road 4) Part Lot 6, Concession 1, South Dundas Street
(hh)	March 10, 2023	PR4178626	City of Mississauga (Geographic Township of Toronto)	Pearson Corporate Centre GP Inc. and Pearson Corporate Centre LP. Queensway East (Regional Road 20) Part Lot 6, Concession 1, South Dundas Street

	Date Registered	Instrument Number	Municipality	From
(ii)	April 21, 2023	PR4191610	City of Mississauga (Geographic Township of Toronto)	2206016 Ontario Inc. Erin Mills Parkway (Regional Road 1) Part Lot 31, Concession 1, South of Dundas Street
(jj)	July 16, 1985	RO720125	City of Brampton (Geographic Township of Chinguacousy)	American Motors (Canada) Inc. Airport Road (Regional Road 7) Part of Lot 8, Concession 6, East Hurontario Street
(kk)	March 9, 2023	PR4177976	City of Brampton (Geographic Township of Chinguacousy)	Robert John Anderson and Clova Mary Anderson Winston Churchill Boulevard (Regional Road 19) Part of Lot 12, Concession 6, West Hurontario Street
(ll)	April 12, 2023	PR4188287	City of Brampton (Geographic Township of Chinguacousy)	10827 Winston Churchill Inc. Winston Churchill Boulevard (Regional Road 19) Part of Lot 15, Concession 6, West Hurontario Street
(mm)	March 27, 2023	PR4183507	City of Brampton	Pala Holdings Limited Airport Road (Regional Road 7) Part of Block 1, Plan 43M-468 and Part of Block 8, Plan 43M-469
(nn)	June 27, 1983	LT442776	City of Brampton	Parkend Estates Limited and Willowbrook Estates Limited COB Rice Development Co. as to 2/3 interests and Eldomar Precision Homes & Lumber Limited as to a 1/3 interest

	Date Registered	Instrument Number	Municipality	From
				Airport Road (Regional Road 7) Block 14, Plan 43M-469
(oo)	June 27, 1983	LT442762	City of Brampton	Arosa Properties Limited Airport Road (Regional Road 7) Block 4, being the 0.30 meter reserve, Plan 43M-468
(pp)	March 29, 2023	PR4184169	Town of Caledon	Licenza Park Construction Corp. Coleraine Drive (Regional Road 150) Part of Block 1, Plan 43M-1744
(qq)	June 27, 2014	PR2555583	Town of Caledon	The Corporation of the Town of Caledon Coleraine Drive (Regional Road 150) Part of Block 6, Plan 43M-1744

THE REGIONAL MUNICIPALITY OF PEEL

SCHEDULE "B" to BY-LAW NUMBER 31-2023

(a) INSTRUMENT NUMBER PR4105579

Part of Block 164, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel designated as Parts 1, 2 and 3 on Plan 43R-40021

(b) INSTRUMENT NUMBER PR2000096

Part of Block 177, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel designated as Parts 1, 2 and 3 on Plan 43R-40421

(c) INSTRUMENT NUMBER PR4108962

Part of Block 9, Plan 43M-1907, City of Brampton, Regional Municipality of Peel designated as Parts 6 and 7 on Plan 43R-40373

(d) INSTRUMENT NUMBER PR3581089

Part of Lot 1, Concession 3, Town of Caledon (formerly Township of Albion) Regional Municipality of Peel designated as Part 1 on Expropriation Plan PR3581089

(e) INSTRUMENT NUMBER PR4116885

Part of Lot 14, Concession 5 west of Hurontario Street, (formerly Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Part 1 on Reference Plan 43R-40435

(f) INSTRUMENT NUMBER PR4121377

Part of Lot 18, Concession 4, East of Hurontario Street, (formerly Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel designated as Parts 6, 7, 8, 9, 10 and 11 on Reference Plan 43R-40447

(g) INSTRUMENT NUMBER PR4121377

Part of Lot 18, Concession 4, East of Hurontario Street, (formerly Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel designated as Part 3, 5 and 14 on Reference Plan 43R-40447 and Part 2 on Reference Plan 43R-40499

(h) INSTRUMENT NUMBER RO1182912

Part of Lot 17, Concession 6, East of Hurontario Street, (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Parts 1 and 2 on Reference Plan 43R-37968

(i) INSTRUMENT NUMBER PR4129026

Part Lot 17, Concession 2, West of Hurontario Street (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Part 3, Plan 43R-1952 save and except Part 1, Expropriation Plan RO1039346

(j) INSTRUMENT NUMBER PR4146239

Part Lot 11, Concession 1, West of Hurontario Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Part 1 on Reference Plan 43R-40526

(k) INSTRUMENT NUMBER PR1347091

Reserve Block 112, Plan 43M-1758, City of Mississauga, Regional Municipality of Peel

(l) INSTRUMENT NUMBER PR1432619

Part Lot 11, Concession 1, West of Hurontario Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Parts 5, 8, 10, 13, 22, 23 and 25 on Plan 43R-32120

(m) INSTRUMENT NUMBER PR2555387

Part Lot 11, Concession 1, West of Hurontario Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Part 4 on Plan 43R-35911

(n) INSTRUMENT NUMBER PR4152186

Part Block AD, Plan 857, lying south east of Part 1, Plan 43R-15555; City of Brampton, Regional Municipality of Peel

