

COUNCIL INFORMATION PACKAGE

Date: July 9, 2025

If a member of Council wishes to bring forward any of these items for discussion at a future meeting, please make your request at the next Council meeting.

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	None.	
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	None.	
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	None.	

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
JULY 2, 2025

Vol. 28
No. 27

- 2 SMALL CHANGES,
BIG IMPACTS
Georgina Releases
its First-Ever Climate
Action Plan
- 4 IDENTIFYING
HOUSING NEEDS
Assessment Will
Help Shape Future
Housing Policies for
Newmarket

■ PROPOSED CLARINGTON SUBDIVISION WOULD BRING OVER 1,700 NEW DWELLING UNITS TO WILMOT CREEK

BACK AT THE HELM

Matt Durnan

A subdivision proposed for a large vacant site in Clarington's Wilmot Creek community would bring significant housing in a variety of housing types and densities to an area that sits in close proximity to the waterfront of Lake Ontario and that

currently accommodates little more than an established gated seniors' community. And it is the developer of that seniors' community over the course of almost three decades that has returned to develop that last piece of vacant land, after more than a decade-long hiatus from

ownership of the site.

At its June 16 meeting, Clarington planning and development committee held a statutory public meeting for **Rice Development Corp's** proposed subdivision for 6 Wilmot Creek Drive. The proposal would bring around

1,755 new residential units to the 30.7-hectare site, along with roughly 1,700 square metres of retail space, two parkettes, and three open space blocks.

"To support this development, a portion of Wilmot Creek Drive

CONTINUED PAGE 6 ■

Aerial image showing the location of the site (highlighted red) at 6 Wilmot Creek Drive in Clarington where Rice Development Corp is proposing to develop a new subdivision that would bring more than 1,700 new homes to the area. The area highlighted blue is the location of a potential future subdivision by another landowner that would accommodate a medium-density residential block and a park block. To the south of this site is the existing Wilmot Creek adult lifestyle community, which Rice developed over the course of nearly three decades. That adult lifestyle community accommodates 960 single-detached homes geared towards adults aged 55 and older.

SOURCE: MUNICIPALITY OF CLARINGTON



UPCOMING DATES

JULY

- 7 Brampton Planning & Development Committee, 7:00 p.m.
- Burlington Committee of the Whole, 9:30 a.m.
- Halton Hills Council, 3:00 p.m.
- Oakville Council, 6:30 p.m.
- 8 Aurora Committee of the Whole, 7:00 p.m.
- Caledon Planning & Development Committee—Public Meeting, 7:00 p.m.
- Hamilton Planning Committee, 9:30 a.m.
- Markham Development Services Committee, 9:30 a.m.
- Markham Council, 1:00 p.m.
- Oakville Planning & Development Council, 6:30 p.m.
- Richmond Hill Council Public Meeting, 7:00 p.m.
- 9 Brampton Council, 9:30 a.m.
- Georgina Council, 9:00 a.m.
- Halton Regional Council, 9:30 a.m.
- Hamilton General Issues Committee, 9:30 a.m.
- Richmond Hill Council, 9:30 a.m.
- 10 Peel Regional Council, 9:30 a.m.
- 14 Milton Council, 7:00 p.m.
- Newmarket Special Council, 1:00 p.m.
- 15 Aurora Council, 7:00 p.m.



■ GEORGINA RELEASES ITS FIRST-EVER CLIMATE ACTION PLAN

SMALL CHANGES, BIG IMPACTS



Lana Hall

The Town of Georgina has released its first climate action plan, designed to protect the community from the impacts of fluctuating temperatures, which also threaten the future of Georgina's tourism economy, local agriculture, and the health of nearby Lake Simcoe.

Approved by town council on June 4, the Georgina climate action plan identifies 40 action items, such as increasing shade at beaches and parks, ensuring new tree species are climate resilient, creating educational campaigns advocating sustainability practices, performing energy efficiency assessments and retrofits on buildings producing the greatest carbon emissions, and advocating for electric vehicle usage.

