



Town of Oakville Council

AGENDA

Date: Monday, May 26, 2025
Time: 6:30 p.m.
Location: Council Chamber

Live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

	Pages
1. O Canada	
2. Land Acknowledgement	
3. Regrets	
4. Declarations of Pecuniary Interest	
5. Confirmation of Minutes of the previous Council Meeting(s)	
5.1 Minutes of the Regular Session of the Planning and Development Session of Council, April 22, 2025	9 - 14
5.2 Minutes of the Regular Session of Council, May 1, 2025	15 - 30
5.3 Minutes of the Special Session of Council, May 12, 2025 at 6:30 p.m.	31 - 36
5.4 Minutes of the Special Session of Council, May 12, 2025 at 9:00 p.m.	37 - 39
5.5 Minutes of the Special Confidential Session of Council, May 12, 2025 at 6:30 p.m.	
5.6 Minutes of the Special Confidential Session of Council, May 12, 2025 at 9:00 p.m.	

6. Public Presentation(s)

There are no public presentations listed for this agenda.

7. Committee Minutes

7.1 Minutes of the Committee of the Whole Workshop, May 6, 2025 40 - 41

8. Advisory Committee Minutes

There are no advisory committee minutes listed for this agenda.

9. Consent Item(s)

9.1 2025 Priority Intergovernmental Requests 42 - 51

Recommendation:
That the 2025 priority intergovernmental requests identified in Appendix A of the report dated May 13, 2025, from the Corporate Strategy and Government Relations Department be approved.

9.2 2024 Development Charges, Cash in Lieu of Parkland, Bonus Zoning and Community Benefits Charge Reserve Fund Statements 52 - 72

Recommendation:
1. That the staff report dated May 13, 2025, entitled *2024 Development Charges, Cash in Lieu of Parkland, Bonus Zoning and Community Benefits Charge Reserve Fund Statements* from the Finance department, be made available on the town website and upon request, to the Ministry of Municipal Affairs and Housing.

9.3 Immobilization Prohibition By-law 2025-097, By-law 2025-098 and By-law 2025-097

73 - 88

Recommendation:

1. That By-law 2025-097, a by-law to prohibit the immobilizing of vehicles on municipal land and on private property in the Town of Oakville, attached as Appendix A of the Municipal Enforcement Services report dated May 13, 2025, be passed.
2. That By-law 2025-098, a by-law to amend Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038, as amended, attached as Appendix B to the report from Municipal Enforcement Services dated May 13, 2025, be passed.
3. That the administrative penalties with respect to By-law 2025-097, listed in Appendix C to the report from Municipal Enforcement Services dated May 13, 2025, be approved, effective on June 16, 2025, and such fees be included in the Rates and Fees schedule.

10. Confidential Consent Item(s)

There are no Confidential Consent Items listed for this agenda.

11. Discussion Item(s)

11.1 Advocacy Plan for Midtown OPA and TOC

Notice of Motion from May 1, 2025.

Recommendation:

Moved by: Councillor Haslett- Theall

Seconded by: Councillor Gittings

WHEREAS on February 18, 2025, Council unanimously supported the draft Midtown Official Plan Amendment (OPA) following careful analysis, expert input, and consultation with stakeholders; and

WHEREAS the Midtown OPA represents a bold, responsible, and defensible plan that supports sustainable, complete community building and is currently awaiting approval by the Minister of Municipal Affairs and Housing; and

WHEREAS on January 27, 2025, Council unanimously passed a motion rejecting the proposed Transit Oriented Community (TOC) plan, noting that it fails to align with the draft Midtown OPA and may prioritize

excessive density over balanced, timely, and sustainable development;
and

WHEREAS Oakville continues to exceed provincial housing targets, achieving 125% of its 2024 housing supply goal through proactive, holistic planning, including the Midtown OPA which supports community benefits, sustainability, and livability; and

WHEREAS residents have called on Council to ensure strong, coordinated advocacy and governance to secure provincial alignment and support for Council's approved planning direction;

THEREFORE, BE IT RESOLVED THAT:

1. Staff be directed to provide a **report to Council at the next Council meeting** outlining the advocacy strategy and actions taken to date in support of the Midtown OPA, including engagement with:
 - The Minister of Municipal Affairs and Housing,
 - The Minister of Infrastructure,
 - MPP Stephen Crawford, and
 - MPP Effie Triantafilopoulos; and
 - The recommendations on a government relations advocate
2. Council receive regular updates from the Mayor and staff on advocacy progress and provincial engagement related to the Midtown OPA and the TOC proposal, to ensure transparency, accountability, and alignment with Council's direction.
3. That local Councillors be invited to participate in meetings with the Ministers and MPPS.
4. That Councillors be invited to participate in delegations at the upcoming Association of Municipalities conference should the decisions of the Ministry still not be resolved

11.2 2024 Audited Financial Statements and External Audit Findings Report 89 - 185

Recommendation:

1. That the 2024 Audit Findings Report issued by KPMG, the town's external auditor, be received for information; and
2. The 2024 Town of Oakville Consolidated Financial Statements and the 2024 Town of Oakville Trust Fund Financial Statements be approved.

11.3 OEC AGM May 2025, Appointment of Auditors, and Approval of Financial Statements 186 - 249

Recommendation:

1. That the presentation from Rob Lister, President and CEO of Oakville Enterprises Corporation (OEC) regarding the annual business and quarterly update be received.
2. That the resolutions as submitted by the Board Chair of Oakville Enterprises Corporation in the correspondence to the Mayor and Members of Council dated May 26, 2025, with regard to the following matters be approved;
 - a. The compensation for Directors of Oakville Enterprises Corporation and its affiliates increase by 3.25% effective May 26, 2025, as outlined in Appendix A.
 - b. KPMG LLP be appointed as auditors of the Oakville Enterprises Corporation, as outlined in Appendix B and;
 - c. The acceptance of the consolidated audited financial statements of Oakville Enterprises Corporation for the year ended December 31, 2024, attached as Appendix C.
3. That the Mayor as shareholder representative pursuant to the Unanimous Shareholder Agreement, be authorized to sign the resolutions for and on behalf of the Town in its capacity as the sole shareholder.

11.4 OakvilleMDC AGM, Appointment of Auditors, Directors, Approval of Financial Statements 250 - 281

Recommendation:

1. That the resolutions submitted by the Board Chair of Oakville Municipal Development Corporation in the correspondence to the Mayor and Members of Council dated April 28, 2025, attached as Appendix A, with regard to the following matters, be approved:
 - a. The firm of KPMG LLP, Chartered Accountants be appointed as auditors of the Oakville Municipal Development Corporation for the 2025 fiscal year attached as Appendix A
 - b. The consolidated Financial Statements of Oakville Municipal Development Corporation for the year ended December 31, 2024 attached as Appendix B
 - c. No compensation be paid to the Directors of Oakville Municipal Development Corporation
2. That the Mayor, as shareholder representative pursuant to the Shareholder Declaration, be authorized to sign the resolution for and on behalf of the Town in its capacity as the sole shareholder.
3. That the OakvilleMDC 2024 Annual Report attached as Appendix C, be received.

11.5 Oakville Municipal Development Corporation – 2025 Request for Funding 282 - 285

Recommendation:

1. That the town lend up to \$2,975,000 to the Oakville Municipal Development Corporation from the tax stabilization reserve for 2025-2028 administrative and project costs by way of a promissory note.
2. That the promissory note, in form and substance satisfactory to the Treasurer and Town Solicitor, be prepared.

11.6 Winter Recreation Strategy

286 - 291

Recommendation:

1. That the permanent addition of the Winter Recreation Strategy, at an estimated cost of \$528,800, be referred to the 2026 Budget Committee.
2. That the cost of the Winter Recreation Strategy for December 2025, estimated at \$158,900, be funded from the Tax Stabilization Reserve.

12. Confidential Discussion Item(s)

12.1 OEC Shareholder Approval

12.2 Confidential Report - Oakville Municipal Development Corporation 2025 Request for Funding - May 26, 2025

12.3 Oakville Enterprise Corporation Appointment of Directors and Chair

13. Staff Memoranda (Staff Memos)

13.1 INTERNAL MEMO - Municipal Enforcement Services RE: Pay-by-Plate Parking Machine Upgrades and Parking Rate Adjustments 292 - 295

13.2 INTERNAL MEMO - Transportation and Engineering RE: Automated Speed Enforcement (ASE) Camera Deployment in Flashing 40 km/h Zones 296 - 299

13.3 INTERNAL MEMO - Right of Way Management RE: Public Education about Permitted and Prohibited Activities in the Municipal Right of Way 300 - 301

13.4 INTERNAL MEMO - Planning and Development RE: Preliminary Housing Needs Assessment (HNA) with Federal HNA Template 302 - 303

13.5 INTERNAL MEMO - Recreation and Culture RE: New Procedure: Use of Town Spaces 304 - 305

14. New Business

(Notice of Motion, Emergency, Congratulatory or Condolence)

15. Regional Reports and Question Period Regarding Town Boards and Advisory Committees

16. Requests for Reports

17. Consideration and Reading of By-Laws

That the following by-law(s) be passed:

17.1 By-law 2025-097

A by-law to prohibit the immobilizing of vehicles on municipal land and on private property (Re: Item 9.3)

17.2 By-law 2025-098

A by-law to amend by-law 2021-038 Administrative Penalties for Non-Parking Violations and Orders (Re: Item 9.3)

17.3 By-law 2025-112

306 - 306

A by-law to confirm the proceedings of a meeting of Council

18. Adjournment



Town of Oakville
Planning and Development Council
MINUTES

Date: April 22, 2025
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Duddeck
- Councillor Elgar
- Councillor Gittings
- Councillor Grant
- Councillor Haslett-Theall
- Councillor Knoll (As of 6:32 p.m.)
- Councillor Longo, Acting Mayor
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Regrets: Councillor Lishchyna

Staff:

- J. Clohec, Chief Administrative Officer
- P. Fu, Commissioner of Community Infrastructure
- M. Mizzi, Commissioner of Community Development
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- J. Huctwith, Assistant Town Solicitor
- R. Diec Stormes, Director Economic Development
- L. Musson, Manager of Planning Services, East District
- K. Cockburn, Senior Planner
- C. Westerhof, Senior Planner
- A. Holland, Acting Town Clerk

J. Radomirovic, Council and Committee Coordinator

L. Harris, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 22 day of April, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Xie

Seconded by Councillor Haslett-Theall

That this meeting proceed into Committee of the Whole session.

CARRIED

4. Consent Items(s)

4.1 Implementation of Bills 23, 97 and 185 - Amendments to Site Plan Control - By-law 2025-033

Moved by Councillor Adams

That By-law 2025-033, a by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, and to repeal By-law 2022-093 and amend By-law 2023-021, attached as Appendix B, be passed.

CARRIED

5. Confidential Consent Item(s)

There were no Confidential Consent Items.

6. Public Hearing Item(s)

6.1 Public Meeting and Recommendation Report for Zoning By-law Amendment at 348 MacDonald Road (former OTMH site) by Fernbrook Homes (OTMH) Ltd., File No. Z.1613.67 – By-law 2025-078

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Jacqueline Lee, Batory Planning and Management, presented Zoning By-law Amendment on behalf of the applicant Fernbrook Homes (OTMH) Ltd.

Cat Allen, does not support the amendment, expressed concern that proposed houses are not in keeping with the character of the neighborhood, urged Council not to approve the changes.

Ravi Khalil, no further comments.

Moved by Councillor Adams

1. That the proposed Zoning By-law Amendment application submitted by Fernbrook Homes (OTMH) Ltd. (File No. Z.1613.67), be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms with the Region of Halton Official Plan and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning and Development Department dated April 8, 2025.
2. That By-law 2025-078, an amendment to Zoning By-law 2014-014, be passed.
3. That the notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

6.2 Public Meeting Report – Zoning By-law Amendment, Shoppers Realty Inc., 3000 Sixth Line and 21 Dundas Street West, File No. Z.1316.12

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Andrew Hannaford, MHBC Planning, Adrienne Lee, Kirkor Architects and Kenneth Chan, LEA Consulting, presented Zoning By-law Amendment on behalf of the applicant Shoppers Realty Inc.

Pierre Sauvageot, suggested to allow a maximum building height of nine stories.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Shoppers Realty Inc. (File No. Z.1316.12) be received.
2. That staff consider such comments as may be provided by Council:
 - Traffic study and Truck traffic impacts on local roads and on-site
 - Transportation access/egress impacts on regional and local roads
 - Including east bound Dundas St
 - Safe and permitted access points onto Sixth Line and Dundas Street
 - Shadowing on abutting residents
 - Parking adequacy (including visitor parking allocation)
 - Confirm commercial needs
 - Size and mix of units
 - Height of buildings and existing context (Area Plan)
 - Phasing timing
 - Tenure of units
 - Current mix of unit types (low/med, high) in North Oakville
 - Building height above 8 storeys
 - Confirm site specific by-law structure for interim and ultimate condition

CARRIED

7. Discussion Item(s)

There were no Discussion Items.

8. Confidential Discussion Item(s)

There were no Confidential Discussion Items.

9. Advisory Committee Minutes

There were no Advisory Committee Minutes.

10. Rise and Report to Council

Moved by Councillor Knoll

That this committee rise and report.

CARRIED

The Acting Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Item 4.1 and Public Hearing Items 6.1, and 6.2.

Moved by Councillor Elgar

Seconded by Councillor Xie

That the report and recommendations of the Committee of the Whole be approved.

CARRIED

11. New Business

Acting Mayor Longo, recognized the Earth Day, suggested to protect the environment for future generations and to include environmental sustainability as a key priority in Oakville's strategic plan, thanked to staff, partners and residents for ongoing commitment to keep Oakville green and livable, stated that Oakville received \$100,000.00US to support youth-led projects.

Mayor Burton thanked Acting Mayor Longo for Chairing the meeting and for mentioning the Youth Climate Action Fund.

12. Consideration and Reading of By-laws

12.1 By-law 2025-033

A by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, repeal By-law 2022-093 and amend By-law 2023-021 (Re: Item 4.1).

12.2 By-law 2025-078

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 348 Macdonald Road, 291 and 327 Reynolds Street (Fernbrook Homes (OTMH) Ltd., File No.:1613.67) (Re: Item 6.1).

12.3 By-law 2005-090

A by-law to declare that certain land is not subject to part lot control (Blocks 268 and 270, Plan 20M-1288 – Mattamy (Joshua Creek) Limited)

12.4 By-law 2025-091

A by-law to confirm the proceedings of a meeting of Council.

Moved by Councillor Haslett-Theall

Seconded by Councillor McNeice

That the by-laws noted above, be passed.

CARRIED

The Acting Mayor gave written approval of the by-law(s) noted above that were passed during the meeting.

13. Adjournment

The Acting Mayor adjourned the meeting at 8:27 p.m.

Andrea Holland, Acting Town
Clerk



Town of Oakville

Council Minutes

Date: May 1, 2025
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Duddeck
- Councillor Elgar
- Councillor Gittings
- Councillor Grant
- Councillor Haslett-Theall
- Councillor Knoll
- Councillor Lishchyna
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Staff:

- J. Clohec, Chief Administrative Officer
- P. Fu, Commissioner of Community Infrastructure
- P. Damaso, Commissioner of Community Services
- M. Mizzi, Commissioner of Community Development
- S. Ayres, Commissioner of Corporate Services
- J. Clarke, Director of Corporate Strategy and Government Relations
- D. Carr, Town Solicitor
- A. Holland, Acting Town Clerk
- N. Coric, Council and Committee Coordinator

The Town of Oakville Council met in regular session this 1st day of May, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville commencing at 6:30 p.m.

1. O Canada

2. Regrets

There were no regrets for this meeting.

3. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

4. Confirmation of Minutes of the previous Council Meeting(s)

4.1 Minutes of the Regular Session of the Planning and Development Session of Council, March 17, 2025

4.2 Minutes of the Regular Session of Council, March 24, 2025

4.3 Minutes of the Regular Session of the Planning and Development Session of Council, April 7, 2025

4.4 Confidential Minutes of the Closed Session of Planning and Development Session of Council, April 7, 2025

Moved by Councillor Longo

Seconded by Councillor Gittings

1. That the Minutes of the Regular Session of Planning and Development Session of Council dated March 17, 2025, be approved.
2. That the Minutes of the Regular Session of Council dated March 24, 2025, be approved.
3. That the Minutes of the Regular Session of Planning and Development Session of Council dated April 7, 2025, be approved.
4. That the Confidential Minutes of the Closed Session of Planning and Development Session of Council dated April 7, 2025, be approved.

CARRIED

5. Public Presentation(s)

There were no public presentations.

6. Standing Committee Report(s)

6.1 Minutes of the Committee of the Whole Workshop, April 14, 2025

Moved by Councillor Duddeck

Seconded by Councillor Grant

That the minutes of the Committee of the Whole Workshop dated April 14, 2025, be approved.

CARRIED

7. Committee of the Whole

Moved by Councillor Lishchyna

Seconded by Councillor Xie

That this meeting proceed into Committee of the Whole.

CARRIED

In accordance with Section 2(8) of the Procedure By-law, the items were considered out of order.

8. Consent Item(s)

8.2 2025 Property Tax Levy By-law 2025-071

Moved by Councillor Lishchyna

1. That the Tax Levy by-law 2025-071, a by-law to provide for the levying of rates for the year 2025, as attached to the report of the Finance Department, be approved; and,

2. That, in accordance with Council's resolution from the December 19, 2024 Council meeting, the net levy requirement be increased to \$281,562,000 and a transfer to the Tax Rate Stabilization reserve in the

amount of \$458,500 be approved to maintain the 2025 the overall tax levy increase at 4.91 per cent.

CARRIED

8.3 2025 Tax Rebate for Eligible Senior Property Owners – By-law 2025-070

Moved by Councillor Lishchyna

That By-law 2025-070, a by-law to authorize a property tax rebate to eligible senior property owners in the 2025 taxation year, attached as Appendix A to the Finance Department report dated April 15, 2025, be passed.

CARRIED

8.5 Chris Vokes Memorial Park Lease Extension

Moved by Councillor Lishchyna

That staff be authorized to renew the lease with the Province for the Chris Vokes Memorial Park, and the Director of Parks and Open Space be authorized to execute any required documentation including any renewals or minor amendments to this agreement.

CARRIED

8.6 2024 Financial Results and Surplus Disposition

Moved by Councillor Lishchyna

1. That the transfers to and from the Reserves and Reserve Funds and transactions contained in the report dated April 15, 2025 from the Finance department be approved.
2. That the \$6.31 million surplus less any required adjustments be transferred to the Capital Reserve.
3. That staff be authorized to exceed the Municipal Enforcement 2025 gross operating budget by up to \$319,500 for the new Short Term Rental Compliance initiative, fully funded by the federal Short-Term Rental Enforcement Fund with no impact on the tax levy.

4. That funding in the amount of \$300,000 be transferred from the Storm Event Reserve to the Parks and Open Space 2025 operating budget to offset the unbudgeted costs incurred for emergency culvert repairs at McCraney Creek Trail and Martindale Park due to the July 2024 rainfall event.
5. That funding in the amount of \$405,938 received in 2025 from the Oakville Community Foundation (OCF) be transferred to the Theatre Capital reserve.
6. That the 2025 capital budget be amended to add a new project with a budget of \$52,000 funded from the Theatre capital reserve for the replacement of the boiler system.

CARRIED

8.8 By-law 2025-062 to Amend By-law 2024-002 (Municipal Right of Way By-law and Parking Lot Maintenance, Use and Protection By-law

Moved by Councillor Lishchyna

1. That By-law 2025-062, a by-law to amend By-law 2024-002 (Municipal Right of Way By-law), set out in Appendix A to this report be passed.
2. That By-law 2025-072 (Municipal Parking Lot Maintenance, Use and Protection By-law) and By-law 2025-073, a by-law to amend By-law 2021-038 (Administrative Penalties for Non-Parking Violations and Orders), set out in Appendices “B” and “C” respectively to this report be passed.

CARRIED

8.1 Universal Change Rooms within Recreation Facilities

Moved by Councillor Chisholm

That the report from Recreation and Culture entitled Universal Change Rooms within Recreation Facilities, dated April 24, 2025, be received for information.

CARRIED

8.4 Procedure By-law Approval of Legislative and General Updates

Moved by Councillor Haslett-Theall

1. That By-law 2025-064, A by-law to establish rules governing the calling, place, proceedings and provision of public notice of meetings of Council and Committees of Council of The Corporation of the Town of Oakville, attached as Appendix B, be passed.

CARRIED

8.7 Corporate Policy Update

Moved by Councillor Haslett-Theall

That the Council Vacancies Procedure, be amended to reflect a change to section 4(e) under "Filling a Vacancy for the Position of Mayor by Appointment," by replacing the word "one" with "three".

CARRIED

Moved by Councillor Haslett-Theall

1. That Council approve the updated Elections Policy;
2. That Council approve the updated Council Vacancies Procedure, including an amendment to section 4(e) under "Filling a Vacancy for the Position of Mayor by Appointment," by replacing the word "one" with "three", and
3. That Council approve the existing Use of Municipal Right of Ways Policy.

CARRIED

9. Confidential Consent Item(s)

9.1 Potential Protest By-law near Vulnerable Social Infrastructure - Confidential

Moved by Councillor Duddeck

That the report from the Legal Department titled "Potential Protest By-law near Vulnerable Social Infrastructure – Confidential", dated April 22, 2025, be received.

CARRIED

**9.2 Appeal to Ontario Land Tribunal of Committee of Adjustment
Decision CAV A/023/2025 Respecting 2358 Rebecca Street**

Moved by Councillor O'Meara

That the Town Solicitor or designate withdraw the Appeal.

CARRIED

**9.3 OLT Case Number OLT 23-001257 DGB Trafalgar Limited v. Oakville
(Town) - Request for Instructions- Heritage Designation By-Law 2023-
154 Appeal - Bentley Family Farmhouse - 3444 Trafalgar Road**

Moved by Councillor Gittings

That the confidential direction provided in the Legal Department
Confidential Report OLT Case Number OLT-23-001257 - DGB Trafalgar
Limited v. Oakville (Town) - Request for Instructions - Heritage Designation
By-law 2023-154 Appeal - Bentley Family Farmhouse - 3444 Trafalgar
Road dated April 15, 2025 be approved.

CARRIED

11. Confidential Discussion Item(s)

11.1 2022-2026 Accessibility Advisory Committee Vacancy

Moved by Councillor Gittings

That option 1 be appointed to the Accessibility Advisory Committee for the
remaining 2022 – 2026 term of Council, or until a successor is appointed,
as outlined in Appendix A to report, Citizen Appointment to the
Accessibility Advisory Committee for the remainder of the 2022 to 2026
Term of Council.

CARRIED

11.2 Appointment of Treasurer and Deputy Treasurer 2025

Moved by Councillor Duddeck

1. That Sheryl Ayres, Commissioner of Corporate Services, be appointed Treasurer and Jonathan van der Heiden, Director of Finance, be appointed Deputy Treasurer, effective May 1, 2025.
2. That By-law 2025-087 be passed and that By-law 2024-194 be repealed.
3. That this resolution be made public.

CARRIED

12. Advisory Committee Minutes

12.1 Accessibility Advisory Committee Minutes, March 20, 2025

Moved by Councillor Gittings

That the Accessibility Advisory Committee Minutes dated March 20, 2025, be approved.

CARRIED

13. Rise and Report to Council

Moved by Councillor Elgar

That this Committee rise and report.

CARRIED

Moved by Councillor Lishchyna

Seconded by Councillor Grant

The Mayor arose and reported that Committee of the Whole has met and made recommendations on Consent Items 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, Confidential Consent Items 9.1, 9.2, 9.3, Confidential Discussions Items 11.1, 11.2 and Advisory Committee Minutes 12.1.

CARRIED

14. Information Items (Circulated Electronically)

14.1 Council Information March 12 - April 15, 2025

14.2 INTERNAL MEMO - Municipal Enforcement Services RE: Short-Term Rental Enforcement Fund (STREF) - Grant Approval

14.3 INTERNAL MEMO - Clerk's Department RE: Municipal Clearance for Liquor Sales Licence II Bacio Spa Club, Tabule Oakville Inc. , ColorEat

14.4 INTERNAL MEMO - Legal and Municipal Enforcement Services RE: Draft Safe Access to Vulnerable Social Infrastructure By-law

14.5 INTERNAL MEMO - Oakville Fire RE: Simultaneous Notification April 01, 2025

14.6 INTERNAL MEMO – Municipal Enforcement Services RE: Immobilization of Vehicles on Private Property Using Parking Boots or Other Such Devices

14.7 INTERNAL MEMO – Clerk's Department RE: Municipal Clearance for Liquor Sales Licence AMICA Glen Abbey Inc., Mesopotamic Kebab House

15. Status of Outstanding Issues

16. New Business

Councillor Chisholm congratulated the Fire Chief, Fire Department and Medical Services for coming together under new technology to have real time response time.

Councillor Haslett-Theall congratulated the Oakville United Way Team that raised over \$87, 250.00 this year.

Councillor Knoll congratulated the successful candidates in Monday's election. He also announced that the Oakville Family Ribfest is taking place on June 19th - 22nd at Sheridan College. It is a fundraiser for the Rotary Club. He also congratulated the Oakville Rotary Club for 100 years of community service.

Mayor Burton and Councillor Xie congratulated the Easter Seals for their wonderful fundraiser and further congratulated Councillor O'Meara on his participation in the event.

Councillor Xie stated that May is Asian Heritage month and has invited everyone to the official flag raising Monday at Town Hall. He has also invited everyone to the Second Asian Heritage Festival event at Fowley Park on May 24th.

16.1 Notice of Motion - Advocacy Plan for Midtown OPA and TOC

Moved by Councillor Haslett-Theall

Seconded by Councillor Gittings

WHEREAS on February 18, 2025, Council unanimously supported the draft Midtown Official Plan Amendment (OPA) following careful analysis, expert input, and consultation with stakeholders; and

WHEREAS the Midtown OPA represents a bold, responsible, and defensible plan that supports sustainable, complete community building and is currently awaiting approval by the Minister of Municipal Affairs and Housing; and

WHEREAS on January 27, 2025, Council unanimously passed a motion rejecting the proposed Transit Oriented Community (TOC) plan, noting that it fails to align with the draft Midtown OPA and may prioritize excessive density over balanced, timely, and sustainable development; and

WHEREAS Oakville continues to exceed provincial housing targets, achieving 125% of its 2024 housing supply goal through proactive, holistic planning, including the Midtown OPA which supports community benefits, sustainability, and livability; and

WHEREAS residents have called on Council to ensure strong, coordinated advocacy and governance to secure provincial alignment and support for Council's approved planning direction;

THEREFORE, BE IT RESOLVED THAT:

1. Staff be directed to provide a **report to Council at the next Council meeting** outlining the advocacy strategy and actions taken to date in support of the Midtown OPA, including engagement with:
 - The Minister of Municipal Affairs and Housing,
 - The Minister of Infrastructure,
 - MPP Stephen Crawford, and
 - MPP Effie Triantafilopoulos; and

- The recommendations on a government relations advocate
 - 2. Council receive regular updates from the Mayor and staff on advocacy progress and provincial engagement related to the Midtown OPA and the TOC proposal, to ensure transparency, accountability, and alignment with Council's direction.
 - 3. That local Councillors be invited to participate in meetings with the Ministers and MPPS.
 - 4. That Councillors be invited to participate in delegations at the upcoming Association of Municipalities conference should the decisions of the Ministry still not be resolved
- 17. Regional Reports and Question Period Regarding Town Boards and Advisory Committees**
- 18. Requests for Reports**
- 19. Consideration and Reading of By-Laws**

Moved by Councillor Chisholm

Seconded by Councillor Longo

That Under Section 2(2) of the Procedure By-law, Council waive the Section 20.1 (1) requiring that by-laws be listed on the agenda; for the consideration of by-law 2025-087, A by-law to appoint a Treasurer and a Deputy Treasurer for The Corporation of the Town of Oakville.

CARRIED

19.1 By-law 2025-053

A by-law to amend By-law 1984-1 (The Traffic By-law)

19.2 By-law 2025-062

A By-law to amend By-law 2024-002 Municipal Right of Way By-law (RE: Item 8.8)

19.3 By-law 2025-064

A by-law to establish rules governing the calling, place, proceedings and provisions of public notice of meetings of Council and Committees (RE: Item 8.4)

19.4 By-law 2025-070

A by-law to provide a rebate of taxes for eligible senior property owners
(RE: Item 8.3)

19.5 By-law 2025-071

A by-law to provide for the levying of rates for the year 2025 (RE: Item 8.2)

19.6 By-law 2025-072

A by-law respecting the maintenance, use and protection of Town-owned
and/or leased municipal parking lots (RE: Item 8.8)

19.7 By-law 2025-073

A by-law to amend Administrative Penalties for Non- Parking Violations
and Orders By-law 2021-038 (RE: Item 8.8)

19.8 By-law 2025-092

A by-law to confirm the proceedings of a meeting of Council

19.9 By-law 2025-087

A by-law to appoint a Treasurer and a Deputy Treasurer for The
Corporation of the Town of Oakville and to repeal By-law 2024-194 and
2019-028

Moved by Councillor Chisholm

Seconded by Councillor Longo

That the by-laws noted above be passed.

CARRIED

*The Mayor gave written approval of the by-laws noted above that were
passed during the meeting.*

20. Delegated Authority By-laws

The following by-law(s) was prepared under the authority of amending By-law
2023-01, as amended. - A by-law to delegate certain powers and duties under
the Municipal Act, S.O. 2001 c.25, the Planning Act, R.S.O. 1990 c. P. 13, and
other Acts.

20.1 By-law 2025-035

A by-law to remove Holding “H” Provision on lands described as Part of Lot 8 & 9, Concession 1 NDS. Mattamy (Joshua Creek) Limited, File No. ZH 9/24

10. Discussion Item(s)

10.1 Potential Protest By-law near Vulnerable Social Infrastructure

The following delegates spoke to this item: Kumar Gyanchandani representing Vishwa Hindu Parishad of Canada (VHP Canada); Sandy von Kaldenberg; Zakia Suleman and Alice OCarroll Dickie, Salomé Rodríguez Solarte; Sumreenah Hashim; Richard Robertson representing B'nai Birth Canada; Nancy Freedman representing Shaarei Beth el Synagogue; Rishma Mangat.

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

1. That staff be directed to revise the draft By-law 2025-088 with the following amendments:
 - i. The by-law shall apply only to places of worship as well as premises used on a temporary basis to host religious ceremonies or services;
 - ii. The by-law shall apply only during the times that such ceremonies or services are actively taking place, including a reasonable period immediately before and after;
 - iii. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph a.
2. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph a.
3. That the revised by-laws be presented to Council at a future Council meeting for passage, as soon as possible, without a separate report.
4. That consideration of the by-law's application to any other forms of vulnerable social infrastructure (such as healthcare, social services, or educational institutions) shall be deferred for a period of one

year, to allow time for the federal government to act on its commitment made during the 2025 federal election as announced by Prime Minister Mark Carney to introduce protective legislation.

5. That staff be directed to monitor federal developments and return to Council with a report and recommendations no later than May 1, 2026 regarding the potential future expansion of the by-law's application to other vulnerable social infrastructure.
6. That Council requests the Attorney-Generals of Ontario and Canada introduce legislation to make it an offence to intentionally and willfully obstruct access to any place of worship, school, and other vulnerable social infrastructure, and an offence to willfully intimidate or threaten those attending services at these locations, while allowing peaceful protests or demonstrations.
7. A copy of this resolution shall be forwarded to the Minister of Justice and Attorney General of Canada, the Minister of the Attorney General for Ontario, the Members of Parliament and Provincial Parliament for Oakville, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities, to express the Town of Oakville's support for federal action to protect places of worship and other community spaces from targeted protest and hate-motivated disruption.
8. That the report from the Legal Department and Municipal Enforcement Services titled "Potential Protest By-law near Vulnerable Social Infrastructure", dated April 15, 2025, be approved.

The Mayor separated the sections for consideration.

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

8. That the report from the Legal Department and Municipal Enforcement Services titled "Potential Protest By-law near Vulnerable Social Infrastructure", dated April 15 2025, be received.

CARRIED

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

1. That staff be directed to revise the draft By-law 2025-088 with the following amendments:
 - i. The by-law shall apply only to places of worship as well as premises used on a temporary basis to host religious ceremonies or services;
 - ii. The by-law shall apply only during the times that such ceremonies or services are actively taking place, including a reasonable period immediately before and after;
 - iii. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph a.
2. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph a.
3. That the revised by-laws be presented to Council at a future Council meeting for passage, as soon as possible, without a separate report.
4. That consideration of the by-law's application to any other forms of vulnerable social infrastructure (such as healthcare, social services, or educational institutions) shall be deferred for a period of one year, to allow time for the federal government to act on its commitment made during the 2025 federal election as announced by Prime Minister Mark Carney to introduce protective legislation.
5. That staff be directed to monitor federal developments and return to Council with a report and recommendations no later than May 1, 2026 regarding the potential future expansion of the by-law's application to other vulnerable social infrastructure.
6. That Council requests the Attorney-Generals of Ontario and Canada introduce legislation to make it an offence to intentionally and willfully obstruct access to any place of worship, school, and other vulnerable social infrastructure, and an offence to willfully

intimidate or threaten those attending services at these locations, while allowing peaceful protests or demonstrations.

7. A copy of this resolution shall be forwarded to the Minister of Justice and Attorney General of Canada, the Minister of the Attorney General for Ontario, the Members of Parliament and Provincial Parliament for Oakville, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities, to express the Town of Oakville's support for federal action to protect places of worship and other community spaces from targeted protest and hate-motivated disruption.

RECESS

The meeting recessed at 7:57 p.m.

21. Adjournment

The meeting adjourned 10:30 p.m.

The meeting did not resume before 10:30 p.m. As per Section 19 of the Procedure By-law, the meeting adjourned at 10:30 p.m. As per Section 18 of the Procedure By-law, item 10.1 will be carried to another meeting.

Andrea Holland, Acting Town Clerk



Town of Oakville

Special Council Minutes

Date: May 12, 2025
Time: 6:30 p.m.
Location: Virtual Meeting

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor McNeice
Councillor Nanda (Left at 8:53 p.m.)
Councillor Xie (Left at 7:07 p.m., returned at 7:20 p.m.)

Regrets: Councillor Chisholm
Councillor O'Meara

Staff: J. Clohec, Chief Administrative Officer
M. Mizzi, Commissioner of Community Development
S. Ayres, Commissioner of Corporate Services
J. Clarke, Director of Corporate Strategy and Government Relations
D. Carr, Town Solicitor
A. Holland, Manager of Council and Committee Services
N. Coric, Council and Committee Coordinator
L. Harris, Council and Committee Coordinator

The Town of Oakville Council met in special session this 12th day of May, 2025, virtually commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Consent Item(s)

There were no consent items.

4. Confidential Consent Item(s)

There were no confidential consent items.

5. Discussion Item(s)

5.1 Potential Protest By-law near Vulnerable Social Infrastructure

The following delegates spoke to this item: Mark Sandler; Aliya Khan, Doctors for Humanity; Josh Landu Representing the Centre for Israel and Jewish Affairs (CIJA); Anna Starkova; Atif Malik; Ibrahim Baig; Aysha Abdel-Aziz; Raid Kablawi; Amina Khan; Hanadil Ahmed; Muskan Arif; Sarah Khan; Lama Aggad, President of the Multicultural Community Association in Oakville; Cy Brown, Lions of Judah; Hugh Doherty; Jason Guttman.

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

1. That staff be directed to revise the draft By-law 2025-088 with the following amendments:
 - i. The by-law shall apply only to places of worship as well as premises used on a temporary basis to host religious ceremonies or services;

- ii. The by-law shall apply only during the times that such ceremonies or services are actively taking place, including a reasonable period immediately before and after;
 - iii. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph i.
- 2. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph i.
- 3. That the revised by-laws be presented to Council at a future Council meeting for passage, as soon as possible, without a separate report.
- 4. That consideration of the by-law's application to any other forms of vulnerable social infrastructure (such as healthcare, social services, or educational institutions) shall be deferred for a period of one year, to allow time for the federal government to act on its commitment made during the 2025 federal election as announced by Prime Minister Mark Carney to introduce protective legislation.
- 5. That staff be directed to monitor federal developments and return to Council with a report and recommendations no later than May 1, 2026 regarding the potential future expansion of the by-law's application to other vulnerable social infrastructure.
- 6. That Council requests the Attorney-Generals of Ontario and Canada introduce legislation to make it an offence to intentionally and willfully obstruct access to any place of worship, school, and other vulnerable social infrastructure, and an offence to willfully intimidate or threaten those attending services at these locations, while allowing peaceful protests or demonstrations.
- 7. A copy of this resolution shall be forwarded to the Minister of Justice and Attorney General of Canada, the Minister of the Attorney General for Ontario, the Members of Parliament and Provincial Parliament for Oakville, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities, to express the Town of Oakville's support for federal action to protect places of worship and other community spaces from targeted protest and hate-motivated disruption.

Moved by Councillor Haslett-Theall

Seconded by Councillor Knoll

CLOSED SESSION

That Council resolve into a closed meeting session for advice that is subject to solicitor-client privilege, including communications necessary for that purpose; with respect to Item 5.1 - Potential Protest By-law near Vulnerable Social Infrastructure.

CARRIED

Council resolved into closed session at 8:53 p.m.

Council resolved back into open session at 9:20 p.m.

Information was provided to Council in closed session.

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

1. That the revised draft By-law 2025-088, be passed, which includes the following amendments:
 - a. The by-law shall apply only to places of worship as well as premises used on a temporary basis to host religious ceremonies or services;
 - b. The by-law shall apply only during the times that such ceremonies or services are actively taking place, including a reasonable period immediately before and after;
 - c. The by-law shall apply to all municipal properties, or parts thereof, within fifty (50) metres from the boundaries of the properties in paragraph a.
2. That the revised draft By-law 2025-089, by-law to amend Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038, be passed.

3. That consideration of the by-law's application to any other forms of vulnerable social infrastructure (such as healthcare, social services, or educational institutions) shall be deferred for a period of one year, to allow time for the federal government to act on its commitment made during the 2025 federal election as announced by Prime Minister Mark Carney to introduce protective legislation.
4. That staff be directed to monitor federal developments and return to Council with a report and recommendations no later than June 1, 2026 regarding the potential future expansion of the by-law's application to other vulnerable social infrastructure.
5. That Council requests the Attorney-Generals of Ontario and Canada introduce legislation to make it an offence to intentionally and willfully obstruct access to any place of worship, school, and other vulnerable social infrastructure, and an offence to willfully intimidate or threaten those attending services at these locations, while allowing peaceful protests or demonstrations.
6. A copy of this resolution shall be forwarded to the Minister of Justice and Attorney General of Canada, the Minister of the Attorney General for Ontario, the Members of Parliament and Provincial Parliament for Oakville, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities, to express the Town of Oakville's support for federal action to protect places of worship and other community spaces from targeted protest and hate-motivated disruption.

For (12): Mayor Burton, Councillor Adams, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, and Councillor Xie

Absent (3): Councillor Chisholm, Councillor Nanda, and Councillor O'Meara

CARRIED (12 to 0)

6. Confidential Discussion Item(s)

There were no confidential discussion items.

7. Consideration and Reading of By-Laws

7.1 By-law 2025-088

A by-law to protect safe access to places of worship in the Town of Oakville.

7.2 By-law 2025-089

A by-law to amend Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038.

7.3 By-law 2025-100

A by-law to confirm the proceedings of a meeting of Council.

Moved by Councillor Longo

Seconded by Councillor Elgar

That the by-laws noted above be passed.

CARRIED

The Mayor gave written approval of the by-laws noted above that were passed during the meeting.

8. Adjournment

The Mayor adjourned the meeting at 9:30 p.m.

Andrea Holland, Acting Town Clerk



Town of Oakville

Special Council Minutes

Date: May 12, 2025
Time: 9:00 p.m.
Location: Virtual Meeting - Immediately Following the Meeting at 6:30p.m.

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor McNeice
Councillor Xie

Regrets: Councillor Chisholm
Councillor Nanda
Councillor O'Meara

Staff: J. Clohec, Chief Administrative Officer
P. Fu, Commissioner of Community Infrastructure
M. Mizzi, Commissioner of Community Development
S. Ayres, Commissioner of Corporate Services
D. Carr, Town Solicitor
N. Chandra, Assistant Town Solicitor
A. Holland, Acting Town Clerk
N. Coric, Council and Committee Coordinator

The Town of Oakville Council met in special session this 12th day of May, 2025, virtually commencing at 9:33 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Confidential Discussion Item(s)

3.1 Confidential Information

Moved by Councillor McNeice

Seconded by Councillor Duddeck

CLOSED SESSION

That Council resolve into a closed meeting session as these matters may be considered in the absence of the public under Section 239(2) of the Municipal Act because item 3.1 deals with the following:

(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

CARRIED

Council resolved into closed session at 9:34 p.m.

Council resolved back into open session 9:58 p.m.

Information was provided to Council in closed session.

4. Consideration and Reading of By-Laws

4.1 By-law 2025-108

A by-law to confirm the proceedings of a meeting of Council

Moved by Councillor McNeice

Seconded by Councillor Longo

That the by-law noted above be passed.

CARRIED

The Mayor gave written approval of the by-law noted above that passed during the meeting.

5. Adjournment

The Mayor adjourned the meeting at 9:59 p.m.

Vicki Tytaneck, Town Clerk



Town of Oakville
Committee of the Whole - Workshop
MINUTES

Date: May 6, 2025
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Chisholm
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll (As of 6:37 p.m.)
Councillor McNeice
Councillor O'Meara
Councillor Xie

Regrets: Councillor Duddeck
Councillor Lishchyna
Councillor Longo
Councillor Nanda

Staff: J. Clohec, Chief Administrative Officer
P. Damaso, Commissioner of Community Services
P. Fu, Commissioner of Community Infrastructure
K. Zietsma, Director of Recreation and Culture
D. McWilliam, Manager - Support Services -Recreation and Culture
R. Fraser, Manager - Recreation and Culture - Recreation and Culture
A. Holland, Manager of Council and Committee Services
J. Radmanovic, Council and Committee Coordinator

The Committee of the Whole - Workshop Meeting Members met on 6th day of May, 2025, in the Council Chamber of the Oakville Town Hall, 1225 Trafalgar Road, Oakville, commencing at 6:30 p.m. These minutes will go forward to the Council meeting of May 26th, 2025, for approval.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Discussion Item(s)

3.1 Special Event Strategy

Maxwell Harrison, Expedition Management Consulting, presented the Special Event Strategy.

Justin Rousseau, Expedition Management Consulting, presented the Special Event Strategy.

Moved by Councillor Chisholm

That the presentation materials be received.

CARRIED

4. Adjournment

The Mayor adjourned the meeting at 8:04 p.m.

REPORT

Council

Meeting Date: May 26, 2025

FROM: Corporate Strategy and Government Relations Department

DATE: May 13, 2025

SUBJECT: 2025 Priority Intergovernmental Requests

LOCATION: Town Hall

WARD: Town-wide

Page 1

RECOMMENDATION:

That the 2025 priority intergovernmental requests identified in Appendix A of the report dated May 13, 2025, from the Corporate Strategy and Government Relations Department be approved.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The town prepares a list of priority intergovernmental requests annually to focus and align its advocacy efforts with the town's vision, growth targets and evolving community needs.
- Staff prepare briefing materials to accompany these requests and support Members of Council in advocacy discussions with other levels of governments, including through intergovernmental forums, networks and associations.
- Leadership and staff have reviewed and updated the list to reflect strategic priorities, emerging issues, completed initiatives, and long-term planning across departments.
- The 2025 update introduces a more targeted and responsive approach, with each request aligned to a single federal or provincial ministry wherever possible and categorized by type to support effective engagement and tracking.
- The update comes amid significant political, economic, and policy uncertainty—including new federal and provincial governments and growing international trade pressures. The town's Tariff Task Force and refreshed Priority Intergovernmental Requests list help ensure the town remains responsive, aligned, and well-positioned to advocate for its priorities.

BACKGROUND:

Since 2022, as part of efforts to better align with the town's vision, a more systematic approach to focus and align the town's intergovernmental requests to the town's priorities has been taken. Staff last reported to Council on priority intergovernmental requests in [May 2024](#).

In advance of the Federation of Canadian Municipalities (FCM) annual conference from May 29–June 1, 2025, and the Association of Municipalities of Ontario (AMO) Annual Conference from August 17–20, 2025, staff have updated the priority intergovernmental requests list in preparation for these events. The list reflects several priority requests, with alignment to the town's vision and strategic priorities and changes to the broader landscape impacting Oakville. This report provides an update of the town's current requests to other levels of government.

COMMENT/OPTIONS:

Based on consultation with the town's Executive Leadership Team (ELT) and staff, an updated list of priority intergovernmental requests by area of strategic priority is included in Appendix A.

This year's update comes amid significant uncertainty, with rapid political, economic, and policy transitions underway at all levels of government. Provincially, a newly re-elected government has returned with a renewed mandate and ambitious agenda, centred around economic resilience, infrastructure building, housing and development reform, internal trade liberalization, and major investments in energy and healthcare. Federally, a new Prime Minister has a minority parliament with a new Cabinet and speech from the throne expected within weeks, with distinct implications for municipal priorities.

Internationally too, Ontario is contending with escalating trade threats and economic disruption, most notably from the United States tariffs and annexation rhetoric under President Donald Trump. These are developments that provincial leaders have identified as major risks to key Ontario industries and economic stability, and for which the federal government is preparing to enter into comprehensive negotiations with the United States regarding a new economic and security relationship. Related to this and in response to a Mayoral Direction, the town has also convened a cross-departmental Tariff Task Force to look at how tariffs are affecting Oakville, to assess risk exposure and identify measures to mitigate impacts on the local economy. The task force first reported to Council in [March](#).

In this context, the town's updated list of priority intergovernmental requests reflects a more targeted and responsive approach. Each request is now aligned to a single federal or provincial ministry wherever possible, allowing for clearer role clarity, communication, and responsiveness. Requests have also been categorized by type to support internal tracking and to facilitate more effective engagement with

government partners. As other levels of government adjust their focus and priorities, this structure helps ensure that Oakville's intergovernmental efforts remain aligned, strategic, and adaptable.

The updated list of 2025 priority intergovernmental requests in Appendix A reflects changes in the internal and external landscape, including shifting community needs, completed initiatives, emerging issues, policy developments, and long-term planning in departments and commissions. A total of 38 requests are identified in Appendix A, organized by Council's four strategic priorities, with the following highlights:

- 19 Growth Management requests
- 11 Environmental Sustainability requests
- 7 Accountable Government requests; and
- 1 Community Belonging request.

The list also includes four new requests—to regulate e-scooters at the provincial level, to approve Official Plan Amendment (OPA) 70, to align Transit-Oriented Communities Proposal with OPA 70, and to adopt Oakville's housing start methodology as a standard. Staff note two completed requests related to extending the deadline for updating the municipal heritage register, and provincial agreements for Automated Speed Enforcement.

While the full list of requests is extensive and reflects a broad range of municipal priorities, several stand out as particularly significant for Oakville based on local growth pressures, economic opportunity, infrastructure needs, and longstanding town objectives. These requests to other levels of government include:

- **Supporting growth and community wellbeing:** including building a new courthouse, building new schools in North Oakville, and expanding Oakville Trafalgar Memorial Hospital.
- **Strengthening infrastructure and mobility:** including constructing Royal Windsor Drive interchange, reinstating construction of the Kerr Street grade separation, expanding bus rapid transit, and providing transit service funding.
- **Promoting local autonomy and economic opportunity:** including acquiring the Bronte Harbour lands, regulating the use of e-scooters, and joining the Ontario Auto Mayors to advance auto sector priorities.

This list provides the foundation for the town's intergovernmental engagement over the coming year and reflects a focused and proactive approach to advancing the town's vision of a vibrant and livable community for all. Staff will continue to monitor developments, update Council on emerging issues, and refine the list and next steps as needed to ensure the town's advocacy remains timely, focused, and responsive to changing conditions.

CONSIDERATIONS:

(A) PUBLIC

The priority intergovernmental requests list reflects issues important to the town that help advance the town's vision and strategic priorities. The issues are identified through ongoing monitoring, issues presented at Council and feedback from residents, including the 2024 Community Satisfaction Survey.

(B) FINANCIAL

Advancing the priority intergovernmental requests outlined in this report may have impacts on financial decision-making, including considerations related to long-range financial forecasts, the annual budgeting process and the 10-year capital budgeting process.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The priority intergovernmental requests may influence every department across the organization. Departmental work plans and budgets will reflect strategic directions established by Council, including those that lead to the identification of activities requiring enhanced priority intergovernmental requests, with results to be reported through annual departmental business plans and the budgeting process.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses all the strategic priorities in Council's long-term strategy: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The priority intergovernmental requests collectively address a number of initiatives that will help the town and community adapt to and mitigate the effects of climate change, including advancements related to parkland, electric buses, green development standards, rainwater management, the effective management of conservation areas and use of gas-powered equipment.

