

May 25, 2023

Sent by e-mail

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
minister.mah@ontario.ca

Subject: **Motion Regarding Servicing Capacity Allocation Process and Related Sunset Clause**

I am writing to advise that Regional Council approved the following resolution at its meeting held on May 11, 2023:

Resolution Number 2023-393:

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;

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

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; and*
 - *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.

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.*

Nando Iannicca
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Kindest personal regards,



Nando Iannicca,
Regional Chair and CEO

Copy:

Peter Fay, City Clerk, City of Brampton

Diana Rusnov, City Clerk and Director of Legislative Services, City of Mississauga

Laura Hall, Director of Corporate Services and Town Clerk, Town of Caledon

Kealy Dedman, Commissioner of Public Works

Tara Buonpensiero, Acting Chief Planner and Director of Planning and Development Services