Those involved in the action plan's development say the top climate threats facing

Georgina include extreme heat events, warmer and rainier winters, extreme storms, as well as fluctuating salt and phosphorous levels in Lake Simcoe, which borders the town. The latter puts the lake at risk for biodiversity loss and impacts lake-related recreation conditions. These risk factors also inform the climate action plan's six key objectives: promoting safe summer recreation, reducing nutrient loading in Lake Simcoe, adapting winter recreation to warmer and rainier winters, ensuring Georgina's infrastructure can handle more intense, concentrated storms, reducing corporate greenhouse gas (GHG) emissions (including from buildings), and reducing community-wide GHG emissions, primarily from transportation, by increasing bus service and electric vehicle options.

"Climate change is not a distant threat; its impacts are already being felt right here in our own backyard, from extreme weather events to hotter summers to milder winters. As Lake Simcoe is at the centre of our community identity and well-being, it's essential that we continue to steward it for future generations," says Town of Georgina Mayor **Margaret Quirk** in a statement. "Each of us has a role to play. Whether it's choosing active transportation, buying local, or planting pollinator gardens, small changes add up to big impacts."

One of the most unique elements of the climate action plan, says Town of Georgina strategic initiatives program manager **Simone Lopreiato-Weinstein**, is a strong focus on the health of Lake Simcoe. As climate change introduces more unpredictable temperatures in

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SMALL CHANGES, BIG IMPACTS

CONTINUED FROM PAGE 2

the winter, leading to more frequent freeze-thaw cycles, the amount of salt used to combat icy roads and sidewalks will inevitably increase.

“With the rain in the wintertime, that just runs that salt right into the wetlands and lakes,” says Lopreiato-Weinstein.

This is also the case for phosphorous, a by-product of agricultural fertilizer and human waste from municipal sewage systems. Both sudden storms and excess rainfall can cause a spike in salt and phosphorous levels in the lake because the soil becomes too saturated to absorb them. Lake Simcoe is already struggling with higher-than-normal phosphorous levels, which lead to algae blooms that threatens the lake’s oxygen supply, and in turn, its cold-water fishery.

In 2023, a number of municipalities bordering Lake Simcoe, including the Town of Georgina, wrote to the **Province of Ontario**, requesting a provincial plan and budget to reduce Lake Simcoe’s phosphorous pollution by 55 per cent by 2030. Both salt and phosphorous contamination are likely to get worse with climate change, threatening native species within the lake, as well as negatively impacting

the water quality for recreation, says Lopreiato-Weinstein.

“It threatens aquatic life, and there have been beach closures,” Lopreiato-Weinstein tells *NRU*. “...Actions like low-impact development, public education, outreach to farmers to help them create [pollutant] buffers and best-management practices, all of that is important under climate change.”

The Town of Georgina, which counts both summer and winter tourism as a significant part of its economy, also has to contend with climate change’s potential impacts on its recreational

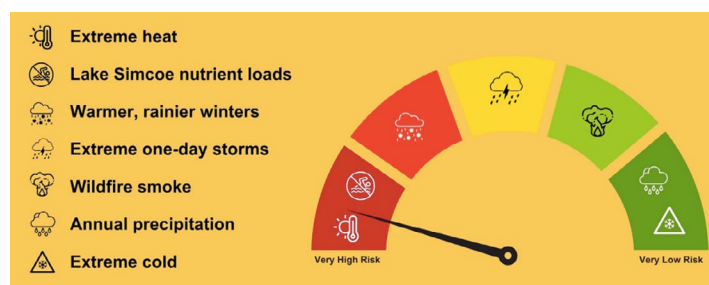
opportunities. These impacts could range from beach closures due to extreme heat or lake pollution, to threats to the town’s ice fishing and ski industry economies resulting from warmer winters.

“If the lake doesn’t freeze properly, which we’ve seen in recent years, or there’s not enough snow to operate the [ski hill] for many days, things like that, it impacts tourism,” says Lopreiato-Weinstein.