APPENDICES:

Appendix A – 2025 Priority Intergovernmental Requests by Strategic Priority

Prepared by:

Dolly Anand, Corporate Strategy Program Advisor

Submitted by:

Julie Clarke, Director, Corporate Strategy and Government Relations Department

Appendix A: 2025 Priority Intergovernmental Requests by Strategic Priority

Growth Management – Complete and Connected Communities (19 Requests)

Provincial Government Requests (14)

	Title of Request	Request Description	Provincial Ministry	Request Type
1	Streamline Court Collections	To request the Province to commit sufficient judicial resources to address the backlog of cases.	Attorney General	Formal Agreement
2	Build a New Courthouse	To request the Province to provide funding to build a new courthouse in Oakville to address increased caseloads.	Attorney General	Funding Request
3	Build Schools in North Oakville	To request the Province to provide funding to build schools, particularly elementary and high schools in North Oakville and in growth nodes.	Education	Funding Request
4	Expand Oakville Trafalgar Memorial Hospital	To request the Province to provide funding to expand Oakville Trafalgar Memorial Hospital to address growing health care needs.	Health	Funding Request
5	Midtown - Constructing Royal Windsor Drive Interchange	To request the Province to support the Midtown provincially-designated growth area by constructing a full interchange at Royal Windsor Drive.	Infrastructure	Funding Request
6	Midtown - Midtown Hydro Corridor Usage	To request the Province to support the Midtown provincially-designated growth area by allowing the usage of the Hydro corridor for active transportation network and greenspace connections.	Municipal Affairs and Housing	Policy/ Program Change
7	Midtown - Expanding Oakville Go Station	To request the Province to support the Midtown provincially-designated growth area by reconstructing and expanding the Oakville GO station on both the east and west sides of Trafalgar Road to improve bus connections and pedestrian access to the station.	Transportation	Funding Request
8	Midtown - Approve Official Plan Amendment 70	To request the Province to approve Official Plan Amendment No. 70 (OPA 70) for Midtown Oakville.	Municipal Affairs and Housing	Policy/Program Change
9	Midtown - Align Transit-Oriented Communities Proposal with Official Plan Amendment 70	To request the Province to revise the current Transit-Oriented Communities (TOC) proposal to align with OPA 70 and support a unified, locally planned vision for a livable, sustainable, complete community while fulfilling provincial growth targets.	Ministry of Infrastructure; Infrastructure Ontario	Policy/Program Change

	Title of Request	Request Description	Provincial Ministry	Request Type
10	Kerr Street Grade Separation	To request the Province to reinstate the construction of the Kerr Street grade separation.	Transportation	Policy/ Program Change
11	Neyagawa and 407 Transit Station	To request the Province to reinstate Neyagawa Station as part of the 407 Transitway to support planned growth, needed housing and connections regionally and inter-regionally.	Transportation	Policy/ Program Change
12	E-Scooter	To request the Province to regulate the use of e-scooters in Ontario and revoke the current municipal pilot where municipalities can administer their own interpretation of the program, to include a recommended set of insurance and liability standards for e-scooter providers, and to update the Highway Traffic Act to regulate the sale and operation of only compliant devices.	Transportation	Policy/ Program Change
13	Vehicle Noise Enforcement	To request the Province to update regulations to make our neighborhoods quieter by limiting noise associated with loud performance and altered exhausts installed on motor vehicles.	Transportation	Policy/ Program Change
14	Private Property Towing	To request the Province to pass new regulations under TSSEA to improve consumer protection to include regulations for towing activities initiated on private parking lots without the owner/driver's consent.	Transportation	New Policy/ Program Initiative

Federal Government Requests (1)

	Title of Request	Request Description	Federal Ministry	Request Type
15	Bronte Harbour Lighthouse Replacement	To request the Federal government to replace the box and beacon at the 12 Mile Creek with a lighthouse and beacon like the one installed on the 16 Mile Creek so it may serve as a tourist feature/destination.	Fisheries and Oceans Canada (and Canadian Coast Guard)	Collaborative Initiative

Joint Federal and Provincial Requests (4)

	Title of Request	Request Description	Ministry		Request Type
			Federal	Provincial	
16	Transit Projects & Alleviate Congestion - Bus Rapid Transit Expansion	To request the Provincial and Federal government to provide funding for Trafalgar Bus Rapid Transit, Dundas Bus Rapid Transit and Regional Express Rail on the Lakeshore West line.	Transport	Transportation	Funding Request

	Title of Request	Request Description	Ministry		Request Type
			Federal	Provincial	
17	Transit Projects & Alleviate Congestion - Widening of Highway 403	To request the Provincial and Federal government to provide funding for the widening of Highway 403 (from Ford plant to north of Dundas) to alleviate existing traffic congestion between Oakville and Mississauga.	Transport	Transportation	Funding Request
18	Transit Projects & Alleviate Congestion - Transit Service Funding	To request the Provincial and Federal government to provide funding for improvements to the full family of transit services, including on-demand transit, and local frequent transit network. This includes providing financial support on service integration between municipalities and addressing governance-related issues.	Transport	Transportation	Funding Request
19	Ontario Auto Mayors	To request the Provincial and Federal Government to join the Ontario Auto Mayors in advancing policy, funding and infrastructure priorities of the auto sector.	Innovation, Science and Industry/ Federal Economic Development Agency for Southern Ontario	Economic Development, Job Creation and Trade	Collaborative Initiative

Environmental Sustainability – Greenspace, Parks & Trails (11 Requests)

Provincial Government Requests (5)

	Title of Request	Request Description	Provincial Ministry	Request Type
20	Parkland Acquisition	To request the Province to assist with the acquisition of Provincial lands for park purposes to accommodate complete communities.	Municipal Affairs and Housing	Land/ Property Transfer
21	Convey key Provincial Lands for Parkland	To request the Province to convey the Parkway lands and the provincial lands within the Greenbelt to the Town of Oakville at nominal cost to enhance our parkland and open space.	Municipal Affairs and Housing	Land/ Property Transfer
22	Green Buildings: Building Code Update	To request the Province to update the Building Code to support a shift to Net Zero & green building standards including mandating Net Zero and adding sustainability measures.	Municipal Affairs and Housing	Policy/ Program Change
23	Green Buildings: Retrofit for Energy Savings Funding	To request the Province to provide funding to support a shift to Net Zero & green building standards by incentivizing retrofits for energy savings and reduced emissions.	Municipal Affairs and Housing	Funding Request

	Title of Request	Request Description	Provincial Ministry	Request Type
24	Convey Glenorchy Conservation Area to Conservation Halton	To request the Province to explore with Conservation Halton and Halton Region the conveyance of the Glenorchy lands and the implementation of the Glenorchy Management Plan.	Natural Resources and Forestry	Collaborative Initiative

Federal Government Requests (2)

	Title of Request	Request Description	Federal Ministry	Request Type
25	Bronte Harbour Acquisition	To request the Federal Government to commence and expedite the transfer of the Bronte Harbour lands to the Town at nominal cost.	Fisheries and Oceans Canada	Land/ Property Transfer
26	High Lake Level Strategies	To request the International Joint Commission (IJC) to finalize the review of Plan 2014 and develop strategies to regulate discharges from Lake Ontario in order to minimize the cost of flooding of public and privately owned lands and infrastructure along Lake Ontario.	Housing, Infrastructure and Communities	Collaborative Initiative

Joint Federal and Provincial Requests (4)

	Title of Request	Request Description	Ministry		Request Type
			Federal	Provincial	
27	Use and Sale of Small Gas-Powered Equipment	To request that the Federal and Provincial government regulate the emissions from small gas-powered equipment used for yard and landscaping maintenance and consider a ban on such equipment, with a focus on impacts on human health, air quality, and other climate-related considerations.	Environment and Climate Change	Environment, Conservation and Parks	Policy/ Program Change
28	Stormwater Requirements for New Development	To request the Federal and Provincial government to establish stormwater requirements to be implemented on new development to address the impacts of climate change.	Housing, Infrastructure and Communities	Environment, Conservation and Parks	Policy/ Program Change
29	Funding for Electric Buses and Infrastructure	To request the Federal and Provincial government to continue to fund electric transit fleet and equipment to mitigate the impacts of climate change.	Housing, Infrastructure and Communities	Infrastructure	Funding Request
30	Adapt Stormwater Infrastructure for Floods	To request the Federal and Provincial government to provide increased access to flood mitigation funding to improve and adapt stormwater infrastructure to climate change impacts.	Housing, Infrastructure and Communities	Environment, Conservation and Parks	Funding Request

Accountable Government – Financial Management (7 Requests)

Provincial Government Requests (6)

	Title of Request	Request Description	Provincial Ministry	Request Type
31	Enable Efficient Collection of Fine Revenue	To request the Province to implement regulatory changes to allow for efficient and effective collection of fines including the use of administrative penalties among municipalities as an enforcement tool.	Attorney General	Policy/ Program Change
32	Provincial Municipal HST Rebate	To request the Province to modernize legislation related to adjusting the Municipal HST rebate from the current amount of 78% to 100%.	Municipal Affairs and Housing	Policy/ Program Change
33	Social and Economic Prosperity Review	To request the Province to commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances in Ontario.	Municipal Affairs and Housing	Collaborative Initiative
34	Keep Municipalities Whole to Deliver Growth-Related Infrastructure	To request the Province to prescribe the necessary accounting and reporting to MMAH, to eliminate the financial shortfall experienced by municipalities for growth-related infrastructure projects due to Bill 23.	Municipal Affairs and Housing	Formal Agreement
35	Modernize Provincial Payments In Lieu of Taxes	To request the Province to modernize legislation related to Provincial land ownership charges, such as payment-in-lieu of taxes, to align with the cost of delivering municipal infrastructure and services.	Municipal Affairs and Housing	Policy/ Program Change
36	Fireworks Sale Ban	To request that the Province pass new regulations to ban the sale of fireworks within the province.	Solicitor General (Ontario Fire Marshall)	New Policy/ Program Initiative

Federal Government Requests (1)

	Title of Request	Request Description	Federal Ministry	Request Type
37	Adoption of Oakville's Housing Start Tracking Methodology	To request the Canada Mortgage and Housing Corporation (CMHC) to adopt Oakville's housing start tracking methodology as the standard for funding programs, ensuring municipalities are evaluated based on accurate and timely local data to prevent future funding discrepancies and to support effective housing delivery.	Housing, Infrastructure and Communities	New Policy / Program Initiative

Community Belonging – Engaging Residents (1 Request)

Provincial Government Requests (1)

	Title of Request	Request Description	Federal Ministry	Request Type
38	Implementation of AODA	To request that the Province to develop a comprehensive action plan to address accessibility requirements to support the goal of the Accessibility for Ontarians with Disabilities Act (AODA) and making Ontario fully accessible by 2025.	Seniors and Accessibility	Formal Agreement

REPORT

Council

Meeting Date: 2025-05-26

FROM: Finance Department

DATE: May 13, 2025

SUBJECT: 2024 Development Charges, Cash in Lieu of Parkland, Bonus Zoning and Community Benefits Charge Reserve Fund Statements

LOCATION:

WARD: Town-wide

Page 1

RECOMMENDATION:

1. That the staff report dated May 13, 2025, entitled *2024 Development Charges, Cash in Lieu of Parkland, Bonus Zoning and Community Benefits Charge Reserve Fund Statements* from the Finance department, be made available on the town website and upon request, to the Ministry of Municipal Affairs and Housing.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The development charges, cash in lieu of parkland, bonus zoning and community benefits charge reserve funds are obligatory reserve funds that may only be used for capital costs set out in the *Development Charges Act, 1997* (DCA) and its regulations, and for specified costs set out in the *Planning Act*.
- To comply with reporting requirements, the treasurer of the municipality must provide annual financial statements to Council relating to by-laws and reserve funds established for the purposes of development charges, cash in lieu of parkland, bonus zoning and community benefits charges.
- These statements must contain prescribed information with respect to the sources and uses of the funds received from developers and be made available to the public and, upon request, the Ministry of Municipal Affairs and Housing (MMAH).

BACKGROUND:

The purpose of this report is to present the required 2024 development charges, cash in lieu of parkland, bonus zoning and community benefits charge reserve fund statements to Council and provide information on financial transactions which occurred during the year in relation to these reserve funds.

Development Charges

Development charges (DCs) are collected under the authority of the DCA and the town's DC by-law to pay for increased land and infrastructure needs of the community driven by growth. DCs are typically collected at the time of building permit issuance on a per unit basis for residential dwellings and on a square metre basis for non-residential buildings. Collections and interest provide the main sources of revenue for the fund.

Section 43 of the DCA and O. Reg. 82/98 require that financial statements relating to the municipality's DC by-laws and reserve funds established under section 33 of the DCA be provided annually to Council, the public and, upon request, the MMAH. They also set out the prescribed information to be contained in the statements, including but not limited to requirements such as, opening and closing balances, transactions relating to the funds, and the provision of all other sources of funding for any projects funded by DCs.

Cash in Lieu of Parkland

Cash in lieu of parkland is collected and utilized in accordance with the *Planning Act*, and the town's Parkland Dedication by-law, which permits a municipality to require, as a condition of development, that land be conveyed to the municipality for park or other public recreational purposes. Alternatively, there may be required a payment in lieu, to the value of the land otherwise required to be conveyed.

Parkland funds collected are held in a segregated reserve fund, established for this purpose, and spent only on acquisition of land for a park or other ancillary park purposes such as the acquisition of machinery and the erection, improvement, or repair of buildings.

Bonus Zoning and Community Benefits Charge

The former section 37 bonusing under the *Planning Act* allows municipalities to secure public benefits through bonusing agreements in exchange for permitting additional height and density in a development through the re-zoning process. Its use is contingent on there being enabling bonusing policies/provisions in place in the municipality's official plan and zoning by-law. Funds collected are held in a segregated reserve fund, established for this purpose, and spent only for facilities, services and other matters specified in accordance with provisions of the legislation.

The town's Livable Oakville Plan, North Oakville Secondary Plans, zoning by-law and bonusing procedure contain the required policy statements along with guidance on where and how the benefit should be provided. As a result of legislative changes, section 37 has transitioned from bonusing to the community benefits charge (CBC). The town can continue to receive bonusing payments related to zoning by-laws that included bonusing provisions prior to the adoption of the CBC by-law.

The town collects CBCs on developments that are five or more storeys with 10 or more residential units. The approved CBC strategy includes capital projects for municipal parking, public art and cultural and entertainment space, allowing the town to fund growth-related capital costs of facilities and services that are not being collected for under development charges or parkland dedication.

COMMENT/OPTIONS:

Development Charges

DC reserve fund balances increased in 2024 by \$37.4 million from an opening balance of \$247.9 million to a closing balance of \$285.3 million. Appendix A provides a summary of opening and closing balances and financial transactions relating to all DC reserve funds held by the town for the period ended December 31, 2024. It should be noted that transfers from DC reserve funds to finance capital works can only be made once spending has occurred, in accordance with PSAB principles. When outstanding commitments from approved projects are taken into account, the uncommitted balance at year-end was \$146.4 million.

While some DC services are in a negative position, the overall DC reserve fund balance at the end of 2024 is positive. Fluctuations in reserve fund balances by service are expected, as capital projects required due to growth are usually expensive, generally large in scale, and complex in nature (for example, building new community centres and parks or widening roadways). As such, they typically span multiple years and provide significant additional capacity to services. The following sections provide further details on DC activity for the year.

Collections

In 2024, \$60.2 million in DCs were collected from 1,924 new residential units and 41,489 square metres of non-residential growth in the town. DC rates changed twice in 2024, as follows:

- Annual Indexing: The town indexes its DC rates annually on April 1st in accordance with the year over year change in the non-residential construction price index for Toronto, which resulted in an increase of 5.5 per cent on April 1, 2024.

- Removal of the DC phase-in: Upon the passage of Bill 23 on November 28, 2022, municipalities that passed by-laws after January 1, 2022 were required to phase in new development charge rates. The town was in year two of the phase in and rates were applied with a 15 per cent discount based on the legislation. Bill 185, which received royal assent on June 6, 2024, removed this phase in requirement, enabling the town to charge full DC rates prescribed in Development Charge By-law 2022-068. This has since reduced the impact of DC revenue losses due to the phased-in rates; however, the application of the DC rate freeze for planning applications will still result in phased-in rates which will continue to impact future DC revenue collections. Prior to this change, \$8.7 million revenue had been lost due to the development charge rate phase-in.

Not all developments pay DCs at current rates. Bill 108 introduced a rate freeze, which requires DC rates to be frozen at the time of an associated planning application as opposed to being charged current rates. As of the end of 2024, the town has collected \$18.3 million less in revenue due to the rate freeze. These legislative changes have resulted in lower than expected DC revenue and may have an impact on the timing of capital projects. The town has been tracking the revenue loss and continues to advocate that the province keep the town whole for the reduced revenue due to these legislative changes.

Also introduced through Bill 108 was a payment deferral for certain types of development. Developments that meet the definition of rental housing and institutional housing are able to defer the payment of development charges to occupancy rather than building permit issuance. These development types may pay in six annual instalment payments over five years, starting at occupancy. There were no new developments eligible for installment payments in 2024 and the balance in outstanding deferred DCs decreased from \$7.3 million to \$7.2 million.

Deferrals may result in cash flow pressures which could increase the need for debt financing, and the rate freeze adds risk that collection rates do not keep pace with growth-related costs and needs. To cover the costs associated with the deferral of DC payments and the DC rate freeze, the town has the ability to charge interest in accordance with the DCA and the town's DC interest policy and procedure. A base interest rate is set four times annually, based on the average prime rate of Canada's five largest banks, and municipalities are permitted to charge a maximum of the base interest rate plus one per cent. The town's policy is to apply the maximum interest rate for rate freeze and installment permits. In 2024, \$2.6 million of rate freeze interest was collected and \$0.2 million in interest related to outstanding deferrals has accrued.

The town's DC by-law provides for credits against the applicable service component of the charge when a developer enters into a financing arrangement with the town

for a DC financed project or provides services in lieu of DCs. Credits may then be applied towards DCs as they become due (i.e. building permit issuance or in accordance with the terms of the applicable development agreement). For the year 2024, the town does not have any outstanding DC credits of this nature.

Demolition credits exist when a demolition permit is issued for a building or structure on a site. This credit can be applied towards future DCs owing on the same site, provided a permit for the new construction is issued within five years of the issuance date of the demolition permit. Demolition credits of \$13,798 were recognized in 2024.

Investment and interest income are allocated to DC reserve funds in accordance with the town's approved reserves/reserve funds procedure based on the proportionate share of the service component to the total reserve fund balance. DC reserve funds with positive balances are allocated interest and DC services with negative balances are charged interest. The earnings rate of the town's investment portfolio dictates the percentage of interest earned or charged. In 2024, \$10.7 million in investment and interest income was allocated to DC reserve funds.

Financing Activity

In 2024, DCs provided for \$33.8 million in capital funding to growth projects and \$2.4 million in debt financing recoveries. Financing activity from DC reserve funds is detailed in Appendix B by capital project. In addition, this appendix provides information on other sources of funding utilized for each project. Operating costs reflected in this appendix that received DC funding are solely for the repayment of principal and interest on debt issued to fund capital projects. The debt financing recovery relates to the Sixteen Mile Community Centre and Library. Those projects requiring financing outside of the budget process were funded in accordance with Council approved financing policies.

As required by Bill 23, municipalities are required to spend or allocate at least 60 per cent of the monies in water, wastewater and services related to a highway reserve funds at the beginning of the year. As a lower tier municipality, the town collects DCs for services related to a highway. The town has allocated in excess of 60 per cent of the reserve fund for services related to a highway to eligible projects. The 2024 ending balance in services related to a highway is \$266.1 million, and \$425.8 million is allocated to capital projects through 2025 and prior year approved commitments and the 2026-2034 capital forecast.

Bill 109, the *More Homes for Everyone Act, 2022* introduced the annual requirement of municipalities to review each service for which a DC is collected, and state whether the municipality expects to incur the amount of capital costs that were estimated, in the relevant DC background study, to be incurred during the term of

the DC by-law. If the amount of capital costs are no longer expected over the term of the by-law, an explanation is required.

The town's DC by-law came into force in July 2022. While the original term was five years, legislative changes have extended this to ten years, with an expiration date of July 2032. The town may complete a new DC by-law sooner than this, and is planning to do so, to incorporate new service area master plans and growth forecasts.

At this time, the town expects to incur the full amount of capital costs for all services over the term of the DC by-law, with the exception of services related to a highway. Through the development of the 2025-2034 capital forecast, there was a significant shift in the timing of major transportation related projects to later years. This is mainly due to the expected slower pace of growth in the Midtown growth area in the short-term, resulting in delayed timing for required capital projects. A number of projects also require project coordination and funding support from the provincial government, which has yet to occur. While all anticipated costs identified for services related to a highway are still expected to be incurred, the timing is now expected to be beyond the term of the DC by-law. The capital forecast is updated annually, and changes to the pace of growth and coordination with the provincial government could occur and accelerate the anticipated costs during the term of the DC by-law to the levels originally anticipated. Further information is included in Appendix C.

Exemptions

The DCA and town's DC by-law provide for mandatory and discretionary exemptions from DCs, including but not limited to, municipally-owned lands, certain agricultural structures, hospitals, areas of worship, additional dwelling units, expansions less than 50 per cent of the size of existing industrial buildings, etc. The following table details exemptions as well as demolition/conversion credits applied to development or redevelopment in 2024. DC exemptions are funded by capital reserve, and funding is carried in separate DC exemption reserves by service, with transfers to fund capital works shown in Appendix B.

EXEMPTIONS				
Category	Authority	Sq. Metres	# of units	Value (\$)
Municipal/Provincial/School Board	DCA, 1997	118	14	\$691,525
Industrial expansion	DCA, 1997	1,813		\$256,052
Additional dwelling units	DCA, 1997		173	\$3,344,770
Area of worship	By-law	165		\$26,861
Total Exemptions		2,097	187	\$4,319,209
School Board - Temporary Structures	DCA, 1997	1,556		\$247,581
Demolition Credits	By-law	100		\$13,798
Total Exemptions and Credits		3,753	187	\$4,580,588

Bill 23 included additional statutory exemptions and discounts that the town must provide, including discounts for rental housing development and exemptions for non-profit housing units, inclusionary zoning units and third residential units. The town did not have any discounts or exemptions for these types in 2024.

Bill 23 also introduced exemptions for affordable and attainable residential units. Exemptions for affordable units came into force on June 1, 2024. The MMAH publishes an annual bulletin that sets out average purchase prices, market rents and income based thresholds to dictate what is considered affordable housing. Development charges shall be exempt from these units, provided the unit continues to meet the affordable or attainable criteria for a 25 year period. These units will also be exempt from parkland or community benefit charge requirements. The town has not had any affordable housing exemptions to date. Regulations for attainable housing remain pending.

Annual Statement

Appendices C and D provide supplemental information required by O. Reg. 82/98 and Sec. 43 of the DCA including descriptions of the DC service categories, specific transaction types, and a statement of compliance with section 59.1 (1) of the DCA.

The annual statement of DC reserve funds as presented herein to council satisfies the requirements of the DCA, O. Reg. 82/98, and the town's DC by-law. Subsequent to Council's approval, this report will be made available to the public on the town's web site and upon request, to the MMAH.

Cash in lieu of Parkland, Bonus Zoning and Community Benefits Charge

To comply with provisions of the *Planning Act*, the 2024 annual statement of the cash in lieu of parkland, bonus zoning and community benefit charge reserve funds must include the following for the preceding year;

- (a) The opening and closing balances of the reserve fund and transactions relating to the account;
- (b) Information pertaining to,
 - (i) Identification of land, facilities, services or other matters specified in the authorizing by-laws for which funds from the reserve funds have been spent during the year,
 - (ii) Details of the amounts spent, and
 - (iii) The manner in which any capital cost not funded from the special account was or will be funded; and
- (c) Any other information that is or becomes prescribed.

Appendix E details 2024 activity in these reserve funds in compliance with the reporting requirements of the *Planning Act*.

Cash in lieu of Parkland

Cash in lieu of parkland is collected in accordance with the *Planning Act* and the town's Parkland Dedication by-law. Funds received are deposited to the segregated reserve fund for parkland purposes and interest applied in accordance with town's approved reserves/reserve funds procedure. Eligible disbursements from the fund are in accordance with the provisions of legislation, town policy, and approved budgets.

The town revised and updated the parkland by-law following the changes passed through Bill 23, including the creation of a parks plan in order to use alternative parkland dedication rates. After consultation with school boards and other public bodies, revised parkland by-law 2024-034 was passed April 8, 2024. This new by-law sets the acquisition of land, or payment in lieu of land, as permitted by the *Planning Act*, including the alternative rate for higher density development. The alternative rate is 1 hectare of land to be dedicated for each 600 net residential units proposed, or 1 hectare per 1000 units for payment in lieu of land dedication. The *Parks Plan 2031* provides a vision for the future development and maintenance of parks within Oakville, including the use of the alternative parkland rate. Bill 23 made changes to the *Planning Act* that restricts the amount of conveyed land for parks purposes (or payment in lieu) at 10 per cent of the land or value of the land where the land proposed for development is five hectares or less, and 15 per cent of the land or value where the property is more than five hectares.

These legislative changes from Bill 23 impact how parkland dedication is collected, resulting in lower than expected parkland revenue. By the end of 2024, \$10.6 million in revenue had been lost due to the change in the alternative rate and the 10 per cent cap on land area or value. The town has been tracking the revenue loss and continues to advocate that the province keep the town whole for the reduced revenue from these changes to parkland dedication.

The parkland reserve fund balance increased in 2024 by \$3.9 million from an opening balance of \$90.3 million to a closing balance of \$94.2 million. In 2024, \$3.1 million was collected in cash in lieu and \$3.6 million in interest was earned. A total of \$2.7 million was transferred to finance capital works and there were no major land purchases for the year.

Bill 23 included the requirement that annually municipalities are required to spend or allocate at least 60 per cent of the monies in reserve funds for parkland dedication at the beginning of the year. The town has allocated in excess of 60 per cent of the parkland dedication reserve fund to eligible projects as required by the legislation. The 2024 ending balance in the reserve fund is \$94.2 million, and \$134.2 million is allocated to capital projects through 2025 and prior year approved commitments and the 2026-2034 capital forecast.

Bonus Zoning and Community Benefits Charge

Bonus zoning and community benefits charge reserve fund balances increased in 2024 by \$2.4 million from an opening balance of \$7.3 million to a closing balance of \$9.7 million.

For 2024, \$2.1 million was collected in bonus zoning payments and \$260,680 in interest was earned. \$307,788 was transferred to capital, to fund work at Memorial Park in Uptown Core. There will continue to be bonus zoning payments over the coming years associated with zoning by-laws that included bonusing provisions prior to the passage of the CBC by-law. These funds will be used for the public benefits provided for in associated bonusing agreements.

The following chart shows the bonus zoning funds that are available to provide public benefits in certain areas of the town based on each bonusing agreement:

Area	Bonus Zoning Funds Available Dec 31, 2024
Kerr Village	3,810,870
Uptown Core	1,177,189
North Oakville East	3,070,445
	8,058,504

For 2024, \$298,000 in community benefit charges were collected and \$60,073 in interest earned. \$33,767 was transferred to fund capital projects.

In accordance with the *Planning Act*, municipalities are required to spend or allocate at least 60 per cent of the monies in reserve funds for community benefits charges.

The town is achieving the requirement of allocating at least 60 per cent of the community benefits charge reserve fund to eligible projects as required by the legislation. The 2024 ending balance in the reserve fund is \$1.6 million, and \$0.9 million is allocated to capital projects through 2025 and prior year approved commitments and the 2026-2034 capital forecast. Further, it is expected that CBC funding will be allocated to the Downtown Cultural Hub Centennial Square project, as identified in the CBC strategy.

CONSIDERATIONS:

(A) PUBLIC

DCs provide a non-tax source of revenue to finance growth-related municipal land and infrastructure. The DCA requires the treasurer to report to Council annually on the activity in the development charge reserve funds.

The *Planning Act* requires the treasurer to report to Council annually on activity in the cash in lieu of parkland, bonus zoning and community benefit charge reserve funds.

The treasurer is further required to make a copy of these documents available to the public and if requested, the Ministry of Municipal Affairs & Housing.

(B) FINANCIAL

Development charges are the main source of funding for growth-related land and infrastructure. Funding received through the provisions of the *Planning Act* provide additional non-tax levy revenue streams to finance growth-related land and infrastructure needs.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

N/A

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

Be accountable in everything we do

Be fiscally sustainable

(E) CLIMATE CHANGE/ACTION

N/A

APPENDICES:

Appendix A: Development Charge reserve fund statement

Appendix B: Projects funded from Development Charges

Appendix C: Treasurer's Statement – Development Charges

Appendix D: Statement of Compliance – Development Charges

Appendix E: Treasurer's Statement of Reserve Funds – Planning Act

Prepared by:

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Submitted by:

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Deputy Treasurer and Director of Finance

APPENDIX A

TOWN OF OAKVILLE
DEVELOPMENT CHARGE RESERVE FUND STATEMENT
FOR THE YEAR 2024
(000's)

Reserve Fund	Services Related to a Highway	Fire Protection Services	Public Transit	Parks and Recreation	By-law Enforcement	Library Services	General Government	Municipal Parking ²	Storm Water Management	Town DC Reserve Fund Total
Balance as of January 1	241,162	(7,037)	(1,437)	4,127	(152)	12,271	(1,312)	(218)	470	247,875
Plus:										
Development Charge Collections	31,448	1,950	1,202	22,446	15	1,965	855	271	-	60,153
Interest	11,629	(173)	20	1,466	(6)	582	(18)	24	19	13,544
Repayment of Monies Borrowed from Fund and associated Interest	-	-	-	-	-	-	-	-	-	-
Construction credit	-	-	-	-	-	-	-	-	-	-
Sub-Total	43,076	1,778	1,223	23,912	10	2,547	837	295	19	73,696
Less:										
Amount transferred to capital fund ¹	(18,156)	(315)	(39)	(12,869)	-	(1,140)	(1,406)	76	-	(33,849)
Amount transferred to operating fund ¹	-	-	-	(1,975)	-	(463)	-	-	-	(2,438)
Amounts Refunded	-	-	-	-	-	-	-	-	-	-
Amounts loaned to other DC service category	-	-	-	-	-	-	-	-	-	-
DC Credits	-	-	-	-	-	-	-	-	-	-
Sub-Total	(18,156)	(315)	(39)	(14,844)	-	(1,603)	(1,406)	76	-	(36,288)
December 31 Closing Balance	266,083	(5,575)	(253)	13,195	(142)	13,215	(1,882)	153	489	285,283
Approved Commitments	(73,656)	(10,849)	(667)	(31,678)	-	(19,155)	(2,839)	-	-	(138,844)
Fully Committed Closing Balance	192,427	(16,424)	(920)	(18,483)	(142)	(5,940)	(4,721)	153	489	146,439

¹ See Appendix B for details

² Municipal Parking is no longer an eligible service under the *Development Charges Act, 1997*. Approved commitments have been considered in the town's Community Benefits Charge Strategy

APPENDIX B									
DEVELOPMENT CHARGE RESERVE FUND STATEMENT									
CAPITAL PROJECTS FUNDED FROM DEVELOPMENT CHARGES									
FOR THE YEAR 2024									
	2024 Capital Cost	DC Reserve Fund Draw	DC Exemptions Draw	DC Reserve Fund Commitments	Other Reserve /Reserve Fund Draws	Operating Fund Draw	Long Term Financing	Funding, Grants and Other Revenues	Gas Tax Draw
Transit									
54411904 Electric Expansion Buses	14,225	887		198,993					2,966
54412006 Specialized Electric Vehicle Expansion	181,375	-4,863		5,672				133,002	130,843
54412202 Electric Expansion Buses				386,076					
54412204 Specialized Electric Vehicle Expansion	42,522	13,714		7,515				31,181	46,039
54412301 On-Demand Supervisor Vehicle	183,456	29,322			-8,891				
54412307 Specialized Electric Vehicle Expansion		4		34,046					18
54412405 Specialized Electric Vehicle Expansion	3,000	200		34,516					672
Total Transit	424,578	39,264		666,818	-8,891			164,183	180,538
General Government									
33102001 Community Benefit Charge and Development Charge Studies	19,299	19,299		173,670					
43302103 Fire Master Plan	24,109	24,109							
46602204 Master Plan Update	60,555	41,662							
52211729 Parks and Open Space Strategy	9,437	4,035		8,392					
53111901 Transportation Master Plan Update	740,474	657,169	117,900	229,682					
53372009 North Oakville Creek Monitoring Program	55,410	1,934		27,712	80,600				
53612201 By-law Updates	65,000	13,017		855					
54212302 Transit - 10 year forecast & 5 Year Plan	259,382	155,663		22,918					
63101501 Official Plan/ Prov. Conformity Review	161,167	144,222		774,204	40,300				
63102102 Urban Design Initiatives (Design Direction and Studies)				274,310					
63102103 Zoning Review	5,568	3,392		173,394					
63102104 Special Planning Projects/Studies	18,857	18,610		112,181					
63102105 Official Plan Implementation				344,925					
63102202 Midtown Implementation	1,494,433	249,088		517,534	1,235,000				
63102303 Special Planning Projects/Studies				44,941					
63102405 Urban Design Initiatives (Design, Direction and Studies)	300	270		44,130	4,900				
63102406 Special Planning Projects/Studies	700	630		89,970	10,100				
71102211 Library Master Plan Update	73,047	73,047							
Total General Government	2,987,738	1,406,147	-117,900	2,838,818	1,370,900				
Parks & Recreation									
46602104 Sixteen Mile Sports Complex and Library	22,917,252	4,370,957		11,691,849	30,144		34,860,000		
46602207 New Palermo Community Centre				7,215,100					
46632104 Repurpose Shooter Pads to Multipurpose Space	1,294	590			2,128				
52211908 St. Ann's Park (Hixon)		5,353			111				
52211909 StarOak NHS Trails	9,065	8,520		193,441					
52211911 Shorewood Promenade - West	159,418	159,418		104,197					
52212010 Bronte Green (Merton) Parks and NHS Trails	2,940	2,506		318,242					
52212102 Sixteen Mile Sports Park - South Parcel	6,194,064	3,894,977	2,094,000	1,969,080					
52212104 Uptown Core-Memorial Park Special Project	307,789	-4,046			307,788				
52212301 Neighbourhood Park 11 (Riverstone Park)	13,800	13,800		3,014,268					
52212303 Neighbourhood Park 9 (Emgo/Crystal)	2,439,918	2,092,572	559,500	1,281,657					
52232401 Star Oak Core 7 NHS Trail	1,756	1,756		209,644					
52232404 Capoak NHS Trail	1,800	1,800		262,500					

DEVELOPMENT CHARGE RESERVE FUND STATEMENT
CAPITAL PROJECTS FUNDED FROM DEVELOPMENT CHARGES
FOR THE YEAR 2024

	2024 Capital Cost	DC Reserve Fund Draw	DC Exemptions Draw	DC Reserve Fund Commitments	Other Reserve /Reserve Fund Draws	Operating Fund Draw	Long Term Financing	Funding, Grants and Other Revenues	Gas Tax Draw
52212405 Park Signs - New Growth	100	100	0	16,500					
52212406 Neighbourhood Park 5	3,500	3,500		525,000					
52222303 Capoak Village Square 1				82,600					
52222304 Capoak Village Square 2				82,600					
52222402 Martillac Estates Village Square	579,502	579,501		176,599					
52222404 Dunoak Village Square	4,700	4,700		790,500					
52232102 East 14 Mile Creek Trail	156	156		854,348					
52232205 NHS - Trail	267	174		89,197					
52232303 Digram Sixth Line NHS Trail	149,553	130,966							
52232305 Timsin Sixth Line NHS Trail	145,421	145,420		116,385					
52232306 Argo West Morrison NHS Trail	334,756	334,754		177,150					
52232307 NHS Trail - North Oakville - West				556,000					
52232309 Emgo NHS Trails				556,500					
52232310 Graydon Banning NHS Trail	181,201	181,202		128,512					
52232311 NHS - Trail				262,600					
52232405 NHS - Trail	6,921	6,922		257,478					
52292001 Parks Growth Vehicles and Equipment		2			-11,048				
52292206 Parks Growth Vehicles and Equipment	589	70,304							
52292304 Parks Growth Vehicles and Equipment	188,180	35,043							
52292404 Parks Growth Vehicles and Equipment	828,255	828,255		745,645					
Total Parks & Recreation	34,472,197	12,869,202	2,653,500	31,677,592	324,867		34,860,000		

DEVELOPMENT CHARGE RESERVE FUND STATEMENT
CAPITAL PROJECTS FUNDED FROM DEVELOPMENT CHARGES
FOR THE YEAR 2024

	2024 Capital Cost	DC Reserve Fund Draw	DC Exemptions Draw	DC Reserve Fund Commitments	Other Reserve /Reserve Fund Draws	Operating Fund Draw	Long Term Financing	Funding, Grants and Other Revenues	Gas Tax Draw
Library Services									
46602104 Sixteen Mile Sports Complex and Library	5,624,700	1,106,242		3,709,989	8,256		6,140,000		
71101811 New Branch Library - Trafalgar Urban Core South	33,708	33,707		5,006,393					
71102106 Incubator Libraries (Location TBD)				6,418					
71102210 New Branch Library - Palermo (Land Purchase)				8,125,100					
71102305 Sixteen Mile Library Collections				2,307,598					
Total Library Services	5,658,408	1,139,949		19,155,498	8,256		6,140,000		
Parking¹									
53511205 Dwntrn Post Office Land/Parking Lot		-75,860	49,275						
Total Parking		-75,860	49,275						
Municipal Enforcement									
53612103 Municipal Enforcement Vehicles	7,951								
Total Municipal Enforcement	7,951								
Fire Protection Services									
43302311 Fire Station #9	621,762	283,989	322,800	7,051,445	7,308,900				
43302312 New Vehicles for Fire Prevention				50,000					
43302403 Fire Station 9 - Aerial	14,100	14,100		2,611,300					
43302413 Station #4 Renovation and Expansion	28,597	17,159		1,136,241	768,900				
Total Fire Protection Services	664,459	315,248	322,800	10,848,986	8,077,800				
Services Related To A Highway									
21102401 482 South Service Rd Land Purchase	31,487,697	7,587,946			23,899,752				
51311001 Central Operations Land Expansion/Improvements		-1			-9,681				
51312203 North Snow Storage Disposal Study	10,303	10,304		113,278					
51312404 North Snow Disposal Site	24,500	24,500		5,025,500					
51322102 Roads and Works Growth Equipment				147,918					
51322302 Roads and Works Growth Equipment	153,847	153,848		644,810					
51322401 Roads and Works Growth Equipment	193,490	193,491		559,009					
53111901 Transportation Master Plan Update	120,775	107,188		35,634					
53310703 Kerr St Widening and Grade Separation (Speers to NSR-N of QEW)	3,600	43,152			-203,287				
53311006 Sixth Line Urbanization and Widening w/AT - North Park to William Halton Parkway	70,505	54,483		13,597,457					16,020
53311410 Speers Rd - GO Station W of 3rd Line to 4th Line	36,893	14,158		675,672					
53311502 North Service Rd Urbanization and Widening w/AT - Eighth Line to 1 km East of Invicta Dr	682,757	682,757		8,364,335				4,800	
53311705 Burloak Dr Grade Separation w/AT - Harvester Rd to PW D	7,974,202	6,379,380		99,576	-1,668,150			3,350,000	
53311713 Speers Rd Widening & AT - Fourth Line to Dorval Drive	1,247,853	762,955		14,110,985					737,631
53311901 Signal Optimization Program		4,874							
53311914 North Service Road Widening & AT - 3rd Line to 4th Line					-195,038			-264,512	
53312107 Chartwell Road Reconstruction - South Service Road to Cornwall Road	3,600	1,440		348,304					
53312112 Wycroft Road Widening & AT - Bronte Road to 3rd Line	145,556	138,273		1,135,998					
53312204 Cross Avenue Realignment - Argus Rd to South Service Rd	3,400	3,400		795,637					
53312209 QEW Royal Windsor Drive Interchange w/AT		1,250							
53312404 Burnhamthorpe Rd Urbanization w/AT - 800 m E of Neyagawa Blvd to Sixth Line	22,299	17,839		646,161	166,000				
53312202 Lakeshore Rd Improvements w/AT - Mississauga St to Dorval Dr - Design	356,980	35,699		442,174					
53312305 Burnhamthorpe Rd Urbanization w/AT - Sixth Line to Trafalgar Rd	22,777	18,222		698,923	0				

DEVELOPMENT CHARGE RESERVE FUND STATEMENT
CAPITAL PROJECTS FUNDED FROM DEVELOPMENT CHARGES
FOR THE YEAR 2024

	2024 Capital Cost	DC Reserve Fund Draw	DC Exemptions Draw	DC Reserve Fund Commitments	Other Reserve /Reserve Fund Draws	Operating Fund Draw	Long Term Financing	Funding, Grants and Other Revenues	Gas Tax Draw
53341904 ATMP-Active Transprt Initiatiaves	-961	-865			1,519				
53342101 Lakeshore Road Multi-use Pathway - Morrison to Winston Churchill Blvd	3,198	2,878		298,178					
53342102 Lakeshore Road Multi-use Pathway - Allan to Morrison - Construction	42,900	30,723			-126,772				
53342104 Crosstown Trail - Eighth Line to Northridge Trail and Bristol Circle to Winston Churchill	3,073	9,615			-102,205			32,016	
53342105 ATMP - Active Transportation Studies	140,915	126,823		112,619					
53342106 Crosstown Trail - Khalsa Gate to Ridge Landing	39,494	16,681		850,103				23,266	
53342107 ATMP - Active Transportation Initiatives	199,515	179,548		333,728				30,000	
53342108 ATMP Cycle Lanes, Pathways etc.				354,008					
53342203 Midtown QEW AT West Crossing				514,597					
53342204 New Sidewalk Allocation	47,306	42,575		181,885					
53342402 North Service Rd MUP - Fourth Line to Dorval Dr	691,377	622,234		269,566	99,100				
53411801 Traffic Signal Construction Program - Design and Construction	111,336	102,548		134,332					
53412302 Traffic Signal Construction Program - Design and Construction	797,658	349,798		70,748					
53412401 Traffic Management - Intersections	45,958	45,958		296,442					
53412402 Pedestrian Crossover Construction Program	145,198	57,131		663,269	390,000				50,912
53412403 Traffic Signal Optimization Program	291,759	291,757		10,343					
53412406 Traffic Signal Construction Program	24,678	12,340		551,060					12,338
54202202 New Shelters	30,113	30,113							
54202203 Palermo Terminal				21,450,000					
54202302 New Shelters				58,664					
54202402 New Shelters	500	500		65,100					
Total Services Related To A Highway	45,175,051	18,155,515		73,656,013	22,248,200			3,175,570	816,901
Total Development Charge Financed Capital Projects	89,390,382	33,849,465	3,143,475	138,843,725	32,021,133		41,000,000	3,339,753	997,439
¹ Municipal Parking is no longer an eligible service under the Development Charges Act, 1997. Approved commitments have been considered in the town's Community Benefits Charge Strategy									

CAPITAL PROJECTS FUNDED FROM DEVELOPMENT CHARGES
OPERATING FUND TRANSACTIONS

Operating Fund Transactions	DC Reserve Fund Draw			DC Reserve Fund Commitments				Non-DC Recoverable Cost Share		
	Principal	Interest and Issuance Expense	Total	Principal	Interest	Total	Source	Principal	Interest	Source
Sixteen Mile North Park Facility	687,644	1,287,423	1,975,067	41,202,331	8,919,292	50,121,623	Parks & Recreation Services	-	-	
Sixteen Mile North Park Facility	205,400	257,872	463,272	8,034,463	1,685,106	9,719,568	Library Services	-	-	
Total	893,044	1,545,295	2,438,339	49,236,794	10,604,397	59,841,191		-	-	

**DEVELOPMENT CHARGE RESERVE FUNDS
2024 TREASURER'S STATEMENT**

- 1. Description of the Service for which each fund was established**
 - a. General Government – The fund is used to finance growth-related administrative studies**
 - b. Library – The fund is used to finance growth-related projects for library facilities and collection materials**
 - c. Fire – The fund is used to finance growth-related projects for fire buildings, vehicles and equipment**
 - d. Parks & Recreation – The fund is used to finance growth-related projects for indoor recreation facilities, indoor recreation equipment, parkland development, park buildings, park vehicles and associated equipment**
 - e. Transit – The fund is used to finance growth-related projects for transit vehicles**
 - f. Services related to a Highway – The fund is used to finance growth-related projects for highways and services related to highways**
 - g. By-law Enforcement – The fund is used to finance growth-related projects related to by-law enforcement**
- 2. Credits in relation to the service or service category for which the fund was established**

Opening balance:	\$0.00
2024 Activity (given or used):	\$0.00
Closing balance:	\$0.00
- 3. The amount of any money borrowed from the fund by the municipality during the previous year and the purpose for which it was borrowed**
 - a. No funds were borrowed from Development Charge Reserve Funds**
- 4. The amount of interest accrued during the previous year on money borrowed from the fund by the municipality**
 - a. No interest was accrued as no funds were borrowed from Development Charge Reserve Funds**
- 5. The amount and source of any funds used by the municipality to repay, in the previous year, funds borrowed from the fund or interest on such funds**
 - a. No funds were borrowed, therefore there is not an amount or source of funds to repay**

6. A schedule that identifies credits recognized under section 17 and for each credit organized, sets out the value of the credit, the service against which the credit is applied and the source of funds used to finance the credit
 - a. There is not a schedule as there are not any credits recognized under section 17
7. For each service for which a development charge is collected during the year, whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and if not, the amount the municipality now expects to incur and a statement as to why this amount is expected
 - a. The town's 2022 development charges background study includes a Gross Expenditure and Sources of Revenue Summary For Costs to be Incurred Over the Life of the By-law (Table 6-3). This table reflects costs to be incurred over the previously expected five-year life of the by-law; however, legislative changes have extended the life of the by-law to ten years. As a result, the infrastructure costs included in the development charges calculation from 2022 to 2031 in the background study have been used for the purposes of this requirement.

Each year as part of the annual budget process, the town updates its forecast for residential and non-residential growth, and the timing of infrastructure required to maintain service levels due to growth. As of the end of 2024, the town expects to incur the amount of capital costs that were estimated in the 2022 development charges background study during the term of DC By-law 2022-068, for the following services for which development charges were collected: general government, library, fire, parks and recreation, transit, and by-law enforcement.

The town expects to incur 81% of the capital costs that were estimated for services related to a highway. This is the result of a shift in the timing of major transportation related projects to later years due to the expected slower pace of growth in the Midtown area in the short-term, resulting in delayed timing for required capital projects. A number of projects also require project coordination and funding support from the provincial government, which has yet to occur. While all anticipated costs identified for services related to a highway are still expected to be incurred, the timing is now expected to be beyond the term of the DC by-law. Changes to the pace of growth and coordination with the provincial government could occur in the future and accelerate the anticipated costs during the term of the DC by-law to the levels originally anticipated.

STATEMENT OF COMPLIANCE

The information prescribed in the 2024 Development Charges Reserve Fund Statement is in compliance with Section 59.1 (1) of the Development Charges Act, 1997, as amended which states:

A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act. 2015, c.26, s.8.

Sheryl Ayres
Treasurer and Commissioner of Corporate Services

**STATEMENT OF RESERVE FUNDS
CREATED UNDER SECTION 37 AND SECTION 42 (CASH IN LIEU OF PARKLAND) OF THE PLANNING ACT
FOR THE YEAR 2024**

	2024 Capital Cost	Grants, Subsidies, Contributions	Other Reserve/Reserve Fund Draws	Operating Fund Draw	Cash in Lieu of Parkland Reserve Fund	Community Benefit Charge Reserve Fund	Bonus Zoning Reserve Fund
Balance as of January 1, 2024					90,261,923	1,279,107	5,994,213
Plus:							
Developer contributions					3,078,357	298,000	2,111,400
Interest					3,617,686	60,073	260,680
Sub-Total	-				6,696,043	358,073	2,372,080
Less:							
Amount transferred to capital fund:							
46602302 Downtown Cultural Hub	128,580		(719,824)			(15,476)	
53512302 Downtown Parking Supply Strategy (DPSS)	31,855		(47,792)			(2,708)	
53512403 Bronte Parking Lot Redevelopment - Jones Street	7,202		(500,310)			(1,182)	
53522404 Vehicles for new Municipal Compliance Officers	85,411		(83,429)			(14,025)	
53512402 Mid-town Parking	2,100		(1,412)			(344)	
53522405 On Street Paid Parking Program-Expansion	200		(136)			(32)	
Land							
52212407 Parkland Acquisition	59,123				(59,123)		
Building or park structure							
52212007 Wallace Park Redev and Washroom Exp/Reno	5,968,754		(2,170,000)		(2,293,788)		
52212105 Splash Pad - Southeast Oakville	540,305				(353,709)		
52212111 Cornwall Park Skateboard Park	2,988		109,089		(1,277)		
52221603 Gairloch Gardens Rehabilitation	178				(107)		
52212104 Uptown Core-Memorial Park Special Project	307,789						(307,788)
52221703 Towne Square Rehabilitation	2,591				(513)		
Amount transferred to operating fund							
Monies borrowed from fund for other municipal purposes							
Sub-Total	7,137,076	-	(3,413,815)	-	(2,708,518)	(33,767)	(307,788)
December 31, 2024 Closing Balance					94,249,447	1,603,413	8,058,504
Approved Commitments					22,207,000	232,000	-
December 31, 2024 Fully Committed Closing Balance					72,042,447	1,371,413	8,058,504

NOTE: COLUMNS DO NOT ADD ACROSS AS THE 2024 CAPITAL COST REPRESENTS ONLY ONE YEAR OF MULTIPLE YEAR PROJECTS WHEREAS FULL FUNDING MAY HAVE BEEN RECEIVED IN YEAR

REPORT

Council

Meeting Date: May 26, 2025

FROM: Municipal Enforcement Services Department

DATE: May 13, 2025

SUBJECT: Immobilization Prohibition By-law 2025-097, By-law 2025-098
and By-law 2025-097

LOCATION: Town-wide

WARD: Town-wide

Page 1

RECOMMENDATIONS:

1. That By-law 2025-097, a by-law to prohibit the immobilizing of vehicles on municipal land and on private property in the Town of Oakville, attached as Appendix A of the Municipal Enforcement Services report dated May 13, 2025, be passed.
2. That By-law 2025-098, a by-law to amend Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038, as amended, attached as Appendix B to the report from Municipal Enforcement Services dated May 13, 2025, be passed.
3. That the administrative penalties with respect to By-law 2025-097, listed in Appendix C to the report from Municipal Enforcement Services dated May 13, 2025, be approved, effective on June 16, 2025, and such fees be included in the Rates and Fees schedule.

KEY FACTS:

- Municipal Enforcement Services (MES) has received calls and complaints regarding the use of parking boots to immobilize unauthorized vehicles parked on private property or vehicles parked contrary to the parking regulations on the property.

- Parking boots also known as Wheel Locks, Wheel Clamps or Denver Boots lock onto a vehicle's wheel to immobilize the vehicle.
- Immobilization Prohibition By-law 2025-097 attached as Appendix A to this report prohibits the immobilizing of vehicles on municipal property and private property without the vehicle owner's consent.
- By-law 2025-097 includes the phrase "without the vehicle owner's consent" to distinguish unauthorized use from cases where the owner may use immobilizing devices to prevent theft.
- By-law 2025-097 is proposed to come into effect on June 16, 2025, to provide staff time to communicate to the public and industry stakeholders prior to the by-law coming into effect.

BACKGROUND:

Parking Boots

Since February 28, 2025 (the date Towing Without the Vehicle Owner's Consent By-law 2024-187 came into effect), MES has received calls and complaints regarding the use of parking boots to immobilize unauthorized vehicles parked on private property or vehicles parked contrary to the parking regulations on the property.

Parking boots also known as Wheel Locks, Wheel Clamps or Denver Boots lock onto a vehicle's wheel to immobilize the vehicle. There are other immobilizing devices on the market as well such as the "Barnacle" which lays across the front windshield of the vehicle.

Towing Without the Vehicle Owner's Consent By-law 2024-187

Towing Without the Vehicle Owner's Consent By-law 2024-187 is intended to better regulate towing and avoid predatory towing. The by-law is based on the premise that a private property owner wants/needs to make available parking spaces and so needs something more than parking tickets to deal with unauthorized parking or parking contrary to the applicable regulations.

By-law 2024-187 does not account for the use of immobilizing devices such as parking boots to enforce parking prohibitions or regulations. This is because immobilizing a vehicle does not address the issue of unavailable parking as a vehicle that has been immobilized remains parked in the space until the owner contacts the enforcement company/property owner and pays a fee to have the immobilization device removed. If the parking space is not needed, then the remedy of issuing a parking ticket should be all that is necessary to deter unauthorized parking or parking in breach of parking regulations.