(o) INSTRUMENT NUMBER PR4152186

Part Lot 6, Concession 4, East of Hurontario Street; City of Brampton, Regional Municipality of Peel designated as Part 4, Plan 43R-14442

(p) INSTRUMENT NUMBER PR4152186

Consolidation of various Properties Part Block AD, Plan 857, lying north west of Part 1, Part 43R-15555 and north west of Part 3, Plan 43R-14442; City of Brampton, Regional Municipality of Peel

(q) INSTRUMENT NUMBER PR4152186

Block AC, Plan 857; City of Brampton, Regional Municipality of Peel

(r) INSTRUMENT NUMBER PR4152186

Block A, Plan 958, (1 Foot Reserve); City of Brampton, Regional Municipality of Peel

(s) INSTRUMENT NUMBER PR4152186

Block A, Plan 43M-74, being Street Widening; City of Brampton, Regional Municipality of Peel

(t) INSTRUMENT NUMBER PR4152186

Block K, Plan 43M-71; City of Brampton, Regional Municipality of Peel

(u) INSTRUMENT NUMBER PR4152186

Block L, Plan 43M-71; City of Brampton, Regional Municipality of Peel

(v) INSTRUMENT NUMBER PR4152186

Block G, Plan 43M-71; City of Brampton, Regional Municipality of Peel

(w) INSTRUMENT NUMBER PR4152186

Block M, Plan 43M-71; City of Brampton, Regional Municipality of Peel

(x) INSTRUMENT NUMBER PR4160417

Part of Lot 3, Concession 6, (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel designated as Part 3 on Plan 43R-40528

(y) INSTRUMENT NUMBER PR4168374

Part of Lot 27, Concession 6, East of Hurontario Street (Geographic Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel designated as Part 1 on Plan 43R-40497

(z) INSTRUMENT NUMBER PR4168385

Part of Lot 27, Concession 6, East of Hurontario Street (Geographic Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel designated as Part 1 on Plan 43R-40556

(aa) INSTRUMENT NUMBER PR4171628

Part of Lot 14, Concession 6, East of Hurontario Street (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Part 1 on Plan 43R-40501

(bb) INSTRUMENT NUMBER PR1113243

Reserve Block 19, Plan 43M-1716, City of Brampton, Regional Municipality of Peel

(cc) INSTRUMENT NUMBER PR1113254

Part of Lot 14, Concession 6 East of Hurontario Street (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Part 4 on Plan 43R-30737

(dd) INSTRUMENT NUMBER PR3815057

Part of Lot 5, Concession 7, East of Hurontario Street, designated as Parts 2, 3, 5 and 6 on Plan 43R-39527, City of Mississauga, Regional Municipality of Peel

(ee) INSTRUMENT NUMBER PR3734206

Part of Lots 5, 6 and 7, Plan 381, City of Mississauga, Regional Municipality of Peel designated as Parts 1, 6 and 11 on Plan 43R-39176

(ff) INSTRUMENT NUMBER PR649368

Part of Lot 7, Plan 381, City of Mississauga, Regional Municipality of Peel designated as Part 1 on Plan 43R-27904

(gg) INSTRUMENT NUMBER PR4178626

Part of Lot 6, Concession 1 South of Dundas Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Parts 2 and 4 on Plan 43R-40239

(hh) INSTRUMENT NUMBER PR4178626

Part of Lot 6, Concession 1 South of Dundas Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Parts 1, 3, 6, 7, 8 and 10 on Plan 43R-40240

(ii) INSTRUMENT NUMBER PR4191610

Part of Lot 31, Concession 1 South of Dundas Street (Geographic Township of Toronto), City of Mississauga, Regional Municipality of Peel designated as Part 35 on Plan 43R-39976

(jj) INSTRUMENT NUMBER RO720125

Part of Lot 8, Concession 6, East Hurontario Street (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel designated as Part 5 on Plan 43R-40673

(kk) INSTRUMENT NUMBER PR4177976

Part of Lot 12, Concession 6, West Hurontario Street (Geographic Township of Chinguacousy) City of Brampton, Regional Municipality of Peel designated as Part 1 on Plan 43R-40555

(ll) INSTRUMENT NUMBER PR4188287

Part of Lot 15, Concession 6, West Hurontario Street (Geographic Township of Chinguacousy) City of Brampton, Regional Municipality of Peel designated as Part 1 on Plan 43R-40531

(mm) INSTRUMENT NUMBER PR4183507

Firstly: Part of Block 1, Plan 43M-468 and Part of Block 8, Plan 43M-469, City of Brampton; Regional Municipality of Peel designated as Part 26, Plan 43R-40623

Secondly: Part of Block 8, Plan 43M-469; City of Brampton; Regional Municipality of Peel designated as Part 20, Plan 43R-40623

(nn) INSTRUMENT NUMBER LT442776

Block 14, Plan 43M-469; City of Brampton; Regional Municipality of Peel

(oo) INSTRUMENT NUMBER LT442762

Block 4, being the 0.30 meter reserve, Plan 43M-468; City of Brampton; Regional Municipality of Peel

(pp) INSTRUMENT NUMBER PR4184169

Part of Block 1, Plan 43M-1744, Town of Caledon, Regional Municipality of Peel designated as Parts 4, 7 and 8 on Plan 43R-40530

(qq) INSTRUMENT NUMBER PR2555583

Part of Block 6, Plan 43M-1744, Town of Caledon, Regional Municipality of Peel designated as Part 19 on Plan 43R-31509