While the climate action plan calls for some mitigation efforts, such as increasing the town’s tree canopy, introducing shade structures and bolstering Georgina’s ice-rescue plans, it also recommends “diversifying tourism opportunities” related to water activities, in the event that these temperature fluctuations worsen and existing tourism opportunities are no longer feasible.

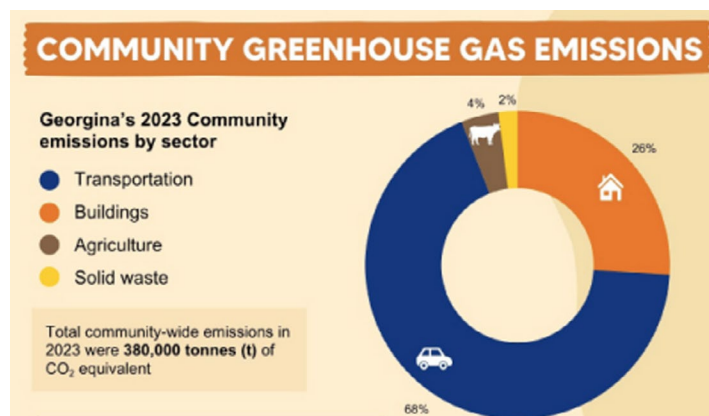
Lopreiato-Weinstein credits the involvement of Town of Georgina climate initiatives advisor **Neil Comer**, who consulted on the climate action plan. With experience working globally as a climatologist, Comer’s combination of international and hyper-local expertise helped shape the plan into something “locally-grown and specific” to Georgina.

“Not many municipalities can say they have that kind of expertise on staff and who really know the community,” says Lopreiato-Weinstein. “So rather than talking to staff in a way that’s generic, we can be super-specific and say, ‘what about the flooding on that road last year?’... I think that resonates with people.” 🌱



Infographic showing the estimated top climate-change-related hazards for the Town of Georgina by 2050, ranked by severity from higher to lower risk, with the most pressing threats being extreme heat, fluctuating nutrient loads in Lake Simcoe, and warmer, rainier winters. These threats are addressed in Georgina’s first-ever climate action plan, which was approved by town council earlier this month.

SOURCE: TOWN OF GEORGINA



Infographic showing the percentage of community-generated greenhouse gas emissions in the Town of Georgina by sector, with buildings and transportation making up the majority. Georgina’s first climate action plan recommends increasing public transportation options in the town and advocating for greater use of electric vehicles, as well as incentivizing climate-friendly building retrofits and “low-impact development” options.

SOURCE: TOWN OF GEORGINA

IDENTIFYING HOUSING NEEDS



Matt Durnan

The **Town of Newmarket** has undertaken action to identify its current and emerging housing needs and gaps by conducting a comprehensive analysis of its housing needs that will inform its housing action plan, a critical step towards establishing an inclusionary zoning framework that will help the Town ensure that more affordable housing is being developed in Newmarket.

At its May 26 meeting, Newmarket committee of the whole received a report on its housing needs assessment and inclusionary zoning assessment, with councillors authorizing staff to move forward with the development of a Housing Action Plan for the town.

“This document provides a comprehensive analysis of various demographic trends in the town. It looks at housing supply and demand and affordability gaps, and all of this work is required under [provincial] regulations if you’re looking to implement an inclusionary zoning framework,” Town of Newmarket senior policy planner **Andria Sallesse** told *NRU*.

“Essentially, there were three main housing gaps that were identified in the housing needs

assessment: we need more purpose-built rental housing, we need more housing for seniors and youth in the town. We have quite a large number of seniors here in Newmarket, but we also have youth who are looking to enter the market, be it rental or maybe less so, in terms of ownership. The third gap we found was housing options for diverse household sizes. So, for families, but also for people who are single, like the seniors I mentioned, and also youth.”