Trespass

If the Immobilization Prohibition By-law is approved, any common law right there may have been in the Town of Oakville to immobilize a vehicle using an immobilization device of any kind without the vehicle owner's consent would be eliminated or overridden by the by-law.

Municipal/University Scan – Immobilization Regulations

The following municipalities and universities prohibit or regulate the immobilization of vehicles:

- The City of Moncton's By-law T-618 requires that immobilization businesses obtain a business licence. The by-law regulates signage in parking lots where immobilizing will be used, prohibits immobilizing in certain circumstances, regulates the operation of the business and sets the maximum fee for installing and removing an immobilization device.
- The Halifax Regional Municipality does not require that immobilization businesses be licensed; however, the municipality requires that staff of immobilization businesses be appointed as special constables by the Province of Nova Scotia in accordance with the Police Act. By-law V-200 regulates the operation of the immobilization business, sets out signage requirements for parking lots, prohibits immobilizing in certain circumstances and sets the maximum immobilization fee.
- The City of Toronto prohibits immobilizing in their licensing requirements for private parking enforcement agencies and commercial parking lots and under their regulations for municipal law enforcement officers.
- The City of Saskatoon's By-law 8640 permits immobilizing only by police and the City and limits where immobilizing may be used.
- Parking enforcement officers at Carleton University, Trent University, Brock University and the University of Saskatchewan may install parking boots on vehicles with outstanding parking violations that are parked on university property.

COMMENT/OPTIONS:

The Immobilization Prohibition By-law

MES is recommending that the immobilization of vehicles on private property and municipal land be prohibited, to address current complaints in a timely manner. As such, MES prepared the Immobilization Prohibition By-law attached as Appendix A to this report.

The proposed by-law prohibits the immobilizing of parked vehicles by any person on private property and municipal land without the vehicle owner's consent, as well as prohibiting the authorization of such immobilization. This means that a property owner (including the Town), a towing company or an immobilization business will not be able to "boot" parked vehicles as of the effective date of the by-law. The by-law includes the phrase "without the vehicle owner's consent" to distinguish unauthorized use from cases where the vehicle owner may use immobilizing devices to prevent theft.

The Immobilization Prohibition By-law further provides that:

- Where a vehicle is immobilized on private property without the vehicle owner's consent, and in the absence of any evidence to the contrary, the property owner shall be deemed to be responsible for the immobilization, and any costs related to removing any immobilizing device shall be the responsibility of the property owner.
- Failure to comply with the by-law may result in the issuance of an Order and/or a \$400 administrative penalty by a Mobile Compliance Officer (MCO) or the Director of Municipal Enforcement Services or designate. The amount of the administrative penalty escalates for second, third and subsequent contraventions of the same provisions of the by-law within a two-year period to \$500 and \$750, respectively. Persons who have been issued an administrative penalty may request a review by a Screening Officer and, if not satisfied, a hearing before a Hearing Officer.
- The by-law is proposed to come into effect on June 16, 2025, to provide staff time to communicate to the public and industry stakeholders prior to the by-law coming into effect.

If the Immobilization Prohibition By-law is approved, Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038 will require an amendment to add the by-law to the list of designated by-laws. As well, the administrative penalties for non-compliance with the Immobilization Prohibition By-law, shown in Appendix C to this report, will need to be added to the rates and fees schedule, effective June 16, 2025.

Regulatory Approach

MES can investigate the use of a regulatory approach like those adopted by other municipalities to address the immobilizing of vehicles. However, it would require a significant amount of time to conduct the necessary research, assess the effectiveness of the regulatory approach and assess the impact on MES resources. The most effective means of addressing current complaints is through a prohibition.

Enforcement of the Immobilization Prohibition By-law

If a complaint is received that a vehicle has been immobilized in contravention of the Immobilization Prohibition By-law, a MCO will investigate. However, the MCO may not be able to respond immediately. If the vehicle owner does not wish to wait and a contact number has been left on the vehicle, the vehicle owner may choose to call the number and request that the boot be removed. If the vehicle owner pays for the boot to be removed and wants reimbursement of the fee, this becomes a civil matter between the vehicle owner and the property owner. In such cases, the vehicle owner can use the by-law provision deeming the property owner responsible for the cost of removing the boot to assist the vehicle owner in any civil action against the property owner.

If no contact information is left on the vehicle, the vehicle owner may contact the property owner directly to have the boot removed. As stated above, under the by-law, the property owner is deemed to be responsible for the cost of removing the boot. Once again, if the vehicle owner pays for the boot to be removed and wants reimbursement of the fee, this becomes a civil matter between the vehicle owner and the property owner and in such cases the vehicle owner can use the by-law provision deeming the property owner responsible to assist the vehicle owner in any civil action against the property owner.

Discussions with the Halton Regional Police Service (HRPS)

MES and Legal department staff met with representatives from HRPS to discuss the proposed by-law. HRPS indicated that they support the prohibition on immobilizing vehicles.

CONSIDERATIONS:

(A) PUBLIC

The following were notified of the date of this meeting and with links to access the agenda and how to delegate at the meeting:

- Parking enforcement companies that employ Municipal Law Enforcement Officers for parking enforcement on private parking lots
- Landowners registered with the Town for parking enforcement
- Resident and Community Associations
- Business Improvement Areas
- Oakville Chamber of Commerce
- Several towing companies

A public notice regarding consideration of the Immobilization Prohibition By-law was posted on oakville.ca.

If the Immobilization Prohibition By-law is approved, staff will update oakville.ca and notify those noted above to advise of the passage of the by-law.

(B) FINANCIAL

Complaints regarding the immobilization of vehicles will have to be investigated by MCOs. Future staff impacts will be assessed as part of the municipal enforcement service review.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Municipal Enforcement Services, Legal and the Halton Regional Police Service have been involved in the review process for the Immobilization Prohibition By-law.

(D) COUNCIL STRATEGIC PRIORITIES

This report supports the strategic priority of accountable government.

(E) CLIMATE CHANGE/ACTION

N/A

APPENDICES:

Appendix A – By-law 2025-097, a by-law to prohibit the immobilizing of vehicles on municipal land and on private property in the Town of Oakville

Appendix B – By-law 2025-098, a by-law to amend Administrative Penalties for Non Parking Violations and Orders By-law 2021-038

Appendix C – Administrative penalties with respect to By-law 2025-097

Prepared by:
Margaret Boswell, Manager
Enforcement Services

Submitted by:
Selena Campbell, Director
Municipal Enforcement Services



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-097

A by-law to prohibit the immobilizing of vehicles on municipal land and on private property

WHEREAS subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (“Municipal Act”) confers broad authority on a municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality’s ability to respond to municipal issues;

WHEREAS Subsection 8(3) of the Municipal Act provides that a by-law under sections 10 and 11 of the Municipal Act respecting a matter may, (a) regulate or prohibit respecting the matter and (b) require persons to do things respecting the matter;

WHEREAS subsection 11(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended provides that a municipality may pass by-laws respecting the health safety and well-being of persons and the protection of persons and property, including consumer protection;

WHEREAS subsection 11(3) of the Municipal Act provides that a local municipality may pass by-laws respecting parking and traffic on highways and parking except on highways;

WHEREAS the Council for the Corporation of the Town of Oakville (“Council”) has passed by-laws pursuant to the provisions of Sections 100,100.1 and 101 of the Municipal Act that, among other things, regulate the parking, stopping or leaving of vehicles on land owned by the Town of Oakville and on private property;

WHEREAS subsection 425(1) of the Municipal Act provides that a municipality may pass by-laws providing that a person who contravenes any by-law of the municipality passed under the Act is guilty of an offence;

WHEREAS subsection 434.1(1) of the Municipal Act provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the

person has failed to comply with a by-law of the municipality passed under the Municipal Act;

WHEREAS Council, for the purpose of consumer protection, is desirous of prohibiting the immobilizing of vehicles on land owned by the Town and on private property;

WHEREAS Council, for the purpose of consumer protection, is desirous of eliminating or overriding any common law right there may be related to trespass that enabled the restraining or immobilizing of vehicles on private property in the Town of Oakville such that the restraining or immobilizing of vehicles in the Town of Oakville from the effective date of this By-law is prohibited;

COUNCIL ENACTS AS FOLLOWS:

1. Definitions

(1) In this By-law:

“Administrative Penalties for Non-Parking Violations and Orders By-law” means the Town’s By-law 2021-038;

“Consent” means permission from the vehicle owner, in writing, to install an immobilizing device on the owner’s vehicle;

“Director” means the Director of Municipal Enforcement Services, or designate;

“Immobilize” means to restrain or prevent the movement of a vehicle by the use of an immobilizing device;

“Immobilizing Device” means a device designed to be put on, attached or affixed to a parked vehicle to immobilize the vehicle and prevent its movement or operation until the device is unlocked or removed including but not limited to wheel locking devices, wheel clamping devices, parking boots, a Denver boot, a barnacle, or any other immobilizing device whatsoever;

“Land” for the purpose of this By-law means private property or municipal land;

“Mobile Compliance Officer” for the purpose of this By-law means a person employed by the Town who has been appointed by the Director to enforce the by-laws of the municipality and as a provincial offences officer;

“Municipal Land” means any land owned or occupied by the Town;

“Parked Vehicle” for the purpose of this By-law means a vehicle parked, stopped standing or left on private property or municipal land;

“Penalty Notice” means a notice issued pursuant to the provisions of the Administrative Penalties for Non-Parking Violations and Orders By-law;

“Person” means an individual, firm, corporation, company, sole proprietorship, association or partnership;

“Police Officer” means a Halton Regional Police Service officer;

“Private Property” means any land not owned or occupied by the municipality;

“Rates and Fees Schedule” means the Town’s current rates and fees schedule approved by Council as part of the annual budget approval process;

“Town” means The Corporation of the Town of Oakville or the geographic area of the town of Oakville, as the context requires;

“Vehicle” means a motor vehicle as defined in the *Highway Traffic Act*, R.S.O. 1990, c. H.8.

2. Prohibition of Restraining or Immobilizing Parked Vehicles Without the Vehicle Owner’s Consent

- (1) Despite Section 101 of the Municipal Act, no person shall immobilize or authorize the immobilizing of any parked vehicle on municipal land or on private property without the vehicle owner’s consent.
- (2) Despite Section 101 of the Municipal Act, no person who is the owner of any private property, or an employee, contractor or agent of the owner of any private property shall immobilize or authorize the immobilizing of any vehicle parked on the private property without the vehicle owner’s consent.
- (3) For the purpose of clarity, any common law right to immobilize a parked vehicle on municipal or on private property without the vehicle owner’s consent strictly as a matter of trespass no longer exists in the Town as of the effective date of this By-law.
- (4) Where a vehicle is immobilized on private property without the vehicle owner’s consent, and in the absence of any evidence to the contrary, the property owner shall be deemed to be responsible for the immobilization, and any costs related to removing any immobilizing device shall be the responsibility of the property owner.

3. Administrative Penalties for Non-Parking Violations and Orders By-law

- (1) This By-law is a designated by-law under the Administrative Penalties for Non-Parking Violations and Orders By-law.

4. Order

- (1) Where a police officer, a Mobile Compliance Officer or the Director has reasonable grounds to believe that a violation of this By-law has occurred, a Mobile Compliance Officer or the Director may issue an Order in accordance with this By-law and with the provisions of the Administrative Penalties for Non-Parking Violations and Orders By-law.
- (2) Any person who contravenes an Order issued under subsection 4(1) of this By-law is guilty of an offence.

5. Inspections

- (1) A Mobile Compliance Officer, a police officer, or the Director may enter on land at any time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
 - (a) this By-law; or
 - (b) an Order made under subsection 4(1) of this By-law.
- (2) For the purposes of conducting an inspection pursuant to subsection 5(1) of this By-law, a Mobile Compliance Officer, a police officer, or the Director may:
 - (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (c) require information from any person concerning a matter related to the inspection; and
 - (d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

- (3) No person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under this By-law.

6. Remedial Action

- (1) The Town may take remedial action as set out in the Administrative Penalties for Non-Parking Violations and Orders By-law if a person fails to do a matter or thing as directed or required by this By-law, including complying with an Order issued under this By-law.

7. Fees and Charges

- (1) Council may, from time to time, impose fees and charges to recover costs in relation to the administration and enforcement of this By-law.

8. Administrative Penalties

- (1) A Mobile Compliance Officer or the Director who finds or has reasonable cause to believe that a person has contravened any provision of this By-law may issue a penalty notice to the person in accordance with the provisions of the Administrative Penalties for Non-Parking Violations and Orders By-law.
- (2) Each person who has been issued a penalty notice shall, upon issuance of the penalty notice, be liable to pay an administrative penalty to the Town in the amount of \$400 or as revised in the Town's rates and fees schedule.
- (3) If a penalty notice under subsection 8(1) of this By-law has been issued and a Mobile Compliance Officer or the Director has reasonable cause to believe that the same person has contravened the same provisions of this By-law for a second time within twenty-four (24) months of the date the first penalty notice is deemed to be served, the Mobile Compliance Officer or the Director, as the case may be, may issue a second penalty notice to the person.
- (4) Upon issuance of the second penalty notice, the person shall be liable to pay an administrative penalty to the Town in the amount of \$500 or as revised in the Town's rates and fees schedule.
- (5) If a penalty notice under subsection 8(3) of this By-law has been issued and a Mobile Compliance Officer or the Director has reasonable cause to believe that the same person has contravened the same provision of this By-law for a third or subsequent time within twenty-four (24) months of the date the second penalty notice is deemed to be served, the Mobile Compliance Officer or the Director, as the case may be, may issue a third or subsequent penalty notice to the person.

- (6) Upon issuance of a third or subsequent penalty notice, the person shall be liable to pay an administrative penalty to the Town in the amount of \$750 or as revised in the Town's rates and fees schedule.
- (7) A person who has been issued a penalty notice under this By-law may request a review of the penalty notice in accordance with the Administrative Penalties for Non-Parking Violations and Orders By-law.

9. Notices

- (1) Service of any penalty notice, Order, or any other notice may be given as specified in the Administrative Penalties for Non-Parking Violations and Orders By-law.

10. Penalties

- (1) Every person who contravenes or fails to comply with any of the provisions of this By-law is guilty of an offence, and pursuant to Section 429 of the Municipal Act, is liable to a maximum fine of \$10,000 (ten thousand dollars).
- (2) Every person who contravenes any provisions of this By-law is guilty of an offence and upon conviction is liable to a fine of not more than \$5,000 (five thousand dollars) as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P.33.

11. References

- (1) References in this By-law to any legislation or by-law means as may be amended or successor by-laws or legislation, and includes any regulations thereunder.

12. Severability

- (1) In the event any provisions of this By-law are deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

13. Title

- (1) This By-law may be known as the "Immobilization Prohibition By-law".

14. Effective Date

- (1) This By-law comes into force and effect on June 16, 2025 at 12:01 a.m.

PASSED this 26th day of May, 2025

MAYOR

CLERK

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-098

A by-law to amend by-law 2021-038 Administrative Penalties for Non-Parking Violations and Orders

WHEREAS subsection 434.1 of the Municipal Act provides that a municipality may require a person to pay an administrative penalty if the municipality is satisfied that a person has failed to comply with a by-law of the municipality passed under the Municipal Act;

WHEREAS the Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038 was approved by the Council of the Corporation of the Town of Oakville ("Council") on February 22, 2021;

WHEREAS Council wishes to amend Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038 as set out in this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. Section 1.1(1) - Application of Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038 is hereby amended by adding new subsection (z) as follows:

 (z) Immobilization Prohibition By-law 2025-097
2. All other provisions of Administrative Penalties for Non-Parking Violations and Orders By-law 2021-038 hereby remain in force and effect.
3. This By-law comes into force and effect on June 16, 2025 at 12:01 a.m.

PASSED this 26th day of May, 2025

MAYOR

CLERK

APPENDIX C

Administrative Penalties for Immobilization Prohibition By-law 2025-097

Service Provided	Unit of Measure	HST Y/N	Proposed Fee
Administrative Penalty – 1 st violation (Immobilization Prohibition)	Each	N	\$400
Administrative Penalty – 2 nd violation (Immobilization Prohibition)	Each	N	\$500
Administrative Penalty – 3 rd and subsequent violations (Immobilization Prohibition)	Each	N	\$750

REPORT

Council

Meeting Date: May 26, 2025

FROM: Finance Department

DATE: May 13, 2025

SUBJECT: 2024 Audited Financial Statements and External Audit Findings Report

LOCATION:

WARD: Town-wide

Page 1

RECOMMENDATION:

1. That the 2024 Audit Findings Report issued by KPMG, the town's external auditor, be received for information; and
2. The 2024 Town of Oakville Consolidated Financial Statements and the 2024 Town of Oakville Trust Fund Financial Statements be approved.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The town's external auditor prepares an "Audit Findings Report" at the conclusion of the annual audit to assist members of Council with their review of the financial statements.
- There were no audit adjustments made during the audit process.
- There were no Management Letter Points issued.
- There were no significant deficiencies in internal control over financial reporting identified.
- KPMG is prepared to issue an unqualified (or "clean") opinion on the 2024 financial statements. Part of their final procedures include reporting to Council and obtaining Council's approval of the financial statements.
- The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards, and, as such, do not reflect "fund balances"; rather, they report the town's Accumulated Surplus, which includes the value of the town's tangible capital assets.

- The town still maintains operating, capital and reserve funds for budget purposes and the impact of these various funds on the town's final surplus can be seen in Appendix D.
- There were three new accounting standards for 2024, of which the new PS 3400 Revenue standard had an impact to the town. The impact of this new standard was an additional \$677 thousand (net of an uncollectible allowance) being recorded as revenue related to parking tickets that have been issued but not collected as of December 31, 2024. Historically, these were recorded on a cash basis due to the uncertainty of collection; however, due to the new standard, estimates are now required based on past collection experience.
- The 2024 consolidated financial statements reflect a surplus of \$236.8 million.
- The town continues to maintain a strong financial position, as evidenced by having net financial assets of \$630.5 million (up \$19.0 million from 2023).

BACKGROUND:Audit process

Over the past few months, town staff worked diligently to close the town and local boards' accounting records for 2024 and prepare the entities' financial statements. Once this was completed, the town's external auditor (KPMG) examined the financial records to ensure the financial statements were accurate and reasonably reflected the town's financial position and results of operations.

Upon completion of the annual audit, the external auditor prepares an Audit Findings Report, which is intended to assist Council, who serves as the town's audit committee, in their review of the town's financial statements. This report also serves as a means for the auditor to update Council on any significant matters arising from the audit. The report in Appendix A outlines audit risks and results, any adjustments or issues, any financial statement comments, and any other matters that the auditor feels necessary to bring to the attention of Council.

Annual financial statements

As required by the Municipal Act, the town must prepare annual financial statements. The draft 2024 Town of Oakville Consolidated Financial Statements and the draft 2024 Town of Oakville Trust Fund Financial Statements are contained in Appendices B and C. The statements are to be reviewed and approved by Council, at which point they can be finalized.

The town's financial statements are "consolidated" as they include not only the operations of the town, but also those of the local business improvement areas, Oakville Public Library, Oakville Enterprises Corporation, Oakville Municipal Development Corporation, and Halton Digital Access Services Corporation.

The financial statements include several individual statements and sections. For a description of each statement and section, see Appendix E.

Provincial Reporting Requirements

The provincial reporting requirement for municipalities is the Financial Information Return (FIR). The FIR is not subject to audit; however, it is prepared in accordance with the prescribed policies issued by the Ministry of Municipal Affairs and Housing.

The 2024 FIR will be forwarded to the province once it has been completed and once the consolidated statements have been approved by Council.

COMMENT/OPTIONS:

Audit Materiality

KPMG's materiality remained at \$14.1 million, which was the amount included in their Audit Planning Report presented in November. There were also no changes to the audit misstatement positing threshold which was set at \$705 thousand. This means that any identified income statement adjustment over \$705 thousand would have been brought to Council's attention.

Audit risks and results

Key audit risks identified by KPMG, their audit work performed to address the risks, and their findings are provided in this section. In 2024, these included:

- Fraud risk from management override of controls – looking at unusual transactions and estimates to ensure they were appropriate;
- Tangible capital assets – ensuring that the tangible capital assets and contributed assets were appropriately recorded;
- New accounting standards – review the appropriateness of the town's implementation and note disclosures.

Accounting estimates

KPMG examined the critical accounting estimates made by management to ensure they are appropriate. In 2024, this includes examining the estimate prepared for the remediation of contaminated sites, asset retirement obligations, and the estimate prepared for post-employment liabilities.

Significant accounting policies

The town's financial statements are prepared and presented as per the public sector accounting standards ("PSAS").

2024 Financial HighlightsStatement of Financial Position:

- Net financial assets grew to \$630.5 million in 2024 from the \$611.5 million in 2023, an increase of \$19 million. The town continues to maintain a strong financial asset position, allowing it sufficient financial resources to fund its obligations.
- More specifically:
 - The town's year-end cash and investments balance increased by \$86.1 million from 2023 due to the various activities reported on the statement of operations and statement of cash flows but mainly related to a debt issuance of \$50 million which was previously approved by Council.
 - The town's taxes receivable balance increased \$7.7 million from 2023. Although this increase is significant, the town collected over 93% of the total taxes billed in 2024 and has mechanisms in place to ultimately collect outstanding balances. \$0.38 million of this increase relates to decreasing the allowance related to assessment appeals, as the province has not moved forward with a property reassessment as planned in 2021 and the majority of challenges to the last assessment have been completed.
 - Other receivables increased \$13.8 million over 2023 and relates mainly to the increase in interest receivable on the town's investments, as well as an increase in grants receivables where the project work was done in 2024, but the funds are not collected until the grant reporting has been reviewed.
 - The town's investment in Oakville Municipal Development Corporation increased by \$0.173 million due to their operating loss of \$0.526 million, offset by the increase in shareholder loan of \$0.699 million.
 - The town invested in Halton Digital Access Services Corporation during the year with 20% ownership. The loss of \$0.025 million is related to the town's portion of the organization's operating loss in 2024 and 2023.
 - The town's investment in Oakville Enterprises Corporation increased \$19.8 million due to its operating results for the year net of dividends paid to the town.
 - The town's accounts payable and accrued liabilities increased \$20.5 million. This increase relates mainly to an increase in trade accounts payable and holdbacks on construction projects which is itself partially due to timing, but also due to more capital projects in progress at year end. Another timing difference relates to development charges collected in December on three large developments where the funds were transferred to the Region and School Boards in January in line with the regulations.

- Security deposits held by the town decreased by \$3.9 million in 2024 related to a town procedure change on aged deposits. \$6.6 million of deposits greater than six years on inactive files was brought into income in 2024 and transferred to the capital reserve to fund deficiencies in the future if required. These funds related to deposits on permits issued as early as 2000 where the obligation is on the permit holder to follow up to get a final inspection. Going forward this will be reviewed annually using the same methodology as the approved procedure.
- Deferred revenue – obligatory reserve funds increased \$46.6 million. Obligatory reserve fund balances fluctuate based on the timing of the receipt of funds from restricted activities such as development charges, building permits, and restricted government grants (BFF, gas tax, CCBF). In 2024 the town collected \$87.6 million and the transfer of funds for operating and capital projects was \$59.8 million.
- Long-term liabilities increased by \$44.4 million which relates to the debt issuance of \$50.0 million offset by scheduled annual debt repayments.
- Tangible capital assets, including work-in-progress, increased \$215.5 million. Note 14 of the financial statements details the additions and disposals in each of the categories throughout the year.

Statement of Operations:

- The town reported a PSAB surplus in 2024 of \$236.8 million, an increase of \$53.6 million from 2023.
- Revenue:
 - Taxation revenue increased by \$19.8 million and exceeded budget by \$3.9 million due to supplementary tax bills.
 - User fees increased by \$6.8 million compared to 2023. As outlined on Note 16 of the financial statements, all main user fee categories increased except for development fees, which decreased slightly which is in line with the slowdown in the general economy, and Cemeteries, where the revenue fluctuates between years.
 - Federal transfers increased \$6.95 million over 2023, which relates mainly to the increase in the Canada Community Building Fund. This revenue is recognized when costs on eligible projects are incurred. Note 19 of the financial statements provides the breakdown of the specific grants.
 - Province of Ontario transfers increased \$5.4 million over 2023, which relates to the Building Faster Fund as well as the Investing in Canada Infrastructure Program. This revenue is also recognized when costs on eligible projects are incurred. Note 19 of the financial statements provides the breakdown of the specific grants.
 - Penalties and interest increased \$9.1 million of which \$6.6 million relates to the review of the aged security deposits that have been forfeited and transferred to the capital reserve.

- Developer contributions and charges earned increased by \$37.1 million and came in over budget by \$103.6 million; however, this increase is primarily due to tangible capital assets contributed by developers. Of the \$149.0 million earned in 2024, \$109.4 million (2023 - \$77.6 million) is from tangible capital assets contributed by developers. The revenue related to donated assets fluctuates from year to year depending on when subdivisions are registered.
- Expenses
 - The segmented breakdown of the expenses is included in Note 20 of the financial statements.
 - General government expenses increased \$5.4 million over 2023 and is higher than budgeted amounts by \$12.8 million. The increase over prior year relates to increases in salaries and benefits of \$12.1 million, partially offset by a decrease of contracted services of \$8.3 million. The main contributor of this is the restructuring of the facilities and recreation and culture programs. Facilities salaries increased as costs were reallocated from recreation and culture to general government, and the contracted services decreased to show they received a recovery for providing these services to the recreation and culture department. The increase in General Government expenses is over budget due to \$15.3 million being included in contracted services for purchases that were budgeted in the capital budget, but do not meet the definition of a tangible capital asset for accounting purposes.
 - Protection services increased by \$3.3 million of which \$2.5 million related to the increase in salaries and benefits. This is consistent with the town being a service-based organization with a high percentage of protection services costs being wages.
 - Transportation services increased by \$8.8 million of which \$3.4 million was an increase in salaries and wages plus an additional \$2.7 million in higher non-tangible capital expenditures.
 - Environmental services expenses increased by \$2.8 million due mainly to an increase in non-tangible capital assets within contracted services and also due to budgeted operating repairs on Lower Base Line and removing soil materials to comply with new legislation.
 - Recreation and cultural services increased by \$10.8 million. \$3.2 million related to an increase in non-tangible capital assets within contracted services, \$1.2 million related to the additional borrowing costs related to the new debt for Sixteen Mile. There was a decrease in salaries due to the restructuring of how the facilities are now managed corporately, this was offset by an increase in contracted services which relates mainly to an increase in internal charges, as well as the non-tangible capital assets mentioned above.

- Planning and development increased by \$1.5 million of which \$.5 million related to a decrease in salaries and benefits offset by an increase of \$1.9 in contracted services of which \$0.4 million related to non-tangible capital asset expenses and the remaining \$1.5 million related to an increase in internal charges between departments.
- In comparing the budgeted expenses to the actual expenses there are a number of things to keep in mind:
 - The financial statements are prepared in accordance with the Public Sector Accounting Standards while the budget is predominantly prepared on a cash basis.
 - Capital expenditures incurred in the current year that are not considered tangible capital assets are included in the current year expenses of \$37.8 million (2023 – \$28.9 million).
 - The approved expenditures for the capital budget are not included in the budget column on the Statement of Operations.
 - There is no requirement to budget for either post-employment liability expenses, asset retirement obligations, or contaminated sites liability expenses.
 - There is constant monitoring being done comparing budget to actuals:
 - Management receives monthly variance reports and has up-to-date, online access to their financial transactions.
 - Quarterly, the Finance department provides a projection to year-end for Council approval and also takes a report early in the subsequent year to provide a summary of the budget to actual variances and seeks approval for the disposition of any applicable surplus. That report was presented to Council on May 1, 2025.

Reconciliation between the operating results and the audited results:

Appendix D has been prepared by management to show how the operating surplus reconciles to the annual surplus reported on the Statement of Operations.

Notes to the financial statements:

The financial statements include a number of notes that provide additional financial information. A number of these notes are highlighted here:

Investment in the town's government business enterprises:

- The town owns/has partial ownership of three organizations that are considered government business enterprises and are accounted for on the modified equity basis in the town's financial statements.
- These are Oakville Municipal Development Corporation (MDC) (note 5) and Halton Digital Access Services Corporation (HDASC) (note 6) and Oakville Enterprises Corporation (note 7).
- In 2024, MDC had a net loss of \$526 thousand.

- In 2024, HDASC had a net loss of \$125 thousand of which the town has 20% ownership resulting in a net loss of \$25 thousand. HDASC is still in the start up phase.
- In 2024, Oakville Enterprises posted income net of taxes and regulatory balances of \$30.2 million and made a dividend payment to the town of \$6.1 million.

Reserves (notes 8 and 15):

- The town holds reserves, discretionary reserve funds, and obligatory reserve funds. Each type of reserve has its own unique characteristics:
 - Reserves – an allocation of funds set aside for general purposes at the discretion of Council. Examples include the Tax Rate Stabilization Reserve and the Capital Financing Reserve. See note 15 in the financial statements for the 2024 balances.
 - Discretionary Reserve Funds – an allocation of funds set aside at the discretion of Council for more specific purposes. Examples include Harbours Reserve Fund and Parking Reserve Fund. See note 15 in the financial statements for the 2024 balances.
 - Obligatory reserve funds – funds held under provincial and federal regulations and can only be collected and spent as prescribed by various acts. Examples include Gas Tax and Development Charges. Due to their nature, obligatory reserve funds are considered a liability on the town's balance sheet and are treated in a manner consistent with deferred revenue. See note 8 in the financial statements for a full table.
- All transfers to and from reserves and reserve funds were approved by Council either through the 2024 budget process or through recommendations from the quarterly or year-end variance reporting.

Employment benefits and other liabilities (note 13):

- The town has two employment benefit obligations for which the current liability and expense are actuarially determined. The first is related to post-employment benefit liabilities (ex. Health benefits after retirement but pre-age 65) and the second is for Workplace Safety and Insurance Board (WSIB) benefit liabilities.
- The town obtains a full actuarial valuation report every three years, with updates in the other years. The results of these valuations are then reflected directly in the town's financial statements. 2022 was a year for a full valuation and results for 2024 were projected as outlined in the note. WSIB costs continue to rise and a strategy for financing these expenses is currently underway and the town is constantly looking for ways to mitigate these costs.
- The town also maintains a reserve fund related to these employment benefit obligations.

Trust funds (note 17):

- The town administers trust funds which are not consolidated within the financial statements, as detailed in note 17. These funds are reported and audited separately and must also be reviewed and approved by Council. Please refer to Appendix C for these trust fund statements.

CONSIDERATIONS:

(A) PUBLIC

The audit findings report assists Council and interested citizens in understanding the town's financial statements. It confirms that the town has accurate reporting and that key internal controls are in place and working.

(B) FINANCIAL

N/A

(C) IMPACT ON OTHER DEPARTMENTS & USERS

N/A

(D) COUNCIL STRATEGIC PRIORITIES

An unqualified audit opinion supports the strategic plan of being accountable and fiscally responsible.

(E) CLIMATE CHANGE/ACTION

N/A

APPENDICES:

Appendix A – KPMG's 2024 Audit Findings Report

Appendix B – 2024 Consolidated Financial Statements - Draft

Appendix C – 2024 Trust Fund Financial Statements - Draft

Appendix D – 2024 Operating surplus to financial statement surplus reconciliation

Appendix E – Financial Statement Description

Prepared by:

Jade Surgeoner, Manager of Accounting

Submitted by:

Jonathan van der Heiden

Deputy Treasurer and Director of Finance



The Corporation of the Town of Oakville

**Audit Findings Report
for the year ended
December 31, 2024**

KPMG LLP

Prepared as of April 22, 2025 for presentation to the Audit Committee
on **May 26, 2025.**

kpmg.ca/audit



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Digital use information

This Audit Findings Report is also available as a “hyper-linked” PDF document.

If you are reading in electronic form (e.g. In “Adobe Reader” or “Board Books”), clicking on the home symbol on the top right corner will bring you back to this slide.



Click on any item in the table of contents to navigate to that section.

4	Highlights	6	Status	7	Significant changes	8	Risks and results
11	Policies and practices	13	Specific topics	14	Misstatements		
16	Control deficiencies	17	Audit quality	18	Independence	19	Appendices

Audit highlights



No matters to report

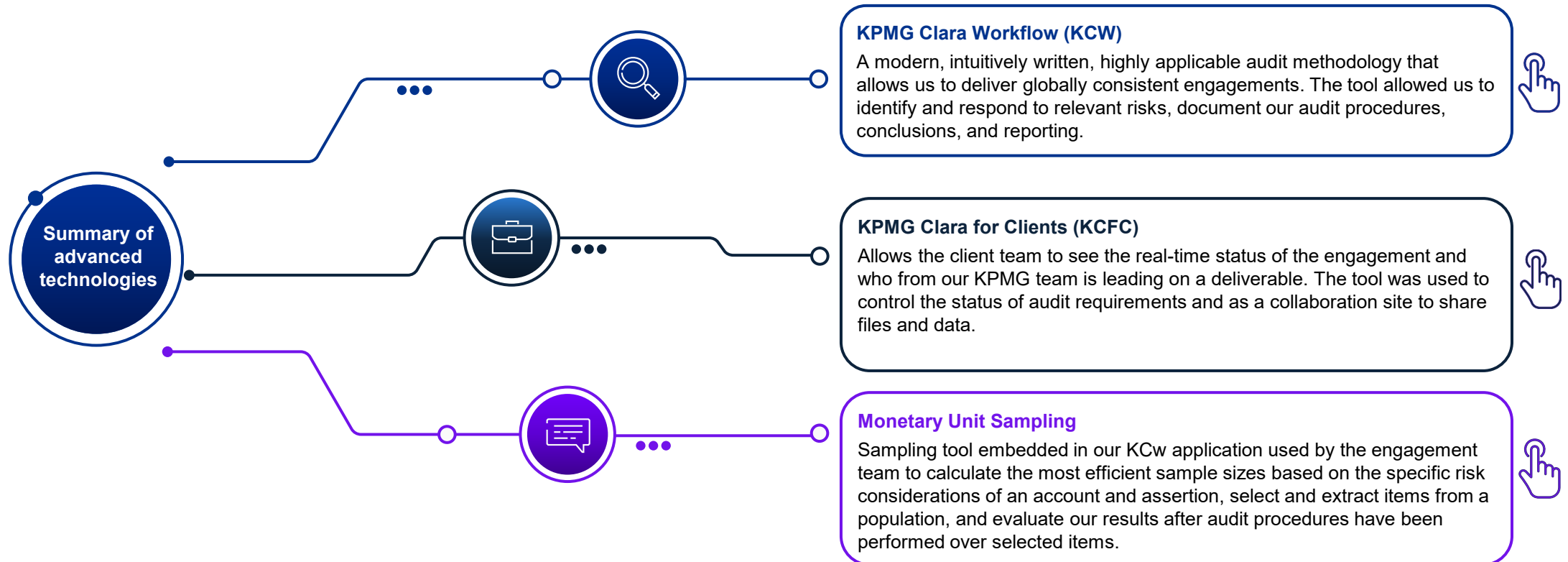


Matters to report – see link for details

Status	<p>We have completed the audit of the consolidated financial statements (“financial statements”), with the exception of certain remaining outstanding procedures, which are highlighted on the ‘Status’ slide of this report.</p>		Misstatements - uncorrected	<p>Uncorrected misstatements</p> <p>We did not identify any misstatements during our audit which were not corrected in the financial statements.</p>
Significant changes	<p>Significant changes since our audit plan</p>		Misstatements - Corrected	<p>Corrected misstatements</p> <p>We did not identify any misstatement during our audit which required to be corrected in the financial statements.</p>
Risks and results & Significant unusual transactions	<p>Significant risks</p> <ul style="list-style-type: none"> Management override of controls (see page 7) 		Control deficiencies	<p>Significant deficiencies</p> <p>We did not identify any significant control deficiencies during the process understanding of our audit.</p>
	<p>Other risks of material misstatement</p>			
	<p>Going concern matters</p>		Audit Quality	<p>Learn more about how we deliver audit quality.</p>
	<p>Significant unusual transactions</p>			
Policies and practices & Specific topics	<p>Accounting policies and practices</p>		Independence	<p>Annual Statement of Compliance</p> <p>Refer to slide 18 for annual independence confirmation.</p>
	<p>Other financial reporting matters</p>			
	<p>Specific topics</p>			

Technology highlights

As previously communicated in our audit planning report, we have utilized technology to enhance the quality and effectiveness of the audit.



Status

As of the date of this report on April 22, 2025 we have completed the audit of the consolidated financial statements, with the exception of certain remaining procedures, which include amongst others:

- Final completion procedures
- Completing our discussions with Council
- Obtaining evidence of Council's approval of the financial statements
- Response from internal legal counsel and receipt of legal responses from legal advisors.
- Receipt of signed management representation letter.

We will update Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

A draft of our auditor's report is provided in Appendix: Draft Auditor's Report.

KPMG Clara for Clients (KCc)



Real-time collaboration and transparency
















We leveraged **KCc** to facilitate real-time collaboration with management and provide visual insights into the status of the audit!

On our audit we used KCc to coordinate requests with management.






Significant changes

We have made the following significant changes since our communication in the Audit Planning Report:

Audit strategy			More details
 Significant changes to materiality		Nothing to report	
 Significant change to involvement of others		Nothing to report	
Audit strategy – Group audit			
 Significant changes to the group audit strategy, including scoping and involvement of component auditors		Nothing to report. There is a new group audit standard for fiscal 2024 which did not have a significant impact on our audits.	
 Significant changes to the nature of our involvement in the work of component auditors		Nothing to report.	
Key milestones and deliverables			
 <Significant changes to key milestones and deliverables>		Nothing to report.	


Significant risks and results

We highlight our significant findings in respect of **significant risks**.

<div><div></div><div>Fraud risk arising from management override of controls.</div></div> <div><div>RISK OF</div><div></div><div>ERROR FRAUD</div></div>		
Significant risk	Estimate?	Key audit matter?
<p>Fraud risk arising from management override of controls refers to the potential for management to bypass established procedures and internal controls, thereby manipulating financial reporting and concealing fraudulent activities.</p> <p>Therefore, management override of controls is a significant risk for all audits. Our audit methodology incorporates the required procedures in professional standards to address the risk of management override of controls.</p>	No	No
<div>Our response</div> <div><ul style="list-style-type: none">To respond to the risk of management override of controls we test the appropriateness of journal entries and other adjustments and evaluate the existence of any management bias in the preparation of accounting estimates.In responding to risks of fraud and management override of controls, we set specific criteria to isolate high risk journal entries and adjustments in order to analyze for further insights into our audit procedures and findings. We focused on journal entries that could possible be related to override activities.No issues were noted based on the completion of our journal entry testing.</div>		
<div>Significant qualitative aspects of the Company’s accounting practices</div> <div>No evidence of bias observed in selection or application of the Corporation’s accounting policies and practices or in the development of estimates.</div>		

Other risks of material misstatement and results


We highlight our significant findings in respect of **other risks of material misstatement**.

<div> Presumption of risk of fraud involving improper revenue recognition</div>		
Other risk of material misstatement	Estimate?	Key audit matter?
<p>This presumed fraud risk related to inappropriate recognition of revenue is a rebuttable fraud risk which we must consider in each audit. As disclosed in our audit plan, we have rebutted the presumption that there is a significant fraud risk related to revenue recognition.</p> <p>This is based on the nature of the Town and its primary revenue streams, the majority of which are third party in nature, specifically from Government which can be confirmed with funders and agreed to underlying agreements.</p>	No	No
Our response		
<p>Regardless of our rebuttal of the presumption of fraud risk, in accordance with our planned approach, we have substantively tested all material revenue accounts to ensure we have obtained adequate audit evidence over the completeness, existence and accuracy of revenue and its related accounts.</p> <p>Due to the nature of Government funded-related revenues, we were able to substantively test material revenue accounts and captions with procedures primarily including vouching to funding letters issued by the Government and observation of deposits to the bank account when funding is received. This allowed us to obtain significant audit coverage over revenues and mitigate the presumed fraud risk related to revenue.</p> <p>Similarly, we are able to audit the annual tax levy revenue based on the published rates for the year, allowing 100% coverage over this material revenue stream.</p>		
Significant qualitative aspects of the Company's accounting practices		

We did not identify any issues with respect to revenue recognition accounting policies and have no reportable findings.

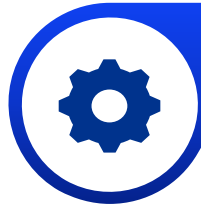
Other risks of material misstatement and results

We highlight our significant findings in respect of **other risks of material misstatement**.

 Tangible Capital Assets		
Other risk of material misstatement	Estimate?	Key audit matter?
Tangible Capital Assets	No	No
We are focusing on this area due to the significance of the account balances and the fact that there is a risk of error in recognition of costs as either capital or operating,		
Our response		
Our procedures included: <ul style="list-style-type: none">• We discussed and reviewed capitalization processes and their application with the management.• We roll forwarded the tangible capital asset continuity schedule, including tie-out to the general ledger and financial statements.• We performed statistical sampling to select tangible capital asset additions, work in progress and disposals in the year and vouched to third party supporting documentation and assessed whether capitalization was appropriate.• We reviewed expense accounts to ensure that items related to tangible capital assets were not inappropriately expensed during the year.• We tested the reasonableness of amortization expense.• Review and testing of the Asset Retirement Obligation estimate, including updates from the previous year's initial implementation.		
We further enhanced our procedures over the flow of information from work-in-progress to the asset additions.		
Significant qualitative aspects of the Company's accounting practices		

No significant qualitative aspects to note.

Accounting policies and practices



Description of new or revised significant accounting policies and practices

PS 3400 – Revenue

Previous standards provided guidance for revenue recognition on primary revenue streams such as taxation revenue and government grants. The new standard provides general recognition guidance to provide consistency for other streams not previously covered by existing public sector standards.

PSG-8 – Purchased Intangibles

This standard governs recognition of intangible assets which were acquired through an exchange transaction, namely an arm's length exchange between two willing parties (as opposed to inter-entity transfers, which are excluded).


PS 3160 – Public Private Partnerships

Public private partnerships ("P3s") are an alternative procurement and finance model where public sector entities purchase infrastructure using a private sector partner.

Each of the above standards were adopted and implemented by the Town as required by Public Sector Accounting Standards PSG-8 and PS 3160 had no impact on the Town. There was one impact as a result of adoption of PS 3400 as noted in the consolidated financial statements. Disclosures have been added to the consolidated financial statements to summarize these new accounting policies and impacts.

Other financial reporting matters


We also highlight the following:



Financial statement presentation - form, arrangement, and content




The form, arrangement, and content of the financial statements are appropriate for the size, scope, and industry of the organization.



Concerns regarding application of new accounting pronouncements



The application of the new accounting standards is considered appropriate for the organization.



Significant qualitative aspects of financial statement presentation and disclosure



There are no concerns with respect to the presentation or disclosure of the financial statements; the financial statement presentation and disclosure is considered appropriate for the organization.

Specific topics

We have highlighted the following that we would like to bring to your attention:

Matter	Finding
Illegal acts, including noncompliance with laws and regulations, or fraud (identified or suspected)	No matters to report
Other information in documents containing the audited financial statements	No matters to report
Significant difficulties encountered during the audit	No matters to report
Difficult or contentious matters for which the auditor consulted	No matters to report
Management's consultation with other accountants	No matters to report
Disagreements with management	No matters to report
Related parties	No matters to report
Significant issues in connection with our appointment or retention	No matters to report
Other matters that are relevant matters of governance interest	No matters to report

Uncorrected misstatements

Uncorrected misstatements include financial presentation and disclosure omissions. As required by professional standards, we request these misstatements be corrected.



Impact of uncorrected misstatements – Not material to the financial statements

- KPMG did not identify any misstatements that remain uncorrected.

Corrected misstatements

Corrected misstatements include financial presentation and disclosure misstatements.



Impact of corrected misstatements

- We did not identify any misstatements that were subsequently corrected

Control deficiencies

Consideration of internal control over financial reporting (ICFR)



In planning and performing our audit, we considered ICFR relevant to the Entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting



A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

Significant deficiencies in internal control over financial reporting




A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance.

KPMG has not identified any significant control deficiencies as a result of our audit. We received the full support and co-operation of the management team and they were responsive to audit requests throughout the engagement.

Audit quality - How do we deliver audit quality?

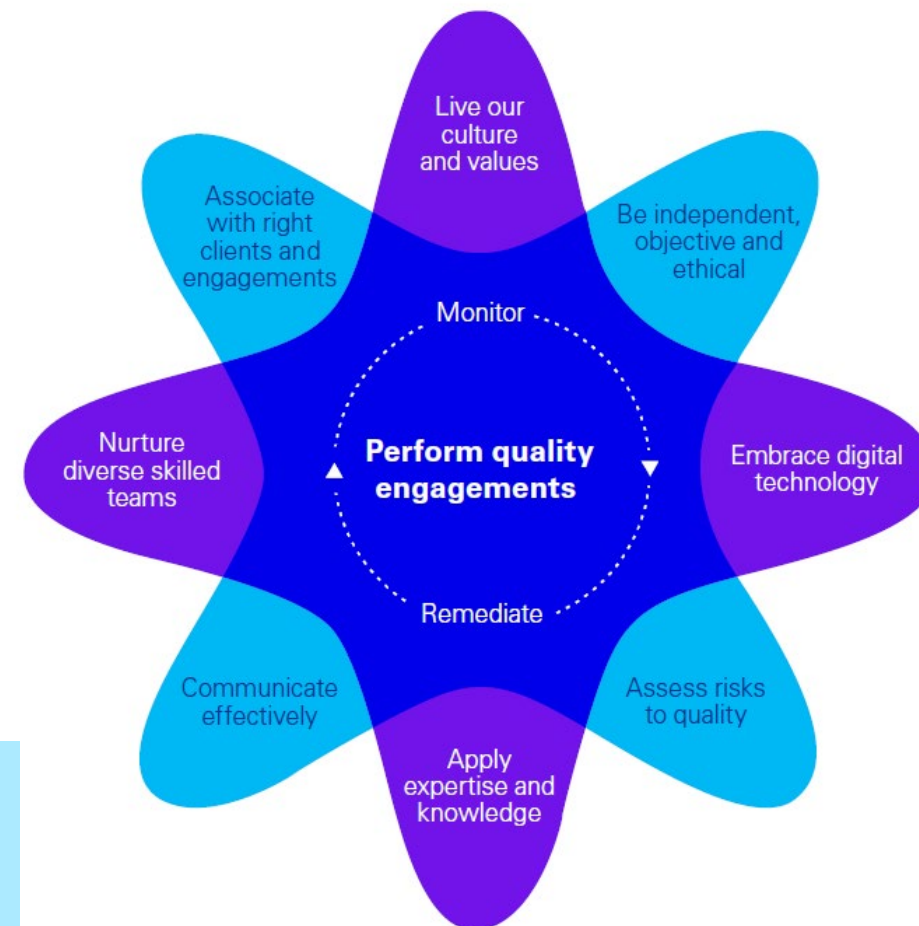
Quality essentially means doing the right thing and remains our highest priority. Our Global Quality Framework outlines how we deliver quality and how every partner and staff member contributes to its delivery.

The drivers outlined in the framework are the ten components of the KPMG System of Quality Management (SoQM). Aligned with ISQM 1/CSQM 1, our SoQM components also meet the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements. Learn more about our system of quality management and our firm's statement on the effectiveness of our SoQM:

 [KPMG Canada Transparency Report](#)

We define 'audit quality' as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management**; and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics and integrity**.



Doing the right thing. Always.

Independence

As a firm, we are committed to being and being seen to be independent. We have strict rules and protocols to maintain our independence that meet or exceed those of the IESBA Code¹ and CPA Code. The following are the actions or safeguards applied to reduce or eliminate threats to an acceptable level:



Dedicated ethics & independence partners



Process for reporting breaches of professional standards and policy, and documented disciplinary policy



Ethics, independence and integrity training for all staff



International proprietary system used to evaluate and document threats to independence and those arising from conflicts of interest



Operating policies, procedures and guidance contained in our quality & risk management manual



Mandated procedures for evaluating independence of prospective audit clients



Restricted investments and relationships



Annual ethics and independence confirmation for staff

Statement of compliance

We confirm that, as of the date of this communication, **we are independent** of the Town and its related entities in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada.

Appendices

A

Required communications

A

Draft Audit Report

A

Management Rep Letter

A

Significant changes

A

New auditing standards

A

New accounting standards

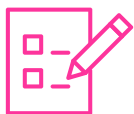
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Environmental, social and governance (ESG)

A

Technology

Appendix: Other required communications



Engagement terms

A copy of the engagement letter and any subsequent amendments is available to Council.

We confirm there have been no changes to the most recently executed engagement letter since initial approval.



CPAB communication protocol

The reports available through the following links were published by the Canadian Public Accountability Board to inform Audit Committees and other stakeholders about the results of quality inspections conducted over the past year:

- [CPAB Regulatory Oversight Report: 2023 Annual Inspections Results](#)
- [CPAB Audit Quality Insights Report: 2024 Interim Inspections Results](#)
- [CPAB Regulatory Oversight Report: 2024 Annual Inspections Results](#)

Appendix: Draft auditor's report

Refer to copy of auditor's report attached to the draft financial statements included within the meeting package. The planned auditor's report is unqualified.

Appendix: Management representation letter(s)

A management representation letter will be provided to the Town for signature prior to the release of our auditor's report.

Appendix: Newly effective and upcoming changes to auditing standards

Effective for periods beginning on or after December 15, 2023

ISA 600/CAS 600

.....

Revised special
considerations –
Audits of group
financial
statements

Effective for periods beginning on or after December 15, 2024

ISA 260/CAS 260

.....

Communications
with those charged
with governance

ISA 700/CAS 700

.....

Forming an opinion
and reporting on
the financial
statements

Appendix: Audit and assurance insights

Our latest thinking on the issues that matter most to Councils, Audit Committees, board of directors and management. Key areas of support to strengthen and help businesses evolve and adapt including:

1. **Cyber security** services
2. **Lean process reviews** to assist with succession and efficiencies
3. Assisting entities with creating **AI strategy and adopting AI tools**
4. Annual **fraud prevention** support.
5. **ESG discovery** sessions

We would welcome the opportunity to help your business continue to move forward in these and other areas.

KPMG Audit & Assurance Insights

Curated research and insights for audit committees and boards.

Board Leadership Centre

Leading insights to help board members maximize boardroom opportunities

Current Developments

Series of quarterly publications for Canadian businesses including Spotlight on IFRS, Canadian Assurance & Related Services, Canadian Securities Matters, and US Outlook reports.

