

Public Works

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November 15, 2025

Ministry of Economic Development, Job Creation and Trade
College Park, 777 Bay St, 18th Floor
Toronto, ON
M7A 1S5

Re: Consultation on Proposed Special Economic Zones Criteria (ERO 025-1077)

To Whom It May Concern:

Peel Region appreciates the opportunity to comment on the Environmental Registry of Ontario (ERO) posting for the 'Proposed Special Economic Zones Criteria' (ERO 025-1077) under the Special Economic Zones Act, 2025. Peel Region staff generally support efforts to move projects faster and provide one-window access to services.

PEEL REGION STAFF COMMENTS ON THE PROPOSAL

Peel Region staff appreciate the opportunity to provide comments on matters of Regional interests within the context of Peel's current roles and responsibilities, which include being service manager for housing and early years and childcare, regional roads, waste management, and water and wastewater. The following comments and recommendations are provided by Peel Region staff and builds on the previous comments submitted by Peel Region for the Special Economic Zones Act (ERO 025-0391). If additional comments are provided at the direction of Peel Regional Council, they will be forwarded to the Ministry for consideration.

As previously stated, Peel Region believes that Special Economic Zones (SEZ) could provide another valuable tool, which when used strategically, could help achieve community and economic benefits such as affordable housing, public service facilities, and encourage job growth. The comments below are provided for consideration by the Ministry in the development of the SEZ criteria:

- Since SEZs have the benefit of reduced requirements and moving projects forward faster, there is an opportunity for requiring additional community benefits, such as a certain percentage of units being sold at prices that are affordable to low or moderate income households (consistent with the definition in the *Provincial Planning Statement, 2024*), a contribution of land or units for affordable and/or non-market housing, rough-ins for additional residential units (ARUs), and/or a contribution to housing initiatives.
- For mixed-use and non-residential uses in a SEZ, consider the additional benefit of improving community hubs by incorporating conditions to include co-location with public service facilities such as licensed childcare and early years centres.
- Establishing a process to consult and coordinate with municipalities and service providers prior to designating a SEZ is critical so the Region (and other service

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providers) can plan for the necessary infrastructure to support development in the SEZ and to coordinate with other projects in the area by:

- assessing servicing feasibility;
 - updating infrastructure master plans; and,
 - ensuring critical legislative compliance obligations are being met.
- That the Special Economic Zones Act, 2025, be added as a prescribed Act under O.Reg. 73/94, so that proposals and decisions under this Act can be posted to the ERO.
 - “Designated projects” should be required to comprehensively evaluate potential impacts on health and the environment. As part of the review process, Public Health agencies should have the opportunity to review and comment on development proposals within SEZs to ensure potential impacts on health and the environment are comprehensively evaluated and that risk mitigation strategies have been identified.
 - Proposed Regulation 1(3) which states that the SEZ be no larger than necessary to encompass the activities is supported, as this criterion ensures that the geographic area where streamlined or simplified requirements is limited, promoting the protection of health and environmental considerations.

Peel Region respectfully requests that the Ministry consider Peel Region staff comments provided herein to inform its decisions on the SEZ criteria.

I would be pleased to provide any clarifications or additional comments on these matters.

Yours Respectfully,



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