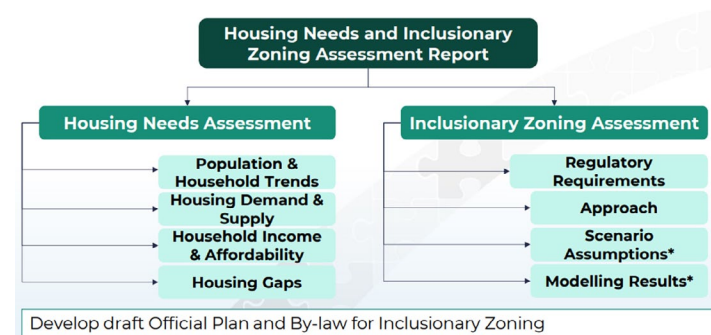
In addition to the provincial

requirements for this assessment to be completed in order for the Town to move forward with implementing inclusionary zoning policy, there are federal requirements for municipalities to conduct a housing needs assessment in order to qualify for federal funding under the Canada Community-Building Fund (CCBF).

Similar to the **City of Mississauga’s** response to the findings of its own recently-completed housing needs assessment (See: “Needs

Assessment: On the House”, *Novae Res Urbis GTHA*, June 6, 2025), rather than coming as a surprise to Newmarket staff and members of council, the findings of Newmarket’s assessment confirmed much of what staff and councillors had already been hearing anecdotally.

CONTINUED PAGE 5



Rental Affordability			Newmarket Rental Market (2024)			
	2024 Income (Renter HH)	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms
			**	\$1,590	\$2,010	\$1,334
Low Income	\$26,535	\$553	N/A	NO	NO	NO
Deciles 1-3 (Less than \$48,844)	\$36,163	\$904	N/A	NO	NO	NO
	\$48,844	\$1,221	N/A	NO	NO	NO
Moderate Income	\$63,403	\$1,585	N/A	NO	NO	YES
Deciles 4-6 (From \$48,845 to \$93,343)	\$78,667	\$1,967	N/A	YES	NO	YES
	\$93,344	\$2,334	N/A	YES	YES	YES
High Income	\$112,717	\$2,818	N/A	YES	YES	YES
Deciles 7-9 (Greater than \$93,344)	\$135,025	\$3,376	N/A	YES	YES	YES
	\$177,294	\$4,432	N/A	YES	YES	YES

Infographic showing the project components of Newmarket’s housing needs and inclusionary zoning assessment. The report provides a comprehensive analysis of demographic trends in the town, while identifying existing housing supply and affordability gaps. The assessment identified three main housing gaps in Newmarket: a need for more purpose-built rental housing, a need for more housing suitable for seniors and youth, and a need for more housing options across a broader range of household sizes.

SOURCE: TOWN OF NEWMARKET/SHS CONSULTING INC.

Table illustrating rental housing affordability in Newmarket, as shown in the Town’s housing needs assessment report that was presented at a committee of the whole meeting on May 26. This table shows the average rent prices in Newmarket for different dwelling unit types (bachelor unit price data unavailable), and whether or not the units are affordable to existing Newmarket residents, based on household incomes and the Canada Mortgage and Housing Corporation (CMHC) affordability threshold of no more than 30 per cent of household income spent on shelter.

SOURCE: TOWN OF NEWMARKET/SHS CONSULTING INC.

IDENTIFYING HOUSING NEEDS

■ CONTINUED FROM PAGE 4

“We have heard that there has definitely been an increase in multi-generational homes and an increase in rental housing. You’ll see in the assessment that it’s identified that there are more people [in Newmarket] entering the rental market,” said Sallèse.

“Because we don’t have quite enough primary rental housing, folks are having to look at market rental, which is typically more expensive. In various forums and meetings, we’re hearing different things, but I don’t know that any of this is really a surprise. It’s just solidifying what we’ve been hearing.”

While the housing needs assessment for the town identified rental housing as representing a key priority in Newmarket, the report goes a step further, breaking down where in the town those needs are most prevalent, and analyzing household sizes.

While the average size of households in Newmarket was higher than that of Toronto and the Greater Toronto Area in 2021, gaps exist in the supply of affordable housing for households of various sizes.