Sustainability Reporting

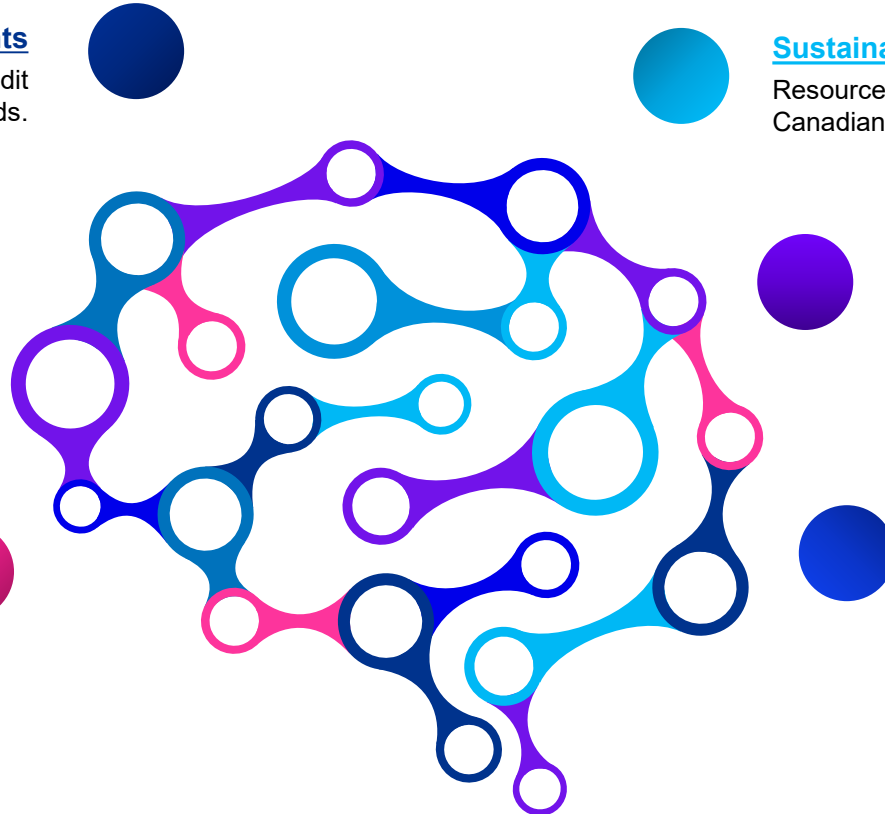
Resource centre on implementing the new Canadian reporting standards

Accelerate - The key issues driving the audit committee agenda

Discover the most pressing risks and opportunities that face audit committees, boards and management teams.

Audit Committee Guide – Canadian Edition

A practical guide providing insight into current challenges and leading practices shaping audit committee effectiveness in Canada.



Appendix: Canadian ESG reporting activities

What's here and what's coming?

There continues to be activity in the Canadian ESG reporting space along with regulations introduced in other jurisdictions that may impact Canadian companies, such as the Corporate Sustainability Reporting Directive (CSRD) and California Climate Laws.

CSSB released its first two final Canadian Sustainability Disclosure Standards

► Voluntary standards rollout

- In December 2024, the Canadian Sustainability Standards Board (CSSB) released its first two Canadian Sustainability Disclosure Standards (CSDS).
- The standards are aligned with the IFRS Sustainability Disclosure Standards, with the exception of a Canadian-specific effective date and incremental transition reliefs.
- The standards are effective, on a *voluntary basis* only, for annual reporting periods beginning on or after January 1, 2025.

► Road to mandatory application?

- Canada's regulators and legislators will determine if and when application of the standards should be mandated.
- The Canadian Securities Administrators (CSA) issued a statement that it is working towards a revised climate-related disclosure rule that will consider the Canadian Sustainability Disclosure Standards.

► Why should you prepare?

Momentum toward standardized, transparent and comparable sustainability reporting continues.

- Federally regulated financial institutions are already required to comply with OSFI B-15 which is broadly based on the ISSB standards.
- Despite the CSSB standards being voluntary, legislation and rules continue to evolve in other jurisdictions such as the CSRD and California Climate Laws.
- Canadian government anti-greenwashing regulations introduced (Bill C-59).

► What could you be doing now?

1 (Re) Establish reporting strategy

- Undertake a regulatory impact assessment to determine the sustainability reporting requirements that apply to your organization.
- Document your reporting strategy, including any planned voluntary reporting and assurance.
- Conduct a materiality assessment considering the frameworks you plan to comply with.

2 Assess current state

- Identify the differences between applicable regulations and/or standards and current reporting.
- Conduct a current state maturity analysis of processes, controls, people, technology and governance structures.
- Complete data gap assessment and develop plan to close gaps.

3 Design reporting policies & target operating model (TOM)

- Develop and/or adapt policies, regarding identified material risks and opportunities.
- Develop standard Key Performance Indicator (KPI) definitions and calculation methodologies.
- Determine TOM and solutions to support sustainability reporting and assurance.

4 Implement sustainability reporting roadmap

- Develop roadmap for delivery, identify milestones, interim and final targets.
- Design future reports.
- Rollout of TOM, including implementation and training required.

Appendix: Continuous evolution

Our investment:

We are in the midst of a five-year investment to develop our people, digital capabilities, and advanced technology.

Responsive delivery model

Tailored to you to drive impactful outcomes around the quality and effectiveness of our audits.

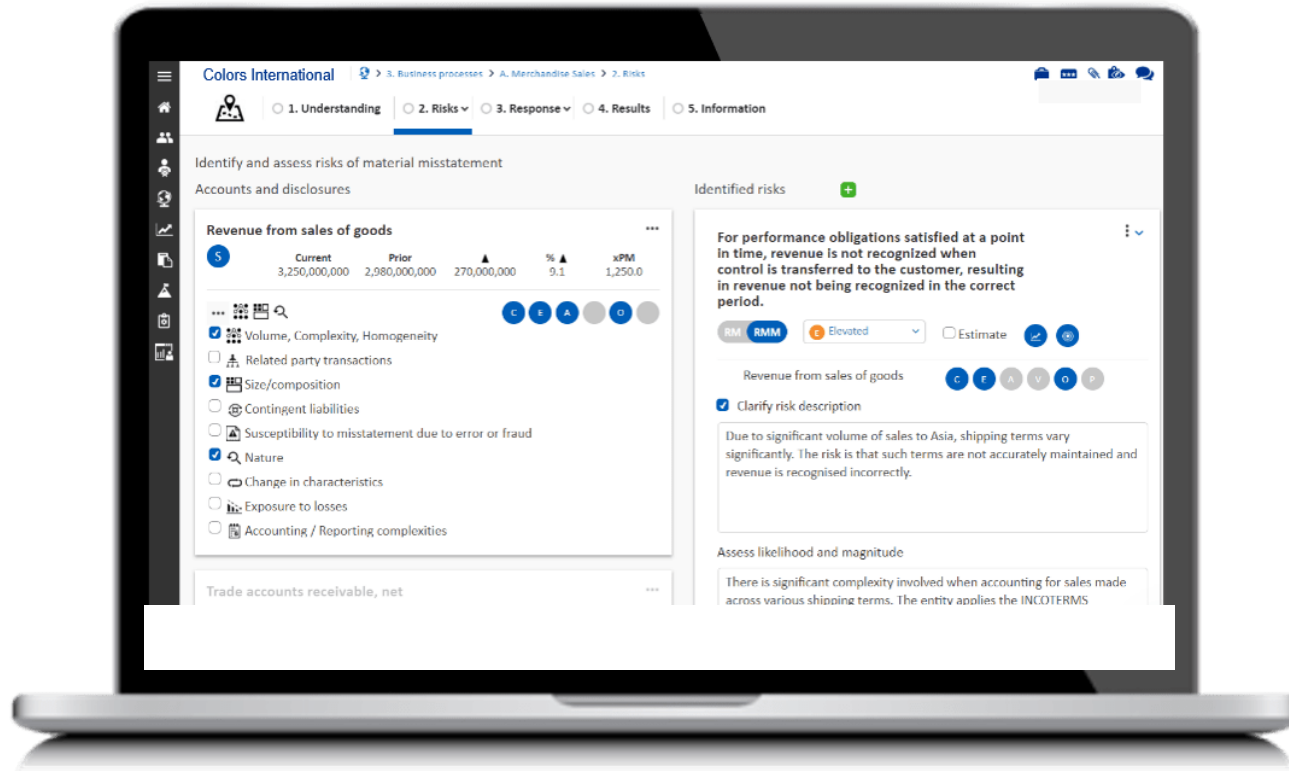
Result: A better experience

Enhanced quality, reduced disruption, increased focus on areas of higher risk, and deeper insights into your business.



Appendix: KPMG Clara Generative AI

With our global alliance partner Microsoft, we have embarked on a journey to embed Generative AI into our smart audit platform—KPMG Clara. This will make our auditors more productive and give them the tools to provide quicker feedback, make more insightful connections, and deliver a better audit experience.



AI done right

Although early adoption is key, we are focused on avoiding reliance on a 'black box' so we're building 'explainability' and 'traceability' at the core.



Bolstered productivity

Focused on removing time-consuming low value tasks, we'll apply our skills in other, more judgmental areas or in order to give insights to you.



Quality at our fingertips

We are teaching our model with our knowledge databases to capture our vast experience. This means quality information accessible in seconds.



Secure integration

KPMG Clara has been built on a solid and secure Azure Cloud backbone, allowing us to easily integrate Generative AI in partnership with Microsoft.

Celebrating our Canadian Heritage and Commitment

KPMG puts Canada first as part of our commitment to our teams, clients and communities. We are one of Canada's largest professional services firms providing audit, tax, advisory and law services and can proudly say the following:

- **Canadian-Owned and Operated.** We are immensely proud to be 100% Canadian-owned and operated. When you choose us, you support a company deeply rooted in Canadian values, committed to the success of our nation. Our local decision-making ensures we understand and address the unique challenges and opportunities faced by Canadian businesses.
- **Investing in Our Communities.** Our success is intertwined with the well-being of the communities we serve. We actively participate in initiatives that foster growth, innovation, and prosperity across the country.
- **Creating Opportunities and Building Expertise.** As one of Canada's largest professional services firms, we provide jobs and opportunities to thousands of talented individuals. Our extensive network of professionals brings a wealth of knowledge and expertise, ensuring the highest quality of service for our clients.

As you consider your auditors and advisors of the future look to us to support you close to home.

Sincerely,

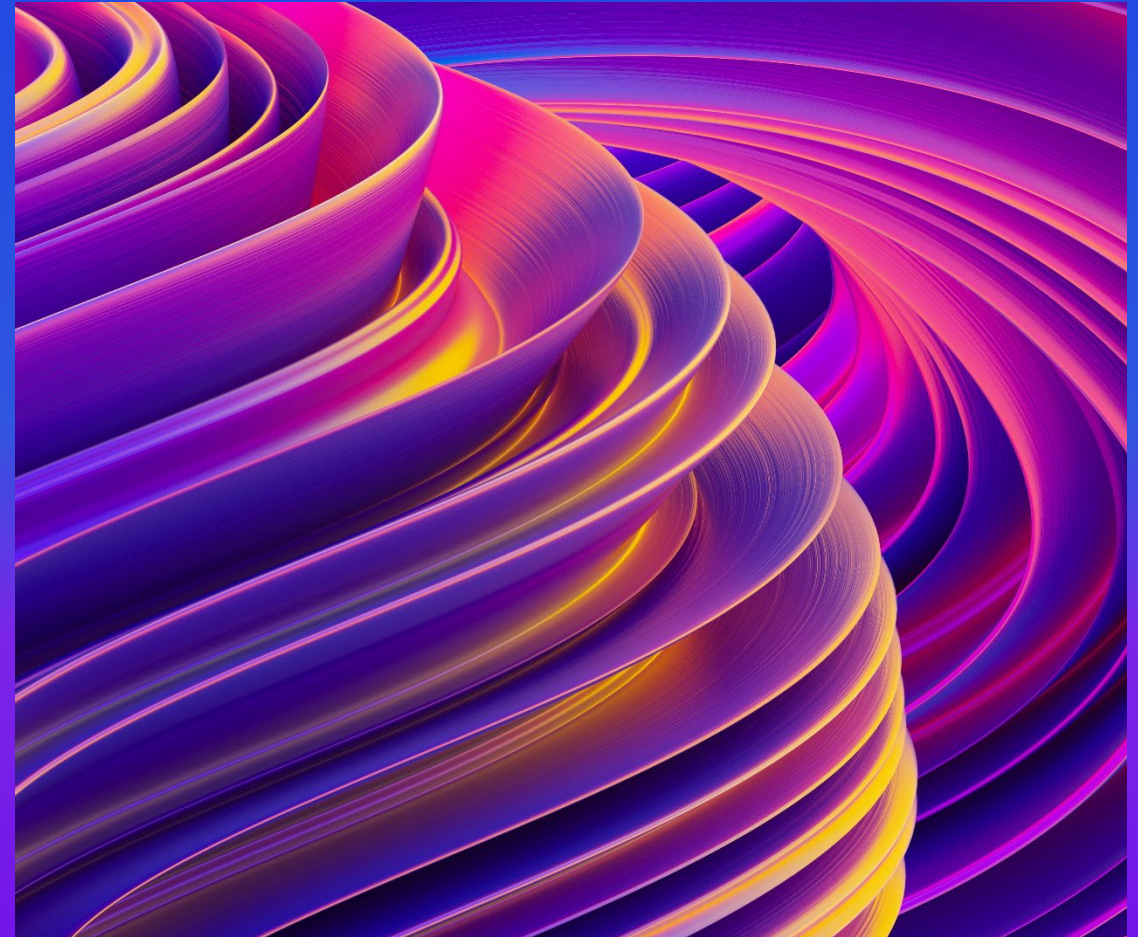
KPMG





<https://kpmg.com/ca/en/home.html>

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Consolidated Financial Statements of

**THE CORPORATION OF THE
TOWN OF OAKVILLE**

And Independent Auditor's Report thereon

Year ended December 31, 2024

DRAFT

THE CORPORATION OF THE TOWN OF OAKVILLE

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Year ended December 31, 2024

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Management’s Responsibility for the Consolidated Financial Statements

Independent Auditor’s Report

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Consolidated Statement of Change in Net Financial Assets	3
Consolidated Statement of Remeasurement Losses.....	4
Consolidated Statement of Cash Flows	5
Notes to Consolidated Financial Statements	6 - 39

Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of The Corporation of the Town of Oakville (the "Town") are the responsibility of the Town's management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Town's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

Town Council meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP; independent external auditors appointed by the Town. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Town's consolidated financial statements.

Sheryl Ayres
Commissioner, Corporate Services
and Treasurer

Jonathan van der Heiden
Deputy Treasurer and
Director of Finance

May 26, 2025

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Town of Oakville

Opinion

We have audited the accompanying financial statements of The Corporation of the Town of Oakville (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations and accumulated surplus for the year ended
- the consolidated statement of change in net financial assets for the year then ended
- the consolidated statement of remeasurement losses for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes, including a summary of significant accounting policies and other explanatory information

(Hereinafter referred to as the “financial statements”)

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net financial assets, its consolidated statement of remeasurement losses and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **“Auditor’s Responsibilities for the Audit of the Financial Statements”** section of our auditor’s report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

Oakville, Ontario

May 26, 2025

THE CORPORATION OF THE TOWN OF OAKVILLE

Consolidated Statement of Financial Position

December 31, 2024, with comparative information for 2023
(In thousands of dollars)

	2024	2023
Financial assets:		
Cash	\$ 101,662	\$ 49,200
Accounts receivable (note 3):		
Taxes receivable	44,634	36,903
Other	66,504	52,735
Investments (note 4)	915,172	881,578
Investment in Municipal Development Corporation (note 5)	167	(6)
Investment in Halton Digital Access Services Corporation (note 6)	(50)	(25)
Investment in Oakville Enterprises Corporation (note 7)	324,179	304,354
	<u>1,452,268</u>	<u>1,324,739</u>
Liabilities:		
Accounts payable and accrued liabilities	80,565	60,048
Security deposits	35,304	39,207
Deferred revenue - obligatory reserve funds (note 8)	474,977	428,365
Deferred revenue (note 9)	35,730	37,930
Long-term liabilities (note 10)	145,011	100,567
Contaminated sites (note 11)	236	234
Asset retirement obligation (note 12)	8,383	6,715
Post employment benefit liability (note 13(a))	33,051	33,122
WSIB liability (note 13(b))	8,475	7,058
	<u>821,732</u>	<u>713,246</u>
Net financial assets	630,536	611,493
Non-financial assets:		
Tangible capital assets (note 14)	2,316,456	2,101,004
Prepaid expenses and inventory	6,315	5,901
	<u>2,322,771</u>	<u>2,106,905</u>
Contingent liabilities and guarantees (note 18)		
Accumulated surplus from operations (note 15)	2,955,611	2,718,850
Accumulated remeasurement losses	(2,304)	(452)
Total accumulated surplus	<u>\$ 2,953,307</u>	<u>\$ 2,718,398</u>

The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31, 2024, with comparative information for 2023
(In thousands of dollars)

	2024 Budget (note 21)	2024 Actual	2023 Actual
Revenue (note 20):			
Taxation revenue	\$ 268,158	\$ 272,104	\$ 252,291
User fees and charges (note 16)	71,211	71,503	64,704
Government transfers:			
Government of Canada (note 19)	12,635	19,239	12,285
Province of Ontario (note 19)	3,340	11,173	5,785
Other Municipalities	5,583	4,373	5,378
Investment income	34,226	26,935	23,439
Revaluation of finance lease (note 7(a))	—	740	1,038
Interest on promissory notes from Oakville			
Enterprises Corporation (note 7(b))	4,622	4,622	4,622
Penalties and interest	4,000	14,155	5,057
Developer contributions and charges earned	45,351	148,966	111,875
Other	337	359	1,097
Gain on disposal of assets	—	925	500
Equity loss in MDC (note 5)	—	(526)	(601)
Equity loss in HDASC (note 6)	—	(25)	(25)
Equity income in Oakville Enterprises Corporation (note 7)	6,100	27,776	28,272
Total revenue	455,563	602,319	515,717
Expenses (note 20):			
General government	46,917	59,696	54,250
Protection services	59,319	60,253	56,936
Transportation services	98,007	105,686	96,867
Environmental services	6,930	10,280	7,499
Health services	4,065	4,406	4,050
Recreation and cultural services	87,933	97,217	86,375
Planning and development	23,269	28,020	26,545
Total expenses	326,440	365,558	332,522
Annual surplus from operations	129,123	236,761	183,195
Accumulated surplus from operations, beginning of year	2,718,850	2,718,850	2,535,655
Accumulated surplus from operations, end of year (note 15)	\$ 2,847,973	\$ 2,955,611	\$ 2,718,850

The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2024, with comparative information for 2023.
(In thousands of dollars)

	2024 Budget (note 21)	2024 Actual	2023 Actual
Annual surplus	\$ 129,199	\$ 236,761	\$ 183,195
Acquisition of tangible capital assets	–	(268,213)	(172,806)
Amortization of tangible capital assets	47,000	50,388	47,745
Gain on disposal of tangible capital assets	–	(925)	(500)
Proceeds on disposition of tangible capital assets	–	3,298	913
	176,199	21,309	58,547
Acquisition of prepaid expenses and inventory	–	(6,315)	(5,901)
Use of prepaid expenses and consumption of inventory	–	5,901	6,094
	–	(414)	193
Change in net financial assets	176,199	20,895	58,740
Net financial assets, beginning of year	611,493	611,493	553,205
Accumulated remeasurement loss	–	(1,852)	(452)
Net financial assets, end of year	\$ 787,692	\$ 630,536	\$ 611,493

The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Consolidated Statement of Remeasurement Losses

Year ended December 31, 2024, with comparative information for 2023
(In thousands of dollars)

	2024	2023
Accumulated remeasurement losses, beginning of year	\$ (452)	\$ —
Other comprehensive loss from Oakville Enterprises Corporation	(1,852)	(452)
Accumulated remeasurement losses, end of year	\$ (2,304)	\$ (452)

The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Consolidated Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023
(In thousands of dollars)

	2024	2023
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 236,761	\$ 183,195
Items not involving cash:		
Amortization	50,388	47,745
Gain on disposal of tangible capital assets	(925)	(500)
Developer contributions of tangible capital assets	(109,360)	(77,618)
Change in contaminated sites liability	2	49
Change in asset retirement obligation	1,668	—
Change in post-employment benefit liability	(71)	(386)
Change in WSIB liability	1,417	1,373
Equity income in Municipal Development Corporation	526	601
Equity income in Oakville Enterprises Corporation	(27,776)	(28,272)
Equity income in Halton Digital Access Services Corporation	25	25
Gain on revaluation of OEC capital lease	(740)	(1,038)
Change in non-cash assets and liabilities:		
Taxes receivable	(7,731)	(8,499)
Other accounts receivable	(13,769)	(8,463)
Accounts payable and accrued liabilities	20,517	19,493
Security deposits	(3,903)	(1,987)
Deferred revenue - obligatory reserve funds	46,612	63,132
Deferred revenue	(2,200)	2,020
Prepaid expenses and inventory	(414)	193
Net change in cash from operating activities	191,027	191,063
Capital activities:		
Cash used to acquire tangible capital assets	(158,853)	(95,188)
Proceeds of disposition on tangible capital assets	3,298	913
Net change in cash used in capital activities	(155,555)	(94,275)
Investing activities:		
Net change in investments	(33,594)	(173,879)
Increase in shareholder loan to MDC	(699)	(235)
Decrease in direct financing lease receivable from Oakville Enterprises Corporation	739	738
Dividends from Oakville Enterprises Corporation	6,100	6,100
Net change in cash used in investing activities	(27,454)	(167,276)
Financing activities:		
Debt issued	50,000	—
Debt principal repayment	(5,268)	(5,455)
Capitalized debt service costs	(288)	—
Net change in cash from (used in) financing activities	44,444	(5,455)
Net change in cash	52,462	(75,943)
Cash, beginning of year	49,200	125,143
Cash, end of year	\$ 101,662	\$ 49,200

The accompanying notes are an integral part of these consolidated financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements

Year ended December 31, 2024
(In thousands of dollars)

The Corporation of the Town of Oakville (the “Town”) is a municipality that provides municipal services such as fire, public works, planning, parks and recreation, library, and other general government operations.

1. Significant accounting policies:

The consolidated financial statements of the Town are prepared by management in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the Town are as follows:

(a) Basis of consolidation:

(i) Consolidated entities

The consolidated financial statements reflect the assets, liabilities, revenues, and expenses of the reporting entity. The reporting entity is comprised of all organizations, committees, and local boards accountable for the administration of their financial affairs and resources to the Town and which are owned or controlled by the Town except for the Town’s government business enterprises (Oakville Municipal Development Corporation, Halton Digital Access Services Corporation, and Oakville Enterprises Corporation).

These entities and organizations include:

The Oakville Public Library Board
Downtown Oakville Business Improvement Area
Bronte Business Improvement Area
Kerr Village Business Improvement Area

Interdepartmental and inter-organizational transactions and balances between these entities and organizations have been eliminated.

(ii) Oakville Municipal Development Corporation

The Town’s investment in Oakville Municipal Development Corporation (“MDC”) is accounted for on a modified equity basis, consistent with Canadian public sector accounting standards as recommended by PSAB for government business enterprises. Under the modified equity basis, MDC’s accounting policies are not adjusted to conform with those of the Town and inter-organizational transactions and balances are not eliminated. The Town recognizes its equity interest in the annual income or loss of MDC in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the Town may receive from MDC will be reflected as reductions in the investment asset account.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(a) Basis of consolidation (continued):

(iii) Halton Digital Access Municipal Services Corporation

The Town's investment in Halton Digital Access Services Corporations ("HDASC") is accounted for on a modified equity basis, consistent with Canadian public sector accounting standards as recommended by PSAB for government business enterprises. Under the modified equity basis, HDASC's accounting policies are not adjusted to conform with those of the Town and inter-organizational transactions and balances are not eliminated. The Town recognizes its equity interest in the annual income or loss of HDASC in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the Town may receive from HDASC will be reflected as reductions in the investment asset account.

(iv) Oakville Enterprises Corporation

The Town's investment in Oakville Enterprises Corporation ("OEC") is accounted for on a modified equity basis, consistent with Canadian public sector accounting standards as recommended by PSAB for government business enterprises. Under the modified equity basis, OEC accounting policies are not adjusted to conform with those of the Town and inter-organizational transactions and balances are not eliminated. The Town recognizes its equity interest in the annual income or loss of OEC in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the Town may receive from OEC will be reflected as reductions in the investment asset account.

(v) Accounting for Region and School Board transactions

The taxation, other revenues, expenses, assets, and liabilities with respect to the operations of Halton Region and the school boards are not reflected in these consolidated financial statements.

(vi) Trust funds

Trust funds and their related operations administered by the Town are not included in these consolidated financial statements.

(b) Basis of accounting:

The Town follows the accrual method of accounting for revenues and expenses. Revenues are recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(c) Government transfers:

Government transfers are recognized as revenue in the financial statements when the transfer is authorized, any eligibility criteria are met and a reasonable estimate of the amount can be made except when, and to the extent that, stipulations by the transferor give rise to an obligation that meet the definition of a liability. Government transfers that meet the definition of a liability are recognized as revenue as the liability is extinguished.

(d) Deferred revenue - obligatory reserve funds:

Deferred revenue - obligatory reserve funds represent development charge contributions, building permits fees, payments in lieu of parkland, and government funding, levied or received under the authority of federal and provincial legislation and Town by-laws. These amounts have been collected but the related services have yet to be performed. These amounts will be recognized as revenue in the fiscal year the services are performed.

(e) Deferred revenue:

Deferred revenue represents licenses, permits, grants and other fees which have been collected, but for which the related services or inspections have yet to be performed. These amounts will be recognized as revenue in the fiscal year the services are performed.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to deferred revenue and forms part of the deferred revenue balance.

(g) Financial instruments and Risk Management:

Financial Instruments are classified into three categories; fair value, amortized cost or cost. The following chart shows the measurement method for each type of financial statement instrument:

Financial Instrument	Measurement
Cash	Amortized cost
Accounts receivable	Amortized cost
Investments	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Long term debt	Amortized cost

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(g) Financial instruments and Risk Management (continued):

For financial assets and financial liabilities measured at amortized cost, interest is to be recorded using the effective interest rate (EIR) method. The EIR is the rate that discounts the estimated future cash payments or receipts over the expected life of the financial instrument or, where appropriate, a shorter period.

The fair value of the Town's financial instruments related to cash and accounts receivable approximate their carrying value due to their short-term nature and are measured at cost or amortized cost in the statement of financial position. The fair value of investments is disclosed in note 4.

The Town has exposure to a range of financial risks from its use of financial instruments and these risks include credit risk, liquidity risk and market risk (including foreign currency and interest rate risk). It is management's opinion that the Town is not exposed to significant risk arising from these financial instruments and there have been no significant changes to these risk exposures from 2023.

a) Credit Risk

The Town is exposed to credit related losses through cash, accounts receivable and investments in the event of non-performance by counter parties to the financial instruments. Credit risk is minimized by dealing with reputable financial institutions. Accounts receivables are recognized net of any allowances for doubtful accounts and the Town does not have any significant past due accounts receivable. The Town manages the credit risk on investments through its established credit quality requirements of its investments.

b) Liquidity risk

Liquidity risk is the risk that the Town will be unable to meet all cash outflow obligations as they come due. Liquidity risk is minimized by maintaining strong liquidity from adequate levels of cash and investments as well as monitoring cash activities and through cash flow forecasting.

c) Market risk

Market risk is the risk that changes in market price such as foreign exchange rates, interest rates and other price risks will affect the annual surplus or the fair value of financial instruments. The Town is not significantly exposed to foreign currency risk due to amounts held in foreign currency to be nominal. Interest rate risk is minimized through a diversified investment portfolio and long-term liabilities have fixed rates of interest and are intended to be held to maturity.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(h) Taxation revenue:

Property taxes and property taxes receivable are recognized as revenue when they meet the definition of an asset, the tax is authorized, and the taxable event has occurred. Additional property tax revenue can be added throughout the year, related to new properties that become occupied, or that become subject to property taxation (after the return of the annual assessment roll used for billing purposes). The Town may receive supplementary assessment rolls over the course of the year from the Municipal Property Assessment Corporation (MPAC), identifying new or omitted assessments. Property taxes for these supplementary and/or omitted amounts are then billed according to the approved tax rate for the property class.

(i) User fees:

User charges are paid by anyone using fee-based programs and services offered by the Town, regardless of their status as a taxpayer. User fees are generally charged when services offered by the Town benefit specific individuals instead of the community as a whole. User fees include transit fares, parking revenues, attendance at recreation programs, various licenses, and building permits. User charges are recognized when earned and measurable.

(j) Investments:

Investments consist of bonds and debentures and are recorded at amortized cost. Discounts and premiums arising on the purchase of these investments are amortized over the term of the investments. When there has been a loss in value that is other than a temporary decline in value, the respective investment is written down to recognize the loss.

(k) Net investment in direct financing leases receivable:

Investment income related to the Town's net investment in direct financing leases is recognized in a manner that produces a constant rate of return on investment. The investment in the leases is composed of net minimum remaining lease payments net of unearned investment income.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(l) Post-employment benefits:

- (i) The Town provides certain employee benefits which will require funding in future periods. These benefits include long-term disability benefits under the Workplace Safety and Insurance Board ("WSIB") Act, and extended health and dental benefits for early retirees.

The costs of long-term disability, benefits under the Workplace Safety and Insurance Board Act and extended health and dental benefits are actuarially determined using management's best estimate of salary escalation, earned days accumulated for certain employees payable at retirement, health care cost trends, long term inflation rates and discount rates.

For self-insured retirement and other employee future benefits that vest or accumulate over the periods of service provided by employees, such as service payments and health and dental benefits for retirees, the cost is actuarially determined using the projected benefits method prorated on service. Under this method, the benefit costs are recognized over the expected average service life of the employee group. Any actuarial gains and losses related to the past service of employees are amortized over the expected average remaining service life of the employee group.

- (ii) For those self-insured benefit obligations that arise from specific events that occur from time to time, such as obligations for workers' compensation and life insurance and health care benefits for those on disability leave, the cost is recognized immediately in the period the events occur. Any actuarial gains and losses that are related to these benefits are recognized immediately in the period they arise.

- (iii) The costs of multi-employer defined benefit pension plan benefits, such as the Ontario Municipal Employees Retirement System ("OMERS") pensions, are the employer's contributions due to the plan in the period. OMERS has been accounted for as a defined contribution plan since it is a multi-employer plan.

(m) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(m) Non-financial assets (continued):

(i) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Land improvements	3 - 100
Buildings	10 - 75
Equipment	3 - 19
Vehicles	3 - 18
Roads Network	10 - 100
Environmental Network	10 - 100
Communications and Technology Services	3 - 8

Annual amortization is charged in the year of acquisition and in the year of disposal. Work-in-progress assets are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and recognized as revenue.

(iii) Natural resources:

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

(iv) Works of art and cultural and historic assets:

Works of art and cultural and historic assets are not recognized as assets in these consolidated financial statements.

(v) Interest capitalization:

The Town does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(m) Non-financial assets (continued):

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) Inventories of supplies:

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

(n) Sinking funds:

Sinking funds and their related operations are administered by Halton Region and, as such, are not included in these consolidated financial statements.

(o) Contaminated sites:

Contamination is a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is estimated based upon information that is available when the financial statements are prepared. It is based upon the costs directly attributable to the remediation activities required using a present value measurement technique. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- (i) an environmental standard exists
- (ii) contamination exceeds the environmental standard
- (iii) the Town is directly responsible or accepts responsibility
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

1. Significant accounting policies (continued):

(p) Asset retirement obligations:

A liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made.

A liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made.

The Town reports liabilities related to legal obligations where the Town is obligated to incur costs to retire a tangible capital asset. An asset retirement obligation liability has been recorded for activities to fulfill the retirement of obligations identified based on estimates for the extent and costs directly attributable to asset retirement activities. As at December 31, 2024, all liabilities for asset retirement obligations are reported at current cost without discounting. In subsequent years, the liability is adjusted for changes resulting from the passing of time and revisions to either the timing or amount of the original estimate of undiscounted cash flows associated with the retirement obligation.

A significant part of the asset retirement obligation results from the removal and disposal of soil contaminants from past land contamination and designated substances such as asbestos from the Town's buildings.

The tangible capital assets affected by the obligations are amortized in accordance with the accounting policies outlined in note 1(m)(i). The liability associated with settlement of the obligations are amortized in accordance with the useful life of the related assets.

(q) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating provisions for accrued liabilities and the contaminated sites liability, estimates of useful lives of tangible capital assets, and in performing actuarial valuations of post-employment benefits liability and WSIB liability. Actual results could differ from these estimates.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

2. Adoption of new accounting standards

The Town adopted the following standards concurrently beginning January 1, 2024: PS 3400 *Revenue*, PSG – 8 *Purchased Intangibles* and PS 3160 *Public Private Partnerships*.

PS 3400 *Revenue* establishes standards on how to account for and report on revenue, specifically differentiating between transactions that include performance obligation (i.e., the payor expects a good or service from the Town), referred to as exchange transactions, and transactions that do not have performance obligations, referred to as non-exchange transactions. For exchange transactions, revenue is recognized when a measurable component of a performance obligation is satisfied. For non-exchange transactions, revenue is recognized when there is authority to retain an inflow of economic resources and a past event that gave rise to an asset has occurred.

PSG- 8 *Purchased Intangibles* provides guidance on the accounting and reporting for purchased intangible assets that are acquired through arm's length exchange transactions between knowledgeable, willing parties that are under no compulsion to act.

PS 3160 *Public Private Partnerships* ("P3s") provide specific guidance on the accounting and reporting for P3s between public and private sector entities where the public sector entity procures infrastructure using a private sector partner.

The Town has chosen to adopt these standards on a prospective basis. The implementation PS 3400 *Revenue* resulted in a change in how the Town records parking ticket revenues. The impact of this change resulted in an additional \$677 being recorded as revenue in 2024, and additional receivable of \$2,172 and an allowance for doubtful accounts of \$1,495.

PSG-8 *Purchased Intangibles* and PS 3160 *Public Private Partnerships* had no impact on the consolidated financial statements.

3. Accounts receivable:

Taxes receivable are reported net of a valuation allowance of \$375 (2023 - \$750). There is also a valuation allowance for general accounts receivable of \$1,638 (2023 - \$125).

4. Investments:

Investments reported on the consolidated statement of financial position have market values of \$915,802 (2023 - \$867,786).

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

5. Investment in Oakville Municipal Development Corporation:

Oakville Municipal Development Corporation ("MDC") is owned and controlled by the Town and as a government business enterprise is accounted for on the modified equity basis in these consolidated financial statements. MDC serves to develop properties within the boundaries of the Town.

The following table provides condensed supplementary consolidated financial information for MDC for the year ended December 31:

Financial Position :

	2024	2023
Assets:		
Current	\$ 197	\$ 81
Total assets	\$ 197	\$ 81
Liabilities:		
Current	\$ 30	\$ 87
Shareholder loan	2,885	2,186
Total liabilities	2,915	2,273
Equity:		
Deficit	\$ (2,718)	\$ (2,192)
Total equity	(2,718)	(2,192)
Total liabilities and equity	\$ 197	\$ 81

Operations:

	2024	2023
Revenue	\$ –	\$ –
Expenses	(526)	(601)
Net loss and change in equity	(526)	(601)
Change in investment in MDC	\$ (526)	\$ (601)

Town of Oakville investment represented by:

Shareholder loan	\$ 2,885	\$ 2,186
Accumulated deficit	(2,718)	(2,192)
Total investment in MDC	\$ 167	\$ (6)

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

5. Investment in Oakville Municipal Development Corporation (continued):

The Town has provided a shareholder loan to MDC. This shareholder loan has no fixed terms of repayment.

Related party transaction and balances:

In addition to the shareholder loan, the following summarizes the Town's related party balances with MDC for the years ended December 31:

	2024	2023
Balances:		
Amounts due from MDC accounts receivable	\$ 11	\$ 12

6. Investment in Halton Digital Access Services Corporation:

Halton Digital Access Services Corporation ("HDASC") is owned equally by The Regional Municipality of Halton, The Corporation of the Town of Oakville, The Corporation of the City of Burlington, The Corporation of the Town of Milton, and The Corporation of the Town of Halton Hills. HDASC serves to consolidate the negotiation and provision of licensing and permitting of pole positions within the Halton Region boundary. HDASC was incorporated on June 14, 2023.

The following table provides condensed supplementary consolidated financial information for HDASC for the period ended December 31:

	2024	2023
Financial Position:		
Assets:		
Current	\$ 260	\$ 439
Capital	2	3
Total assets	\$ 262	\$ 442
Liabilities:		
Current	\$ 14	\$ 68
Shareholder loan	344	324
Total liabilities	358	392
Equity:		
Deficit	(252)	(127)
Equity portion of shareholder loan	156	177
Total equity	(96)	50
Total liabilities and equity	\$ 262	\$ 442

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

6. Investment in Halton Digital Access Services Corporation (continued):

	2024	2023
Operations:		
Revenue	\$ 6	\$ 3
Expenses	(131)	(130)
Net loss and change in equity	(125)	(127)
Change in investment in HDASC (20%)	\$ (25)	\$ (25)
Town of Oakville investment represented by:		
Accumulated net income	\$ (50)	\$ (25)
Total investment in HDASC	\$ (50)	\$ (25)

Related party transaction and balances:

The following summarizes the Town's related party balances with HDASC for the years ended December 31:

	2024	2023
Balances:		
Amounts due from HDASC accounts receivable	\$ 2	\$ 19

7. Investment in Oakville Enterprises Corporation:

Oakville Enterprises Corporation and its wholly owned subsidiaries (collectively, the "Corporation") is 90% (2023 - 90%) owned and controlled by the Town and as a government business enterprise and is accounted for on the modified equity basis in these consolidated financial statements.

In 2022 the Corporation issued 222 Class B common shares. As part of the terms of the Unanimous Shareholders Agreement, the Corporation provided the 222 Class B common shares a right to put the shares back to the Corporation in exchange for fair market value no earlier than August 2, 2027. This right does not expire until such time that the subscriber of the 222 Class B common shares has either increased their investment in the Corporation beyond 10% or upon delivering three put notices. As at December 31, 2024, the Corporation valued the right at \$60,500 (2023 – \$57,500). In 2023 the Corporation provided a right to convert 111 Class B common shares into a convertible promissory note. Due to the demand conversion features of the promissory note, the Town's interest in OEC of 90% has not changed.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

7. Investment in Oakville Enterprises Corporation (continued):

The Corporation serves as the electrical distribution utility for Oakville's residents and businesses. Other activities of the Corporation, and its subsidiaries, are to provide energy services, energy efficient home comfort equipment and services, billing services, street lighting maintenance services, retro-fit multi-residential buildings to individually metered units and utility related construction and power generation.

The following tables provide condensed supplementary consolidated financial information for OEC and its subsidiaries for the year ended December 31:

	2024	2023
Financial Position:		
Assets:		
Current	\$ 283,530	\$ 261,840
Capital	545,688	524,731
Regulatory balances	20,287	15,182
Total assets	\$ 849,505	\$ 801,753
Liabilities:		
Current	\$ 160,049	\$ 169,478
Capital lease obligations	28,305	27,899
Promissory notes payable to Town of Oakville	77,029	77,029
Long-term debt	155,339	149,515
Other	158,987	140,558
Regulatory balances	15,125	7,627
Class B common shares	36,750	33,750
Total liabilities	\$ 631,584	\$ 605,856
Equity:		
Share capital	63,024	63,024
Retained earnings	151,687	127,605
Accumulated other comprehensive income	3,210	5,268
Total equity	217,921	195,897
Total liabilities and equity	\$ 849,505	\$ 801,753

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

7. Investment in Oakville Enterprises Corporation (continued):

	2024	2023
Operations:		
Revenue	\$ 673,837	\$ 696,918
Expenses (including income tax provision)	(613,825)	(665,069)
Net movement in regulatory changes (net of tax)	(29,780)	(1,067)
Net income and net movement in regulatory balances	30,232	30,782
Other comprehensive loss	(2,058)	(502)
Total comprehensive income for the year	28,174	30,280
Share issuance costs	(48)	(47)
Dividend paid to Town of Oakville	(6,100)	(6,100)
Change in equity	22,026	24,133
Non-controlling interest's share of comprehensive income	(2,202)	(2,413)
Direct financing lease receivable repayment	(739)	(738)
Revaluation of financing lease	740	1,038
Change in investment in Oakville Enterprises Corporation	\$ 19,825	\$ 22,020
Town of Oakville investment represented by:		
Direct financing leases receivable - note 7(a)	\$ 17,742	\$ 17,741
Promissory notes receivable - note 7 (b)	77,029	77,029
Investment in shares of the Corporation	63,024	63,024
Accumulated comprehensive income, net of dividends received	166,384	146,560
Total investment in Oakville Enterprises Corporation	\$ 324,179	\$ 304,354
Equity income in Oakville Enterprises Corporation represented by:		
Change in equity of OEC	\$ 28,174	\$ 30,280
Share issuance costs	(48)	(47)
Non-controlling interest's share	(2,202)	(2,413)
Town's interest in Other comprehensive loss	1,852	452
Total equity income in Oakville Enterprises Corporation	\$ 27,776	\$ 28,272

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

7. Investment in Oakville Enterprises Corporation (continued):

(a) Net investment in direct financing receivable:

The Town has provided a direct financing lease to the Corporation for the property known municipality as 861 Redwood Square. The lease was renegotiated in 2020, and each year is adjusted based on the CPI index with the corresponding change in value being reflected as a gain. The lease expires in December of 2039.

Minimum payments under this lease agreement are as follows:

2025	\$	1,745
2026		1,745
2027		1,745
2028		1,745
2029		1,745
Thereafter		17,445
		26,170
Less amount representing interest, imputed at 4.17%		(8,428)
	\$	17,742

(b) Promissory notes:

The Corporation issued promissory notes to the Town, effective February 1, 2020, with principal repayment due on February 1, 2030. The Town has the option on one year's prior written notice to the Corporation to revise the maturity date and any of the terms of the promissory notes. At December 31, 2024, the interest rate in effect on the promissory notes was 6% (2023 - 6%). Interest revenue earned from these notes totaled \$4,622 (2023 - \$4,622).

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

7. Investment in Oakville Enterprises Corporation (continued):

(c) Related party transaction and balances:

The following summarizes the Town's related party transactions and balances with the Corporation for the years ended December 31:

	2024	2023
Transactions:		
Revenue:		
Interest on promissory notes	\$ 4,622	\$ 4,622
Interest on capital leases	1,006	1,004
Garage services	363	408
Property taxes	1,125	574
Tree trimming services	404	489
Other	9	13
Expenses:		
Energy purchases (at commercial rates)	6,871	6,521
Construction/locating	2,627	1,833
Streetlight conversion and maintenance	122	363
Rent	557	158
Balances:		
Amounts due from the Corporation:		
Promissory note receivable	77,029	77,029
Direct financing leases receivables	17,742	17,741
Interest on promissory note	4,622	4,622
Accounts receivable	170	52
Amounts due to the Corporation:		
Accounts payable and accrued liability	2,635	1,499
Capital lease	1,061	1,153

(d) Contingencies and guarantees of Oakville Enterprises Corporation:

The Corporation has a revolving credit facility available for \$200,000 (2023 - \$100,000). As at December 31, 2024, \$72,892 (2023 - \$67,401) had been drawn.

The Corporations' wholly owned subsidiary Oakville Hydro Electricity Distribution Inc. has access to a \$45,000 credit facility and monitors cash balances daily to ensure that a sufficient level of liquidity is on hand to meet financial commitments as they become due. As at December 31, 2024, \$9,469 (2023 - \$nil) had been drawn.

Oakville Hydro Electricity Distribution Inc. also has a letter of credit facility available of \$16,000, of which \$13,750 (2023 - \$13,765) has been assigned to secure its primary source of electricity as required by the Independent Electricity System Operator ("IESO") Settlements Manual.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

8. Deferred revenue – obligatory reserve funds:

The deferred revenue – obligatory reserve funds, reported on the consolidated statement of financial position, are made up of the following:

	2023				2024	
	Total	Receipts applied	Interest applied	Recognized as revenue	Total	
Development Charges	\$ 247,875	\$ 60,153	\$ 13,543	\$ 36,288	\$ 285,283	
Community Benefit Charge	7,273	2,410	320	341	9,662	
Parkland	90,262	3,078	3,618	2,711	94,247	
Gas Tax/CCBF	35,562	9,748	1,338	15,430	31,218	
Building Enterprise Reserve (net)	47,393	5,155	–	1,689	50,859	
Building Faster Fund	–	7,058	–	3,350	3,708	
	\$ 428,365	\$ 87,602	\$ 18,819	\$ 59,809	\$ 474,977	

9. Deferred revenue:

The deferred revenue, reported on the consolidated statement of financial position, is made up of the following:

	2024				2023	
	Deferred capital revenues	Pre-authorized tax payments	Deferred revenues operations	Total	Total	
Balance, beginning of year	\$ 5,520	\$ 21,629	\$ 10,781	\$ 37,930	\$ 35,910	
Development fees	4,066	–	3,955	8,021	4,591	
User fees	–	–	27,741	27,741	27,010	
Other	–	20,177	–	20,177	21,629	
	4,066	20,177	31,696	55,939	53,230	
Less:						
Contributions used in operating and capital funds	2,718	21,629	33,792	58,139	51,210	
	\$ 6,868	\$ 20,177	\$ 8,685	\$ 35,730	\$ 37,930	

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

10. Long-term liabilities:

- (a) The balance of long-term liabilities reported on the consolidated statement of financial position is made up of the following:

	2024	2023
The Town has assumed responsibility for the payment of the principal interest charges on certain long-term serial debentures issued by Halton Region on behalf of the Town. Maturity dates vary from 2025 to 2034 and interest rates range from 0.75% to 4.5%.	\$ 67,006	\$ 19,810
The Town has assumed responsibility for the payment of the principal and interest charges on certain long-term liabilities issued by Halton Region under the Ontario Strategic Infrastructure Financing Authority (OSIFA) for Pine Glen. This debt is being recovered from the Oakville Soccer Club. This debt matures in 2030 and the interest rate is 4.80%.	3,579	4,135
The Town has assumed responsibility for the payment of annual sinking fund deposits on long-term debentures issued by Halton Region on behalf of the Town with a maturity date of April 6, 2045. Annual sinking fund deposit requirements are \$1,816. The interest rate on the debentures is 3.15% and is payable in semi-annual instalments of \$1,418. The Town's share of the interest earned to date on the sinking fund deposits held by the Region of Halton is \$3,038.	73,653	75,469
The Town has entered into a capital lease agreement for the provision of a Geothermal Energy System at one of the Town's community centers. The agreement is with OEC Geo-Exchange Inc., a subsidiary of Oakville Enterprises Corporation. The agreement calls for quarterly payments of \$26, has an implicit interest rate of 1.90%, and expires in 2029. The corresponding asset and accumulated amortization are included in Note 14.	1,061	1,153
	145,299	100,567
Less unamortized debenture financing costs	(288)	—
	\$ 145,011	\$ 100,567

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

10. Long-term liabilities (continued):

(b) Principal repayments due over the next five years and thereafter are as follows:

2025	\$	9,992
2026		10,363
2027		10,738
2028		10,362
2029		10,029
Thereafter		93,815
	\$	145,299

The principal repayments include the annual sinking fund deposit requirement of \$1,816.

- (c) The long-term liabilities in (a) issued in the name of the Town have been approved by by-law. The annual principal and interest payments required to service these liabilities are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing.
- (d) Total interest on long-term liabilities which are reported on the consolidated statement of operations amounted to \$5,044 (2023 - \$3,638). The long-term liabilities bear interest at rates ranging from 0.75% to 4.5%.
- (e) The balance of long-term liabilities reported on the consolidated statement of financial position is funded from the following sources:

	2024	2023
Tax levy supported	\$ 89,306	\$ 85,630
Development supported	49,237	9,130
Oakville Soccer Club	3,579	4,135
Harbours supported	3,177	1,672
	\$ 145,299	\$ 100,567

11. Contaminated sites:

The Town has recognized a liability of \$236 (2023 - \$234) for remediation of various contaminated sites for which the Town has assumed responsibility from other organizations. The future remediation costs and any post-remediation costs have an estimated undiscounted cost of \$250 and have been present valued using a discount rate of 5% (2023 - 5%). Estimates for these costs are based upon quotes provided by experts, the Town's history with similar remediation efforts and/or management's best estimates. The amount of estimated recoveries is \$nil.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

12. Asset retirement obligations:

	2024	2023
Asset retirement obligations, beginning of year	\$ 6,715	\$ 6,715
Liabilities relieved during the year	(182)	—
Liabilities incurred during the year	1,850	—
Asset retirement obligations, end of year	\$ 8,383	\$ 6,715

As at December 31, 2024, approximately 67% of liabilities for asset retirement obligations pertained to retirement activities legally required for past land contamination, and approximately 33% pertained to the removal and disposal of designated substances from the Town's buildings. The asset retirement obligations are expected to be settled between 2025 and 2045.

13. Employment benefits and other liabilities:

(a) Post employment benefit liability:

The Town pays extended health and dental benefits for early retirees to age 65 as well as for certain employees. The Town recognizes these post-employment costs in the period in which the employees rendered the services. The accrued benefit liability and the expense for the 12 months ended December 31, 2024, were determined by actuarial valuation as at December 31, 2022 and extrapolated for 2024.

The main actuarial assumptions employed for the valuations are as follows:

(i) Interest (discount rate):

The obligation as at December 31, 2024, of the present value of future liabilities, and the expense for the 12 months ended December 31, 2024, were determined using a discount rate of 4.6% (2023 - 4.6%).

(ii) Medical costs:

Medical costs were assumed to increase at the rate of 6.5% in the first year after the valuation date, reducing linearly to 4.0% after 8 years.

(iii) Dental costs:

Dental costs were assumed to increase at the rate of 4.0% per year.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

13. Employment benefits and other liabilities:

(a) Post employment benefit liability (continued):

Information about the Town's post employment benefit liability is as follows:

	2024	2023
Accrued benefit obligation, beginning of year	\$ 23,702	\$ 22,098
Current service costs	1,009	895
Change in obligation from experience	13	—
Actuarial loss	—	949
Interest on accrued benefit obligation	1,086	1,094
Benefits paid during the period	(1,206)	(1,334)
Accrued benefit obligation, end of year	24,604	23,702
Unamortized actuarial gain	8,447	9,420
Accrued benefit liability, end of year	\$ 33,051	\$ 33,122

Included in current year costs is \$973 for amortization of the actuarial gain (2023 - \$1,042). The unamortized actuarial gain is amortized over the expected average remaining service life of the employee group which was 13 years.

(b) WSIB:

With respect to responsibilities under provisions of the Workplace Safety and Insurance Board ("WSIB") Act the Town has elected to be treated as a Schedule 2 employer and remits payments to the WSIB as required to fund disability payments. An actuarial estimate of future liabilities has been completed and forms the basis for the estimated liability reported in these financial statements. The most recent actuarial valuation was performed as at December 31, 2022, which includes an estimation of expected costs and payments for 2023 and 2024, as well as a calculation of the actuarial updates to December 31, 2023 and 2024. The main actuarial assumptions employed for the valuation are as follows:

(i) Interest (discount rate):

The obligation as at December 31, 2024, of the present value of future liabilities, and the expense for the 12 months ended December 31, 2024, were determined using a discount rate of 5% (2023 - 5%).

