

## Public Works

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November 21, 2025

Ministry of Municipal Affairs and Housing  
College Park, 777 Bay St, 14<sup>th</sup> Floor  
Toronto, ON  
M7A 2J3

### **Re: Consultation – Enhanced Development Standards – Lot Level (outside of buildings), 2025 (ERO 025-1101)**

To Whom It May Concern:

Thank you for the opportunity to comment on the proposed consultation on Enhanced Development Standards – Lot Level (outside of buildings), 2025 as part of *Bill 60, Fighting Delays, Building Faster Act, 2025*.

#### **PEEL REGION COMMENTS ON THE PROPOSAL**

Peel Region is providing the following comments on matters of regional interest within the context of Peel’s current roles and responsibilities, which include managing, funding and/or delivering housing, early years and child care, regional roads, waste management, health services and water and wastewater. The Region understands that the intent of this proposal is to standardize development standards and remove standards that are above and beyond what is required for health, safety and implementation of necessary services and programs.

#### **Waste Collection**

- Please continue to consider the need for safe and efficient waste collection, including accommodating collection vehicles, safely storing waste on sites, and supporting separation of waste to continue diversion from landfill sites when considering changes to development standards at the lot level. Currently, Peel Region’s Waste Management Division provides waste collection services and reviews site plans for compliance with its Waste Collection Design Standards Manual which developments must address to qualify for municipal waste collection. If standardized municipal waste collection cannot be provided, modifications to the standardized municipal services would be necessary placing an increased burden on the tax base; or alternatively, private waste collection services would need to be secured. These services will transfer to local municipalities as of October 1, 2027.
- From a waste storage perspective, failure to plan for proper waste storage and collection leads to inaccessible or insufficient space, design flaws, and structural failures that could compromise safe collection and disposal, as well as human health for both residents and collection contractors. Also, proper sorting and diversion efforts support other local and provincial objectives, including the Provincial Planning Statement (2024) which directs planning authorities to reduce greenhouse gas emissions and prepare for the impact of climate change.

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- Although “enhanced development standards” are not clearly defined, aspects of development standards associated with development layouts, setbacks and site plans should continue to include requirements for efficient waste collection, sorting and storage.

## Public Health

- Developments should continue to be required to meet local design guidelines which can support the creation of healthy and complete communities that are accessible, walkable and transit-supportive.
- In alignment with the Ontario Public Health Standards, Peel Public Health aims to reduce chronic disease and prevent injuries by reviewing development proposals and providing evidence-informed recommendations to integrate healthy built environment elements into design. Should design aesthetics be removed from development applications, it would limit the ability to influence streetscape amenities, such as benches and bike parking, which could negatively impact accessibility, physical activity, and opportunities for community interaction.

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

Yours Respectfully,



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Region of Peel

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