One and two-person households accounted for 65.2 per cent of Newmarket’s household growth from 2016 to 2021, while one-person households show the greatest

need for affordable housing across all measures.

Larger households in Newmarket are also facing challenges, such as lone-parent households, which face housing affordability issues disproportionately. The housing needs assessment report indicates that there is a lack of three-bedroom or larger dwelling units available in Newmarket’s rental housing market, and that the ownership market in the town is currently unaffordable to many households.

What all of this information will do is provide an important reference when the Town starts its work to establish its inclusionary zoning policy, which would give the Town of Newmarket the ability to require the inclusion of affordable units within all new residential developments within areas where the inclusionary zoning policy is applicable. That inclusionary zoning policy is currently being modeled to target both rental and ownership units, with a minimum of five per cent of units to be set as affordable for a period of 25 years, at a price of 80 per cent of market value.

“One of the tools that we have at our disposal that we can implement through the official plan, is an inclusionary

zoning framework. That’s one of the things that we’re going to discuss more in depth at a workshop on October 20, where we’re going to talk about the recommendations that came out of the report for those enabling policies, and whether or not council wants us to explore certain components in a bit more detail,” Sallèse said.

“Our mayor [John Taylor] is very passionate about housing, so we’re excited to talk more about this in October. After that would be a Housing Action Plan, which would then look at incentives and other tools, like a community improvement plan (CIP), to help deepen affordability in our town. Then finally, there’s a policy directions report for the official plan review that is using these statistics [in the housing needs assessment] as a reference point to help build more detailed policies and try to address the issue.

The housing needs assessment determined that ownership housing in Newmarket is not affordable to households outside of the “high-income group”, a group with household incomes greater than \$152,628. The average home price for a single-detached dwelling in Newmarket is \$1,253,224, while townhouses and semi-detached homes range in price from \$873,825 to \$880,549, respectively.

Apartments are the most affordable ownership housing type in Newmarket at an average price of \$564,783, but are the least common dwelling

type in the town.

On the rental housing side, Newmarket’s average rental prices were found to be unaffordable for the “low-income group”, defined by the Town as having a household income of less than \$48,844. And while average rental prices for one, two, and three-bedroom units were found to be mostly affordable to moderate and high-income Newmarket households, the supply of rental units has been insufficient for the existing demand.

“The housing needs and inclusionary zoning assessment for the Town of Newmarket identified key gaps in the town’s existing housing supply, highlighting the need for a diverse range of housing to match the emerging population trends and the need for purpose-built rental housing,” SHS Consulting Inc. manager of housing policy and research Matt Pipe told NRU.

“To ensure there is appropriate housing for all residents of Newmarket in the future, coordination between the Town, York Region, the development and construction sectors, and the not-for-profit housing sector will need to be a key focus to enable success moving forward.” 🌸

BACK AT THE HELM

CONTINUED FROM PAGE 1

is proposed to be closed, rerouted, and transferred to accommodate the new layout,” Municipality of Clarington principal planner **Nicole Zambri** told *NRU*.

“A new road, referred to as ‘Street B’, is also planned through the hydro corridor, to connect with the land to the south of the subdivision. This proposal reflects Clarington’s ongoing efforts to manage growth responsibly while providing new housing options and community amenities.”

Wilmot Creek is a small community sandwiched between two of Clarington’s

larger communities – Bowmanville to the west and Newcastle to the east – located not far from Lake Ontario to the south, and just south of Highway 401.

Rice Development Corp is at the helm of the first major development proposal in Wilmot Creek since it built out a large adult lifestyle community for adults aged 55 and older along the shores of Lake Ontario over the course of nearly three decades, starting in the 1980s.

“We built that adult lifestyle community over 25 years or so, from scratch. We sold it about 12 or 13 years ago, and there’s 960 homes that are all single-family bungalows,” Rice Development vice president of planning and development

Roger Howard told *NRU*.