(ii) Administration costs:

Administration costs were assumed to be 23% (2023 - 23%) of the compensation expense.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

13. Employment benefits and other liabilities (continued):

(b) WSIB (continued):

(iii) Compensation expense:

Compensation costs, which include loss of earnings benefits, health care costs, survivor benefits and noneconomic loss awards, were assumed to change at rates ranging from 1% to 3% (2023 - 1% to 3%) depending on the benefit type.

Information about the Town's WSIB liability is as follows:

	2024	2023
Accrued WSIB obligation, beginning of year	\$ 12,277	\$ 11,505
Current service costs	1,793	1,740
Interest on accrued benefit obligation	617	580
Benefits paid during the period	(1,658)	(1,548)
Accrued WSIB obligation, end of year	13,029	12,277
Unamortized actuarial loss	(4,554)	(5,219)
Accrued benefit liability, end of year	\$ 8,475	\$ 7,058

The unamortized actuarial loss on future payments required to WSIB is amortized over the expected period of the liability which is 10 years (2023 -10 years).

(c) Other pension plans:

The Town makes contributions to the Ontario Municipal Employees Retirement Fund (OMERS), which is a multi-employer plan, on behalf of 1,729 members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay.

Contributions for employees with a normal retirement age of 65 were being made at a rate of 9.0% for earnings up to the yearly maximum pensionable earnings of \$68.5 and at a rate of 14.6% for earnings greater than the yearly maximum pensionable earnings. The amount contributed to OMERS by the Town of Oakville for 2024 was \$13,696 (2023 - \$12,416). Employee contributions to OMERS for 2024 totaled \$13,696 (2023 - \$12,416).

The OMERS pension plan is 98% (2023 – 97%) funded, reporting a deficit of \$2,900,000 (2023 - \$4,200,000) as at December 31, 2024. Plan funding deficits may require additional increases in the contributions by participating employers and members in future years.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

(In thousands of dollars)

14. Tangible capital assets:

	2024									
	Land	Land Improve- ments	Buildings	Equipment	Vehicles	Roads Network	Environ- mental Network	Comm & Tech Services	Work in Progress	Total
Asset Cost										
Balance, beginning of year	1,033,476	296,356	401,611	44,768	100,598	672,382	374,882	37,282	66,889	3,028,244
Add: Additions during the year	104,705	23,425	5,239	10,073	9,449	25,494	24,254	2,816	157,744	363,199
Less: Disposals/transfers during the year	(1,205)	(2,567)	–	(1,550)	(4,940)	(2,304)	(432)	(1,382)	(94,986)	(109,366)
Balance, end of year	1,136,976	317,214	406,850	53,291	105,107	695,572	398,704	38,716	129,647	3,282,077
Accumulated Amortization										
Balance, beginning of year	–	223,469	146,969	23,417	64,431	325,995	119,596	23,363	–	927,240
Add: Amortization	–	6,589	9,771	4,156	6,590	14,872	5,592	2,818	–	50,388
Less: Accumulated amortization on disposals/transfers	–	(2,156)	–	(1,538)	(4,940)	(1,686)	(306)	(1,381)	–	(12,007)
Balance, end of year	–	227,902	156,740	26,035	66,081	339,181	124,882	24,800	–	965,621
Net book value, end of year	1,136,976	89,312	250,110	27,256	39,026	356,391	273,822	13,916	129,647	2,316,456

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

(In thousands of dollars)

14. Tangible capital assets (continued):

	2023									
	Land	Land Improve- ments	Buildings	Equipment	Vehicles	Roads Network	Environ- mental Network	Comm & Tech Services	Work in Progress	Total
Asset Cost										
Balance, beginning of year	966,125	288,494	398,799	43,122	92,113	652,143	365,105	36,630	23,340	2,865,871
Add: Additions during the year	67,573	10,348	2,877	2,844	9,876	22,306	9,777	3,657	120,965	250,223
Less: Disposals/transfers during the year	(222)	(2,486)	(65)	(1,198)	(1,391)	(2,067)	–	(3,005)	(77,416)	(87,850)
Balance, end of year	1,033,476	296,356	401,611	44,768	100,598	672,382	374,882	37,282	66,889	3,028,244
Accumulated Amortization										
Balance, beginning of year	–	220,023	137,223	21,039	59,635	313,899	114,248	23,448	–	889,515
Add: Amortization	–	5,922	9,655	3,767	6,140	13,991	5,348	2,922	–	47,745
Less: Accumulated amortization on disposals/transfers	–	(2,476)	91	(1,389)	(1,344)	(1,895)	–	(3,007)	–	(10,020)
Balance, end of year	–	223,469	146,969	23,417	64,431	325,995	119,596	23,363	–	927,240
Net book value, end of year	1,033,476	72,887	254,642	21,351	36,167	346,387	255,286	13,919	66,889	2,101,004

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

14. Tangible capital assets (continued):

(a) Assets under construction:

Assets under construction having a value of \$129,647 (2023 - \$66,889) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair value at the date of contribution. The value of contributed assets received during the year is comprised of:

	2024	2023
Land	\$ 73,596	\$ 56,350
Land Improvements	1,289	382
Road Network	16,897	11,199
Environmental Network	17,578	9,687
Total	\$ 109,360	\$ 77,618

(c) Leased assets:

The Town has capital leases included in tangible capital assets as follows:

	Cost	Accumulated Amortization	Net Book Value
Buildings	\$ 1,690	\$ 248	\$ 1,442

(d) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value. Land under roads, cemetery lands and buildings slated for demolition are the only assets where nominal values were assigned.

(e) Works of art and historical treasures:

The Town manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Town sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(f) Write-down of tangible capital assets:

No tangible capital assets were written down during the year (2023 - \$nil).

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

15. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves, and reserve funds as follows:

	2024	2023
Surplus:		
Invested in tangible capital assets	\$ 2,316,456	\$ 2,101,004
Equity in Oakville Enterprises	324,179	304,354
Equity in Municipal Development Corporation	167	(6)
Equity in Halton Digital Access Strategy Corporation:	(50)	(25)
Unexpended capital and unfinanced capital	211,035	152,662
BIA reserves	596	514
Other	2,343	2,028
Unfunded:		
Contaminated sites	(236)	(234)
Post-employment benefits and WSIB	(41,526)	(40,180)
Asset retirement obligations	(8,383)	(6,715)
Long-term liabilities	(145,011)	(100,567)
	2,659,570	2,412,835
Reserves set aside for specific purposes by Council for:		
Tax rate stabilization	74,288	71,760
Capital financing	144,091	157,929
Acquisition of tangible capital assets	7,570	10,707
Working capital	28,422	25,522
Insurance	1,123	1,123
	255,494	267,041
Reserve funds set aside for specific purposes by Council:		
Post-employment benefits and WSIB	27,970	26,511
Conservation purposes	245	236
Harbours	(6,258)	(6,106)
Library development	975	1,030
Building, ground maintenance and replacement	14,937	16,471
Parking	2,678	832
	40,547	38,974
Accumulated surplus from operations	2,955,611	2,718,850
Accumulated remeasurement losses	(2,304)	(452)
Accumulated surplus	\$ 2,953,307	\$ 2,718,398

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

16. User fees and charges:

User fees and charges include the following:

	2024	2023
Development fees and miscellaneous	\$ 10,802	\$ 10,998
Transit revenues	7,585	7,229
Parking, Provincial Offences Act and other fines	7,646	5,277
Town facilities rental and usage fees	15,264	14,233
Recreation and cultural program revenues	14,459	13,126
Cemeteries	767	958
Licenses and permits	14,980	12,883
	\$ 71,503	\$ 64,704

17. Trust funds:

Trust funds administered by the Town amounting to \$7,107 (2023 - \$6,937) have not been included in the consolidated statement of financial position nor have their operations been included in the consolidated statement of operations.

18. Contingent liabilities and guarantees:

(a) Litigation:

The Town has been named as defendant in certain legal actions in which damages have been sought. The exact outcome of these actions is not determinable, as at the date of reporting; however, provisions have been made for those legal actions where it is likely the Town may at some future date be held liable.

(b) Cemeteries Act:

The Cemeteries Act (Revised), R.S.O., 1990, requires the Town to assume ownership and responsibility for the continuing care of pioneer and abandoned cemeteries. However, the Cemeteries Act does not address the issue of funding for this obligation, other than to provide that any assets, funds, and trust accounts, if they exist, become the property of the municipality at the time the ownership is assumed. This potential liability cannot be quantified at this time and no provision has been included in these financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

18. Contingent liabilities and guarantees (continued):

(c) Project commitments:

The Town has entered into a capital lease agreement for the provision of energy infrastructure for the electrification of the transit fleet. The capital lease payments for the infrastructure are between \$1,900 and \$5,000 annually over a 20-year period. At December 31, 2024, the payments totaled \$5,829 and will be recorded as a capital lease once the asset is in production. The Town also entered into an operating agreement for managing the infrastructure which is estimated to be between \$2,600 and \$3,800 annually until 2044.

(d) Guarantees:

In the normal course of business, the Town enters into agreements that meet the definition of a guarantee.

- (i) The Town, on occasion, has provided indemnities under lease agreements for the use of various operating facilities. Under the terms of these agreements the Town agrees to indemnify the counterparties for various items including, but not limited to, all liabilities, loss, suits, and damages arising during, on or after the term of the agreement. The maximum amount of any potential future payment cannot be reasonably estimated.
- (ii) The Town has purchased errors and omissions insurance to mitigate the costs of any potential future suits or actions. The term of the indemnification is not explicitly defined, but is limited to the period over which the indemnified party served as an officer, an employee, a volunteer or member of Council, Board, Commission or Committee of the Town. The maximum amount of any potential future payment cannot be reasonably estimated.
- (iii) In the normal course of business, the Town, on occasion, has entered into agreements that include indemnities in favour of third parties, such as purchase and sale agreements, confidentiality agreements, engagement letters with advisors and consultants, outsourcing agreements, leasing contracts, information technology agreements and service agreements. These indemnification agreements may require the Town to compensate counterparties for losses incurred by the counterparties as a result of breaches in representation and regulations or as a result of litigation claims or statutory sanctions that may be suffered by the counterparty as a consequence of the transaction. The terms of these indemnities are not explicitly defined, and the maximum amount of any potential reimbursement cannot be reasonably estimated.

The nature of these indemnification agreements prevents the Town from making a reasonable estimate of the maximum exposure due to the difficulties in assessing the amount of liability which stems from the unpredictability of future events and the unlimited coverage offered to counterparties. Historically, the Town has not made any significant payments under such or similar indemnification agreements and therefore no amount has been accrued in the financial statements with respect to these agreements.

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

18. Contingent liabilities and guarantees (continued):

(d) Guarantees (continued):

- (iv) The Town has a credit facility for \$99 for the purpose of issuing letters of credit mainly to support requirements of the Department of Fisheries and Oceans Canada, of which \$nil has been drawn (2023 - \$nil).

19. Government and external transfers:

The government transfers reported within the Consolidated Statement of Operations are:

	2024	2023
Revenue:		
Federal Transfers:		
Canada Community Building Fund	\$ 12,804	\$ 7,798
Investing in Canada Infrastructure Program	5,811	2,634
Natural Resources Canada	108	–
Young Canada Works, Canada Summer Jobs	115	127
Canadian Heritage Grant	91	127
Canadian Urban Institute	73	–
Economic Development – Tourism Growth	59	–
Green and Inclusive Community Buildings	36	165
Canada Revitalization Fund	32	1,269
Enabling Accessibility Fund	–	100
Other	110	65
	19,239	12,285
Ontario Transfers:		
Investing in Canada Infrastructure Program	4,729	2,145
Building Faster Fund	3,350	–
Ontario Gas Tax	2,626	2,549
Library	182	182
Senior Active Living Centre	153	125
Museum	57	58
Experience Ontario	55	–
Other	21	20
Streamline Development Approval Fund	–	701
Audit & Accountability Fund	–	5
	11,173	5,785
Total government transfers	\$ 30,412	\$ 18,070

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

19. Government and external transfers (continued):

The external transfers reported within the Consolidated Statement of Operations are:

	2024	2023
Expenses:		
Recreational & cultural grants:		
Recreational program subsidization	\$ 426	\$ 227
Oakville Galleries operating grant	425	413
Theatre groups subsidization	190	182
Oakville Arts Council	97	94
Sport Development grants	40	38
Historical Society	9	9
Oakville Lawn Bowling	3	3
Cultural grants	–	2
	1,190	968
Other:		
Oakville Tourism Partnership	795	869
Heritage grants	110	92
Community assistance grants	100	–
Oakville Marine Search and Rescue	33	33
	1,038	994
Total external transfers	\$ 2,228	\$ 1,962

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

(In thousands of dollars)

20. Segmented information:

	2024							
	General Government	Protection Services	Transportation Services	Environmental Services	Health Services	Recreation & Cultural Services	Planning & Development	Total
Revenue:								
Taxation	\$ 83,436	\$ 49,104	\$ 71,293	\$ 1,959	\$ 184	\$ 52,372	\$ 13,756	\$ 272,104
User fees and service charges	3,706	10,719	16,685	—	767	29,278	10,348	71,503
Federal grants	160	—	18,583	—	—	255	241	19,239
Ontario grants	24	—	10,696	(14)	—	412	55	11,173
Other Municipalities	192	—	3,647	23	—	336	175	4,373
Investment income	26,727	—	—	—	—	201	7	26,935
Revaluation gain on Hydro Lease	740	—	—	—	—	—	—	740
Interest on promissory notes - OEC	4,622	—	—	—	—	—	—	4,622
Penalties and interest	14,155	—	—	—	—	—	—	14,155
Developer contributions and development charges earned	81,216	339	28,566	17,578	—	20,849	418	148,966
Other	102	13	(204)	1	274	173	—	359
Gain/(loss) on disposal of assets	1,522	97	(71)	(17)	—	(609)	3	925
Equity in MDC	(526)	—	—	—	—	—	—	(526)
Equity in HDASC	(25)	—	—	—	—	—	—	(25)
Equity in OEC	27,776	—	—	—	—	—	—	27,776
	243,827	60,272	149,195	19,530	1,225	103,267	25,003	602,319
Expenses:								
Salaries, wages and benefits	47,208	49,191	45,450	763	473	41,215	11,796	196,096
Debt expense	21	—	392	—	2,850	1,781	—	5,044
Materials	528	488	12,580	45	98	6,391	163	20,293
Contracted services	5,086	8,049	21,509	4,115	941	31,846	14,943	86,489
Rents and financial expenses	2,393	—	146	—	14	409	112	3,074
External transfers	292	43	1,501	—	—	1,433	905	4,174
Amortization	4,168	2,482	24,108	5,357	30	14,142	101	50,388
	59,696	60,253	105,686	10,280	4,406	97,217	28,020	365,558
Annual surplus	\$ 184,131	\$ 19	\$ 43,509	\$ 9,250	\$ (3,181)	\$ 6,050	\$ (3,017)	\$ 236,761

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

(In thousands of dollars)

20. Segmented information (continued):

	2023							
	General Government	Protection Services	Transportation Services	Environmental Services	Health Services	Recreation & Cultural Services	Planning & Development	Total
Revenue:								
Taxation	\$ 42,849	\$ 46,915	\$ 82,600	\$ 1,873	\$ 186	\$ 64,593	\$ 13,275	\$ 252,291
User fees and service charges	3,431	10,435	13,762	—	958	26,974	9,144	64,704
Federal grants	242	—	9,957	507	—	1,573	6	12,285
Ontario grants	46	—	4,700	—	—	385	654	5,785
Other Municipalities	170	1	4,584	15	—	383	225	5,378
Investment income	23,214	—	—	—	—	215	10	23,439
Revaluation gain on Hydro Lease	1,038	—	—	—	—	—	—	1,038
Interest on promissory notes - OEC	4,622	—	—	—	—	—	—	4,622
Penalties and interest	5,057	—	—	—	—	—	—	5,057
Developer contributions and development charges earned	56,367	355	21,522	9,687	—	23,341	603	111,875
Other	39	87	554	1	260	154	2	1,097
Gain/(loss) on disposal of assets	24	(116)	622	—	12	(42)	—	500
Equity in MDC	(601)	—	—	—	—	—	—	(601)
Equity in HDASC	(25)	—	—	—	—	—	—	(25)
Equity in OEC	28,272	—	—	—	—	—	—	28,272
	164,745	57,677	138,301	12,083	1,416	117,576	23,919	515,717
Expenses:								
Salaries, wages and benefits	35,067	46,730	42,055	466	453	43,987	12,296	181,054
Debt expense	22	—	214	—	2,835	567	—	3,638
Materials	914	651	13,608	31	90	7,591	74	22,959
Contracted services	13,391	7,395	16,595	1,880	624	19,407	13,018	72,310
Rents and financial expenses	463	—	119	—	19	243	107	951
External transfers	213	43	1,422	—	—	1,226	961	3,865
Amortization	4,180	2,117	22,854	5,122	29	13,354	89	47,745
	54,250	56,936	96,867	7,499	4,050	86,375	26,545	332,522
Annual surplus	\$ 110,495	\$ 741	\$ 41,434	\$ 4,584	\$ (2,634)	\$ 31,201	\$ (2,626)	\$ 183,195

THE CORPORATION OF THE TOWN OF OAKVILLE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024
(In thousands of dollars)

21. Budget data:

The budget data presented in these consolidated financial statements is based upon the 2024 operating and capital budgets approved by Council on December 20, 2023. Amortization was estimated and included in the annual budget approval process. Post employment liabilities were not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	Operating	Capital	Budget amount
Revenues:			
Operating budget	\$ 448,785	\$ –	\$ 448,785
Capital budget	–	188,200	188,200
BIAs	2,307	–	2,307
Less:			
Internal revenues & recoveries	(41,695)	–	(41,695)
Transfers from other funds	(11,077)	(130,957)	(142,034)
Total revenue	398,320	57,243	455,563
Expenses:			
Operating budget	448,785	–	448,785
Capital budget	–	188,200	188,200
Amortization	–	47,000	47,000
BIAs	2,307	–	2,307
Less:			
Internal expenses	(41,695)	–	(41,695)
Transfers to other funds	(122,913)	–	(122,913)
Capital expenses	(2,332)	(188,200)	(190,532)
Debt principal payments	(4,712)	–	(4,712)
Total expenses	279,440	47,000	326,440
Annual surplus	\$ 118,880	\$ 10,243	\$ 129,123

22. Comparative information:

Certain comparative figures have been reclassified to conform with current year presentation.

Financial Statements of

**THE CORPORATION OF THE
TOWN OF OAKVILLE
TRUST FUNDS**

And Independent Auditor's Report thereon

Year ended December 31, 2024

DRAFT

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Town of Oakville

Opinion

We have audited the accompanying financial statements of The Corporation of the Town of Oakville Trust Funds (the Entity), which comprise:

- the statement of financial position as at December 31, 2024
- the statement of operations and accumulated surplus and net financial assets for the year then ended
- and notes, including a summary of significant accounting policies and other explanatory information.

(Hereinafter referred to as the “financial statements”)

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its results of operations for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “***Auditor’s Responsibilities for the Audit of the Financial Statements***” section of our auditor’s report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants, Licensed Public Accountants

Oakville, Canada

May 26, 2025

THE CORPORATION OF THE TOWN OF OAKVILLE
TRUST FUNDS

Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024	2023
Financial assets		
Cash	\$ 3,879,392	\$ 3,769,416
Investments	3,216,842	3,223,348
Accounts receivable	84,156	25,662
	7,180,390	7,018,426
Financial liabilities		
Due to Town of Oakville	73,606	80,934
Accumulated surplus and net financial assets	\$ 7,106,784	\$ 6,937,492

See accompanying notes to financial statements.

Approved by:

THE CORPORATION OF THE TOWN OF OAKVILLE

TRUST FUNDS

Statement of Operations and Accumulated Surplus and Net Financial Assets

Year ended December 31, 2024, with comparative information for 2023

	Boating Demolition (note 3)	Sports Clubs Demolition (note 4)	Cemetery Perpetual Care and Maintenance (note 5)	Cemetery Markers Care and Maintenance (note 5)	Halton Information Providers Oakville Public Library (note 6)	Total 2024	Total 2023
Revenue:							
Transfer from Town of Oakville	\$ -	\$ -	\$ 129,433	\$ 17,529	\$ 57,629	\$ 204,591	\$ 204,572
Investment Income	3,875	1,788	257,479	16,477	2,768	282,387	268,580
Federal Grant	-	-	-	-	109,387	109,387	19,351
Other Government recoveries	-	-	-	-	-	-	53,151
Miscellaneous	4,000	3,000	-	-	-	7,000	7,000
	7,875	4,788	386,912	34,006	169,784	603,365	552,654
Expenses:							
Transfer to Town of Oakville	-	-	257,479	16,477	160,117	434,073	416,028
Annual surplus and change in net financial assets	7,875	4,788	129,433	17,529	9,667	169,292	136,626
Accumulated surplus and net financial assets, beginning of year	93,034	41,846	6,346,385	402,031	54,196	6,937,492	6,800,866
Accumulated surplus and net financial assets, end of year	\$ 100,909	\$ 46,634	\$ 6,475,818	\$ 419,560	\$ 63,863	\$ 7,106,784	\$ 6,937,492

See accompanying notes to financial statements.

THE CORPORATION OF THE TOWN OF OAKVILLE

TRUST FUNDS

Notes to Financial Statements

Year ended December 31, 2024

1. Significant accounting policies:

The financial statements of The Corporation of the Town of Oakville Trust Funds (the "Trust Funds") are the representation of management prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the Trust Funds are as follows:

(a) Basis of presentation:

The Trust Funds follow the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(b) Government transfers:

Government transfers are recognized as revenue in the financial statements when the transfer is authorized, any eligibility criteria are met and a reasonable estimate of the amount can be made except when, and to the extent that, stipulations by the transferor give rise to an obligation that meet the definition of a liability. Government transfers that meet the definition of a liability are recognized as revenue as the liability is extinguished.

(c) Investment income:

Investment income is reported as revenue in the period earned.

(d) Investments:

Investments consist of bonds and debentures and are recorded at amortized cost. Discounts and premiums arising on the purchase of these investments are amortized over the term of the investments. When there has been a loss in value that is other than a temporary decline in value, the respective investment is written down to recognize the loss. The market value as at December 31, 2024 is \$3,065,027 (2023 - \$2,982,063).

(e) Tangible capital assets:

The net financial assets of the Trust Funds are used for the operations or maintenance of the individual Trust Funds. No tangible capital assets are purchased by the Trust Funds. All expenses of the Trust Funds are reimbursements to the Town of Oakville or the Oakville Public Library Board.

(f) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

THE CORPORATION OF THE TOWN OF OAKVILLE

TRUST FUNDS

Notes to Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(g) Adoption of new accounting standards:

The Trust adopted the following standards concurrently beginning January 1, 2024: PS 3400 *Revenue*, PSG – 8 *Purchased Intangibles* and PS 3160 *Public Private Partnerships*.

PS 3400 *Revenue* establishes standards on how to account for and report on revenue, specifically differentiating between transactions that include performance, referred to as exchange transactions, and transactions that do not have performance obligations, referred to as non-exchange transactions. For exchange transactions, revenue is recognized when a measurable component of a performance obligation is satisfied. For non-exchange transactions, revenue is recognized when there is authority to retain an inflow of economic resources and a past event that gave rise to an asset has occurred.

PSG- 8 *Purchased Intangibles* provides guidance on the accounting and reporting for purchased intangible assets that are acquired through arm's length exchange transactions between knowledgeable, willing parties that are under no compulsion to act.

PS 3160 *Public Private Partnerships* ("P3s") provide specific guidance on the accounting and reporting for P3s between public and private sector entities where the public sector entity procures infrastructure using a private sector partner.

The adoption of these standards did not have a material impact on the financial statements.

2. Statement of change in net financial assets and cash flows:

A statement of change in net financial assets and cash flows have not been included in these financial statements as the information that would be provided is readily available from the information presented.

3. Boating demolition:

As part of a tenant agreement between the Town of Oakville and the Burloak Canoe Club (the "BCC"), the BCC was required to pay for the demolition of its building which is on the Town of Oakville's property. The BCC contributed \$1,800 annually towards this demolition up until 2013, because the Town of Oakville has determined that the funds being held in "trust" equals the cost estimate to demolish the building. It is estimated that approximately \$25,000 will be required for demolition costs.

THE CORPORATION OF THE TOWN OF OAKVILLE

TRUST FUNDS

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Boating demolition (continued):

On January 1, 2011 the Town of Oakville entered into a license agreement with the Bronte Harbour Yacht Club (the "BHYC") for the use of town lands for the period from January 1, 2011 to June 30, 2061. As part of that license agreement, the BHYC was required to contribute to a demolition fund sufficient to fully fund the demolition of the BHYC building at the end of its useful life or to perform maintenance work if required. The BHYC contributed \$2,000 annually to the demolition fund, to a maximum amount of \$20,000, which was reached as of 2019.

On January 1, 2016 the Town of Oakville entered into a license agreement with the Oakville Power Boat Club (the "OPBC") for the use of town lands for the period from January 1, 2016 to December 31, 2065. As part of that license agreement, the OPBC is required to contribute to a demolition fund sufficient to fully fund the demolition of the OPBC building at the end of its useful life or to perform maintenance work if required. The OPBC is to contribute \$2,000 annually to the demolition fund, to a maximum amount of \$30,000.

On January 1, 2019 the Town of Oakville entered into a license agreement with the Oakville Yacht Squadron (the "OYS") for the use of town lands for the period from January 1, 2019 to December 31, 2068. As part of that license agreement, the OYS is required to contribute to a demolition fund sufficient to fully fund the demolition of the OYS building and improvements at the end of their useful lives or to perform maintenance work if required. The OYS is to contribute \$2,000 annually to the demolition fund, to a maximum amount of \$20,000.

4. Sports Clubs Demolition:

As part of a tenant agreement between the Town of Oakville and the Bronte Tennis Club (the "BTC"), the BTC was required to make payments for the demolition of its building which is on the Town of Oakville's property. The BTC paid \$10,000 as part of the lease agreement from 1997 and paid a further \$7,000 in 2018. These funds, along with the earned interest, were contributed into the trust in 2018. It is estimated that approximately \$20,000 will be required for demolition costs, which was reached as of 2019.

On January 1, 1987, the Town entered into a lease agreement with the Crusaders Rugby Club (the "CRC") for the use of town lands. This agreement was renewed and/or amended on November 8, 1998, October 1, 2008, and June 4, 2018. The amendment on June 4, 2018 included a provision that the CRC is required to contribute to a demolition fund sufficient to fully fund the demolition of the CRC buildings and improvements at the end of their useful lives or to perform maintenance work if required. Beginning in 2019, the CRC is to contribute \$3,000 annually to the demolition fund, to a maximum amount of \$30,000.

THE CORPORATION OF THE TOWN OF OAKVILLE

TRUST FUNDS

Notes to Financial Statements (continued)

Year ended December 31, 2024

5. Care and Maintenance Funds:

The Care and Maintenance Funds administered by the Town of Oakville are funded by the sale of cemetery plots. These funds are invested and earnings derived from the investments are used to perform care and maintenance to the municipality's cemeteries. The operations and investments of the Funds are undertaken by the Town of Oakville in accordance with the regulations of the Cemeteries Act.

6. Halton Information Providers – Oakville Public Library Board:

In October 2005, the Town of Oakville approved the establishment of the Halton Information Providers (the "HIP") Trust Fund on behalf of the Oakville Public Library Board. HIP members had collectively signed a Memorandum of Understanding designating Information Oakville of the Oakville Public Library Board as the lead administrative agency for HIP, leading the management of the Halton Community Services Database, with responsibility to receive and maintain a fund for all revenue generated from the database, disburse the funds and maintain the records.

TOWN OF OAKVILLE
OPERATING SURPLUS TO FINANCIAL STATEMENT SURPLUS RECONCILIATION
DECEMBER 31, 2024

	2024 Amounts (\$000)
Operating budget surplus carried forward to future year	500
Add:	
PSAB reporting requirements:	
Revenues in the capital fund	
Canada Grants	18,815
Ontario Grants	8,779
Building Revenues	1,689
Other Municipalities	40
Developer Contributions	146,565
Other	(116)
	175,772
Consolidated entities revenue:	
Equity in Oakville Hydro	27,776
Equity in MDC	(526)
Equity in HDASC	(25)
BIA revenues	2,603
Library non-tax levy revenue	725
	30,578
Operating expenses not included in PSAB:	
Transfers to Capital, Reserves & Reserve Funds	135,674
Debt Principal Repayments	5,268
Debt recovered from Pine Glen Soccer Club	(556)
TCA items in operating expenses	2,332
	142,718
Less:	
PSAB reporting requirements:	
Non-TCA capital expenditures	(37,787)
Amortization on capital assets	(50,388)
Gain on disposals of tangible capital assets	925
Proceeds of disposition on tangible capital assets	(3,298)
Value of trade-in TCA items	79
Change in post-employment liability	71
Change in WSIB liability	(1,417)
Change in contaminated sites liability	(2)
Change in ARO liability	(1,668)
	(93,485)
Consolidated entities expenses:	
BIA Expenses	(2,449)
Library expenses (net of tax levy)	(725)
	(3,174)
Operating revenues not included in PSAB:	
Transfers from Reserves & Reserve Funds	(9,548)
Dividend received from Oakville Hydro	(6,100)
	(15,648)
Miscellaneous	
Miscellaneous	(500)
Annual surplus reported in 2024 Financial Statements	236,761

Town of Oakville's Financial Statements Description

Name	Purpose
Consolidated Statement of Financial Position (Balance Sheet)	<p>Provides a summary of the town's financial assets and liabilities and indicates the financial stability of the town.</p> <p>The town currently has a net financial asset position which indicates the town has financial resources to pay for its existing liabilities and future goods/services. A net financial debt position would indicate that the town would require future revenues to pay for past transactions.</p> <p>This statement also provides information on the amount of the town's tangible capital assets and other non-financial assets.</p> <p>The net financial assets and the non-financial assets added together provide the town's accumulated surplus at the end of the year.</p>
Consolidated Statement of Operations (Income Statement)	<p>Presents a summary of the revenues raised by the town during the year and the activities funded by these revenues.</p> <p>The revenue on this statement is listed by type to allow a reader to see how the town generates the revenue.</p> <p>The expenses on this statement are listed by function type to allow the reader to see the key areas in which the town has incurred costs. Capital project spending that does not result in a tangible capital asset is also included in these expenses.</p> <p>This statement provides the reader with a comparison of the actual results to Council approved budgets for the year. It is important to note that amortization expense on tangible capital assets is not included within the budget but is included in the actual expenses shown here.</p> <p>This statement also calculates the net result for the year (surplus or deficit) and calculates the impact on accumulated surplus.</p>

Town of Oakville's Financial Statements Description

Consolidated Statement of Changes in Net Financial Assets

Provides a summary of the impact that the acquisition and use of non-financial assets, such as tangible capital assets, prepaid expenses and inventory of supplies, has on net financial assets.

This statement explains the difference between the operating surplus/deficit and the change in net financial assets for the period.

Consolidated Statement of Remeasurement Losses

Provides a summary of the unrealized change in value of financial instruments such as investments being measured on the Statement of Financial Position at fair market value.

This statement shows the town's portion of unrealized Other Comprehensive Income reported by Oakville Enterprises Corporation.

Consolidated Statement of Cash Flows

Presents the changes to the town's cash position during the year.

This statement shows which key areas the town has either generated or used cash.

Notes to Consolidated Financial Statements

Provide additional information on the town's financial results and balances.

Some of the key notes include:

- The town's accounting policies – the rules or framework within which the town prepares the financial results
- Additional information about Oakville Enterprises Corporation, Oakville Municipal Development Corporation, Halton Digital Access Services Corporation.
- Descriptions of the town's long-term debt, including interest rates, repayment terms, and sources of funding
- Additional information about the town's employee future benefits (post employment and WSIB)
- Details on the balances and types of tangible capital assets
- Details on the types of reserves and reserve funds

REPORT

Council

Meeting Date: May 26, 2025

FROM: Corporate Services Commission

DATE: May 13, 2025

SUBJECT: OEC AGM May 2025, Appointment of Auditors, and Approval of Financial Statements

LOCATION:

WARD: Town-wide

Page 1

RECOMMENDATION:

1. That the presentation from Rob Lister, President and CEO of Oakville Enterprises Corporation (OEC) regarding the annual business and quarterly update be received.
2. That the resolutions as submitted by the Board Chair of Oakville Enterprises Corporation in the correspondence to the Mayor and Members of Council dated May 26, 2025, with regard to the following matters be approved;
 - a. The compensation for Directors of Oakville Enterprises Corporation and its affiliates increase by 3.25% effective May 26, 2025, as outlined in Appendix A.
 - b. KPMG LLP be appointed as auditors of the Oakville Enterprises Corporation, as outlined in Appendix B and;
 - c. The acceptance of the consolidated audited financial statements of Oakville Enterprises Corporation for the year ended December 31, 2024, attached as Appendix C.
3. That the Mayor as shareholder representative pursuant to the Unanimous Shareholder Agreement, be authorized to sign the resolutions for and on behalf of the Town in its capacity as the sole shareholder.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Resolutions of the Oakville Enterprises Corporation Board of Directors are presented annually for Council approval.
- On a periodic basis, Council is provided with progress reports from Oakville Enterprises Corporation.
- Oakville Enterprises Corporation audited consolidated financial statements for the financial year ended December 31, 2024, are available for review.
- KPMG LLP has been recommended for appointment as the auditor of the Oakville Enterprises Corporation.
- Oakville Enterprises Corporation must seek Council approval for Director compensation.

BACKGROUND:

The Corporation of the Town of Oakville (“the Town”) is 90% shareholder of Oakville Enterprises Corporation (“Oakville Enterprises, OEC”). The Unanimous Shareholder Agreement requires Oakville Enterprises to make periodic reports to Council.

In accordance with the Unanimous Shareholder Agreement, Oakville Enterprises is seeking Council approval of its audited financial statements, the appointment of auditors for the Corporation and Director compensation.

Subsection 3.2 (K) of the Unanimous Shareholder Agreement states:

The Board shall recommend annually to the Town of Oakville for approval, compensation for directors in an amount sufficient to attract directors with necessary qualifications, recognizing guidelines of Oakville, if any.

Members of Council or Oakville staff who are serving as directors of the Corporation of any of its subsidiaries shall do so without compensation from the Corporation and its subsidiaries.

COMMENT/OPTIONS:

The resolutions regarding the consolidated financial statements, Directors remuneration from the Board Chair to the Mayor and Members of Council dated May 26, 2025, are attached as Appendix A.

The appointment of Auditors in the Shareholder Resolution is attached as Appendix B.

The audited consolidated financial statements of the Oakville Enterprises Corporation are attached as Appendix C

The Appointment of Directors and Chair for the Oakville Enterprises Corporation is contained in a confidential report list on the Confidential Agenda. The report may be addressed in closed session in accordance with Section 239(2) of the *Municipal Act, 2001* and Section 2. 10(2) of Council's Procedure By-law, as the subject matter has to do with "personal matters about an identifiable individual, including municipal employees."

Upon Council approval, the names of the appointed Directors and Chair may be released publicly and will be reflected in the minutes of the Council meeting.

CONSIDERATIONS:

(A) PUBLIC

A portion of this matter be considered in the absence of the public under Section 239(2) of the *Municipal Act, 2001* because it deals with

- "personal matters about an identifiable individual, including municipal employees."

(B) FINANCIAL

Oakville Enterprises Corporation is an important asset of the Town.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

N/A

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses the Council's strategic priorities: Growth Management and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The matter addressed in this report does not directly affect climate change however, Oakville Enterprises Corporation is an important asset of the Town and it is important to ensure its growth as our community grows and energy demands change.

APPENDICES:

Appendix A – Correspondence and Annual Resolution

Appendix B – Annual Shareholder Resolution_Financial Statements

Appendix C – Consolidated Financial Statements from Oakville Enterprises Corporation, for the year ended December 31, 2024.

Prepared and Submitted by:
Sheryl Ayres
Commissioner, Corporate Services

May 26, 2025

Mayor and Members of Council
The Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Mayor and Members of Council:

Re: Notice of Annual General Meeting of Shareholders
Financial Statements, Election of Directors, Director Compensation, Appointment of Auditors

The by-laws of Oakville Enterprises Corporation (the Corporation) require Notice of Shareholders' meetings be provided to all Shareholders of the Corporation. This Notice provides, as permitted by subsection (1) of section 104 of the *Business Corporations Act* (Ontario), that the Annual General Meeting, will be completed by written resolutions, in lieu of a meeting of shareholders.

The Amended and Restated Unanimous Shareholder Agreement (USA) requires that prior to the Annual Shareholders' Meeting (or written resolutions, in lieu of a meeting), the annual materials shall be provided to the Oakville Town Council for consideration and recommendation.

We request that the following Annual General Shareholders' meeting items be considered at the Town Council meeting on May 26, 2025:

- Accept delivery of the consolidated audited Financial Statements of the Corporation for the fiscal year end, December 31, 2024
- Approve the Board of Directors nominees recommended by the Corporation's Advisory and Nominating Committee and Enbridge (*in camera*)
- Recommend the appointment of auditors of the Corporation
- Approve the compensation for the Directors of the Corporation and Oakville Hydro
- Vote and appoint the Mayor, or an individual designated by the Mayor, as the Town of Oakville delegate to attend the AGM as its representative and execute any applicable written resolutions respecting the normal annual proceedings, with the exception of the Enbridge Director Nominee, on behalf of the Town of Oakville.

The Directors' compensation is a flat retainer. We are recommending an increase to the Directors' compensation of 3.25% effective May 26, 2025. The increase matches Oakville Council members' increase for 2025.

The Mayor, or an individual designated by the Mayor, as the Shareholder Representative shall receive from the Corporation, for execution, resolutions in writing respecting the normal annual proceedings of shareholders of Oakville Enterprises Corporation, an OBCA corporation. In accordance with the USA, the Council is requested to authorize the Mayor, or an individual designated by the Mayor to execute the subject resolutions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Brennan', with a long horizontal flourish extending to the right.

David Brennan
Board Chair

Encls.

**RESOLUTIONS OF THE SHAREHOLDERS
OF
OAKVILLE ENTERPRISES CORPORATION
(the Corporation)**

The undersigned, being all the Shareholders of the Corporation, by signing their names to the foot hereof, adopt the following resolutions pursuant to Subsection (1) of Section 104 of the *Business Corporations Act* (Ontario) in lieu of the 2025 Annual General Meeting of the Shareholders of the Corporation:

RECEIPT OF FINANCIAL STATEMENTS

RESOLVED THAT the consolidated audited Financial Statements of Oakville Enterprises Corporation for the financial year ended December 31, 2024, as approved by the Directors, are received.

APPOINTMENT OF AUDITORS

RESOLVED THAT KPMG LLP, Chartered Accountants be appointed auditors of the Corporation until the next annual meeting or until a successor is appointed, at a remuneration to be fixed by the Directors being authorized to fix such remuneration.

FURTHER RESOLVED THAT the Directors instruct KPMG LLP to audit the consolidated Financial Statements of the Corporation for the financial year ending December 31, 2025.

DATED: May 26, 2025

**THE CORPORATION OF THE
TOWN OF OAKVILLE**

By: _____
Robert Burton, Mayor

**ENBRIDGE SUSTAINABLE ENERGY
SOLUTIONS INC.**

By: _____
Name:
Title:

Consolidated Financial Statements of

OAKVILLE ENTERPRISES CORPORATION

And Independent Auditor's Report thereon

Year ended December 31, 2024
(Expressed in thousands of dollars)



KPMG LLP

Commerce Place
21 King Street West, Suite 700
Hamilton, ON L8P 4W7
Canada
Telephone 905 523 8200
Fax 905 523 2222

INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Oakville Enterprises Corporation

Opinion

We have audited the consolidated financial statements of Oakville Enterprises Corporation (the "Entity"), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of comprehensive income for the year then ended
- the consolidated statement of changes in equity for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of material accounting policies

(Hereinafter referred to as the "consolidated financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards (IFRS) as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Consolidated Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards adopted by the International Accounting Standards Board and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



Page 3

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP' with a long horizontal line underneath.

Chartered Professional Accountants, Licensed Public Accountants

Hamilton, Ontario

April 3, 2025

OAKVILLE ENTERPRISES CORPORATION

Consolidated Statement of Financial Position

As at December 31, 2024, with comparative information for 2023
(in thousands of dollars)

	Note	2024	2023
Assets			
Current assets			
Cash and cash equivalents	6	\$ 69,320	\$ 54,902
Accounts receivable	7	180,848	185,800
Income taxes receivable		2,501	493
Materials and supplies	8	16,493	14,886
Prepaid expenses		6,755	5,759
Assets held for sale	9	7,613	–
Total current assets		283,530	261,840
Non-current assets			
Right-of-use assets	10	31,797	27,777
Property, plant, and equipment	11	371,534	340,728
Intangible assets	12	70,381	79,825
Goodwill	12	52,392	53,272
Derivative assets	17	2,424	5,076
Deferred tax asset	14	17,160	18,053
Total non-current assets		545,688	524,731
Total assets		829,218	786,571
Regulatory balances	15	20,287	15,182

Total assets and regulatory balances	\$ 849,505	\$ 801,753
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See accompanying notes to the consolidated financial statements.

OAKVILLE ENTERPRISES CORPORATION

Consolidated Statement of Financial Position

As at December 31, 2024, with comparative information for 2023
(in thousands of dollars)

	Note	2024	2023
Liabilities			
Current liabilities			
Accounts payable and accrued liabilities	16	\$ 100,766	\$ 107,284
Income taxes payable		1,594	3,105
Long-term debt due within one year	17	20,168	31,776
Finance lease obligation	10	8,215	5,306
Customer deposits		13,644	15,130
Deferred revenue	13	11,678	6,881
Liabilities held for sale	9	3,984	–
		160,049	169,482
Long-term debt under renewal	17	–	63,539
Total current liabilities		160,049	233,021
Non-current liabilities			
Long-term debt	17	232,368	163,001
Finance lease obligation	10	28,305	27,899
Post-employment benefits	18	7,388	7,359
Deferred revenue	13	98,062	79,006
Deferred tax liabilities	14	53,537	54,194
Total non-current liabilities		419,660	331,459
Class B common shares	20	36,750	33,750
Total liabilities		616,459	598,230
Equity			
Share capital	19	63,024	63,024
Retained earnings		151,687	127,604
Accumulated other comprehensive income	21	3,210	5,268
Total equity		217,921	195,896
Total liabilities and equity		834,380	794,126
Regulatory balances	15	15,125	7,627
Total liabilities, equity and regulatory balances		\$ 849,505	\$ 801,753

See accompanying notes to the consolidated financial statements.

On behalf of the Board:



Director



Director

OAKVILLE ENTERPRISES CORPORATION

Consolidated Statement of Comprehensive Income

Year ended December 31, 2024, with comparative information for 2023

(in thousands of dollars)

	Note	2024	2023
Revenue			
Sale of energy		\$ 241,917	\$ 216,309
Distribution revenue		50,231	48,086
Other revenue		380,504	410,803
	22	672,652	675,198
Other income	23	1,185	6,261
		673,837	681,459
Operating expenses			
Cost of power purchased		229,476	204,223
Employee salaries and benefits	24	221,986	212,895
Operating expenses	25	127,054	160,529
Depreciation and amortization	10,11,12	35,309	32,472
		613,825	610,119
Income from operating activities		60,012	71,340
Finance income	26	2,959	1,867
Finance costs	26	(13,282)	(13,335)
Income before the undernoted		49,689	59,872
Impairment of goodwill	12	—	(3,723)
Loss on derecognition of brand	12	(650)	—
Remeasurement of put liability	20	(3,000)	(10,000)
Income before income taxes		46,039	46,149
Income tax expense	14	12,672	14,360
Net income for the year from continuing operations		33,367	31,789
Net (loss) income from discontinued operations, net of tax	9	(742)	60
		32,625	31,849
Net movement in regulatory balances		(5,018)	(3,863)
Tax on net movement		2,625	2,796
		(2,393)	(1,067)
Net income for the year and net movement in regulatory balances		30,232	30,782
Other comprehensive loss			
Items that will not be reclassified to profit or loss:			
Remeasurements of post-employment benefits	18	(148)	1,767
Tax on remeasurements	14	39	(468)
		(109)	1,299
Items that will be reclassified to profit or loss:			
Remeasurements of cash flow hedge	17	(2,652)	(2,450)
Tax on remeasurements	14	703	649
		(1,949)	(1,801)
Other comprehensive loss for the year		(2,058)	(502)
Total comprehensive income for the year		\$ 28,174	\$ 30,280

See accompanying notes to the consolidated financial statements.

OAKVILLE ENTERPRISES CORPORATION

Consolidated Statement of Changes in Equity

Year ended December 31, 2024, with comparative information for 2023

(in thousands of dollars)

		Share capital	Retained earnings	Accumulated other comprehensive income	Total
Balance at January 1, 2023	\$	63,024	\$ 102,968	\$ 5,770	\$ 171,762
Net income for the year and net movement in regulatory balances		—	30,782	—	30,782
Other comprehensive loss		—	—	(502)	(502)
Share issuance costs		—	(46)	—	(46)
Dividends		—	(6,100)	—	(6,100)
Balance at December 31, 2023	\$	63,024	\$ 127,604	\$ 5,268	\$ 195,896
Balance at January 1, 2024	\$	63,024	\$ 127,604	\$ 5,268	\$ 195,896
Net income for the year and net movement in regulatory balances		—	30,232	—	30,232
Other comprehensive loss		—	—	(2,058)	(2,058)
Share issuance costs		—	(49)	—	(49)
Dividends		—	(6,100)	—	(6,100)
Balance at December 31, 2024	\$	63,024	\$ 151,687	\$ 3,210	\$ 217,921

See accompanying notes to the consolidated financial statements.

OAKVILLE ENTERPRISES CORPORATION

Consolidated Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

(in thousands of dollars)

	2024	2023
Operating activities		
Net income for the year and net movement in regulatory balances	\$ 30,232	\$ 30,782
Adjustments for:		
Depreciation and amortization	35,718	32,758
Amortization of deferred revenue	(2,429)	(1,637)
Post-employment benefits	(119)	65
(Gain) loss on disposal of right-of-use-assets	(26)	14
Gain on disposal of property, plant, and equipment	(608)	(1,146)
Loss on derecognition of brand	650	—
Impairment loss of goodwill	—	3,723
Remeasurement of put liability	3,000	10,000
Recovery of promissory note	(1,185)	(6,261)
Net finance costs	10,767	11,810
Income tax expense	12,409	14,386
	88,409	94,494
Change in non-cash operating working capital:		
Accounts receivable	1,749	(13,997)
Materials and supplies	(2,114)	961
Prepaid expenses	(594)	(188)
Accounts payable and accrued liabilities	(3,842)	851
Customer deposits	(1,486)	3,439
Deferred revenue	5,183	3,715
	(1,104)	(5,219)
Regulatory balances	2,393	1,067
Contributions received from customers	16,340	14,628
Income tax paid	(16,462)	(9,836)
Income tax received	1,474	1,231
Interest paid	(14,728)	(13,825)
Interest received	2,959	1,877
Net cash from operating activities	79,281	84,417
Investing activities		
Purchase of property, plant and equipment	(47,647)	(40,292)
Proceeds on disposal of property, plant and equipment	1,435	4,063
Purchase of intangible assets	(141)	(386)
Cash used in investing activities	(46,353)	(36,615)
Financing activities		
Dividends paid	(6,100)	(6,100)
Proceeds from long-term debt	47,634	9,315
Repayment of long-term debt	(52,229)	(24,788)
Repayment of finance lease obligation	(7,815)	(5,025)
Cash used in financing activities	(18,510)	(26,598)
Change in cash and cash equivalents	14,418	21,204
Cash and cash equivalents, beginning of year	54,902	33,698
Cash and cash equivalents, end of year	\$ 69,320	\$ 54,902
Non-cash additions to property, plant and equipment	\$ (4,759)	\$ (3,901)
Non-cash contributions from customers	4,759	3,901

See accompanying notes to the consolidated financial statements.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements

Year ended December 31, 2024

(in thousands of dollars)

1. Reporting entity:

Oakville Enterprises Corporation (the "Corporation") is a holding company which was incorporated on January 28, 2000 under the *Business Corporations Act* (Ontario), in accordance with the *Electricity Act*. The Corporation is owned by The Corporation of the Town of Oakville and Enbridge Sustainable Energy Solutions Inc. ("Enbridge Sustain") and is located in the Town of Oakville. The address of the Corporation's registered office is 861 Redwood Square, Oakville, Ontario L6L 6R6.

The Corporation, through its wholly and jointly owned subsidiaries, delivers electricity within the Town of Oakville and provides energy and infrastructure services to residential and commercial customers primarily within Ontario. The Corporation's subsidiaries include:

- Oakville Hydro Electricity Distribution Inc.
 - Distribution of electricity within the Town of Oakville under license and regulations issued by the Ontario Energy Board ("OEB"). Changes to rates and terms of operations require OEB approval. The Corporation and all its subsidiaries are considered affiliates of Oakville Hydro Electricity Distribution Inc. and must adhere to the Affiliate Relationships Code issued by the OEB.
- EI-Con Construction Inc.
 - Utility related construction and streetlight maintenance business in the greater Toronto and Hamilton area.
- Teraflex Limited - see note 9.
 - Municipal and utility construction business in the Ottawa area.
- Trans Power Utility Contractors Inc.
 - Integrated utility distribution infrastructure construction services.
- PVS Contractors Inc.
 - Underground utility locating operating in Niagara, southern Ontario and Edmonton area of Alberta.
- G-Tel Engineering Inc.
 - Underground utility locating and gas leak detection and meter reading, primarily in Ontario.
- 1001097208 Ontario Inc.– Limited Partner
 - 1247902 Ontario Inc.– General Partner
 - Carlisle LP
 - Run-of-the-river hydro power generating facility located in Powassan, Ontario.
- UTS Consultants Inc.
 - Engineering utility solutions for municipalities, telecommunication and power utility network owners and operators located in Fergus, Ontario.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

1. Reporting entity (continued):

- Planview Utility Services Limited. - see note 5.
 - Provides an integrated approach to managing utility infrastructure through utility engineering, GIS services and sub-surface utility engineering in Canada.
- QSP Geographics Inc.
 - Provides strategic insights in various geospatial, field collection and CAD disciplines.
- EMB Management Ltd.
 - Engineering, project management and construction related services to gas utilities in western Canada.
- OEC Services Inc.
 - Provides administrative and fleet management services for the Corporation and affiliated businesses.
- Oakville Hydro Energy Services Inc.
 - Green energy power generation within the Region of Halton, including rooftop solar, and other services such as water billing services within the Town of Oakville. In 2005, Oakville Hydro Energy Services Inc., obtained an Electricity Generation License from the OEB to allow it to generate electricity.
 - Golden Horseshoe Metering Systems Inc.
 - Retro-fit and new installations of multi-residential buildings to individually metered units and utility billing services within the province of Ontario.
 - OEC Energy Solutions Inc.
 - Holding company
 - 2357118 Ontario Inc.
 - Holding company
 - Sunny Shores Finance Co. Inc. and Sunny Shores GP Inc. and Sunny Shores LP
 - Operation of a 14MW solar farm located in Picton, Ontario
 - OEC Generation Inc.
 - Holding company for electricity generation projects.
 - OEC Kagawong Inc.
 - Run-of-the-river hydro power generating facility located on Manatoulin Island, Ontario.
 - OEC FIT 3 GP Inc. and OEC FIT 3 LP (49%)
 - Rooftop solar generation projects within the Town of Oakville.
 - OEC Geo-Exchange Inc.
 - Holding company for geo-exchange energy projects

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

1. Reporting entity (continued):

- OEC Geo-Exchange Seasons GP Inc. and OEC Geo-Exchange Seasons LP
 - Geo-exchange for former project, held for future projects.
- OEC Geo-Exchange Eddy GP Inc. and OEC Geo-Exchange Eddy LP
 - Geo-exchange for former project, held for future projects.
- OEC Geo-Exchange Union Lofts GP Inc. and OEC Geo-Exchange Union Lofts LP
 - Geo-exchange project for the “Union Lofts” condo in Ontario.
- OEC Geo-Exchange Ironstone GP Inc. and OEC Geo-Exchange Ironstone LP
 - Geo-exchange project for the “Ironstone” condo in Ontario.
- G O Stella Geo-Exchange GP Inc. and G O Stella Geo-Exchange LP (50%)
 - Geo-exchange project for the “Stella” condominium in Ontario.
- G O Nordic Geo-Exchange GP Inc. and G O Nordic Geo-Exchange LP (50%)
 - Geo-exchange project for the “Nordic” condominium in Ontario.
- G O Green Geo-Exchange GP Inc. and G O Green Geo-Exchange LP (50%)
 - Geo-exchange project for the “Green” condominium in Ontario.
- G O Management Inc. (50%)
 - Joint venture entity supporting geo-exchange projects.

The Corporation’s subsidiaries impacted by amalgamation are as follows: - see note 5

- Planview Utility Services Limited.
- DPM Energy Inc. (“DPM”)
- 2590550 Ontario Inc. – Holding company.
 - 1981104 Ontario Inc. – Holding company.

The financial statements are for the Corporation and its subsidiaries as at and for the year ended December 31, 2024.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

2. Basis of presentation:

(a) Statement of compliance:

The Corporation's consolidated financial statements have been prepared in accordance with IFRS Accounting Standards ("IFRS") adopted by the International Accounting Standards Board ("IASB").

The financial statements were approved by the Board of Directors on April 3, 2025.

(b) Basis of measurement:

These financial statements have been prepared on the historical cost basis, unless otherwise stated.

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Corporation's functional currency. All financial information presented in Canadian dollars has been rounded to the nearest thousand.

(d) Use of estimates and judgments:

(i) Assumptions and estimation uncertainty:

The preparation of consolidated financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and liabilities. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised and in any future years affected. Information about assumptions and estimation uncertainties that have a significant risk of resulting in material adjustment is included in the following notes:

- (i) Notes 3 (f), (g), (h), (m), 10, 11, 12 – estimation of useful lives of its property, plant and equipment, intangible assets and right-of-use assets and impairment tests for long-lived assets
- (ii) Notes 3 (h) – impairment test on intangible assets and goodwill; key assumptions underlying recoverable amounts, including the recoverability of development costs
- (iii) Notes 3 (k), 15 – recognition and measurement of regulatory balances
- (iv) Notes 3 (d), 22 – estimate of contract revenue and costs in construction contracts
- (v) Notes 3 (l), 18 – measurement of defined benefit obligations: key actuarial assumptions
- (vi) Notes 3 (m), 10 – measurement of leases: discount rate
- (vii) Notes 3 (j), 29 – recognition and measurement of provisions and contingencies
- (viii) Notes 17, 29 – determining the fair value of the promissory notes on the basis of significant unobservable inputs

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

2. Basis of presentation (continued):

(d) Use of estimates and judgments (continued):

(i) Assumptions and estimation uncertainty (continued):

(ix) Notes 20, 29 – determining the fair value of the put option liability on the basis of significant unobservable inputs

(ii) Judgments:

Information about judgments made in applying accounting policies that have the most material effects on the amounts recognized in the financial statements is included in the following notes:

- (i) Notes 3 (m), 10 – leases: whether an arrangement contains a lease
- (ii) Note 3 (m) – leases: lease term, underlying leased asset value
- (iii) Note 3 (d) – determination of the performance obligation for contributions from customers and the related amortization period
- (iv) Notes 3 (k), 15 – recognition of regulatory balances
- (v) Note 3 (a) – determining the type of joint arrangement with unrelated third parties

(iii) Measurement of fair value:

Certain of the Corporation's accounting policies and disclosures require the measurement of fair values, specifically the put option liability (see note 20). When measuring the fair value of a financial liability, the Corporation uses observable market data where possible. The Corporation regularly reviews unobservable inputs and valuation adjustments.

Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical liabilities
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the liabilities, either directly or indirectly.
- Level 3: inputs for the liability that are not based on observable market data

If inputs used to measure the fair value of the assets or liabilities fall into different levels of the fair value hierarchy, then the fair value measurement is categorized entirely in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. Further information about the assumptions made in measuring fair values is included in note 29.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

2. Basis of presentation (continued):

(e) Rate regulation:

A subsidiary of the Corporation is regulated by the Ontario Energy Board ("OEB"), under the authority granted by the Ontario Energy Board Act, 1998. Among other things, the OEB has the power and responsibility to approve or set rates for the transmission and distribution of electricity, providing continued rate protection for electricity consumers in Ontario, and ensuring that transmission and distribution companies fulfill obligations to connect and service customers. The OEB may also prescribe license requirements and conditions of service to local distribution companies ("LDCs"), such as the subsidiary, which may include, among other things, record keeping, regulatory accounting principles, separation of accounts for distinct businesses, and filing and process requirements for rate setting purposes.

The OEB has a decision and order in place banning LDCs in Ontario from disconnecting homes for non-payment during the winter. This ban is normally in place from November 15 to April 30 each year.

Rate setting:

(i) Distribution rates:

LDCs normally file a "Cost of Service" ("COS") rate application every five years, unless approved for a deferral, under which the OEB establishes the revenues required to recover the forecasted operating costs, including amortization and income taxes, of providing the regulated electricity distribution service and providing a fair return on the Corporation's rate base. The Corporation estimates electricity usage and the costs to service each customer class in order to determine the appropriate rates to be charged to each customer class. The COS application is reviewed by the OEB and any registered intervenors. Rates are approved based upon the review of evidence and information, including any revisions resulting from that review.

In 2021, the Corporation moved to the OEB's Annual Incentive Rate-setting Index method ("Annual IR") for requesting approval of rates after deferring the Corporation's COS application for a period of three years, consistent with OEB guidance. Under the Annual IR method, the Corporation is not required to periodically set base rates using a COS mechanism, rather the Corporation requests adjustments to rates consistent with that of the Price Cap Incentive Rate-setting approach.

Each year, the Corporation files an Incentive Regulation Mechanism application ("IRM") under the Annual IR method described above. An IRM Application results in a formulaic adjustment to distribution rates using an industry-specific inflation factor and two productivity factors. The previous year's rates are adjusted for the annual change in the Gross Domestic Product Implicit Price Inflator for Final Domestic Demand ("GDP IPI-FDD") net of a productivity factor set by the OEB and a "stretch factor". LDCs filing under the Annual IR method are assigned as a stretch factor of 0.6% by the OEB.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

2. Basis of presentation (continued):

(e) Rate regulation (continued):

Rate setting (continued):

(i) Distribution rates (continued):

On August 18, 2023, the Corporation submitted an IRM Application to the OEB requesting approval to change distribution rates effective January 1, 2024. The IRM Application, which provided a mechanistic and formulaic adjustment to distribution rates and charges, was approved by the OEB on December 14, 2023. The GDP IPI-FDD for 2024 is 4.8%, the Corporation's stretch factor is 0.6% and the productivity factor determined by the OEB is 0%, resulting in a net adjustment of 4.2% to the previous year's rates.

(ii) Electricity rates:

The OEB developed an electricity price plan that provides stable and predictable electricity pricing, encourages conservation and ensures the price consumers pay for electricity better reflects the price paid to generators. The Regulated Price Plan (RPP) has been in place since 2005. RPP prices are set based on a forecast of how much it will cost to supply electricity to RPP consumers over the subsequent 12 month period. The OEB sets RPP prices under section 79.16 of the Ontario Energy Board Act, 1998.

Effective January 1, 2022, the OEB implemented an annual RPP price increase effective November 1st of each year. This directive replaced the previous semi-annual price increase structure of May 1st and November 1st. RPP prices were amended for all customers under RPP pricing effective November 1, 2024.

All remaining consumers pay the market price for electricity.

The Corporation is billed for the cost of the electricity that its customers use by the Independent Electricity System Operator and passes this cost on to the customer at cost without a mark-up.

(iii) Retail transmission rates:

These are the costs of delivering electricity from generating stations across the Province to local distribution networks. These charges include the costs to build and maintain the transmission lines, towers and poles and operate provincial transmission systems. Retail transmission rates are passed through to the operators of transmission networks and facilities.

(iv) Wholesale market service rates:

These are the costs of administering the wholesale electricity system and maintaining the reliability of the provincial grid and include the costs associated with funding Ministry of Energy conservation and renewable energy programs. The Corporation is billed for the cost of the wholesale electricity system by the Independent Electricity System Operator and passes this cost on to the customer at cost without a mark-up.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies:

These consolidated financial statements have been prepared on a going concern basis. The material accounting policies applied in the preparation of these consolidated financial statements are set out below. The policies have been consistently applied to all of the years presented.

(a) Basis of consolidation:

These consolidated financial statements include the accounts of the following corporations and partnerships:

• Oakville Hydro Electricity Distribution Inc.	(100%)
• Oakville Hydro Energy Services Inc.	(100%)
◦ Golden Horseshoe Metering Systems Inc.	(100%)
◦ OEC Energy Solutions Inc.	(100%)
◦ 2357118 Ontario Inc.	(100%)
◦ Sunny Shores Finance Co. Inc.	(100%)
▪ Sunny Shores GP Inc.	(100%)
▪ Sunny Shores LP	(100%)
◦ OEC Geo-Exchange Inc.	(100%)
▪ OEC Geo-Exchange Seasons GP Inc.	(100%)
▪ OEC Geo-Exchange Seasons LP	(100%)
▪ OEC Geo-Exchange Eddy GP Inc.	(100%)
▪ OEC Geo-Exchange Eddy LP	(100%)
▪ OEC Geo-Exchange Union Lofts GP Inc.	(100%)
▪ OEC Geo-Exchange Union Lofts LP	(100%)
▪ OEC Geo-Exchange Ironstone GP Inc.	(100%)
▪ OEC Geo-Exchange Ironstone LP	(100%)
▪ G O Stella Geo-Exchange GP Inc.	(50%)
▪ G O Stella Geo-Exchange LP	(50%)
▪ G O Nordic Geo-Exchange GP Inc.	(50%)
▪ G O Nordic Geo-Exchange LP	(50%)
▪ G O Green Geo-Exchange GP Inc.	(50%)
▪ G O Green Geo-Exchange LP	(50%)
▪ G O Management Inc.	(50%)
◦ OEC Generation Inc.	(100%)
▪ OEC Kagawong Inc.	(100%)
▪ OEC FIT 3 GP Inc.	(100%)
▪ OEC FIT 3 LP	(100%)

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(a) Basis of consolidation (continued):

• El-Con Construction Inc.	(100%)
• OEC Services Inc.	(100%)
• PVS Contractors Inc.	(100%)
• G-Tel Engineering Inc.	(100%)
• 1001097208 Ontario Inc.	(100%)
◦ 1247902 Ontario Inc.	(100%)
◦ Carlisle LP	(100%)
• UTS Consultants Inc.	(100%)
• Planview Utility Services Limited	(100%)
• Teraflex Limited	(100%)
• QSP Geographics Inc.	(100%)
• EMB Management Ltd.	(100%)
• Trans Power Utility Contractors Inc.	(100%)

Subsidiaries and partnership interests are entities controlled by the Corporation. The financial statements of the subsidiaries are included in these consolidated financial statements from the date on which control commences until the date on which control ceases. OEC FIT 3 LP is (49%) owned by the Corporation and 51% owned by the Town of Oakville. The assets are roof top solar installations on Town of Oakville owned properties. Because control over the operation of OEC FIT 3 LP is through OEC FIT 3 GP Inc. which is 100% owned by the Corporation, it is proportionately consolidated in the financial statements of the Corporation.

G O Stella Geo-Exchange, G O Green Geo-Exchange, G O Nordic Geo-Exchange, limited partnerships and general partnerships, along with G O Management Inc., are a joint arrangement formed with an unrelated party to advance geo-exchange developments throughout the Province of Ontario. Although these entities are legally separated from the parties, the Corporation has classified them as a joint operation. This is on the basis that the partners are legally obliged to take the entire output produced from the operations and will be the only source of funding to settle its liabilities. As such, the Corporation consolidates its share of the assets, liabilities, revenues, and expenses of these operations.

All inter-company accounts and transactions have been eliminated.

(b) Business combinations:

The Corporation accounts for business combinations using the acquisition method when control is transferred to the Corporation. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognized in profit or loss immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(b) Business combinations (continued)

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not re-measured and settlement is accounted for within equity. Otherwise, other contingent consideration is re-measured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognized in profit or loss.

(c) Financial instruments:

All financial assets and all financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequently, with the exception of the put option liability, they are measured at amortized cost using the effective interest method less any impairment for the financial assets as described in note 3(h). The put option liability is measured at fair value.

Adjustments which result from changes in fair value of contingent consideration are recognized as other income in the year when they are not considered measurement period adjustments in accordance with IFRS 3 Business Combinations.

The Corporation holds derivative financial instruments (interest rate swaps) to hedge its interest rate risk exposure arising from long term debt.

On initial designation of the hedge, the Corporation formally documented the relationship between the interest rate swap and term loan, including the risk management objectives and strategy in undertaking the hedge transaction, together with the methods that will be used to assess the effectiveness of the hedging relationship. The Corporation makes an assessment, both at the inception of the hedge relationship as well as the ongoing basis, whether the interest rate swap is expected to be “highly effective” in offsetting the changes in the cash flows of the term loan during the period for which the hedge is designated, and whether the actual results of each hedge are within a range of 80-125 percent.

Derivatives are recognized initially at fair value and attributable transaction costs are recognized in profit or loss as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are accounted for as described below:

Cash flow hedges:

When a derivative is designated as the hedging instrument in a hedge of the variability in cash flows attributable to a particular risk associated with a recognized liability, the effective portion of changes in the fair value of the derivative is recognized in other comprehensive income and presented in unrealized gains/losses on cash flow hedges in equity. The amount recognized in other comprehensive income is removed and included in profit or loss in the same period as the hedged cash flows affect profit or loss under the same line item in the statement of comprehensive income as the hedged item. Any ineffective portion of changes in the fair value of the derivative is recognized immediately in profit or loss.

If the interest rate swap no longer meets the criteria of hedge accounting, expires or is sold, terminated, exercised, or the designation is revoked, then hedge accounting is discontinued prospectively. The amount recognized in other comprehensive income is transferred to profit or loss in the same period that the hedged item affects profit or loss.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(d) Revenue recognition:

Sale and distribution of electricity:

The performance obligations for the sale and distribution of electricity are recognized over time using an output method to measure the satisfaction of the performance obligation. The value of the electricity services transferred to the customer is determined on the basis of cyclical meter readings plus estimated customer usage since the last meter reading date to the end of the year and represents the amount that the Corporation has the right to bill. Revenue includes the cost of electricity supplied, distribution, and any other regulatory charges. The related cost of power is recorded on the basis of power used.

For customer billings related to electricity generated by third parties and the related costs of providing electricity service, such as transmission services and other services provided by third parties, the Corporation has determined that it is acting as a principal for these electricity charges and, therefore, has presented electricity revenue on a gross basis.

Capital contributions:

Developers are required to contribute towards the capital cost of construction of distribution assets in order to provide ongoing service. The developer is not a customer and therefore the contributions are scoped out of *IFRS 15 Revenue from Contracts with Customers*. Cash contributions, received from developers are recorded as deferred revenue. When an asset other than cash is received as a capital contribution, the asset is initially recognized at its fair value, with a corresponding amount recognized as deferred revenue. The deferred revenue, which represents the Corporation's obligation to continue to provide the customers access to the supply of electricity, is amortized to income on a straight-line basis over the useful life of the related asset.

Certain customers are also required to contribute towards the capital cost of construction of distribution assets in order to provide ongoing service. These contributions fall within the scope of *IFRS 15 Revenue from Contracts with Customers*. The contributions are received to obtain a connection to the distribution system in order to receive ongoing access to electricity. The Corporation has concluded that the performance obligation is the supply of electricity over the life of the relationship with the customer which is satisfied over time as the customer receives and consumes the electricity. Revenue is recognized on a straight-line basis over the useful life of the related asset.

Other revenue:

Certain of the Corporation's performance obligations for the provision of services is recognized over time using an input method based on labour hours and resources consumed to measure the satisfaction of the performance obligation. The value of services transferred to the customer is determined based on the agreed-upon price with the customer and represents the amount that the Corporation has the right to bill for services completed to date.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies (continued):

(d) Revenue recognition (continued):

Other revenue (continued):

Certain of the Corporation's performance obligations are recognized over time using an output method based on delivery of services to measure the satisfaction of the performance obligation. The Corporation generally uses the cost-to-cost measure of progress for its contracts because it best reflects the transfer of an asset to the customer which occurs as costs are incurred on the contract. Under the cost-to-cost measure of progress, the extent of progress towards completion is measured based on the ratio of costs incurred to date to the total estimate costs at completion of the performance obligation. Revenues, including estimated fees or profits, are recorded proportionately as costs are incurred. Costs to fulfill contracts may include labour, materials, subcontractor, equipment costs and other direct costs as well as an allocation of indirect costs. The value of services transferred to the customer is determined based on the agreed-upon price with the customer and represents the amount that the Corporation has the right to bill for services completed to the date of billing. Unbilled revenue represents revenue earned in excess of amounts billed on uncompleted contracts. Unbilled revenue typically results from sales under construction contracts when the cost-to-cost method of revenue recognition is utilized and revenue recognized exceeds the amount billed to the customer. Unbilled revenue amounts are adjusted for expected credit losses. Deferred revenue represents the excess of amounts billed to customers over revenue earned on uncompleted contracts. Where advance payments are received from customers, the Corporation recognizes these amounts as liabilities and includes them in deferred revenue. Unbilled revenue and deferred revenue are accounted for on a contract by contract basis at the end of each reporting period.

Generally, construction contracts include warranty periods following the completion of a project. These obligations are not deemed to be separate performance obligations and therefore estimated and included in the total cost of the contracts. Where required, amounts are recognized according to IAS 37 *Provisions, Contingent Liabilities and Contingent Assets*.

Some contracts offer prospective price discounts after a specified volume has been purchased. The Corporation evaluates these options to determine whether they provide a material right to the customer, representing a separate performance obligation. If the option provides a material right to the customer, revenue is allocated to these rights and deferred; subsequently the revenue is recognized when those future goods or services are transferred, or when the option expires. Some contracts offer volume based rebates or discounts on optional purchases that are applied retrospectively. The Corporation evaluates these options to determine if they are considered variable consideration because the final transaction price is unknown until the customer completes (or fails to complete) the specified volume of purchases.

Other income:

Other income includes amounts recognized from time to time related to the Corporation's acquisitions, including adjustments to vendor promissory notes for contingent consideration.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(e) Materials and supplies:

Materials and supplies, the majority of which are consumed by the Corporation in the provision of its services, are valued at the lower of cost and net realizable value, with cost being determined on a weighted average cost basis, and includes expenditures incurred in acquiring the materials and supplies and other costs incurred in bringing them to their existing location and condition.

(f) Property, plant, and equipment:

Items of property, plant, and equipment ("PP&E") used in rate-regulated activities and acquired prior to January 1, 2014 are measured at deemed cost established on the date of transition to IFRS, less accumulated depreciation. All other items of PP&E are measured at cost, or, where the item is contributed by customers, its fair value, less accumulated depreciation.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes contracted services, materials and transportation costs, direct labour, borrowing costs and any other costs directly attributable to bringing the asset to a working condition for its intended use.

Borrowing costs on qualifying assets are capitalized as part of the cost of the asset based upon the weighted average cost of debt incurred on the Corporation's borrowings. Qualifying assets are considered to be those that take in excess of nine months to construct.

When parts of an item of PP&E have different useful lives, they are accounted for as separate items (major components) of PP&E.

When items of PP&E are retired or otherwise disposed of, a gain or loss on disposal is determined by comparing the proceeds from disposal, if any, with the carrying amount of the item and is included in profit or loss.

Major spare parts and standby equipment are recognized as items of PP&E.

The cost of replacing a part of an item of PP&E is recognized in the net book value of the item if it is probable that the future economic benefits embodied within the part will flow to the Corporation and its cost can be measured reliably. In this event, the replaced part of PP&E is written off, and the related gain or loss is included in profit or loss. The costs of the day-to-day servicing of PP&E are recognized in profit or loss as incurred.

The need to estimate the decommissioning costs at the end of the useful lives of certain assets is reviewed periodically. The Corporation has concluded it does not have any legal or constructive obligation to remove PP&E.

Depreciation is calculated to write off the cost of items of PP&E using the straight-line method over their estimated useful lives, and is generally recognized in profit or loss. Depreciation methods, useful lives, and residual values are reviewed at each reporting date and adjusted prospectively if appropriate. Land is not depreciated. Construction-in-progress assets are not depreciated until the project is complete and the asset is available for use.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(f) Property, plant, and equipment (continued):

The estimated useful lives are as follows:

	Years
Buildings and leasehold improvements	5 - 60
Distribution equipment	15 - 60
Other fixed assets	2 - 20

(g) Intangible assets and goodwill:

Intangible assets used in rate-regulated activities and acquired prior to January 1, 2014 are measured at deemed cost established on the date of transition to IFRS, less accumulated amortization. All other intangible assets are measured at cost.

Computer software that is acquired or developed by the Corporation after January 1, 2014, including software that is not integral to the functionality of equipment purchased which has finite useful lives, is measured at cost less accumulated amortization.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use. Amortization methods and useful lives of all intangible assets are reviewed at each reporting date and adjusted prospectively if appropriate.

The estimated useful lives are:

	Years
Computer software	3 - 7
Customer contracts	5 - 25
Contract backlog	1 - 3
Brand	indefinite

Goodwill arising on the acquisition of subsidiaries is subsequently measured at cost less accumulated impairment losses as described in note 3(h)(ii).

(h) Impairment:

(i) Financial assets measured at amortized cost:

Impairment of the Corporation's financial assets is assessed on a forward-looking basis. The Corporation applies the simplified approach to its trade receivables which requires expected lifetime losses to be recognized from initial recognition of the receivables on an ongoing basis. The Corporation assesses all information available in the measurement of the expected credit losses ("ECL") associated with its assets carried at amortized cost.

The measurement of ECLs for trade receivables is based on management's estimates and assumptions. ECL is determined using a provision matrix based on historical observed default rates and incorporates the relevant macroeconomic factors. Trade receivables are written-off against the allowance when they are deemed uncollectible.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies (continued):

(h) Impairment (continued):

(ii) Non-financial assets:

The carrying amounts of the Corporation's non-financial assets, other than materials and supplies and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. In addition, irrespective of whether there is any indication of impairment, the Corporation is required to test intangible assets with an indefinite life and goodwill for impairment at least annually.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit" or "CGU"). The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

The goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to CGUs that are expected to benefit from the synergies of the combination.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a prorated basis, if applicable.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

For the regulated business, the carrying costs of most of the Corporation's non-financial assets are included in rate base (the aggregate of approved investment in PP&E and intangible assets, excluding construction in progress, less accumulated depreciation and amortization and unamortized capital contributions from customers, plus an allowance for working capital) where they earn an OEB-approved rate of return. Asset carrying values and the related return are recovered through approved rates. As a result, such assets are only tested for impairment in the event that the OEB disallows recovery, in whole or in part, or if such a disallowance is judged to be probable.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies (continued):

(i) Customer deposits:

Customer deposits represent cash deposits from electricity distribution customers and retailers to guarantee the payment of energy bills. Interest is paid on certain customer deposits. Deposits are also received for planned chargeable work. No interest is paid on these deposits.

Deposits are refundable to customers who demonstrate an acceptable level of credit risk as determined by the Corporation in accordance with policies set out by the OEB or upon termination of their electricity distribution service.

(j) Provisions:

A provision is recognized if, as a result of a past event, the Corporation has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(k) Regulatory balances:

The Corporation elected to apply the requirements of IFRS 14, effective December 31, 2015.

Regulatory deferral account debit balances represent costs incurred in excess of amounts billed to the customer at OEB approved rates. Regulatory deferral account credit balances represent amounts billed to the customer at OEB approved rates in excess of costs incurred by the Corporation.

Regulatory deferral account debit balances are recognized if it is probable that future billings in an amount at least equal to the deferred cost will result from inclusion of that cost in allowable costs for rate-making purposes. The offsetting amount is recognized in net movement in regulatory balances in profit or loss or other comprehensive income ("OCI"). When the customer is billed at rates approved by the OEB for the recovery of the deferred costs, the customer billings are recognized in revenue.

When the Corporation is required to refund amounts to ratepayers in the future, the Corporation recognizes a regulatory deferral account credit balance. The offsetting amount is recognized in net movement in regulatory balances in profit or loss or OCI. When the amounts are returned to the customer at rates approved by the OEB the amounts are recognized as a reduction of revenue.

The probability of recovery of the regulatory deferral account debit balances is assessed annually based upon the likelihood that the OEB will approve the change in rates to recover the balance. The assessment of likelihood of recovery is based upon previous decisions made by the OEB for similar circumstances, policies or guidelines issued by the OEB, etc. Any resulting impairment loss is recognized in profit or loss in the year incurred.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies (continued):

(I) Post-employment benefits:

(i) Pension plan:

The Corporation provides a pension plan for some of its full-time employees through Ontario Municipal Employees Retirement System ("OMERS"). OMERS is a multi-employer pension plan that provides pensions for employees of Ontario municipalities, local boards and public utilities. OMERS is a contributory defined benefit pension plan, which is financed by equal contributions from participating employers and employees, and by investment earnings. To the extent that the plan finds itself in an under-funded position, additional contribution rates may be assessed to participating employers and members.

OMERS is a defined benefit plan. However, as OMERS does not segregate its pension asset and liability information by individual employers, there is insufficient information available to enable the Corporation to directly account for the plan. Consequently, the plan has been accounted for as a defined contribution plan. The Corporation is not responsible for any other contractual obligations other than the contributions. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in profit or loss when they are due.

(ii) The Corporation provides a defined contribution pension plan for all eligible employees of certain subsidiaries through a plan administrator. The plan is financed by equal contributions from the subsidiary and its employees, and by the investment earnings of the plan. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in the statement of comprehensive income when they are due. All contributions are settled within twelve months of the reporting date.

(iii) Post-employment benefits, other than pension:

The Corporation provides some of its retired employees with life insurance and medical benefits beyond those provided by government sponsored plans.

The obligations for these post-employment benefit plans are actuarially determined by applying the projected unit credit method and reflect management's best estimate of certain underlying assumptions. Re-measurements of the net defined benefit obligations, including actuarial gains and losses, and the return on plan assets (excluding interest) are recognized immediately in other comprehensive income. When the benefits of a plan are improved, the portion of the increased benefit relating to past service by employees is recognized immediately in profit or loss.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

3. Material accounting policies (continued):

(m) Leased assets:

At inception of a contract, the Corporation assesses whether the contract is or contains a lease. A contract is determined to contain a lease if it provides the Corporation with the right to control the use of an identified asset for a period of time in exchange for consideration. Contracts determined to contain a lease are accounted for as leases. For leases and contracts that contain a lease, the Corporation recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. Subsequent to initial recognition, the right-of-use asset is recognized at cost less any accumulated depreciation and any accumulated impairment losses, adjusted for certain remeasurements of the corresponding lease liability.

The lease liability is initially measured at the present value of lease payments plus the present value of lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease, or if that rate cannot be readily determined, the Corporation's incremental borrowing rate.

The lease liability is subsequently measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Corporation's estimate of the amount expected to be payable under a residual value guarantee, or if the Corporation changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Corporation has elected not to recognize right-of-use assets and lease liabilities for leases that have a lease term of 12 months or less or for leases of low value assets. The Corporation recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3. Material accounting policies (continued):

(n) Finance income and finance costs:

Finance income is recognized as it accrues in profit or loss, using the effective interest method. Finance income comprises interest earned on cash and cash equivalents.

Finance costs comprise interest expense on borrowings, finance lease obligations, and net interest expense on post-employment benefits and interest on customer deposits. Finance costs are recognized in profit or loss unless they are capitalized as part of the cost of qualifying assets.

(o) Assets held-for-sale:

Non-current assets are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognized in profit or loss.

Once classified as held-for-sale, property, plant and equipment are no longer depreciated.

(p) Share capital:

Incremental costs directly attributable to the issuance of ordinary shares are recognized as a reduction from equity. Income tax relating to transaction costs of an equity transaction is accounted for in accordance with IAS 12, which permits the Corporation to recognize the related tax impact of share issuance costs also within equity.

(q) Fair value measurement:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal, or in its absence, the most advantageous market to which the Corporation has access at that date. The fair value of a liability reflects its non-performance risk. When one is available, the Corporation measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an on-going basis.

If there is no quoted price in an active market, then the Corporation uses valuation techniques that maximize the use of relevant observable inputs and minimizes the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

3 Material accounting policies (continued):

(r) Income taxes:

The income tax expense comprises current and deferred tax. Income tax expense is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case, it is recognized in equity.

The Corporation and some of its subsidiaries are exempt from taxes under the Income Tax Act (Canada) and the Ontario Corporations Tax Act (collectively the "Tax Acts"). Under the Electricity Act, 1998, the Corporation makes payments in lieu of corporate taxes to the Ontario Electricity Financial Corporation ("OEFC"). These payments are calculated in accordance with the rules for computing taxable income and taxable capital and other relevant amounts contained in the Tax Acts as modified by the Electricity Act, 1998, and related regulations. Payments in lieu of taxes and payments under the Tax Acts are collectively referred to as income taxes.

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the tax basis of assets and liabilities and their carrying amounts for accounting purposes. Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted, at the reporting date.

4. New standards and interpretations not yet effective:

The following new accounting standards/amendments have been published by the International Accounting Standards Board (IASB) but are not effective as at December 31, 2024, and have not been adopted in these financial statements:

Classification and measurement of financial instruments (amendments to IFRS 9 and IFRS 7)

In May 2024, the IASB issued Amendments to the classification and Measurement of Financial Instruments which amended IFRS 9 and IFRS 7. The requirements will be effective for annual reporting periods beginning on or after January 1, 2025, with early adoption permitted, and are related to:

- settling financial liabilities using electronic payments systems; and
- assessing contractual cash flow characteristics of financial assets, including those with sustainability-linked features.

The Corporation is in the process of assessing the impact of the new amendments.

IFRS 18 Presentation and Disclosures in Financial Statements

IFRS 18 will replace IAS 1 Presentation of Financial Statements and applies for annual reporting periods beginning on or after January 1, 2027. The new standard introduces the following key new requirements:

- entities are required to classify all income and expenses into five categories in the statement of comprehensive income, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal. Entities' net profit will not change.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

4. New standards and interpretations not yet effective (continued):

- management-defined performance measures ("MPMs") are disclosed in a single note in the financial statements.
- enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Corporation is in the process of assessing the impact of the new standard, particularly with respect to the structure of the Corporation's statement of comprehensive income, statement of cash flows and the additional disclosure required for MPMs. The Corporation is also assessing the impact on how information is grouped in the financial statements, including for items currently labeled as 'other'.

5. Amalgamation:

On December 31, 2024, Planview Utility Services Limited and DPM Energy Inc. were amalgamated to reflect the alignment of their operations. As of the same date, 2590550 Ontario Inc. and 1981104 Ontario Inc. were amalgamated to form 1001097208 Ontario Inc. to reflect efficiencies in the corporate structure. These transactions were recorded at book value with the carrying values of the assets and liabilities of both entities carried forward as if the entities were always amalgamated. Comparative information appropriately reflects the consolidated information of the entities. As a result of the amalgamation, the brand intangible asset for DPM Energy Inc. was derecognized as detailed in note 12.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

6. Cash and cash equivalents:

	2024	2023
Bank balances	\$ 73,694	\$ 58,369
Bank overdrafts used for cash management purposes	(4,374)	(3,467)
Cash and cash equivalents	\$ 69,320	\$ 54,902

7. Accounts receivable:

	2024	2023
Trade receivables	\$ 97,907	\$ 105,122
Billed energy receivable	19,494	18,441
Unbilled revenue	68,430	68,802
HST receivable	622	807
Less: loss allowance	(5,605)	(7,372)
	\$ 180,848	\$ 185,800

8. Materials and supplies:

The amount written down due to obsolescence in 2024 was \$126 (2023 - \$494). The amount of inventories consumed by the Corporation and recognized as an expense during 2024 was \$57,973 (2023 - \$68,895) and is included in operating expenses.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

9. Discontinued operation:

During the year, the Corporation committed to a plan to enter into a joint arrangement whereby a subsidiary would issue additional shares to a third party. The planned share issuance will result in the dilution of the Corporation's controlling interest and a loss of control over Teraflex Limited. Consequently, Teraflex Limited has been classified as a discontinued operation held for sale as of December 31, 2024. The transaction closed in January 2025.

To achieve this presentation, intercompany transactions have been eliminated. The comparative consolidated statement of comprehensive income has been restated to show the discontinued operation separately from continuing operations.

(a) Results of discontinued operations:

	2024	2023
Revenue	\$ 10,345	\$ 15,459
Expenses	(11,350)	(15,373)
Results from operating activities	(1,005)	86
Income tax	263	(26)
Net (loss) income from discontinued operations, net of tax	\$ (742)	\$ 60

(b) Cash flows from discontinued operation:

	2024	2023
Net cash used in operating activities	\$ 90	\$ (192)
Net cash used in investing activities	—	(41)
Net cash used in financing activities	(1,993)	(290)
Net cash flows for the year	\$ (1,903)	\$ (523)

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

9. Discontinued operation (continued):

(c) Assets and liabilities of discontinued operation classified as held for sale:

	2024
Property, plant, and equipment	227
Right-of-use assets	1,551
Intangible assets	482
Goodwill	880
Deferred tax assets	581
Cash and cash equivalents	3
Accounts receivable	3,203
Income taxes receivable	110
Materials and supplies	507
Prepaid expenses	69
Total assets	\$ 7,613
Finance lease obligation	1,605
Deferred tax liabilities	701
Accounts payable and accrued liabilities	1,678
Total liabilities	\$ 3,984

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

10. Finance leases:

	Land and buildings		Equipment		Total
Right-of-use assets					
Cost					
Balance at January 1, 2024	\$	29,475	\$	8,985	\$ 38,460
Additions		1,341		10,825	12,166
Remeasurements		739		—	739
Transfer to PP&E		—		(48)	(48)
Transfer to assets held for sale		(1,441)		(384)	(1,825)
Disposals/retirements		(658)		(2,078)	(2,736)
Balance at December 31, 2024	\$	29,456	\$	17,300	\$ 46,756
Right-of-use assets					
Cost					
Balance at January 1, 2023	\$	25,237	\$	3,900	\$ 29,137
Additions		3,323		5,129	8,452
Remeasurements		1,038		—	1,038
Disposals/retirements		(123)		(44)	(167)
Balance at December 31, 2023	\$	29,475	\$	8,985	\$ 38,460
Accumulated depreciation					
Balance at January 1, 2024	\$	8,230	\$	2,453	\$ 10,683
Depreciation		2,604		4,570	7,174
Transfer to PP&E		—		(48)	(48)
Transfer to assets held for sale		(206)		(68)	(274)
Disposals/retirements		(658)		(1,918)	(2,576)
Balance at December 31, 2024	\$	9,970	\$	4,989	\$ 14,959
Accumulated depreciation					
Balance at January 1, 2023	\$	6,032	\$	654	\$ 6,686
Depreciation		2,269		1,831	4,100
Disposals/retirements		(71)		(32)	(103)
Balance at December 31, 2023	\$	8,230	\$	2,453	\$ 10,683
Carrying amounts					
At December 31, 2024	\$	19,486	\$	12,311	\$ 31,797
At December 31, 2023	\$	21,245	\$	6,532	\$ 27,777
Finance lease liability					
Balance at January 1, 2024	\$	28,692	\$	4,513	\$ 33,205
Additions		1,341		10,825	12,166
Remeasurement		739		—	739
Transfer to liabilities held for sale		(1,277)		(328)	(1,605)
Interest		1,532		510	2,042
Disposals/retirements		(3,826)		(6,201)	(10,027)
Balance at December 31, 2024	\$	27,201	\$	9,319	\$ 36,520

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

10. Finance leases (continued):

		Land and buildings		Equipment		Total
Balance at January 1, 2023	\$	26,457	\$	2,332	\$	28,789
Additions		3,323		5,129		8,452
Remeasurement		1,038		—		1,038
Interest		1,355		218		1,573
Disposals/retirements		(3,481)		(3,166)		(6,647)
Balance at December 31, 2023	\$	28,692	\$	4,513	\$	33,205
		Land and buildings		Equipment		Total
Carrying amounts						
At December 31, 2024	\$	27,201	\$	9,319	\$	36,520
At December 31, 2023	\$	28,692	\$	4,513	\$	33,205

Total cash outflows with respect to leasing arrangements during the year was \$9,857 (2023 - \$6,598) consisting of principal and interest of \$7,815 and \$2,042, respectively (2023 - \$5,025 and \$1,573).

The Corporation has lease commitments that expire within 12 months of the commencement date and are considered short-term in nature, and thus not recognized as a right-of-use asset and corresponding finance lease liability. During the year, the Corporation expensed \$1,777 (2023 - \$4,111) in profit or loss.

The Corporation has several lease commitments for which the underlying asset value has been determined by the Corporation to be less than \$5,000 USD. These assets have not been accounted for under IFRS 16 *Leases* due to their low value. As such, the Corporation has expensed \$173 (2023 - \$125) in profit or loss during the year for these leases.

Certain leases held by the Corporation provide the Corporation with extension options and termination options that may impact the term of the lease which can impact the finance lease liability recognized in the statement of financial position. The Corporation has determined the lease term for all contracts based on all available information as at the reporting date.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

11. Property, plant, and equipment:

	Land and buildings	Distribution equipment	Other fixed assets	Construction -in-Progress	Total
Cost or deemed cost					
Balance at January 1, 2024	\$ 20,661	\$ 327,168	\$ 117,590	\$ 12,112	\$ 477,531
Additions	2,098	41,904	11,470	(3,066)	52,406
Transfer from right-of-use assets	—	—	48	—	48
Transfer to assets held for sale	—	—	(703)	—	(703)
Disposals/retirements	—	(341)	(6,687)	(520)	(7,548)
Balance at December 31, 2024	\$ 22,759	\$ 368,731	\$ 121,718	\$ 8,526	\$ 521,734
Balance at January 1, 2023	\$ 19,893	\$ 294,909	\$ 110,825	\$ 11,906	\$ 437,533
Additions	768	33,036	8,954	1,435	44,193
Transfers	—	—	1,193	(1,193)	—
Disposals/retirements	—	(777)	(3,382)	(36)	(4,195)
Balance at December 31, 2023	\$ 20,661	\$ 327,168	\$ 117,590	\$ 12,112	\$ 477,531
Accumulated depreciation					
Balance at January 1, 2024	\$ 5,102	\$ 72,928	\$ 58,773	\$ —	\$ 136,803
Depreciation	698	9,728	9,665	—	20,091
Transfer from right-of-use assets	—	—	48	—	48
Transfer to assets held for sale	—	—	(476)	—	(476)
Disposals/retirements	—	(131)	(6,135)	—	(6,266)
Balance at December 31, 2024	\$ 5,800	\$ 82,525	\$ 61,875	\$ —	\$ 150,200
Balance at January 1, 2023	\$ 4,547	\$ 64,510	\$ 52,721	\$ —	\$ 121,778
Depreciation	555	8,740	8,994	—	18,289
Disposals/retirements	—	(322)	(2,942)	—	(3,264)
Balance at December 31, 2023	\$ 5,102	\$ 72,928	\$ 58,773	\$ —	\$ 136,803
Carrying amounts					
At December 31, 2024	\$ 16,959	\$ 286,206	\$ 59,843	\$ 8,526	\$ 371,534
At December 31, 2023	\$ 15,559	\$ 254,240	\$ 58,817	\$ 12,112	\$ 340,728

At December 31, 2024, property, plant and equipment with a carrying amount of \$371,534 (2023 - \$340,728) are subject to general security agreements within the operating entities.

There were no borrowing costs capitalized as part of the cost of property, plant and equipment in 2023 and 2024.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

12. Intangible assets:

		Contract backlog	Computer software	Customer contracts	Brand	Total
Cost or deemed cost						
Balance at January 1, 2024	\$	7,000	\$ 9,619	\$ 97,840	\$ 18,713	\$ 133,172
Additions		–	141	–	–	141
Transfer to assets held for sale	\$	–	\$ (121)	\$ (885)	\$ (128)	(1,134)
Disposals and retirements		–	–	–	(650)	(650)
Balance at December 31, 2024	\$	7,000	\$ 9,639	\$ 96,955	\$ 17,935	\$ 131,529
Balance at January 1, 2023	\$	7,000	\$ 9,233	\$ 97,840	\$ 18,713	\$ 132,786
Additions		–	386	–	–	386
Balance at December 31, 2023	\$	7,000	\$ 9,619	\$ 97,840	\$ 18,713	\$ 133,172
Accumulated amortization						
Balance at January 1, 2024	\$	7,000	\$ 8,563	\$ 37,784	\$ –	\$ 53,347
Amortization		–	432	8,021	–	8,453
Transfer to assets held for sale		–	(121)	(531)	–	(652)
Balance at December 31, 2024	\$	7,000	\$ 8,874	\$ 45,274	\$ –	\$ 61,148
Balance at January 1, 2023	\$	5,418	\$ 8,137	\$ 29,423	\$ –	\$ 42,978
Amortization		1,582	426	8,361	–	10,369
Balance at December 31, 2023	\$	7,000	\$ 8,563	\$ 37,784	\$ –	\$ 53,347
Carrying amounts						
At December 31, 2024	\$	–	\$ 765	\$ 51,681	\$ 17,935	\$ 70,381
At December 31, 2023	\$	–	\$ 1,056	\$ 60,056	\$ 18,713	\$ 79,825

The Corporation conducted an impairment analysis as at December 31, 2024 based on a value in use premise using a discounted cash flow model. During the year, an impairment loss of \$nil (2023 - \$3,723) was recognized in profit and loss, and recorded against goodwill of one CGU.

The brand retirement of \$650, represents the derecognition of brand as a result of amalgamation of the Corporation's subsidiaries. See note 5 for details.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

13. Deferred revenue:

	Distribution assets	Construction in-Progress	Other	Total
Cost or deemed cost				
Balance at January 1, 2024	\$ 79,555	\$ 7,068	\$ 6,881	\$ 93,504
Additions	24,084	(2,599)	4,797	26,282
Disposals/retirements	—	—	—	—
Balance at December 31, 2024	\$ 103,639	\$ 4,469	\$ 11,678	\$ 119,786
Balance at January 1, 2023	\$ 60,936	\$ 6,848	\$ 3,476	\$ 71,260
Additions	18,619	220	3,405	22,244
Disposals/retirements	—	—	—	—
Balance at December 31, 2023	\$ 79,555	\$ 7,068	\$ 6,881	\$ 93,504
Accumulated depreciation				
Balance at January 1, 2024	\$ 7,617	\$ —	\$ —	\$ 7,617
Amortization	2,429	—	—	2,429
Disposals/retirements	—	—	—	—
Balance at December 31, 2024	\$ 10,046	\$ —	\$ —	\$ 10,046
Balance at January 1, 2023	\$ 5,980	\$ —	\$ —	\$ 5,980
Amortization	1,637	—	—	1,637
Disposals/retirements	—	—	—	—
Balance at December 31, 2023	\$ 7,617	\$ —	\$ —	\$ 7,617
Carrying amounts				
At December 31, 2024	\$ 93,593	\$ 4,469	\$ 11,678	\$ 109,740
At December 31, 2023	\$ 71,938	\$ 7,068	\$ 6,881	\$ 85,887

Deferred revenue relates mainly to capital contributions received from customers and others. The amount of deferred revenue received from customers during the year is \$16,340 (2023 - \$14,628). Deferred revenue is recognized as revenue on a straight-line basis over the life of the related asset for which the contribution was received. During the year, the Corporation also recognized non-cash contributions in the amount of \$4,759 (2023 - \$3,901).

14. Income tax expense:

Current tax expense

	2024	2023
Current year	\$ 11,467	\$ 12,455
Adjustment for prior years	(31)	330
	\$ 11,436	\$ 12,785

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

14. Income tax expense (continued):

Deferred tax expense

		2024		2023
Origination and reversal of temporary differences	\$	1,236	\$	1,575
	\$	1,236	\$	1,575

Income tax recovery of \$742 (2023 - \$181) has been recognized in other comprehensive income at the Corporation's statutory income tax rate related to remeasurement of the Corporation's cash flow hedges and post-employment benefits.

Reconciliation of effective tax rate

		2024		2023
Income before income taxes	\$	46,039	\$	46,149
Canada and Ontario statutory income tax rates		26.5%		26.5%
Expected tax provision on income at statutory rates		12,200		12,229
Increase (decrease) in income taxes resulting from:				
Permanent differences		698		302
Prior year adjustments		(19)		(10)
Promissory note		(894)		(1,697)
Remeasurement of put liability		795		2,650
Impairment of goodwill		—		987
Other		(108)		(101)
Income tax expense	\$	12,672	\$	14,360

Loss carry forwards of \$2,476 (2023 - \$3,826) expire in years 2032 to 2044.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

14. Income tax expense (continued):

Components of the Corporation's deferred tax balances

	2024	2023
Deferred tax liabilities:		
Property, plant, equipment and intangibles	\$ 41,811	\$ 42,561
Unbilled revenue	10,868	9,910
Promissory note	—	156
Derivative assets	642	1,345
Other tax reserves	216	222
	\$ 53,537	\$ 54,194
Deferred tax assets:		
Property, plant, equipment and intangibles	\$ 206	\$ 180
Post-employment benefits	1,958	1,950
Loss carry forward	2,343	3,826
Minimum tax carry forward	236	737
Other tax reserves	2,647	2,448
Finance lease obligation	9,770	8,912
	\$ 17,160	\$ 18,053

15. Regulatory balances:

The Corporation has determined that certain debit and credit balances arising from rate-regulated activities qualify for regulatory accounting treatment in accordance with IFRS 14 and the OEB's prescribed accounting procedures for electricity distributors.

The regulatory balances are comprised of regulatory debit variances of \$20,287 (2023 - \$15,182) and regulatory credit balances for \$15,125 (2023 - \$7,627) for a net regulatory asset of \$5,162 (2023 - net regulatory asset of \$7,555).

Regulatory balances attract interest at OEB prescribed rates, which are based on Bankers' Acceptances three-month rate plus a spread of 25 basis points, with the exception of the tax balances. In 2024, the rate was 5.49% for the period January to June, 5.20% for the period July to September and 4.40% for the period October to December.

The regulatory balances for the Corporation consist of the following:

(a) Settlement variances:

These accounts include the variances between amounts charged by the Corporation, based on regulated rates, and the corresponding cost of electricity and non-competitive electricity service costs incurred by the Corporation such as commodity charges, retail transmission rates and wholesale market services charges. The Corporation has deferred the variances and related recoveries in accordance with the criteria set out in the accounting principles prescribed by the OEB. This account also includes variances between the amounts approved for disposition by the OEB and the amounts collected or paid through OEB approved rate riders.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

15. Regulatory balances (continued):

(a) Settlement variances (continued):

Settlement variances are reviewed annually as part of a COS or IRM Application submitted to the OEB and a request for disposition is made if the aggregate of the settlement accounts exceeds the OEB's prescribed materiality level.

In the Corporation's 2024 IRM application, submitted in August 2023, the Corporation requested and received OEB approval for the disposition of the 2022 audited balances including projected interest to December 31, 2023, in the amount of \$6,555.

(b) Stranded meters:

The stranded meter account relates to the provincial government's directive to install smart meters for all Ontario customers by December 2010. In its 2014 cost of service application, the Corporation received approval from the OEB for the recovery of the stranded meter costs associated with the Province's smart meter initiative over a five-year period beginning on May 1, 2014 and ending on April 30, 2019.

Over the five-year period, Oakville Hydro collected \$210 more than that approved by the OEB. This amount will remain in a variance account until the OEB approves the disposition of the balance at which time it will be returned to customers.

(c) Customer liability for deferred taxes:

The customer liability for deferred taxes variance account relates to the expected regulatory liability relating to deferred taxes arising from timing differences in the determination of income taxes.

(d) Lost revenue adjustment mechanism:

This deferral account includes the lost revenue adjustment variances in relation to the conservation and demand management ("CDM") programs or activities undertaken by the Corporation in accordance with OEB prescribed requirements (e.g. licence, codes and guidelines).