“So that has been in place since the 1980s. And these lands where this subdivision is being proposed were part of that Wilmot Creek community back when we sold them. So, we sold this vacant parcel and the whole 960-home community, but we retained the development rights for these lands. And the original plan was to build them out as the final phase of this adult lifestyle community.”

The planning for the final phase of that adult lifestyle community at 6 Wilmot Creek actually progressed beyond the concept phase, and work was underway to establish a secondary plan for the area that would permit residential uses on the site, when the developer decided to change course.

It turns out that the residents of the existing community weren’t on board with the idea of bringing an additional 500 homes to the area, and a significant number of new residents that would

be making use of the local golf course and recreation centre.

“The residents felt it would sort of become overrun with new people and it would be too crowded with everyone having to share those existing facilities,” said Howard.

“So we made a deal to buy those lands back and develop them as a separate, unassociated subdivision, which is what’s being proposed today.”

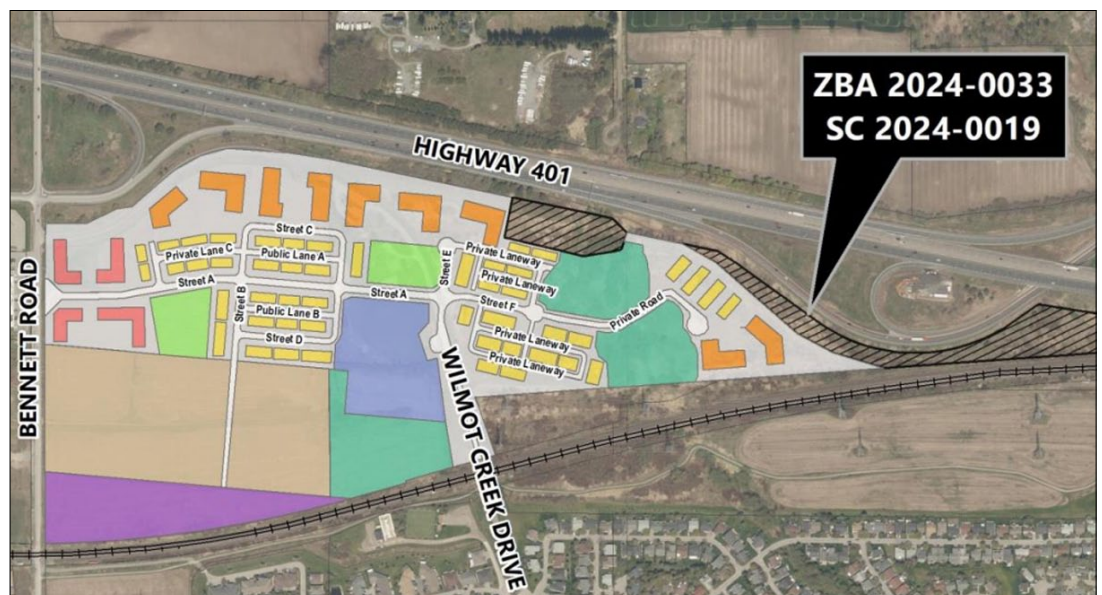
While existing residents weren’t too fond of the idea of having to share their recreation facilities with more people, the municipality had been at work establishing the Wilmot Creek secondary plan. The secondary plan and official plan amendment were adopted by Clarington council in April of 2023.

That secondary plan lays out plans for the entire area, including the site at 6 Wilmot Creek Drive, highlighting the fact that municipal staff and council wanted to see more

CONTINUED PAGE 7

Concept draft plan of subdivision for the site at 6 Wilmot Creek Drive in Clarington where Rice Development Corp is proposing to develop a new subdivision on the more than 30-hectares property. The proposed development would bring a total of 1,755 residential units to the site, including 114 street townhouses and 269 condominium townhouses (indicated in yellow) and 1,372 apartment units across a number of apartment (indicated in orange) and mixed-use buildings (indicated in pink). The mixed-use buildings would accommodate at least 1,700 square metres of retail space at grade. The subdivision would also include two parkettes (shown in light green) and new open space blocks (shown in dark green). The area shaded blue represents a stormwater management pond, while the area shaded beige represents the hydro corridor.