(e) Other:

These deferral accounts include the allowable costs associated with the OEB's Green Button initiative, the transition to IFRS, the installation of interval meters for General Service greater than 50 kilowatts, as directed by the OEB, the transition to monthly billing and other miscellaneous regulatory accounts.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

15. Regulatory balances (continued):

Reconciliation of the carrying amount for each class of regulatory balances:

Regulatory deferral account debit balances	January 1, 2024	Additions/ transfers	Recovery/ reversal	December 31, 2024	Remaining years
Settlement variances	\$ 9,102	\$ (156)	\$ 202	\$ 9,148	1-3
Other regulatory accounts	2,875	3,297	—	6,172	2
Customer liability for deferred taxes	3,205	1,762	—	4,967	Note 1
	\$ 15,182	\$ 4,903	\$ 202	\$ 20,287	
Regulatory deferral account debit balances	January 1, 2023	Additions/ transfers	Recovery/ reversal	December 31, 2023	Remaining years
Settlement variances	\$ 15,407	\$ (6,316)	\$ 11	\$ 9,102	1-3
Lost revenue adjustment mechanism	761	(761)	—	—	2
Other regulatory accounts	3,271	(396)	—	2,875	2
Customer liability for deferred taxes	793	2,412	—	3,205	Note 1
	\$ 20,232	\$ (5,061)	\$ 11	\$ 15,182	
Regulatory deferral account credit balances	January 1, 2024	Additions/ transfers	Recovery/ reversal	December 31, 2024	Remaining years
Settlement variances	\$ (1,859)	\$ (5,088)	\$ 765	\$ (6,182)	1-3
Lost revenue adjustment mechanism	(174)	(434)	—	(608)	2
Stranded meters	(210)	—	—	(210)	—
Other regulatory liabilities	(2,585)	(3,604)	—	(6,189)	2
Income tax	(2,799)	863	—	(1,936)	Note 1
	\$ (7,627)	\$ (8,263)	\$ 765	\$ (15,125)	
Regulatory deferral account credit balances	January 1, 2023	Additions/ transfers	Recovery/ reversal	December 31, 2023	Remaining years
Settlement variances	\$ (4,992)	\$ 2,859	\$ 274	\$ (1,859)	1-3
Lost revenue adjustment mechanism	—	761	(935)	(174)	2
Stranded meters	(210)	—	—	(210)	—
Other regulatory liabilities	(3,225)	640	—	(2,585)	2
Income tax	(3,183)	384	—	(2,799)	Note 1
	\$ (11,610)	\$ 4,644	\$ (661)	\$ (7,627)	

1. These balances will be recovered over the life of the related capital assets.

The “Additions/Transfers” column consists of new additions to regulatory balances (for both debits and credits). The “Recovery/Reversal” column consists of amounts collected or paid through rate riders or transactions reversing an existing regulatory balance. Recoveries and reversals occur as a result of the approval of an application.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

16. Accounts payable and accrued liabilities:

	2024	2023
Accounts payable – energy purchases	\$ 15,551	\$ 14,443
Trade payables	40,793	45,206
Rebate payable	2,500	2,440
Payroll payable	18,063	19,319
Interest payable	5,294	6,474
Water billing	8,699	7,488
HST payable	2,377	6,691
Other	7,489	5,223
	\$ 100,766	\$ 107,284

17. Long-term debt:

The following table summarizes the debt position of the Corporation for the year ending December 31, 2024:

	Ref	Interest Rate	Maturity	Carrying amount		Interest	
				2024	2023	2024	2023
The Town of Oakville		6.0 %	2030	\$ 77,029	\$ 77,029	\$ 4,622	\$ 4,622
Enbridge Sustain		4.6 %	2061	23,750	23,750	1,093	36
Promissory notes - shareholders	(a)			\$100,779	\$100,779	\$ 5,715	\$ 4,658
QSP Geographics Inc.		4.0 %	2024	–	1,250	–	–
DPM Energy Inc.		4.0 %	2024	–	780	–	–
Trans Power Utility Contractors Inc.		5.0 %	2024	–	12,011	56	800
Promissory notes - acquisitions	(b)			\$ –	\$ 14,041	\$ 56	\$ 800
Oakville Hydro	(i)	CORRA+0.9%	2027	9,469	–	42	–
Oakville Enterprises Corporation	(ii)	2.6%-3.7%	2028	11,507	13,081	305	345
Oakville Enterprises Corporation	(ii)	CORRA+1.3-2.3%	2028	4,338	4,723	209	164
Oakville Enterprises Corporation	(iii)	2.6%-5.7%	2028	57,047	49,597	1,343	1,102
Secured - Revolving facility				\$ 82,361	\$ 67,401	\$ 1,899	\$ 1,611
Oakville Hydro	(i)	CORRA+0.9%	2027	16,897	17,568	953	1,021
Oakville Enterprises Corporation	(iv)	2.6-4.6%	2028	24,711	4,341	137	156
Trans Power Utility Contractors Inc.	(v)	3.6-4.6%	2026	–	26,666	778	1,503
Sunny Shores Finance Co. Inc.	(vi)	CORRA+1.0%	2027	21,242	23,478	1,388	1,566
Secured - Non-revolving facility				\$ 62,850	\$ 72,053	\$ 3,256	\$ 4,246
Secured Facilities	(c)			\$145,211	\$139,454	\$ 5,155	\$ 5,857
Vehicle Loans	(vii)	2.0%-6.1%	'25 -'29	6,546	4,042	248	149
Balance at December 31				\$252,536	\$258,316	\$ 11,174	\$ 11,464
Current portion				(20,168)	(95,315)		
Long-term portion				\$232,368	\$163,001		

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

17. Long-term debt (continued):

(a) Promissory notes - shareholders

The unsecured promissory notes held by The Corporation of the Town of Oakville were renewed for a 10-year term effective February 2020. The notes are subject to an interest rate review every year. The Corporation of the Town of Oakville has the option to change the terms of the promissory note with one-year notice.

The Corporation issued an unsecured convertible promissory note to Enbridge Sustain in December 2023 for a 38-year term. The note is subordinated in favour of the Corporation's lender of the secured credit facilities. The interest rate is to be reviewed in July 2026 and in 5-year intervals thereafter. There are no repayment terms for the principal. The promissory note is convertible at the option of the holder or the Corporation, if certain conditions are met, into 111 Class B common shares.

(b) Promissory notes - acquisitions

The Corporation had issued promissory notes in the favour of the former owners of acquired businesses in accordance with the terms of the relevant Share Purchase Agreements ("SPAs"). The principle portion of such promissory notes, is repayable based upon the annual achievement of specific EBITDA performance thresholds outlined in the SPAs. Such promissory notes form part of the total consideration paid by the Corporation and are treated as contingent consideration. As of December 31, 2024, all acquisition-related promissory notes have been settled by the Corporation.

		QSP		DPM		Trans Power		EMB		Total
Principal Amount	\$	3,750	\$	4,500	\$	30,000	\$	1,400	\$	39,650
Balance at January 1, 2023		2,500		3,280		23,392		700		29,872
Reclassification to accrued interest payable		—		—		(1,414)		—		(1,414)
Repayments		(1,250)		—		(6,906)		—		(8,156)
Amounts recognized as other income		—		(2,500)		(3,061)		(700)		(6,261)
Balance at December 31, 2023	\$	1,250	\$	780	\$	12,011	\$	—	\$	14,041
Balance at January 1, 2024		1,250		780		12,011		—		14,041
Repayments		(1,250)		—		(11,606)		—		(12,856)
Amounts recognized as other income		—		(780)		(405)		—		(1,185)
Balance at December 31, 2024	\$	—	\$	—	\$	—	\$	—	\$	—

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

17. Long-term debt (continued):

(c) Secured Facilities

The Corporation through its lending agreement, has access to a revolving credit facility and a non revolving credit facility (collectively, the “credit facility”). During the year, the Corporation extended the maturity term of its credit facility until January 2028. The limits for the revolving credit facility and the non revolving credit facility, were increased from \$100,000 to \$200,000 and from \$4,359 to \$25,237, respectively. The credit facility is secured by a General Security Agreement over the assets of the Corporation and its subsidiaries, excluding Oakville Hydro Electricity Distribution Inc., Teraflex Limited, OEC Geo-Exchange Inc., OEC Generation Inc., Sunny Shores Finance Co. Inc, and the subsidiaries owned by these corporations.

The Corporation's subsidiary, Oakville Hydro Electricity Distribution Inc. has access to a revolving and a non-revolving credit facility in the amount of \$10,000 and \$18,300, respectively. These facilities mature in 2027 with a remaining amortization term until 2044 for the revolving facility, and 2047 for the non revolving facility. The lending agreement is secured by a General Security Agreement over the assets of the subsidiary.

The Corporation's subsidiary Sunny Shores Finance Co. Inc., has access to a non revolving term loan in the amount of \$25,900 which is secured by a General Security Agreement over the assets and share capital of the subsidiary.

During the year, Canadian interest rate reform resulted in the cessation of the Canadian Dollar Offered Rate (“CDOR”) benchmark on June 28, 2024. As a result, the Corporation's debt under the credit facility, transitioned to the Canadian Overnight Repo Rate Average (“CORRA”). The Corporation has determined that the cost of debt determined using CORRA stays economically equivalent to CDOR.

The Corporation uses variable to fixed interest rate swap contracts to protect from future changes in interest rates. The Corporation applies hedge accounting, and has designated such swap contracts as cash flow hedges. These swap contracts are recorded at fair value and as at December 31, 2024, are in a net favorable position of \$2,424 (2023 - \$5,076). The Corporation uses a level 1 measurement technique whereby such swap contracts are fair valued using mark-to-market reports provided by the lenders.

The Corporation's term loans and draws under the credit facility are detailed as follows:

- (i) The Corporation's subsidiary, Oakville Hydro Electricity Distribution Inc. has a revolving and a non-revolving term loan, maturing in 2027. Repayment of such loans is in monthly installments of \$101 of principal and interest. The remaining amortization term ranges from 2044 to 2047.
- (ii) The Corporation entered into bank loans through its secured revolving facility maturing in 2028. Such loans are repayable in monthly installments of \$198 of principal and interest. The remaining amortization term ranges from 2031 to 2032.
- (iii) The Corporation entered into bank loans through its secured revolving facility to acquire Trans Power Utility Contractors Inc. Such loans are maturing in 2028 and are repayable in monthly installments of \$565 of principal and interest. The remaining amortization term ranges from 2031 to 2034.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

17. Long-term debt (continued):

(c) Secured Facilities (continued)

- (iv) The Corporation entered into bank loans through its non revolving secured facility maturing in 2028. Such loans are repayable in monthly installments of \$525 of principal and interest. The remaining amortization term ranges from 2026 to 2036.
- (v) During the year, the Corporation has repaid the loan previously drawn by its subsidiary, Trans Power Utility Contractors Inc. through an additional draw on its non-revolving credit facility.
- (vi) The Corporation's subsidiary, Sunny Shores Finance Co. Inc. has a non-revolving term loan maturing in 2027. Repayment of such loan is in monthly installments of \$186 of principal and interest. The remaining amortization term end in 2034.
- (vii) The Corporation's vehicle loans are secured by way of collateral over the related vehicle asset for which financing was provided. The remaining amortization term for such loans ranges from 2025 to 2029.

(d) Repayment of long-term debt:

Repayment of long-term debt for the years ended December 31:

2025	\$	20,168
2026		20,193
2027		57,610
2028		53,179
2029		606
Thereafter		100,780
		252,536
Current portion		(20,168)
	\$	232,368

18. Post-employment benefits:

(a) OMERS pension plan:

The Corporation provides a pension plan for some of its full-time employees through OMERS. The plan is a multi-employer, contributory defined benefit pension plan with equal contributions by the employer and its employees. In 2024, the Corporation made employer contributions of \$1,344 to OMERS (2023 - \$1,184) which has been recognized in profit or loss. The Corporation estimates that a contribution of \$1,398 to OMERS will be made during the next fiscal year.

- (b) The Corporation provides a defined contribution pension plan for employees of certain subsidiaries with equal contributions by the employer and its employees. In 2024, the Corporation made contributions of \$3,100 (2023 - \$2,784).

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

18. Post-employment benefits (continued):

(c) Post-employment benefits other than pension:

The Corporation pays certain medical and life insurance benefits on behalf of some of its retired employees. The Corporation recognizes these post-employment benefits in the year in which employees' services were rendered. The Corporation is recovering its post-employment benefits in rates based on the expense and re-measurements recognized for post-employment benefit plans.

Reconciliation of the obligation	2024	2023
Defined benefit obligation, beginning of year	\$ 7,359	\$ 9,061
Included in profit or loss		
Current service cost	59	93
Interest expense	344	468
	7,762	9,622
Included in OCI		
Actuarial (gains) losses arising from:		
Changes in experience	148	(378)
Changes in financial assumptions	—	(1,389)
	7,910	7,855
Benefits paid	(522)	(496)
Defined benefit obligation, end of year	\$ 7,388	\$ 7,359
Actuarial assumptions	2024	2023
Discount (interest) rate	4.80%	4.80%
Salary levels	3.00%	3.00%
Medical Costs	5.58%	5.72%
Dental Costs	4.00%	4.00%

Medical costs are estimated to increase at a rate which declines over time from 5.60% per annum in 2024 to 4.00% by 2040.

A 1% increase in the assumed discount rate would result in the defined benefit obligation decreasing by \$827. A 1% decrease in the assumed discount rate would result in an increase of \$1,016 to the defined benefit obligation.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

19. Share capital:

	2024	2023
Authorized		
Unlimited Class A common shares		
Unlimited Class B common shares		
Issued:		
2,000 Class A common shares	\$ 63,024	\$ 63,024
111 Class B common shares	—	—

In August 2022, the Corporation reclassified existing common shares to Class A common shares and increased the authorized capital of the Corporation by creating an additional class, Class B, of common shares. Class B common shares were authorized with the same rights and privileges as Class A common shares.

Class B common shares are classified within total liabilities. Further information is disclosed in note 20.

As a result of the share issuance in 2022, the Corporation recognized share issuance costs in the amount of \$925 directly in equity, net of tax of \$179 for a net adjustment in retained earnings of \$746.

In August 2022, the Corporation's shareholder approved the issuance of 222 Class B common shares at a price of \$213.96 per share for total proceeds from share issuance of \$47,500.

On December 20, 2023, 222 Class B were cancelled and replaced with 111 new Class B shares and a Convertible Promissory Note in the amount of \$23,750 were issued (see note 17). The new Class B shares have the same rights and privileges as the Class A common shares other than the declaration of dividends when the Convertible Promissory Note is outstanding.

Dividends

The holders of both classes of common shares are entitled to receive dividends from time to time. Dividends declared can be different between the Class A and Class B shares when the Convertible Promissory Note is outstanding.

The Corporation paid aggregate dividends during the year on the Class A common shares at \$3.05 (2023 - \$3.05) per share, which amount to total dividends paid in the year of \$6,100 (2023 - \$6,100).

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

20. Class B Common Shares:

As part of the terms of the Unanimous Shareholders Agreement, the Corporation provided the subscribed 111 Class B common shares a right to put the shares back to the Corporation in exchange for fair market value no earlier than August 2027. This right does not expire until such time that the subscriber of the 111 Class B common shares has either increased their investment in the Corporation beyond 10% or upon delivering three put notices. As the convertible promissory note is convertible into Class B shares, the Company has evaluated the right of both financial instruments. As at December 31, 2024, the Corporation has valued the right at \$60,500 (2023 - \$57,500) and has recorded an obligation accordingly in non-current liabilities with \$36,750 in Class B common share and \$23,750 in long-term debt in the consolidated statement of financial position (see note 29).

21. Accumulated other comprehensive income:

	Remeasurements of post-employment benefits	Remeasurement of cash flow hedge	Total
Balance at January 1, 2023	237	5,533	5,770
Remeasurement of post- employment benefits, net of tax	1,299	—	1,299
Remeasurement of cash flow hedge, net of tax	—	(1,801)	(1,801)
Balance at December 31, 2023	\$ 1,536	\$ 3,732	\$ 5,268
Balance at January 1, 2024	1,536	3,732	5,268
Remeasurement of post- employment benefits, net of tax	(109)	—	(109)
Remeasurement of cash flow hedge, net of tax	—	(1,949)	(1,949)
Balance at December 31, 2024	\$ 1,427	\$ 1,783	\$ 3,210

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

22. Revenue from contracts with customers and other sources:

	Note	2024	2023
Revenue from contracts with customers:			
Energy sales	\$	241,917	\$ 216,309
Locating and leak survey		110,226	124,530
Electricity distribution		50,231	48,086
Construction and design services		250,195	268,246
Streetlight maintenance		660	583
Region water billing		2,648	2,444
Meter services		11,236	10,067
Other		1,939	2,096
		669,052	672,361
Revenue from other sources:			
Amortization of deferred revenue		2,429	1,637
Other		1,171	1,200
	\$	672,652	\$ 675,198

The following table disaggregates revenues from contracts with customers by type of customer for energy sales and distribution revenue:

	2024	2023
Revenue from contracts with customers:		
Residential	\$ 124,236	\$ 107,385
Commercial	120,947	110,316
Large users	22,558	20,590
Embedded	13,307	14,386
Other	11,100	11,718
	\$ 292,148	\$ 264,395

23. Other income:

During the year, the Corporation recognized other income in the amount of \$1,185 (2023 - \$6,261) related to reductions in vendor promissory notes. The reductions in vendor promissory notes are a result of annual EBITDA threshold adjustments and reduce the annual repayment amounts to vendors (see note 17). These vendor promissory notes form part of the total consideration paid by the Corporation and are treated as contingent consideration. Subsequent adjustments to contingent consideration are recognized in the year they are realized in the consolidated statement of comprehensive income.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

23. Other income (continued):

A summary of reductions in vendor promissory notes by acquisition is as follows:

	2024	2023
Trans Power Utility Contractors Inc.	\$ 405	\$ 3,061
DPM Energy Inc.	780	2,500
EMB Management Ltd.	—	700
	\$ 1,185	\$ 6,261

24. Employee salaries and benefits:

	2024	2023
Salaries, wages and benefits	\$ 208,917	\$ 200,686
CPP and EI remittances	8,566	8,148
Contributions to OMERS	1,344	1,184
Contribution to pension plans	3,100	2,784
Post employment benefits	59	93
	\$ 221,986	\$ 212,895

25. Operating expenses:

	2024	2023
Contract/consulting	\$ 49,686	\$ 61,522
Materials and supplies	55,651	66,582
Vehicles	11,352	15,584
Write down of material and supplies	126	494
Loss allowance (recovery)	(477)	2,886
Property and occupancy	4,363	3,962
Travel and accomodations	3,543	3,039
Other	2,810	6,460
	\$ 127,054	\$ 160,529

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

26. Finance income and costs:

	2024	2023
Finance income		
Interest income on bank deposits	\$ 2,527	\$ 1,867
Interest income on regulatory	432	–
	2,959	1,867
Finance costs		
Interest expense on long-term debt	10,795	10,323
Interest expense on finance lease obligations	1,921	1,562
Accretion expense on promissory note	56	800
Interest expense on customer deposits	166	168
Net interest expense on post-employment benefits	344	468
Other	–	14
	13,282	13,335
Net finance costs recognized in profit or loss	\$ 10,323	\$ 11,468

27. Commitments and contingencies:

Contractual Obligations

General

From time to time, the Corporation is involved in various litigation matters arising in the ordinary course of its business. The Corporation has no reason to believe that the disposition of any such current matter could reasonably be expected to have a materially adverse impact on the Corporation's financial position, results of operations or its ability to carry on any of its business activities.

General Liability Insurance

The Corporation and its subsidiaries are members of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). MEARIE is a pooling of public liability insurance risks of many of the LDCs in Ontario. All members of the pool are subjected to assessment for losses experienced by the pool for the years in which they were members, on a pro-rata basis based on the total of their respective service revenues. As at December 31, 2024, no assessments have been made.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

28. Related party transactions:

(a) Transactions with majority shareholder:

The majority shareholder of the Corporation is The Corporation of the Town of Oakville. The Town of Oakville produces consolidated financial statements that are available for public use.

The following summarizes the Corporation's related party transactions recorded at the exchange amount and balances with the Town of Oakville for the year ended December 31:

	2024	2023
Amounts due to:		
Promissory notes	\$ 77,029	\$ 77,029
Finance lease	17,743	17,742
Interest on promissory notes	4,622	4,622
Accounts payable	170	52
Amounts due from:		
Energy receivable	640	476
Accounts receivable	1,995	1,023
Transactions:		
Revenue:		
Energy sales	6,871	6,521
Construction/locating	2,627	1,883
Rent	122	158
Streetlight maintenance	557	363
Expenses:		
Interest on promissory notes	4,622	4,622
Interest on finance lease	1,006	1,004
Garage services	363	408
Property taxes	595	574
Tree trimming	404	489
Other	9	13

The Corporation delivers electricity to The Corporation of the Town of Oakville throughout the year for the electricity needs of the Town and its related organizations. Electricity delivery charges are at prices and under terms approved by the OEB. The Corporation also provides additional services to the Town, including streetlight maintenance services, construction, locating and sentinel lights.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

28. Related party transactions (continued)

(b) Transactions with minority shareholder

The Corporation's minority shareholder, Enbridge Sustain, is a wholly owned subsidiary of Enbridge Inc. (collectively, "Enbridge"). The Corporation regularly provides services to Enbridge in the normal course of business for various services provided by the Corporation and the Corporation's subsidiaries.

The following summarizes the Corporation's related party transactions recorded at the exchange amount and balances with Enbridge for the year ended December 31:

	2024	2023
Amounts due from:		
Accounts receivable	\$ 11,167	\$ 11,612
Amounts due to:		
Accounts payable	1,237	1,223
Transactions:		
Revenue:		
Construction	7,286	7,733
Locating services	54,686	50,031
Engineering and design	7,511	9,577
Expenses:		
Debt placement fee	—	384
Interest on promissory note	1,093	36
Other	122	89

Enbridge also delivers natural gas services to the Corporation and its subsidiaries throughout the year for utility needs. Charges from Enbridge to the Corporation are at prices and under terms approved by the OEB.

(c) Key management personnel:

The key management personnel of the Corporation have been defined as members of its board of directors and executive management team members. The compensation paid or payable is as follows:

	2024	2023
Directors' fees	\$ 240	\$ 223
Salaries, bonuses and other short-term benefits	6,786	4,284
	\$ 7,026	\$ 4,507

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024

(in thousands of dollars)

29. Financial instruments and risk management:

Fair value disclosure

The carrying values of cash and cash equivalents, accounts receivable, unbilled revenue, and accounts payable and accrued liabilities approximate fair value because of the short maturity of these instruments. The carrying value of the customer deposits approximates fair value because the amounts are payable on demand.

Fair value of the secured bank loans approximates their cost since they bear interest at a variable rate.

The fair value of the notes payable to the Town of Oakville held by the Corporation's regulated subsidiary is estimated at \$75,718 (2023 - \$72,905) using a discount rate of 3.83% (2023 - 4.75%). The fair value of notes payable to the Town of Oakville held by the Corporation is estimated at \$9,675 (2023 - \$9,732) using a discount rate of 4.73% (2023 - 4.90%). These discount rates are determined using indicative quoted rates for instruments with approximately the same terms and credit risk.

As at December 31, 2024, the promissory note relating to the acquisition of Trans Power Utility Contractors Inc., has been fully settled. In 2023, the Corporation utilized a Level 3 measurement technique to value the promissory note. This approach involved a discounted cash flow method, considering the present value of expected payments, and using a risk-adjusted discount rate. Significant unobservable inputs included the expected future cash flows and the risk-adjusted discount rate of 9.5%. The fair value of the promissory note, including interest, was estimated at \$13,535 as of December 31, 2023.

The put option on the issued Class B common shares requires a Level 3 measurement technique. The Corporation uses a market approach to value the overall corporation. The regulated subsidiary has been valued using a rate-base multiple approach, while the non-regulated entities have been valued on a combined basis, using an EBITDA multiple approach. Net-debt is then deducted from the resulting enterprise value of the consolidated corporation, to arrive at a consolidated equity value. Significant unobservable inputs include the market EBITDA multiple for the non-regulated entities, and the market rate-base multiple for the regulated entity, which is based on comparable data for similar sized companies to the Corporation's regulated and non-regulated entities.

The Corporation also considers ranges based on appropriate multiples for similar industry transactions and market knowledge. The Corporation uses a multiple on the regulated subsidiary ranging from 1.65x - 1.85x calculated rate base, which is an industry approved calculation for regulatory purposes. The Corporation uses a multiple on EBITDA ranging from 7.5x - 8.5x based on recent market data for sales and acquisitions.

Financial risks

The Corporation understands the risks inherent in its business and defines them broadly as anything that could impact its ability to achieve its strategic objectives. The Corporation's exposure to a variety of risks such as credit risk, interest rate risk and liquidity risk, as well as related mitigation strategies are discussed below.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

29. Financial instruments and risk management (continued):

Financial risks (continued)

(a) Credit risk:

Financial assets carry credit risk that a counterparty will fail to discharge an obligation which could result in a financial loss. Financial assets held by the Corporation, such as accounts receivable, expose it to credit risk. The Corporation earns its revenue from a broad base of customers located in the Province of Ontario. No single customer accounts for a balance in excess of 10% of total accounts receivable. The Corporation's credit risk associated with accounts receivable is primarily related to payments from its customers for services rendered.

(a) Credit risk (continued):

The carrying amount of accounts receivable is reduced through the use of an allowance for estimated credit losses and the amount of the related impairment loss is recognized in profit or loss. Subsequent recoveries of receivables previously provisioned are credited to profit or loss. The balance of the allowance for impairment at December 31, 2024 is \$5,711 (2023 - \$7,372). An impairment reversal of \$526 (2023 - loss of \$2,886) was recognized during the year.

The Corporation's credit risk associated with accounts receivable through its regulated subsidiary, Oakville Hydro Electricity Distribution Inc., is primarily related to payments from distribution customers. As at December 31, 2024, approximately \$2,205 (2023 - \$3,018) is considered 60 days past due with an allowance for impairment of \$2,071 (2023 - \$2,133). The Corporation has over 77 thousand customers, the majority of whom are residential. Credit risk for electricity distribution is managed through collection of security deposits from customers in accordance with directions provided by the OEB. As at December 31, 2024, the Corporation holds security deposits in the amount of \$13,644 (2023 - \$15,130). Other businesses manage credit risk through a variety of methods including credit check, active credit collection and where possible direct withdrawals from accounts. Accounts receivable relating to these businesses is \$135,235 (2023 - \$129,653) with an allowance for impairment of \$3,640 (2023 - \$5,239).

(b) Market risk:

Market risks primarily refer to the risk of loss resulting from changes in commodity prices, foreign exchange rates, and interest rates. The Corporation currently does not have any material commodity or foreign exchange risk. The Corporation is exposed to fluctuations in interest rates as the regulated rate of return for the Corporation's distribution business is derived using a complex formulaic approach which is in part based on the forecast for long-term Government of Canada bond yields. This rate of return is approved by the OEB as part of the approval of distribution rates.

The Corporation is exposed to fluctuations in the interest rate on its floating rate loans. The Corporation manages interest rate risk by maintaining a mix of fixed and floating rate instruments and taking action as necessary to maintain an appropriate balance.

The Corporation has entered into interest rate swap arrangements (see note 17) with its lender that exchanges the floating interest rate for a fixed interest rate for the entire term of its contract in order to hedge its exposure to interest rate risk.

The Corporation estimates that a 1% increase in interest rates, with all other variables held constant, would result in an increase of approximately \$1,518 (2023 - \$1,575) to annual finance costs.

OAKVILLE ENTERPRISES CORPORATION

Notes to the Consolidated Financial Statements (continued)

Year ended December 31, 2024
(in thousands of dollars)

29. Financial instruments and risk management (continued):

Financial risks (continued)

(c) Liquidity risk:

The Corporation monitors its liquidity risk to ensure access to sufficient funds to meet operational and investing requirements. The Corporation's objective is to ensure that sufficient liquidity is on hand to meet obligations as they fall due while minimizing interest exposure. The Corporation has access to a revolving credit facility totaling \$200,000 and monitors cash balances daily to ensure that a sufficient level of liquidity is on hand to meet financial commitments as they become due. As at December 31, 2024, \$72,892 (2023 - \$67,401) had been drawn under the Corporation's \$200,000 revolving credit facility.

The Corporation's wholly owned subsidiary Oakville Hydro Electricity Distribution Inc. has access to a \$45,000 credit facility and monitors cash balances daily to ensure that a sufficient level of liquidity is on hand to meet financial commitments as they become due.

As at December 31, 2024, \$9,469 (2023 - \$nil) had been drawn under the Corporation's \$45,000 credit facility.

Oakville Hydro Electricity Distribution Inc. also has a facility for \$16,000 (the "LC" facility) for the purpose of issuing letters of credit mainly to support the prudential requirements of the IESO, of which \$13,750 (2023 - \$13,765) has been drawn.

The majority of accounts payable, as reported on the statement of financial position, are due within 30 days.

(d) Capital disclosures:

The main objectives of the Corporation, when managing capital, are to ensure ongoing access to funding to maintain and improve the electricity distribution system, to comply with covenants related to its credit facilities, to prudently manage its capital structure with regard for recoveries of financing charges permitted by the OEB on its regulated electricity distribution business, and to deliver the appropriate financial returns.

The Corporation's definition of capital includes shareholder's equity, finance leases and long-term debt. As at December 31, 2024, shareholder's equity amounts to \$217,921 (2023 - \$195,896) and finance leases and long-term debt amounts to \$325,806 (2023 - \$325,271).

30. Comparative information:

Certain comparative information has been reclassified to conform to the presentation adopted in the current year. There is no impact to profit or loss or equity as result of reclassification.

31. Subsequent events:

In February 2025, the Corporation acquired 70% of the shares of Primary Engineering and Construction Inc. for a purchase price of \$63,208. The total consideration for the acquired shares comprises of an initial payment of \$53,898 to the vendor on the Closing Date, and a vendor promissory note (contingent consideration) of \$9,310, payable based on meeting the annual EBITDA thresholds. The Corporation is in the process of determining the fair value of the assets and liabilities, including the fair value of the contingent consideration.

REPORT

Council

Meeting Date: May 26, 2025

FROM: Corporate Services Commission

DATE: May 13, 2025

SUBJECT: OakvilleMDC AGM, Appointment of Auditors, Directors,
Approval of Financial Statements

LOCATION:

WARD: Town-wide

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RECOMMENDATION:

1. That the resolutions submitted by the Board Chair of Oakville Municipal Development Corporation in the correspondence to the Mayor and Members of Council dated April 28, 2025, attached as Appendix A, with regard to the following matters, be approved:
 - a. The firm of KPMG LLP, Chartered Accountants be appointed as auditors of the Oakville Municipal Development Corporation for the 2025 fiscal year attached as Appendix A
 - b. The consolidated Financial Statements of Oakville Municipal Development Corporation for the year ended December 31, 2024 attached as Appendix B
 - c. No compensation be paid to the Directors of Oakville Municipal Development Corporation
2. That the Mayor, as shareholder representative pursuant to the Shareholder Declaration, be authorized to sign the resolution for and on behalf of the Town in its capacity as the sole shareholder.
3. That the OakvilleMDC 2024 Annual Report attached as Appendix C, be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- On a periodic basis, Council is provided with progress reports from Oakville Municipal Development Corporation

- KMPG LLP has been recommended for appointment as the auditor of the Oakville Municipal Development Corporation
- KPMG LLP has issued their opinion that the 2024 financial statements present fairly, in all material respects, the financial position of the Oakville Municipal Development Corporation as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting standards.

BACKGROUND:

The Corporation of the Town of Oakville (“the Town”) is the sole shareholder of Oakville Municipal Development Corporation (“OakvilleMDC”). The unanimous shareholder agreement requires OakvilleMDC to make periodic reports to Council.

In accordance with the Shareholder Direction, Oakville Municipal Development Corporation is seeking Council approval of its audited financial statements, appointment of auditors for the OakvilleMDC and director compensation.

COMMENT/OPTIONS:

The resolution regarding the audited 2024 financial statements, compensation to be paid to directors and appointment of Auditors and financial statements in the submission from the Board Chair of OakvilleMDC to the Mayor and Members of Council dated April 28, 2025 is attached as Appendix A.

The 2024 audited financial statements of the Oakville Municipal Development Corporation, have been prepared and are attached as Appendix B.

The Oakville Municipal Development Corporation 2024 Annual Report, attached as Appendix C, provides an update on the activities that have occurred over the past year.

CONSIDERATIONS:

(A) PUBLIC

There are no public considerations to this report.

(B) FINANCIAL

There are no financial concerns related to this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Oakville Municipal Development Corporation is an important asset of the Town of Oakville.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Growth Management and Accountable Government.

(E) CLIMATE CHANGE/ACTION

This matter does not impact climate change.

APPENDICES:

Appendix A – Letter Re: Approval of Financial Statements and Appointment of Auditors

Appendix B – Oakville Municipal Development Corporation Financial Statements for the year ended December 31, 2024

Appendix C - Oakville Municipal Development Corporation 2024 Annual Report

Prepared and Submitted by:

Sheryl Ayres

Commissioner, Corporate Services & Treasurer

April 28, 2025

Mayor and Members of Council
The Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Mayor and Members of Council:

Re: Financial Statements, Board Compensation and Appointment of Auditors

The Final Shareholder Declaration and Unanimous Shareholder Declaration, as well as the other incorporating documents of the Oakville Municipal Development Corporation (the "OakvilleMDC"), requires that an Annual Shareholder Meeting occur, that Council receive the consolidated Financial Statements of the OakvilleMDC for the last completed fiscal year end, that an amount for compensation for directors be established and that the appointment of auditors for the OakvilleMDC for the next fiscal year be considered.

The Mayor, as the Shareholder representative shall receive from OakvilleMDC for execution, resolutions in writing respecting the normal annual proceedings of a Shareholder of Oakville Municipal Development Corporation. These resolutions are attached to this letter. In accordance with the Final Shareholder Declaration and Unanimous Shareholder Declaration, Council is requested to authorize the Mayor to execute these resolutions.

Sincerely,



Robert Burton,
Board Chair

**Resolutions of the Shareholder of
Oakville Municipal Development Corporation**

Financial Statements

RESOLVED THAT the consolidated Financial Statements of Oakville Municipal Development Corporation for the year ended December 31, 2024 as approved by the Directors, be accepted.

Director Compensation

RESOLVED THAT no compensation be paid to the Directors of Oakville Municipal Development Corporation.

Appointment of Auditors

RESOLVED THAT the firm of KPMG LLP, Chartered Accountants be appointed as auditors of the Oakville Municipal Development Corporation for the 2025 fiscal year.

Audit of Financial Statements

RESOLVED THAT the directors instruct KPMG LLP to audit the consolidated Financial Statements of the Corporation for the financial year ending December 31, 2025.

THE FOREGOING RESOLUTIONS in writing are consented to by the sole shareholder of Oakville Municipal Development Corporation pursuant to the Business Corporations Act (Ontario).

Dated May ____, 2025

THE CORPORATION OF THE TOWN OF
OAKVILLE

By _____

Robert Burton, Mayor

Financial Statements of

**OAKVILLE MUNICIPAL
DEVELOPMENT
CORPORATION**

Year ended December 31, 2024

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

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Year ended December 31, 2024

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KPMG LLP
354 Davis Rd, Suite 402
Oakville, ON L6J 2X1
Canada
Tel 905-815-8045
Fax 289-815-0641

INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Oakville Municipal Development Corporation

Opinion

We have audited the accompanying financial statements of Oakville Municipal Development Corporation (the Entity), which comprise:

- the statement of financial position as at December 31, 2024
- the statement of comprehensive loss for the year then ended
- the statement of changes in shareholder's deficiency for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of material accounting policy information.

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.



Page 3

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font. Below the signature is a horizontal line that starts under the 'K' and ends under the 'P', with a small upward tick at the right end.

Chartered Professional Accountants, Licensed Public Accountants

Oakville, Ontario

April 28, 2025

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024	2023
Assets		
Current assets:		
Cash	\$ 172,583	\$ 40,011
Accounts receivable (note 6)	24,685	40,616
	<u>\$ 197,268</u>	<u>\$ 80,627</u>
Liabilities and Shareholder's Deficiency		
Current liabilities:		
Accounts payable	\$ 19,729	\$ 72,830
Due to shareholder (note 3)	10,675	12,087
Shareholder loan (note 3)	2,885,143	2,187,951
	<u>2,915,547</u>	<u>2,272,868</u>
Shareholder's deficiency:		
Share capital (note 4)	1	1
Deficit	(2,718,280)	(2,192,242)
	<u>(2,718,279)</u>	<u>(2,192,241)</u>
Subsequent event (note 7)		
	<u>\$ 197,268</u>	<u>\$ 80,627</u>

The accompanying notes are an integral part of these financial statements.

On behalf of the Board:

Director

Director

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Statement of Comprehensive Loss

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Revenue	\$ —	\$ —
Expenses:		
Salaries and wages	266,806	265,661
Consulting fees	161,826	251,552
Office expenses	49,495	46,992
Interest expense on shareholder loan	47,911	36,342
	526,038	600,547
Net loss and comprehensive loss for the year	\$ (526,038)	\$ (600,547)

The accompanying notes are an integral part of these financial statements.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Statement of Changes in Shareholder's Deficiency

Year ended December 31, 2024, with comparative information for 2023

	Share capital	Deficit	Total
	(note 4)		
Balance at January 1, 2023	\$ 1	\$ (1,591,695)	(1,591,694)
Net loss for the year	–	(600,547)	(600,547)
Balance at December 31, 2023	1	(2,192,242)	(2,192,241)
Net loss for the year	–	(526,038)	(526,038)
Balance at December 31, 2024	\$ 1	\$ (2,718,280)	\$ (2,718,279)

The accompanying notes are an integral part of these financial statements.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Operating activities:		
Net loss for the year	\$ (526,038)	\$ (600,547)
Changes in operating assets and liabilities:		
Accounts receivable	15,931	(15,354)
Accounts payable	(53,101)	53,341
Due to shareholder	(1,412)	(29,650)
Interest on shareholder loan	47,192	36,342
Net change in cash used in operating activities	(517,428)	(555,868)
Change in financing activities		
Loan advances	650,000	200,000
Net change in cash from financing activities	650,000	200,000
Increase (decrease) in cash	132,572	(355,868)
Cash, beginning of year	40,011	395,879
Cash, end of year	\$ 172,583	\$ 40,011

The accompanying notes are an integral part of these financial statements.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Notes to Financial Statements

Year ended December 31, 2024

1. Purpose of the organization:

The Oakville Municipal Development Corporation ("OMDC") is owned and controlled by The Corporation of the Town of Oakville ("Town of Oakville") and operates from Oakville, Ontario. OMDC serves to acquire, develop and sell properties within the boundaries of the Town of Oakville. The OMDC was incorporated on January 1, 2018.

2. Material accounting policies:

(a) Basis of presentation:

These financial statements have been prepared in accordance with IFRS accounting standards. OMDC remains in the development stage and is dependent on the Town of Oakville for continued financial support as further described in notes 3, 5, and 6(b).

These financial statements were approved by the OMDC's board of directors on April 28, 2025.

(b) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is OMDC's functional currency.

(c) Equity:

Share capital represents the nominal value of shares that have been issued. Retained earnings (deficiency) include all current and prior period retained profits and losses.

(d) Revenue:

Revenue is recognized when the significant risks and rewards of ownership have been transferred to the customer, recovery of the consideration is probable, the associated costs can be estimated reliably, the transaction has been approved by the relevant authorities and the amount of revenue can be estimated reliably. The timing of transfer of risks and rewards is contingent on the terms of the transaction as approved by The Corporation of the Town of Oakville Council.

(e) Expenses:

Expenses are reported on the accrual basis of accounting which recognizes expenses as they are incurred and measurable as a result of a receipt of goods or services and the creation of a legal obligation to pay.

(f) Impairment:

A loss allowance for expected credit losses on financial assets measured at amortized cost is recognized at the reporting date. The loss allowance is measured at an amount equal to the expected lifetime credit losses for the asset.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Notes to Financial Statements (continued)

Year ended December 31, 2024

2. Material accounting policies (continued):

(g) Provisions:

A provision is recognized if, as a result of past events, OMDC has a present or constructive legal obligation that can be estimated reliably, and it is probable that an outflow of economic resources will be required to settle the obligation.

(h) Financial instruments:

All financial instruments are recognized on the balance sheet when OMDC becomes a party to the contractual provision of the financial instrument and are measured initially at fair value adjusted by transactions costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of all financial assets and liabilities, except those held-for-trading and available for sale, are measured at amortized cost determined using the effective interest rate method.

All financial assets and financial liabilities are classified as amortized cost. These financial instruments are recognized initially at fair value plus any directly attributable transaction costs. Subsequently, they are measured at amortized cost using the effective interest method less any impairment for the financial assets. OMDC does not enter into derivative instruments.

(i) Use of estimates and judgments:

The preparation of the financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Related party transactions:

Throughout the normal course of operations, certain related party transactions occur between the OMDC and the Town of Oakville (Shareholder). Related party transactions are accounted for at the exchange amount agreed upon between the two parties. The following transactions occurred between the Town of Oakville (Shareholder) and OMDC:

	2024	2023
Expenses paid to Town of Oakville:		
Office expenses	\$ 12,041	\$ 12,044
Due to shareholder:		
Expenses not reimbursed	10,675	12,087

The amount due to shareholder is non-interest bearing and carries no fixed terms of repayment.

Loan from shareholder:

	2024	2023
Opening balance	\$ 2,187,951	\$ 1,951,609
Amounts advanced during the year	650,000	200,000
Interest expense	47,192	36,342
Closing balance	\$ 2,885,143	\$ 2,187,951

The shareholder loan bears interest at a rate of 1.8% of the outstanding principal amount per year, compounded monthly beginning July 1, 2021. The maximum principal amount available is \$3,300,000, which can be drawn down by the OMDC as required to fund operations. There are no fixed terms of repayment and the amount is due upon demand.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Notes to Financial Statements (continued)

Year ended December 31, 2024

4. Share capital:

OMDC is authorized to issue an unlimited number of common shares. The common shareholder is entitled to one vote per common share.

	2024	2023
Issued:		
1 common share	\$ 1	\$ 1

The common share is held by the Town of Oakville.

5. Economic dependence:

OMDC is dependent on financial support from its Shareholder, the Town of Oakville, to fund operating expenses until such a point in time when operating activities begin, including acquisition, development and subsequent sales of assets.

6. Financial instruments:

Fair value

The carrying value of OMDC's financial instruments as at December 31, 2024, including shareholder loans approximate fair value due to the short term nature of the repayment terms.

Financial risk management

The types of financial risk exposure and the way in which such exposure is managed by OMDC are as follows:

(a) Credit risk:

OMDC's exposure to credit risk is influenced mainly by the individual characteristics of each customer. At the end of the current fiscal year, 100% of OMDC's receivables related to government remittances receivable, as such there is limited collection risk at this time. OMDC's exposure to credit risk and management of this risk has not changed from the previous year. Management believes that the exposure is minimal as all amount's receivable are from government sources.

OAKVILLE MUNICIPAL DEVELOPMENT CORPORATION

Notes to Financial Statements (continued)

Year ended December 31, 2024

6. Financial instruments (continued):

(b) Liquidity risk:

Liquidity risk is the risk that the OMDC will be unable to meet its financial obligations as they become due. OMDC manages liquidity risk by ensuring that it has sufficient cash available to meet its obligations. OMDC forecasts cash flows for a period of 12 months to identify financial requirements. These requirements are met through cash flows from operations. Management believes that OMDC's exposure to liquidity risk and management of this risk has not changed from the previous year.

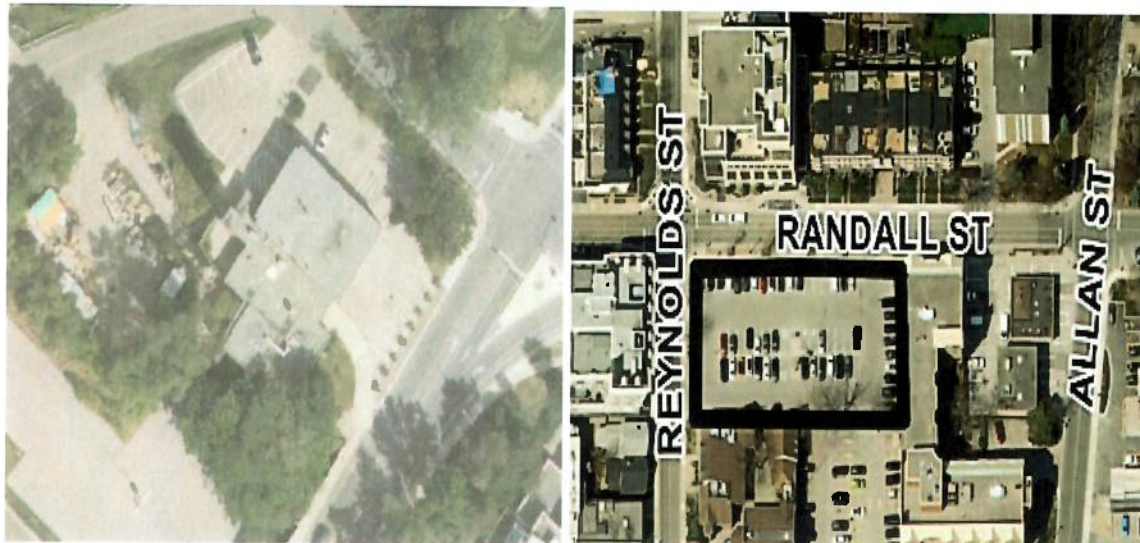
At December 31, 2024, OMDC's current liabilities to third parties consisted of accounts payable and accrued liabilities and HST payable. OMDC's cash and cash equivalents together with projected cash flows over the next 12 months and continued financial support from the Town of Oakville is sufficient to pay these current liabilities.

7. Subsequent event:

On March 20, 2025, the Town of Oakville agreed to transfer a portion of the lands located at 2264-2274 Trafalgar Road to OMDC. The transfer of these lands is considered a grant for nominal consideration, valued at \$75,280,000.

OakvilleMDC

Municipal Development Corporation





Municipal Development Corporation

On behalf of the Oakville Municipal Development Corporation (OakvilleMDC) and its Board of Directors, we are pleased to share with you the Annual Report for 2024 which outlines the OakvilleMDC's activities over this past year.

The Corporation has focused its attention on advancing the former Public Works site to the subdivision stage. A comprehensive update to the 2018 Master Plan was approved by the Board in December 2024 and a series of technical and engineering reports to support a Subdivision Application to the Town in 2025 have now been finalized. As stated in its mandate, the OakvilleMDC continues to work to optimize the community benefit and financial value of strategic properties that are no longer needed by the Town of Oakville.

An updated Master Plan for the site has now been completed which provides for a more efficient use of the various development blocks, repositions some buildings to minimize impacts and provides additional open space and parkland. The Urban Design Brief has continued to be updated and improved over the course of the past year, being finalized in December 2024. The final Master Plan confirms and validates the directions established by the Town in the 2018 Master Plan of connectivity, sustainability and desirability of place and it is this document that will be submitted in support of the various planning approvals required for the site. A new Reference Plan for the site was completed in 2022 as was a new topographical survey, all prerequisites to the technical work undertaken in support of a Subdivision Application.

A number of Consultants were retained in the Summer and Fall of 2024 to undertake updates to the various technical reviews and studies required by the Town to permit the Master Plan to move forward to the Subdivision stage. With the completion of these studies, the OakvilleMDC has now finalized all of the technical work necessary to bring the former Public Works site to an appropriate state of readiness to permit the making of a Subdivision Application to the Town, with a view to taking the property to market in 2025.

A new Business Plan (2025-2027) has now been completed and confirms that the assumptions around the near-term priority projects and the individual Work Plans to implement them remain valid and within budget. The new Business Plan confirms that the strategic assumptions and directions remain sound and that the financial viability/profitability of the priority projects continues to be high, notwithstanding the current economic environment. A new project – Parking Lot 8 has been included as a near-term priority in accordance with Town Council’s request.

We would like to reaffirm our commitment to promoting and achieving the best value and community benefit for the Shareholder and look forward to your continued support in our endeavour to deliver those projects that further this goal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rob Burton', written in a cursive style.

**Director Rob Burton
Chair**

REPORT TO THE SHAREHOLDER

This Annual Report and Business Plan update provides information related to the Oakville Municipal Development Corporation's activities in 2024. This report is also intended to support the requirements of the Business Corporations Act, Ontario for holding of the 2025 Annual General Meeting of the Shareholder of the Oakville Municipal Development Corporation (OakvilleMDC) including receipt of the Audited Financial Statements for 2024.

Mandate

On January 1, 2018, the Oakville Municipal Development Corporation (OakvilleMDC) was incorporated to provide development services to the Town of Oakville to unlock the value of its under-utilized real estate holdings, with a view to enhancing the economic competitiveness of Oakville and furthering the Town's policy objectives.

The goal of Town Council in creating the development corporation is to achieve the following objectives:

- obtain "optimal value" in terms of both financial and non-financial community investment, i.e. achieve good financial and community value/community benefit simultaneously;
- enter into long-term commercial relationships in the nature of joint ventures, partnerships and equity transactions which will serve to ensure that the Town maintains a continuing interest in the development of strategic surplus properties and ensures that these properties will generate a sustainable, long-term source of income to the Town;
- build on community objectives by supporting community values and local heritage;
- clearly separate responsibilities between the Town as the approval authority and the OakvilleMDC as the developer of the project;

The corporation achieves its goals by:

- planning, subdividing and developing or redeveloping sites owned or held by the corporation (or on behalf of the Town) for residential, industrial, commercial, institutional, public, recreational or other uses;
- undertaking or conducting studies, research and design work;

- conducting public marketing and advertising of properties for disposition and/or sale; and
- other complementary activities not inconsistent with the above noted objectives.

The OakvilleMDC has established a governance framework which ensures that appropriate policies, procedures and controls are in place to allow for the proper conduct of its business and appropriate oversight of the corporation's activities. The Town of Oakville has identified what services will be provided to the OakvilleMDC on a chargeback basis and what services will be secured by the OakvilleMDC independently, the objective of which is to ensure an appropriate separation of functions to avoid conflict with the Town's role as the approving authority.

Role of the OakvilleMDC

The core business of the OakvilleMDC is unlocking the value of the Town of Oakville's surplus real estate assets through managed and sustainable development. The focus of OakvilleMDC's activities is to determine the financial and community development potential of these assets and to optimize that development potential. The OakvilleMDC and the Town work to identify opportunities within the Town's real estate portfolio for development and added value. To this end, the OakvilleMDC has identified assets that have been prioritized for development through the development of a Business Plan, which establishes its priority projects and provides workflow scenarios, budgets and timing for these projects.

The OakvilleMDC plays the role of "Master Developer" for the benefit of the Town, undertaking planning and development activities that allow the town's surplus land holdings to be developed over time, as the market dictates. The Master Developer approach ensures that lands are developed in accordance with Town Council's vision by allowing greater control over the use and design of each development and the achievement of defined community objectives. This serves to optimize financial returns and deliver long-term social, environmental and community benefits to the citizens of Oakville.

The OakvilleMDC will direct the timing and sequence of development and will determine the staging and coordination of infrastructure delivery for lands that have been identified by the Town for development or redevelopment. The OakvilleMDC will also be responsible for managing the Planning Act applications to the Town to permit development to occur and for securing the necessary planning and other municipal/agency approvals, negotiations with developers and ongoing oversight of the on-the-ground delivery of the development. Through the creation and management of

innovative, community focused development projects, the OakvilleMDC will seek to strengthen partnerships with private sector developers and the community's stakeholders, neighbours and other levels of government.

The OakvilleMDC typically advertises properties for disposition through the OakvilleMDC's website of active development opportunities, signs on properties and on a variety of development industry websites and platforms to ensure the widest pool of potential development partners can be reached. Successful developers may be selected through a number of methods as determined by the Board in each instance: by a Request for Proposal or Expression of Interest, by direct negotiation, by listing with a real estate firm or broker, by sole source or by agreement of purchase and sale. The preferred form of transaction for most projects will typically be by joint venture, partnership or equity transaction, although outright sales will be contemplated in special circumstances, (as was the case with the former Brantwood school property and the parcel located at the corner of Trafalgar Road and Glenashton Drive). In order to be eligible for selection, all proponents must agree at the outset of the disposition process to meet and to continue to be bound by all conditions established by the Town and the OakvilleMDC related to planning controls, design standards and financial requirements.