SOURCE: MUNICIPALITY OF CLARINGTON



BACK AT THE HELM

■ CONTINUED FROM PAGE 6

than just a continuation of single-family homes in the area resembling those that currently exist within the adult lifestyle community.

“The previous proposal was kind of looking at an extension of that seniors’ lodging, and that went away. So now we’ve got higher density, which is in line with what we’re looking at in our secondary plan and official plan for the area,” Clarington mayor **Adrian Foster** told *NRU*.

The proposed subdivision would bring a variety of different housing types to the site, including 114 street townhouses, 269 condominium townhouses, and 1,372 apartment units in buildings as tall as eight storeys.

The proposal also envisions developing mixed-use buildings at the entry point to the site that would accommodate up to a total of 1,700 square metres of retail space at grade, spread across four buildings, with residential uses above.

“We haven’t really got to the point yet of determining exactly how tall the apartment buildings will be, and we’re not really apartment builders to be honest, so we would likely sell off a chunk of those apartment blocks to guys that are more in that business of building apartment buildings than we are,” said Howard.

“We’re more in the low-rise housing business, so we would hang on to those townhouse blocks and probably sell off a good chunk of those apartment blocks to get some early land sales to help pay for all of the servicing required and get that money flowing earlier than later.”

Early concept plans for the site would have the taller apartment buildings located towards the northern portion of the site, closest to Highway 401, with heights scaling down as you move south into the site. Townhouse blocks would make up much of the interior of the site, along with two new parkettes and three open space blocks.

The introduction of mid-rise buildings to the area would be completely new to the Wilmot Creek community. And while the municipality is working to increase housing density where possible, the Mayor notes that it’s important to remember that each of Clarington’s communities—Bowmanville, Courtice, Newcastle, Orono, and the smaller hamlets like Wilmot Creek—has its own unique character that needs to be respected.

“Clarington is very much a community of communities, so you look at the distinction between Courtice, Bowmanville,

Newcastle. And you know where growth is occurring. And there is greenspace that we want to maintain, and a ton of Clarington has to stay green,” Foster said.

One concern noted by Foster is the access to retail, or lack thereof, that exists in Wilmot Creek presently, and what the ripple effects might be of bringing more than 1,700 new homes to the area without any major retail centres located within walking distance.

“There’s limited access to retail down there, so if you look at the existing Wilmot Creek, you have to drive from there, and it’s about eight or nine minutes to drive to downtown Newcastle [to the northeast], or a few minutes to drive to Bowmanville [to the west],” said Foster.

“It’s a valid observation from members of the public that we’re putting people here that are going to have to jump in their cars to go somewhere, and that’s something that we have to look at. It’s a challenge because if you don’t have that critical mass, businesses can’t survive, so you’re pulling on opposite ends of the same string.”

The large site has sat vacant for decades, and although it has been the subject of a number of different development concepts, Howard says that the community has been largely receptive to this planned subdivision, and that he is pleased to see plans for the lands making progress.

“The first homes here were built in 1984, and the last

phase was completed around 2005. And nothing has really happened here since those seven phases were built, so we’re going on 20-plus years,” said Howard.

“In that time, *Places to Grow* [*Growth Plan for the Greater Golden Horseshoe*] came into effect, we had to wait for **Durham Region** to amend their plan, and then it was four-plus years to do this secondary plan. But now, we’ve had the public meeting and that’s great, and we’re getting our full set of comments from the municipality and we’ll address those. I’d hope that by the end of this year we’ll have resolved any outstanding items from staff and we’re moving towards a recommendation report with draft plan conditions and zoning, and then through 2026, we’re moving to our detailed engineering design and be in a position to register the subdivision, and getting shovels in the ground by 2027.” 🌱

OLT NEWS

AMENDED HERITAGE DESIGNATION BY-LAW APPROVED FOR PORT CREDIT CHURCH

In a June 20 decision, OLT Member **Jennifer Campbell** allowed an appeal, in part, by the **Anglican Diocese of Toronto** against the **City of Mississauga's** enactment of a by-law designating the property at 26 Stavebank Road under Part IV of the *Ontario Heritage Act*.