OakvilleMDC 2024 Activities

Former Public Works Site

In order to ensure that the assumptions and preferred development scenario envisioned through the 2018 Master Plan remain current and responsive to policy changes that have occurred since the adoption of the Master Plan, the firm of Bousfields Inc. was retained to undertake a planning and design analysis. The objective of this review is to identify the highest and best use of the site both in its entirety and for each development block, in order to provide direction on a phasing and disposition strategy. An updated Urban Design Brief was approved by the OakvilleMDC Board of Directors which responds to new policy directions by accommodating growth in the Town of Oakville to 2051, through increased density of the built-form at the former Public Works site and the provision of additional apartment/condominium unit supply in this strategic growth area. The updated 2024 Master Plan/Urban Design Brief confirms and validates the direction set by the 2018 Master Plan. The Master Plan aligns with the Town's vision for the site and continues to uphold the Town's design principles of connectivity, sustainability and desirability of place.

This updated Master Plan provides for a realignment of the various development blocks to maximize connectivity and allow for additional greenspace, reducing the number of buildings on site from 9 to 8. It repositions and reduces the footprint of some buildings to allow for a greater separation distance between buildings on each block, widens boulevards, public sidewalks and rights of way and provides additional open space and parkland. The new survey for the site also now shows the east-west Georgian Drive and Gatwick Drive connections.

To enhance the retail main street character, an urban promenade – which is an expanded public/private pedestrian zone – along the north edge of Georgian Drive has been provided and will offer additional programming space for patio/café seating, additional street furniture, landscaping and public art. Increased housing opportunities have been provided, including a range of unit sizes and in particular providing housing for families and affordable housing (a minimum of 100 units). Additionally, a new tree canopy plan has been prepared which increases the tree canopy coverage for each development block to be greater than the 20% tree coverage requirement of the Town's Bylaw for each development block.

Two additional studies were commenced in 2023 – an archaeological study and a Phase II ESA, both of which were finalized in March 2024. The Ministry of Citizenship and Multiculturalism has approved the Stage 2 Archaeological Report and has entered it on the Ontario Public Register of Archaeological Reports. The Ministry has confirmed that no further archaeological investigation or fieldwork is required. Additionally, an update to the Phase I ESA (Environmental Site Assessment) originally completed by the Town in 2018 a new Phase II ESA was undertaken. All field work was completed throughout January and February 2024 and the final Phase II ESA report was completed on March 18, 2024. The previously identified contamination of the site (which is primarily confined to the southwest portion of the property) was confirmed. Being a former Public Works site, the contamination consists of salt caused by the historic presence of a salt dome on the property, metal, asphalt and VOCs (i.e. volatile organic compounds) including gasoline, diesel fuel and hydraulic fluids and a remediation program or risk assessment will be required to bring the site into compliance with the applicable standards prior to filing a Record of Site Condition. This will be done during the construction phase, since the soil will need to be disturbed in any event to install the necessary infrastructure to support the development. With the updates to the existing studies and the receipt of the Stage 2 Archaeological Study and the Phase II ESA, all technical engineering reports are now completed.

With the approval of the final Master Plan by the Board in December 2024 and the completion of the technical studies, a Public Information Meeting (PIM) hosted by the OakvilleMDC and the planning consultant (Bousfields) was held on February 26th, 2025. A total of 483 postcard invitations were mailed to households within a 240m radius of

the site, which includes registered property owners, municipal/regional contacts, and resident organizations, in accordance with the Town's requirements. A total of 19 individuals attended the meeting and comments were focused primarily on the need for affordable housing, the provision of a sufficient number of family units, traffic and the retail component along Georgian Drive.

The property was formally transferred to the OakvilleMDC on March 20, 2025 so that the various Applications (Subdivision, Zoning Amendment and Official Plan Amendment) could be made in the name of the corporation, rather than by the Town in order to avoid any perception of conflict by the Town in its role as the approval authority. These Applications have now been submitted to the Town and it is anticipated that approval will occur in the late summer, with a view to commencing the marketing the site in the 4th quarter of 2025.

Fire Hall Site, 125 Randall Street

Recognizing this property's very strong locational attributes (i.e. its location at the edge of Downtown Oakville, its proximity to retail amenities, the waterfront, cultural and recreational facilities, etc.), it is imperative that the value of the site to the Town be maximized and that any redevelopment takes full advantage of its location and favourable characteristics. The OakvilleMDC engaged N. Barry Lyons Consultants in November 2023 to undertake a study on the joint behalf of the OakvilleMDC and the Town and to provide their opinion of land value(s) for 125 Randall Street by considering various opportunities and options for developing the site as a mixed-use development. This Development Feasibility & Land Value Analysis Study which was completed in February 2024 has provided the Town with the information it requires to determine the highest and best use of the former Randall Street Fire Hall and its preferred development scenario for the site.

At its meeting in December 2024, Town Council determined that the redevelopment plan envisioned for the site by the OakvilleMDC and the Town will consist of the demolition of the existing building on the property and the construction of a new residential condominium tower. This site is located in the Town of Oakville's Downtown Cultural Hub area and the first two floors of any future building on the property, having a GFA of approximately 20,000 square feet will be non-residential space reserved by the Town as cultural/community space. The Town will retain ownership of these two floors for its own use or alternatively, may determine to lease out this space to a community group. Town Council will consider the development of a building which does not exceed 17 storeys in height, yielding 2 floors of community/cultural space and 15 floors of residential space.

Although a high-rise tower has always been contemplated for the property, the subsurface conditions had never been investigated to determine whether the site could support a tower redevelopment. A geotechnical study to determine bedrock depth and groundwater levels to adequately inform foundation design and assess potential impacts on the planned high-rise and underground parking levels was initiated by the OakvilleMDC in December 2024. The study investigated subsurface conditions, bedrock elevation and hydrogeological characteristics of the site. A series of boreholes have been dug to obtain bedrock core samples and a number of monitoring wells to measure groundwater/static water elevations have been drilled. The conclusions of this report indicate that the site will support the construction of a 17-storey tower, with 2 or 3 levels of underground parking and possibly more levels of underground parking, subject to the completion of a further hydrogeological study for the site.

With Town Council's approval of its preferred development option and confirmation that the site can support the contemplated high-rise tower, a Request for Proposals (RFP) for a joint venture project was issued by the OakvilleMDC on March 10, 2025. This joint venture opportunity has been posted on the OakvilleMDC's website (OakvilleMDC.ca) as well as on the Bids and Tenders site, which is the same site utilized by the Town of Oakville for its procurement calls. The RFP has a closing date of May 7, 2025 and several responses are anticipated, based on inquiries received from interested developers. Evaluation of all Proposals received will be undertaken in May and if an acceptable proposal is received, a recommendation will be taken to the OakvilleMDC Board as soon as possible thereafter.

Former Oakville- Trafalgar Hospital Site

Since 2022, the OakvilleMDC has been actively conducting informal market soundings to gauge whether the development community would be interested in redeveloping the site. Based on the market soundings conducted to date, there appears to be very limited interest in redeveloping this site in a consolidated manner.

Although there had been some developer interest in this site in 2023, no redevelopment plan has materialized. This continued reluctance relates to the high cost associated with the repurposing of the high school building and the overall profitability of any project on site. The redevelopment of heritage buildings is specific to a distinct developer group, while the same can be said for developers of Seniors' living accommodation.

In November 2024, the OakvilleMDC engaged Cushman & Wakefield to undertake a Seniors Housing Market Feasibility Study to provide an analysis of the current and prospective market depth or demand for the proposed Seniors Facility. An analysis

of the demographic profile of the primary market area for the property, a determination of the total number of seniors within the market and an analysis of existing and proposed supply was undertaken to confirm market demand. The Study concludes that there is market demand for Senior's rental apartments/freehold condominiums, if phased over a 5-year timeframe based on a site footprint for the Seniors' Facility of 1.88 acres, which would yield a sufficient number of units to make such a project financially feasible. The entire site is approximately 3.09 acres in size and as such, the remaining portion of the site which is intended to be attributed to the High School building and the Civic Square must be such that the land provided for a Seniors' Facility is of sufficient size to remain financially viable. This may add a further challenge to the marketability of the High School building.

A Development Feasibility & Land Value Analysis Study has also been undertaken by the broker. As indicated, the buyer pool for Senior's housing developments is specialized and narrow and there are already several Seniors' oriented developments in the market or proposed to be built in Oakville, which has led to lower market values for Seniors' housing sites. Although there is a market for a Seniors' Housing development on this site, construction and operation costs will be high for a four-storey building which may result in a reduced land value than would otherwise be realized if this portion of the site were utilized for another purpose. The OakvilleMDC will continue to work with the broker to target/attract developers who focus on developing Seniors' housing.

Parking Lot 8 – Randall and Reynolds Streets

At its meeting in December 2024, Town Council has requested that the OakvilleMDC to investigate Parking Lot 8, located at the intersection of Randall and Reynolds Streets in Downtown Oakville for a redevelopment opportunity. This is considered a pilot site which will help determine the potential for securing additional parking through a redevelopment of a surface parking lot in the Downtown area. The new Business Plan (2025-2027) now includes Parking Lot 8 as a near-term priority project.

The Town's 2021 Parking Utilization Study determined that additional parking is needed within the vicinity of this parking lot and the OakvilleMDC will now work to unlock its potential value through a redevelopment of the site, with a view to substantially increasing the number of public parking spaces beyond the 58 spaces currently available. Both commercial and residential (or a combination of both) uses will be considered, with additional parking provided onsite in an underground parking structure. Parking Lot 8 is large enough to support a redevelopment of this nature and will have little to no impact on neighbouring properties.

Should an acceptable opportunity materialize, the OakvilleMDC intends to undertake any redevelopment through a joint venture arrangement in order to ensure that as a joint venture partner, the OakvilleMDC can maintain control of the development and increase the financial return to the Shareholder through a defined share of profits. Preliminary discussions with developers regarding potential uses, potential height, construction methods and constraints, number of parking spots, etc. will be undertaken to help determine the viability of this pilot project. Following these discussions, an Expression of Interest (EOI) will be issued to solicit formal indications of interest in pursuing a development plan for the site from potential developers, which is anticipated to occur in May 2025.

2025-2028 OakvilleMDC Business Plan

A new four-year Business Plan for the 2025-2028 forecast period of 2025-2028 has been prepared by the firm of N. Barry Lyons Consultants, which now identifies four near-term priority projects. Since the time of the last update, Town Council has requested that the OakvilleMDC undertake the redevelopment of two additional sites - the former Oakville-Trafalgar Hospital and High School property and Parking Lot 8, both of which are located in the Downtown area of Oakville. These have now been included in the 2025-2028 Business Plan. As the Shareholder is aware, the Brantwood School project and the Trafalgar Road Parcel 7 site dispositions were completed during the term of the last Business Plan.

Although originally intended to be completed last year, the final Business Plan was delayed to 2025 in order to align with the final Board approval of the updated Master Plan for the Public Works site, which occurred in December 2024 and to receive direction from Town Council on a preferred development option for the Randall Street property, which was also provided in December 2024. These two inputs were critical to ensuring that the new Business Plan provided an analysis of the most up to date information available.

Development costs continue to be high, which effectively reduces the number of developers who have sufficient access to funding to participate in larger-scale undertakings. Construction costs also continue to see significant increases. These factors could impact the pool of developers who would otherwise be inclined to participate in the development of the OakvilleMDC's properties.

Although the projected costs to be incurred by the OakvilleMDC over the 2025-2028 Business Plan forecast period for the remainder of the life of the 2021-2023 Business Plan have increased somewhat, the total profit and residual land value forecasted for the former Public Works site and the former Fire Hall No. 3 site remain strong – a product of both the strong market for desirable properties and the stability of property values for these type of properties that continue to occur in the land development market. These continue to be very desirable properties which still attract significant developer interest, notwithstanding the current interest rate and inflationary pressures.

AUDITED FINANCIAL STATEMENTS

The 2024 Audited Financial Statements are attached as Appendix 1 to this Annual Report. These have been prepared by Finance staff from the Town on behalf of OakvilleMDC management and approved by the Board. KPMG LLP is the external auditor and has examined these financial statements and has provided its audit opinion.

The financial statements provide the Shareholder with information in relation to the OakvilleMDC's year-end financial position and operations for the 2024 year. The financial statements include a number of different individual statements and notes. These statements and notes are relatively simple and straightforward and primarily reflect the costs of the work undertaken by staff and the funding provided by the Shareholder.

REPORT

Council

Meeting Date: May 26, 2025

FROM: Finance Department

DATE: May 13, 2025

SUBJECT: Oakville Municipal Development Corporation – 2025 Request for Funding

LOCATION:

WARD: Town-wide

Page 1

RECOMMENDATION:

1. That the town lend up to \$2,975,000 to the Oakville Municipal Development Corporation from the tax stabilization reserve for 2025-2028 administrative and project costs by way of a promissory note.
2. That the promissory note, in form and substance satisfactory to the Treasurer and Town Solicitor, be prepared.

KEY FACTS:

The following are key points for consideration with respect to this report:

- There is a companion confidential report listed on the confidential agenda of May 26, 2025.
- Oakville Municipal Development Corporation (OMDC) has updated their Business Plan for 2025-2028 which includes the cost required to move forward the various land development projects.
- Council had previously approved financing for OMDC up to \$3,300,000 inclusive of interest, this loan is scheduled to be repaid by June 30, 2026. OMDC's Business Plan indicates that this is expected to occur once funding is received from two projects currently underway. Should OMDC be unable to repay the loan by this date, an extension may be required, subject to council approval.
- OMDC has requested an additional \$2,975,000 (\$2,475,000 from the Business Case plus \$500,000 as a provision for property taxes) to continue

the pre-development work on the various properties. OMDC will only draw on these funds if required as they are anticipating revenues in 2026.

- The town, as the sole shareholder, may provide financing to OMDC to facilitate the work outlined in the business plan.

BACKGROUND:

OMDC was created in 2018 to maximize the value of surplus town-owned properties. The town is the sole shareholder of OMDC. To perform this work, OMDC was advanced \$1.2 million to fund its start-up activities and to undertake preliminary work to make the then near-term priority sites development ready. Per OMDC's board reporting, this included updated surveys, scoped market and planning studies, among other items. This funding was sufficient to support the disposition of the low-rise medium density parcel (Block 7) of the former public works site as well as the Brantwood School site, the proceeds of which were paid directly to the Town.

In 2021, the town provided OMDC with an additional \$2.1 million to advance the work plans set out in the updated 2021-2023 Business Plan. Most of this funding was used to advance the pre-development work associated with the completion of the planning, environmental, and technical studies for the former Public Works Site. These lands were transferred to OMDC in March of 2025 and the project has now moved to the application approval stage and the Master Plan is currently with the town for review and approval. To date, the town has approved funding of up to \$3.3 million, of which approximately \$400 thousand is remaining from these funds as of December 31, 2024.

In May 2025, OMDC presented their updated Business Plan to their Board of Directors for approval. The purpose of the Business Plan is to provide the framework in which OMDC will work under for 2025-2028. It outlines the mandate and goals, the key achievements, the near-term work plan, budget, and shareholder return expectations. The Business Plan includes activities for the former Public Works Site, former Fire Hall No. 3, former Oakville – Trafalgar Hospital and High School Site, and Parking Lot 8. In order to perform the work listed in the Business Plan, additional financing is required.

COMMENT/OPTIONS:

Section 6.0 of the Business Plan provides a high-level budget of OMDC's projects and operations for the next four years of \$2,475,000, plus an additional provision for property taxes of \$500,000. Although OMDC's operations are anticipated to be self-financing once development partnerships are finalized, OMDC only receives external revenue once land sale closes or revenues accrue through future profit-sharing arrangements. It is anticipated by OMDC staff that sufficient revenues will be generated in 2026 to repay the original loan of \$3.3 million, and the breakdown by property is listed in Section 7.0 – Shareholder Return Expectations. The

appendix of the report also lists the potential profits related to fully developed lands, and the various assumptions used to generate the calculations.

As noted in the Business Plan, OMDC's ability to repay its loans to the town will be dictated by the nature and timing of future developments and/or joint venture arrangements, as well as OMDCs' portion of any potential profit earned by each development. The benchmark for determining OMDC's success in developing these lands will be the difference between OMDC's portion of the profits, less the transferred land values and operational and administrative costs required to generate the sales. The Business Plan identifies potential opportunities for OMDC; however, the details of site-specific agreements will impact the determination of potential profits that would flow back to OMDC, and ultimately the town. As these details are finalized, OMDC will be better able to report back to Council on the potential profits.

Lending Option:

To fund operations through the 2025-2028 years OMDC is requesting \$2,975,000.

Based on the analysis prepared by OMDC staff and their consultant, OMDC should be able to generate sufficient cash flows over the next several years to repay to the town the funds from the existing loan and this new loan request. Should Council not be comfortable with lending additional funds to OMDC, there is an additional option. Since the former Public Works Site was transferred to OMDC in early 2025, OMDC now has sufficient assets to use as collateral for them to explore the possibility of external financing. This would result in OMDC needing to go to external lenders and likely pay higher interest rates as well as the external lender having first position ahead of the town's position.

However, given the financial results of OMDC impact the town as the sole shareholder and the ultimate goal is to reduce combined costs, town staff are recommending that \$2,975,000 in financing be provided by the town in the form of an interest-bearing promissory note that is funded from the town's tax stabilization reserve. In previous loans to OMDC, the total loan amount was split into annual amounts for OMDC to draw upon. However, to provide flexibility for priorities to change, staff are recommending that there not be an annual limit to how these funds are distributed, but that OMDC continue to provide an annual report to Council each year that outlines the current loan balance as well as an update of each project. Interest rates included in the agreement would be comparable to the prime lending rate at the town's financial institution. At the end of five years, the loan would be payable to the town or could be renegotiated, with Council approval, based on the financial situation of OMDC at that time.

CONSIDERATIONS:

(A) PUBLIC

N/A

(B) FINANCIAL

OMDC has requested financing of \$2,975,000 (including interest). If approved, these funds will be provided to OMDC in the form of a loan and will be funded from the town's tax stabilization reserve. The loan has a repayment term of 5 years and will bear interest. The town's tax stabilization reserve currently has a balance of approximately \$74 million.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Legal staff have provided assistance in preparing this report.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of an Accountable Government by being fiscally sustainable and transparent.

(E) CLIMATE CHANGE/ACTION

N/A

APPENDICES:

N/A

Prepared by:
Jade Surgeoner
Manager of Accounting

Prepared by:
Jonathan van der Heiden
Deputy Treasurer and Director of
Finance

Submitted by:
Sheryl Ayres
Commissioner – Corporate Services
and Treasurer

REPORT

2025 Council

Meeting Date: May 26, 2025

FROM: Parks and Open Space Department

DATE: May 13, 2025

SUBJECT: Winter Recreation Strategy

LOCATION: Town-wide

Town-wide

Page 1

RECOMMENDATIONS:

- 1) That the permanent addition of the Winter Recreation Strategy, at an estimated cost of \$528,800, be referred to the 2026 Budget Committee.
- 2) That the cost of the Winter Recreation Strategy for December 2025, estimated at \$158,900, be funded from the Tax Stabilization Reserve.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Winter Recreation Strategy was implemented during the pandemic to provide the community with additional outdoor recreation opportunities when many indoor facilities were closed and/or there were limits imposed on congregating with social distancing requirements. Hence many of the activities offered were geared towards individual recreation opportunities and the promotion of physical activity.
- From its inception in December 2020 the Winter Recreation Strategy has been enormously popular with Oakville residents. Throughout the pandemic many Oakville residents flocked to town parks, trails, and waterfront areas. Many found being in an outdoor environment a welcome respite from the regulations surrounding Covid-19 and restrictions on social distancing. In many respects an even larger group of Oakville residents fell in love with the great outdoors during the pandemic and that continues today.
- The Winter Recreation Strategy has been funded through the Tax Stabilization Fund since its inception. Once again, the 2025 Winter Recreation Strategy (January to April 2025) is being funded from Tax

Stabilization, but long-term funding of a program in this manner is not sustainable.

- This report seeks a Council decision on whether to include the Winter Recreation Strategy as a service level tax increase to the 2026 Parks and Open Space operating budget or alternatively to discontinue the Winter Recreation offerings contained in the program.
- Should Council decide to implement the Winter Recreation Strategy permanently, funding for the beginning of the program (December 2025) will be required from the Tax Stabilization Reserve for this year (2025) as it was not included in the 2025 budget.
- A decision of Council on whether to continue the Winter Recreation Strategy is requested.

BACKGROUND:

The Winter Recreation Strategy fundamentally began with the intent of allowing and encouraging residents to be outdoors in the winter months during Covid-19. This was at a time when indoor facilities were closed or closing, and social distancing restrictions prohibited group activities. As a result, staff brought forward an outdoor slate of activities that focussed on individual opportunities for recreation, mental health, and fitness. The duration of the program was from December – April, typically periods when the community is focussed on indoor recreation and gatherings. The program has continued to be highly successful and offered each winter since December 2021.

Winter Recreation Strategy activities included:

Walking: Walking was incredibly popular during the pandemic especially along the town's waterfront areas. To encourage walking during winter months Parks staff added several locations to winter control maintenance. These included all walkways within Bronte Heritage Waterfront Park and Waters Edge Park, all walkways within Oakville harbour (Tannery Park – Waterworks Park) and the Crosstown Trail (Neyagawa Blvd – Sixth Line) This provided expanded walking routes in the east-west-central areas of Town. This required additional resources to inspect these routes daily and undertake winter control maintenance (as required) from December 1 – March 30.

Washroom Access: The Town is well supported with seasonal washrooms typically closed in November. Encouraging residents to be outdoors and walk all winter meant winter washrooms were required. As a result, staff winterized washrooms at Tannery Park, provided rented washroom trailers with heat and water at Coronation Park and Gairloch Gardens, and maintained an existing year-round washroom at

Fisherman's Park. This required additional resources to inspect and maintain the washrooms 7 days per week, 8:00 am – 10:00 pm from December 1- April 30

Trails: Oakville residents have always enjoyed the hundreds of kilometers of trails offered through Parks and Open Space. This was very much the case during the pandemic as residents flocked to trails for exercise and outdoor recreation. To enhance the trails; during heavy snowfalls staff groomed trails for X-country skiing at Bronte Creek Trail, Joshua's Creek Trail, West Joshua Creek Trail and The Parkway.

Tennis/Pickleball: During the pandemic tennis and pickleball were two of the sports that were deemed open for play because of the ability to respect social distancing protocol in playing both singles and later doubles. At this time, interest in pickleball was already significantly rising everywhere and tennis was also popular because it was one of the few sports open for play. Staff selected 2 locations per Ward for winter tennis and pickleball and tried to geographically cover the Town. If lights were available on courts in a Ward those took precedence for evening play with lights being shut off at 10:00 pm. In all, staff maintained 14 court locations for tennis and pickleball from December 1 – March 30. Additional resources were added to maintain the courts during the winter months.

Ball Hockey: As another outdoor recreation opportunity staff-maintained ball hockey at 1 location per Ward. Frequently there were congregation limits imposed by the Regional Medical Officer of Health and these were posted at all locations. Ball hockey was offered from December 1 – March 30.

Outdoor Skating Rinks: Oakville residents' affection with outdoor skating rinks has been outlined in several Parks and Recreation Masterplans. This affinity continued into the pandemic because Arena's frequently closed, and when open offered limited programs due to indoor congregation limits and social distancing. Particularly in the first couple of years of the Winter Recreation Strategy, the number of neighbourhood outdoor ice rink requests skyrocketed. In 2022 and 2023 Parks staff nearly doubled the number of ice rinks constructed in neighbourhood parks due to the number of people who wanted to skate. That number did decline once Arena's fully opened and full ice programming was reinstated, however, there remains a large number of requests for neighbourhood operated rinks across Oakville in winter months.

Holiday Lights: The pandemic was difficult for so many people. From not being able to gather with friends and family, to not attending restaurants, theatres, sporting events, to pure isolationism for many; the pandemic placed a unique strain on a large segment of the community. To boost the spirits of the community, Parks staff decorated the trees on the ring road at Coronation Park with holiday lights. This was nicely coordinated with the OPFFA Holiday Toy Drive whereby the community could

drop-off unwrapped toys while driving through decorated trees along the ring road at Coronation Park. The lights have been highly successful and remain on from early December until Family Day.

COMMENT/OPTIONS:

Since its implementation, the Winter Recreation Strategy has been incredibly popular; however, like any program, it comes with expenses. Staff must be hired for either 4 or 5 months, washroom trailers must be rented and hooked up to electrical cabinets, and equipment must be used that requires fuel and maintenance. In total the Winter Strategy Program costs \$528,800 annually.

In the past, the program has been funded by the Tax Stabilization Fund. This was done primarily because it was originally thought to be a short-term initiative that would end when Covid-19 was declared over. However, the popularity of the program (especially in the areas of winter tennis/pickleball, availability of winter washrooms, and the ability to walk most of both Oakville and Bronte harbour year-round) has become a service level that many residents have come to expect.

Funding the Winter Recreation Strategy from Tax Stabilization Fund on an annual basis is not sustainable since that funding source is not intended for that purpose. If council wishes to continue the Winter Recreation Strategy, approval of a budget service level increase for Parks and Open Space will be required. Alternatively, council could choose to end the program, acknowledging that it achieved its original purpose as a pandemic related initiative. Since staff recruitment and equipment rental contracts (for washroom trailers, etc.) must be entered into early this fall, a decision from Council on whether to continue the program beyond April 2025 is required.

If the program is approved to permanently continue by Council, funding will be required for the first month of the 2025/2026 season, as it starts in December 2025. The one-time funding requirements are as follows:

December 2025 Winter Recreation Strategy	
Personal Services & Benefits	\$ 89,600
Materials & Supplies	\$ 20,000
Purchased Services	\$ 22,700
Vehicle Usage & Maintenance	\$ 26,600
Total Annual Cost	\$ 158,900

Additionally, as part of the 2026 budget approval process, a service level budget increase for Parks and Open Spaces would be required:

Annual Winter Recreation Strategy	
Personal Services & Benefits	\$ 370,500
Materials & Supplies	\$ 20,000
Purchased Services	\$ 33,400
Vehicle Usage & Maintenance	\$ 104,900
Total Annual Cost	\$ 528,800

Whether Council approves or denies approval of the Winter Strategy, washroom winterization will continue to occur annually as Council has previously approved capital funding allowing one seasonal washroom be converted per year from seasonal to year-round. CCTV cameras were also included in the funding model. Resources would be obtained annually through capital impact adjustments to the Parks and Open Space operating budget.

CONSIDERATIONS:

(A) PUBLIC

Public feedback and participation rates, in the use of amenities, indicate that the Winter Strategy Program instituted during the pandemic was and remains extremely popular for many Oakville residents.

(B) FINANCIAL

The current temporary winter recreation strategy has been funded each year from the town's tax stabilization reserve. While this reserve is healthy, ongoing operations should not be funded from a stabilization reserve; rather, they should be included in the annual tax levy.

The consideration of making the program permanent is estimated at \$528,800 per year.

The cost of offering the Winter Recreation Strategy for December 2025 is not included in the 2025 budget and is estimated at \$158,900. This amount could be funded from the Tax Stabilization Reserve for 2025.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

This report was written with the assistance of the Finance department.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's Strategic Priorities of Community Belonging

and Accountable Government. The principles of the program were aimed at inclusion, belonging and engaging residents in a variety of activities for their well-being in terms of recreation, mental health and fitness.

(E) CLIMATE CHANGE/ACTION

N/A

APPENDICES:

N/A

Prepared by:
Chris Mark, Director, Parks and Open Space

Recommended by:
Paul Damaso, Commissioner, Community Services

Council Information Memo

To: Mayor and Members of Council

From: Steven Rosati, Manager of Licensing, Strategy & Business Support – Municipal Enforcement Services

CC: Michael Mizzi, Commissioner – Community Development
Selena Campbell, Director – Municipal Enforcement Services

Date: April 22, 2025

Subject: Pay-by-Plate Parking Machine Upgrades and Parking Rate Adjustments

Purpose

The purpose of this memo is to inform Council of Municipal Enforcement Services' plans to upgrade all existing on-street and surface lot pay-by-plate equipment and implement corresponding hourly and daily rate adjustments (excluding the Downtown Parking Garage at 300 Church Street), in alignment with the 2025 Rates and Fees Schedule.

Key Facts

- The current upgrade to the pay-by-plate parking equipment is required as:
 - Rogers Communications Inc. will decommission its third generation (3G) cellular technology network by July 2025. Existing equipment relies on the 3G cellular network.
 - New payment security standards require upgraded machines that support PCI-DSS (Payment Card Industry Data Security Standard) compliant tap payment technology.
- The hourly rate increases range from \$0.25 to \$1.00 (including harmonized sales tax), with the average being \$0.50. (Appendix A)
- The daily rate increases range from \$1.00 to \$2.00 (including HST), with the average being \$1.25. (Appendix A)
- Forecasted budgets have been approved based on these rate increases taking place this fiscal year.
- All rate changes will apply to pay-by-plate machines, traditional meters, and the HONK mobile app.
- Machine upgrades and rate adjustments are to be done in a phased approach, commencing in June with completion by July 31, 2025.

- A communication strategy will be developed and launched in advance of the changes to ensure public awareness and a smooth transition.
- This project does not include the parking parkade, which will have its rates adjusted to match the 2024 approved rates upon reopening.

Background

- The Town introduced pay-by-plate parking technology in 2014 and currently operates 55 machines across the Downtown, Kerr, and Bronte BIAs.
- Hourly and daily parking rate increases were approved by Council as part of the 2024 budget. However, implementation was deferred to align with this upgrade project, as existing machines require on-site servicing to reprogram rates.
- Deferring the rate change avoided additional service fees from the machine vendor.
- All monthly parking permit rate increases approved in the 2024 budget were implemented in late 2024 and early 2025.

Summary

The pay-by-plate machine upgrades will ensure the Town is operating with the most up-to-date and secure payment technology. Adjusting the parking rates will align with Council-approved rates, eliminating the need to revise budget forecasts. Municipal Enforcement Services will collaborate with Communications and Customer Experience staff to develop a comprehensive communication plan to inform stakeholders about the upcoming machine upgrades and rate changes.

APPENDIX A: On-street and surface lot hourly and daily parking rate increases

Service Provided	Location / Description	Unit of Measure	HST Y/N	Current Fee (Tax Included)	2024 Approved Fee (Tax Included)	Increase for 2025 (Tax Included)
Full Cost Recovery						
* Parking at Metered Spaces for maximum 3 hours within Central Business District	Lakeshore Rd East, Navy St, Thomas St, George St, Dunn St, Trafalgar Rd, Reynolds St, Church St	per hour (3 hrs. max)	Y	\$2.00	\$2.50	\$0.50
* Parking at Metered Spaces for maximum 5 hours within Central Business District	Robinson St, Randall St	per hour (5 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking at Metered Spaces for maximum 9 hours	Robinson St, Randall St	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking at Metered Spaces for maximum 9 hours	Douglas Ave, Ontario St	per hour (9 hrs. max)	Y	\$1.50	\$1.50	\$0.00
* Daily Parking Rate on street (9 hrs. max period per day)	Douglas Ave, Ontario St	per day (9 hrs. max)	Y	\$6.00	\$6.00	\$0.00
* Parking at Metered Spaces for maximum 9 hours outside the Central Business District	Water St, Navy St	per hour (9 hrs. max)	Y	\$1.00	\$1.25	\$0.25
* Daily Parking Rate before 10am on street (9 hours max period per day)	Water Street	per day (9 hrs. max)	Y	\$4.00	\$4.00	\$0.00
* Daily Parking Rate (9 hrs. max period per day)	Water Street	per day (9 hrs. max)	Y	\$6.00	\$6.00	\$0.00
* Parking at a 20 Minute Metered Space	Downtown Oakville	per 20 minutes	Y	\$0.25	\$0.50	\$0.25
* Parking at Metered Space	Kerr Business Village, Bronte Village	per hour (2 hour max)	Y	\$1.50	\$2.00	\$0.50
* Parking at a 20 Minute Metered Space	Kerr Business Village, Bronte Village	per 20 minutes	Y	\$0.25	\$0.50	\$0.25
* Parking on Municipal Lot 1 (\$0.25 minimum)	Church St, south side, between Navy & Thomas	per hour (5 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking on Municipal Lot 2 (\$0.25 minimum)	Church St, south side, between Thomas & George	per hour (5 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking on Municipal Lot 3 (\$0.25 minimum)	Church St, south side, between George & Dunn	per hour (5 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking on Municipal Lot 5	Robinson & Dunn, southeast corner	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Municipal Lot 5, per entry (\$0.25 Minimum)	Robinson & Dunn, southeast corner	per day (9 hrs. max)	Y	\$7.00	\$9.00	\$2.00
* Parking on Municipal Lot 6	Randall St, south side, between Thomas & George	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking on Municipal Lot 6A	Randall St, south side, between Thomas & George	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Municipal Lot 6A, Lot 6, per entry (\$0.25 Minimum)	Randall St, south side, between Thomas & George	per day (9 hrs. max)	Y	\$8.00	\$9.00	\$1.00
* Parking on Municipal Lot 7	Church & Dunn, southeast corner	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Municipal Lot 7, per entry (\$0.25 Minimum)	Church & Dunn, southeast corner	per day (9 hrs. max)	Y	\$8.00	\$9.00	\$1.00
* Parking on Municipal Lot 8	Randall St, south side, between Allan & Reynolds	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Municipal Lot 8, per entry (\$0.25 Minimum)	Randall St, south side, between Allan & Reynolds	per day (9 hrs. max)	Y	\$7.00	\$9.00	\$2.00
* Parking on Municipal Lot 10 (\$0.25 minimum)	Behind Library	per hour (5 hrs. max)	Y	\$1.00	\$1.25	\$0.25

* Parking on Municipal Lot 11A (\$0.25 minimum)	Fire Hall - Water St. south of Randall St. Bridge	per hour (9 hrs. max)	Y	\$1.00	\$1.25	\$0.25
* Parking on Municipal Lot 11B (\$0.25 minimum)	Fire Hall - Water St. north of Randall St. Bridge	per hour (9 hrs. max)	Y	\$1.00	\$1.25	\$0.25
* Daily Parking Permit on Municipal Lot 11B, per entry	Fire Hall - Water St. north of Randall St. Bridge	per day (9 hrs. max)	Y	\$5.00	\$6.00	\$1.00
* Daily Parking Rate before 10am in Lot 11A, 11B, Lot 14 (9 hours max period per day)	Water Street	per day (9 hrs. max)	Y	\$4.00	\$4.00	\$0.00
* Parking on Municipal Lot 12	Kerr and Florence	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Lot 12 (\$0.25 minimum)	Kerr and Florence	per day (9 hrs. max)	Y	\$7.00	\$8.00	\$1.00
* Parking on Municipal Lot 14	Water St., west side, north of Randall St. Bridge	per hour (9 hrs. max)	Y	\$1.00	\$1.25	\$0.25
* Daily Parking Permit on Lot 14 (\$0.25 minimum)	Water St., west side, north of Randall St. Bridge	per day (9 hrs. max)	Y	\$5.00	\$6.00	\$1.00
* Parking on Municipal Lot 15 (\$0.25 minimum)	Robinson St, north site, east of Navy St.	per hour (5 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Parking on Municipal Lot 16 (\$0.25 minimum)	Thomas St, east side, Lakeshore Rd E & Robinson St	per hour (3 hrs. max)	Y	\$1.50	\$2.50	\$1.00
* Parking on Municipal Lot 17	258 Kerr Street	per hour (9 hrs. max)	Y	\$1.50	\$2.00	\$0.50
* Daily Parking Permit on Lot 17 (\$0.25 minimum)	258 Kerr Street	per day (9 hrs. max)	Y	\$7.00	\$8.00	\$1.00
* Parking on Municipal Lot F	125 Navy Street	per hour (9 hrs. max)	Y	\$1.00	\$1.50	\$0.50
* Daily Parking Permit on Lot Of (\$0.25 minimum)	125 Navy Street	per day (9 hrs. max)	Y	\$5.00	\$6.50	\$1.50

Memo

To: Mayor Burton and Members of Council

From: Paul Cripps – Director, Transportation and Engineering

CC: Jane Clohecy, Chief Administrative Officer
Phoebe Fu – Commissioner, Community Infrastructure

Date: April 14, 2025

Subject: Automated Speed Enforcement (ASE) Camera Deployment in Flashing 40 km/h Zones

Purpose:

The purpose of this memo is to provide clarity regarding the deployment of Automated Speed Enforcement (ASE) cameras in the Community Safety Zones with designated flashing 40 km/h zones.

Comments:

Flashing 40 km/h School Zones.

Flashing 40 km/h beacons are a safety feature implemented in designated school zones to enhance safety for the vulnerable road users, particularly children. As outlined in Ontario's Highway Traffic Act (HTA) Regulation 615 - Signs, these flashing beacons must be used in conjunction with appropriate school area signage and maximum speed limit signs to be enforceable. They are typically installed on roadways where the regular posted speed limit is higher but needs to be temporarily reduced during specific school times. When activated, the amber flashing beacons signal to drivers that the speed limit is reduced by 10 km/h (commonly from 50 km/h to 40 km/h) due to increased pedestrian activity near schools. These systems are essential for enhancing driver awareness and compliance, particularly in locations where time-based speed adjustments are necessary to accommodate the presence of schoolchildren. Importantly, the use of such beacons is



restricted to school zones only, as their application outside of school zones is not supported under the HTA and may diminish their intended impact and enforceability.

ASE Camera Installation in Flashing 40 km/h zones

When an Automated Speed Enforcement (ASE) camera is deployed in a Community Safety Zone that has flashing 40 km/h zone, as part of the implementation of the ASE program, Community Safety Zones with flashing 40 km/h speed limits are required to be converted to permanent 40 km/h speed limits because ASE cameras and flashing beacons operate independently and cannot be synchronized. ASE cameras function continuously, regardless of time-specific speed limits. As a result, deploying ASE cameras in areas with fluctuating speed limits could lead to the issuance of penalties during times when the reduced speed limit is not in effect, particularly if the flashing beacons are malfunctioning or fail to operate during school start and dismissal times. This creates legal uncertainty and complicates the adjudication process. If a motorist disputes a ticket on the grounds that the beacons were not active at the time of the violation, there is currently no mechanism to verify the beacon status at the exact moment the ASE camera captured the infraction. This lack of verifiable evidence can result in the dismissal of penalty notices, thereby undermining the credibility and effectiveness of the enforcement program. This approach is consistent with the industry's best practices and is rooted in the principles of fairness, transparency, legal defensibility, and operational effectiveness. Flashing 40 km/h school zones have two speed limits. These zones have by default 50 km/h speed limit. The 40 km/h speed limit takes into effect by activating the flashing beacons during the school start and dismissal times. These time-dependent speed limits, while valuable in specific contexts, introduce inherent variability and uncertainty for motorists.

To ensure a consistent and clearly understood enforcement environment, any Community Safety Zone with existing flashing 40 km/h zones are converted to permanent 40 km/h zones prior to the installation of ASE cameras. This proactive measure ensures that all motorists encounter a single, unchanging speed limit at all times, eliminating ambiguity and improving overall compliance. Permanent speed limits also support equitable enforcement by applying the same standard to all drivers, regardless of the time of day or situational conditions. In addition to improving enforcement consistency, permanent 40 km/h limits reinforce the safety objectives of Community Safety Zones, particularly in areas surrounding schools by reducing the likelihood of severity of collisions.

The flashing 40 beacons and signs that are removed cannot be relocated to other locations as all the remaining school zones (except four locations listed in below sections) in the Town already have permanent 40 km/h speed limit. The flashing beacon

systems are used to highlight speed limit reductions in school zones, as prescribed under the Highway Traffic Act, by indicating a reduction of the posted speed limit by 10 km/h during designated times. However, since the remaining school zones already have a permanent 40 km/h speed limit, no further reduction is required, and the use of flashing beacon systems in these school zones would be redundant.

Summary of Flashing 40 Zones in Community Safety Zone

Out of the thirty-six designated Community Safety Zones, five were originally equipped with flashing 40 km/h signage. These locations are converted to permanent 40 km/h zones as they are selected for ASE camera deployment.

Locations Completed in September 2024

As part of the first ASE camera deployment, the following two Community Safety Zones were converted from flashing to permanent 40 km/h zones. Flashing beacons were removed and replaced with standard “Maximum 40 km/h” signage:

- Glenashton Drive between Grand Boulevard and Eighth Line.
- Rebecca Street between Sussex Street and Bronte Road.

Locations Scheduled for May 2025

As part of the upcoming ASE camera rotation (end of May 2025), flashing 40 km/h zones in the following three Community Safety Zones will also be converted to permanent 40 km/h zones. A by-law amendment report will be presented to Council in April 2025 to support the required speed limit change. Upon by-law approval, flashing beacons will be removed and permanent “Maximum 40 km/h” signage will be installed.

- Lakeshore Road East between Douglas Avenue and Morrison Road.
- Maple Grove Drive between Devon Road and Lakeshore Road East.
- Rebecca Street between Garden Drive and Sybella Drive.

Flashing 40 km/h Zones Outside of Community Safety Zones

The following four locations currently have flashing 40 km/h signs but are not designated Community Safety Zones. ASE cameras are not being considered at these locations at this time. The flashing beacons will remain in place unless future assessments recommend Community Safety Zone designation and ASE deployment at these locations. Glen Abbey Gate between Third Line and Pilgrims Way.

- Sixth Line between Upper Middle Road and Glenashton Drive.
- Nottinghill Gate between Pilgrims Way and Upper Middle Road.
- Lakeshore Road East between Devon Road and Winston Churchill Boulevard.

Communication

During the initial deployment of Automated Speed Enforcement (ASE) cameras, communication materials did not include information regarding the conversion of the two existing flashing 40 km/h school zones on Glenashton Drive and Rebecca Street to permanent 40 km/h zones. To improve communication for the upcoming ASE camera rotation, and the conversion of the next three flashing 40 km/h school zones to 24/7 permanent 40 km/h zones, we are implementing enhanced notification measures. Specifically, information signs will be installed adjacent to the existing flashing 40 signs, advising that the speed limit in these school zones will change to a permanent 40 km/h in May 2025. Additionally, once the flashing 40 signs are replaced with permanent 40 km/h signs, “NEW” signs will be affixed above the ‘MAXIMUM 40 km/h’ speed limit signs to draw driver attention to the speed limit change.

Speed limit in this school zone will change from flashing 40 km/h to a 24/7 40 km/h speed limit in May 2025.



Wb-3 Sign (OTM Book 6)

We appreciate Council's continued support for the ASE program and our shared goal of enhancing road safety.

Council Information Memo

To: Mayor Burton and Members of Council

From: Lily Lei, Manager, Right of Way Management

CC: Jane Clohecy, CAO
Phoebe Fu, Commissioner, Community Infrastructure
Paul Cripps, Acting Director, Transportation and Engineering

Date: April 26, 2025

Subject: Public Education about Permitted and Prohibited Activities in the Municipal Right of Way

Purpose:

There had been recent updates to the Municipal Right of Way (MRW) By-law and associated policy and procedures. To raise awareness of the various permitted and prohibited activities within the MRW, staff has initiated a public education plan. The purpose of this memo is to advise council of the plan, and that such plan is underway.

Background

Road corridor permits are required for a number of activities, including driveway modifications, road closures, outdoor displays, patio permits and more.

The MRW By-law 2024-002 was passed in November 2024. Subsequently, the associated procedures were updated in February 2025 and the associated policy update is included in the May 1, 2025 Council Agenda. A report is also being submitted to Council on May 1, 2025 for an amending by-law to address some housekeeping items in the MRW By-law. While there were no major changes to the by-law provisions through the earlier updates, more clarity was provided about the do's and don'ts in the by-law, the procedures were updated, and new regulations were introduced.

Comments

For the purpose of this public education outreach, the various types of road corridor activities are identified in three categories based on the target audience, permit required or not required, and if they are part of another town process.

Category 1 – Seasonal public reminders

The target audience for this category is the general public of Oakville. Examples of these activities include modification to private property driveway aprons, boulevard gardens, sprinklers, fence encroachments, snow storage, etc. To supplement the existing guidelines available on the town's [Road Corridor Permits](#) page, the town will

provide seasonal reminders through community advisories, social media posts and others. On April 15, 2025, the town issued an [educational advisory](#) about road corridor and building construction activities. The content is focused on informing the public about the do's and don'ts within the MRW, when permits may be required, and where to obtain more information.

Category 2 – Direct communication to trades and commercial entities

The target audiences for this category are the contracting industry, developers, and commercial businesses. Examples of these permits include the annual renewals for oversize/overweight vehicle permits, temporary street occupation permits, special event permits, etc. This audience generally has a good awareness of the permits that are required and how to source the information through the town's website. Helpful reminders will be provided through direct communication at the time of application and before their permit renewal dates. As part of the Road Corridor team's current permitting processes, standard letters/emails are sent to applicants at the appropriate times throughout the year. Staff will work with the Communications team to review the current templates and timing of issuance to identify areas for improvement.

Category 3 – Cross-promotional messages to businesses

The target audiences for this category are retailers, businesses, developers and contractors. The examples of such activities are outdoor displays of merchandise, restaurant/bistro patio permits, filming permits, development-related excavation and temporary street occupation (TSO) permits, etc. Other departments at the town are the direct point of contact for these audiences, and their permits are regulated by the MRW By-law. Staff will collaborate with the Economic Development, Building Services and other such town departments, to share road corridor permit details for their audience to make the messaging more fulsome to the applicants. For example, the patio permits and A-frame sign permits will be provided through the Economic Development team's channels, newsletters and patio application guide. Similarly, information about driveway, excavation and temporary street occupation permits that are often required as part of the development construction can be shared through Building Services newsletters and channels. In 2024, staff also reached out the BIA Executive Directors for their assistance to bring awareness to the A-frame sign permit requirements. Staff will continue to explore more ways to enhance communication between the BIAs and town staff and so maintain the safety and enjoyment of the BIAs.

Contact

Please contact the author if you have any questions regarding this memo.

Council Information Memo

To: Mayor and Members of Council

From: Planning & Development

CC: Jane Clohecy, Chief Administrative Officer
Michael Mizzi, Commissioner, Community Development

Date: May 7, 2025

Subject: Preliminary Housing Needs Assessment (HNA) with Federal HNA Template

RECEIVED
MAY 08 2025
CLERK'S DEPT

The Town's consultants, SHS, have completed the Federal Housing Needs Assessment (HNA) template provided by the [Ministry of Housing, Infrastructure and Communities Canada](#) in advance of the June 30, 2025 deadline per the Canada Community Benefits Fund (CCBF) Municipal Funding Agreement. This HNA template is provided in full in Appendix D of the Preliminary Housing Needs Assessment Report (Preliminary Report), which will be available to Council and the public on the Town's [Housing Needs Assessment](#) website.

The purpose of the Preliminary Housing Needs Assessment is to provide a deeper understanding of:

- the current and projected housing needs of Oakville residents,
- the current and projected housing supply, and
- housing gaps in relation to housing needs (demand) and supply (existing and planned).

In July, staff will provide a report for Planning and Development Council's information regarding the Final Report findings, recommendations and next steps. The Final Report will inform Town initiatives related to the development of Inclusionary Zoning enabling policies and by-law provisions, Official Plan housing related policies, a Community Improvement Plan to incentivize affordable housing, and Midtown Community Planning Permit By-law provisions. It will also inform the implementation of other measures identified in the Town's [Housing Strategy and Action Plan](#), and support decision making related to the Town's infrastructure and capital planning.

The Preliminary Report Key Housing Gaps Findings:

The study identifies the following four housing issues:

- Housing is unaffordable for low- and moderate-income households, leaving many in housing stress.
- There is a clear need for more affordable, purpose-built rental housing.
- Oakville's housing stock is inconsistent with current household sizes and is limited in typology.
- Priority household groups face disproportionate or unique housing needs relative to other households.

The report indicates that the current approach will not address these issues or gaps in the housing supply. As such, there is a need to incentivize and/or regulate the production of housing that will meet the needs of low, moderate, and even some high-income households in terms of cost and suitability by producing more:

- affordable ownership housing (especially for large low and moderate income households);
- purpose built rental housing (all unit sizes);
- housing suitable for one and two person households; and
- housing with wrap around support for priority households.

Next Steps

Staff will submit to AMO and the HNA Secretariat the Federal Housing Needs Assessment and advise that it is available on the Town's Housing Strategy website for their review, per the instructions from the Ministry of Housing, Infrastructure and Communities Canada and Association of Municipalities of Ontario.

While the Preliminary Housing Needs Assessment is available to the public, SHS will host another focus group session in May to inform their work as it relates to inclusionary zoning to inform policies and provisions to incentivize/mandate the provision of affordable housing.

The Final Report will be presented to Council in July for information and will inform subsequent work as noted above.

Council Information Memo

To: Mayor and Members of Council

From: Kristina Zietsma, Director - Recreation and Culture

CC: Jane Clohecy, Chief Administrative Officer
Paul Damaso, Commissioner - Community Services

Date: May 14, 2025

Subject: New Procedure: Use of Town Spaces

RECEIVED
MAY 08 2025
CLERK'S DEPT

A new Use of Town Spaces Procedure has been developed and will be posted on the Town of Oakville's website, effective **May 14, 2025**.

Background

Historically, an informal practice was followed to guide the use of town spaces for official purposes by town staff, the Mayor, and Members of Council. With changes in staff and the growing number of booking requests, a more clearly documented procedure was required to determine what activities should be considered official town business and therefore be exempt from rental fees.

The new Use of Town Spaces Procedure provides clear criteria for identifying official town events and applying rental fees correctly and shows the town's commitment to fairness, accountability, and using resources wisely.

New Procedure Highlights

- *Formalizing Past Practice:* The new Use of Town Spaces Procedure sets out clear and consistent rules to define what qualifies as official town business and when facility rental fees apply.
- *Defined Criteria:* The procedure lists specific conditions to help staff determine when a booking is for official town business and when rental fees are required.
- *Improved Consistency and Efficiency:* Clear guidance will support internal users and facility booking staff, making the booking process faster and even more consistent.

- *No New Costs:* The procedure will be implemented using existing budget resources, with no additional financial impact.
- *Public Posting:* The procedure will be made available to the public to support openness and accountability.

For more information, please refer to the published procedure here: [Use of Town Spaces Procedure](#).

To streamline the facility rental request process for Mayor and Members of Council, please direct inquiries to bookafacility@oakville.ca. The email should include the event title and brief description, desired location, date, start and end times along with the expected attendance.

If you have any questions or comments, please do not hesitate to contact the undersigned at your convenience.

Thank you,



Kristina Zietsma
Director – Recreation and Culture
Ext: 4243
Email: kristina.zietsma@oakville.ca



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-112

A by-law to confirm the proceedings of a meeting of Council

COUNCIL ENACTS AS FOLLOWS:

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed and every resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized.
3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

PASSED this 26th day of May, 2025

Rob Burton

Mayor

Andrea Holland Acting Town Clerk