The property contains the Trinity Anglican Church, constructed in 1950s in a contemporary architectural

style. In 2024, the City designated the property under the *Ontario Heritage Act* as being of cultural heritage value or interest. The Anglican Diocese appealed the designation by-law.

Further discussions between the Anglican Diocese and the City subsequent to the appeal led to a settlement involving modifications to the heritage attributes described in the designation by-law. Modifications include:

- Greater specificity regarding views of the church, the location of the stone walls,

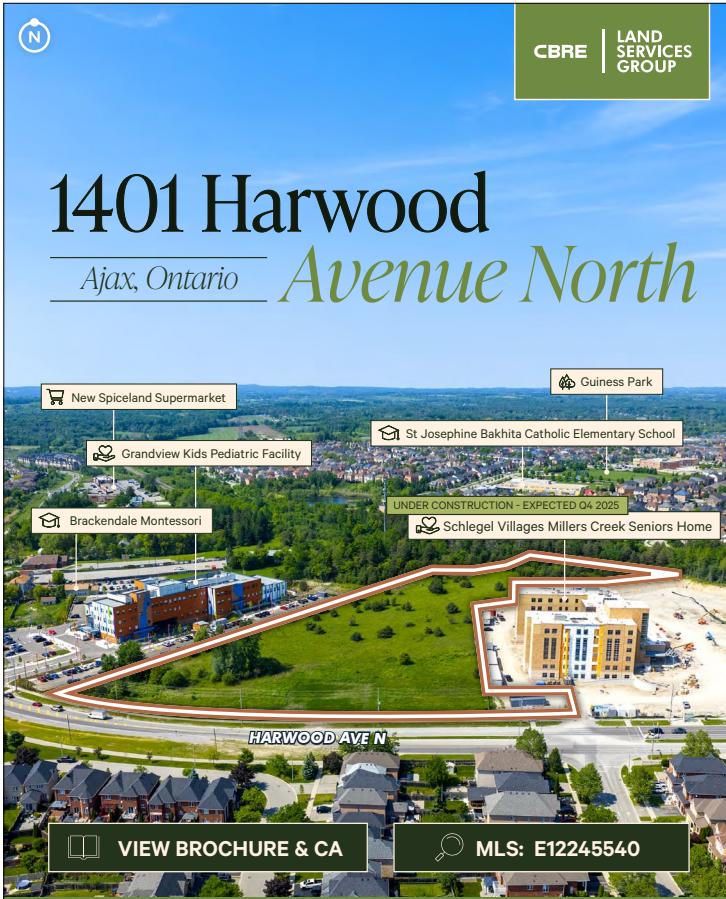
and the elevations containing rectilinear windows;

- Removal of glass blocks as being identified as a heritage attribute;
- Addition of the dated cornerstones as comprising associative attributes;
- Removal of the general contextual description of the property and its surroundings; and
- The removal of reference to the stone walls as being dry laid stone walls.

The Tribunal held a settlement hearing where it received evidence from City of

Mississauga heritage planner **John Dunlop** in support of the amended designation by-law. The Tribunal accepted Dunlop's evidence and allowed the appeals, in part, approving the amended by-law.

Solicitors involved in this decision were **David Tang (Miller Thomson)** representing the Anglican Diocese of Toronto and **Katie Pfaff** representing the City of Mississauga. [See *OLT Case No. OLT-24-001080*.] 



1401 Harwood Avenue North
Ajax, Ontario

CBRE LAND SERVICES GROUP

VIEW BROCHURE & CA **MLS: E12245540**

UNDER CONSTRUCTION - EXPECTED Q4 2025

Surrounding Amenities:

- New Spiceland Supermarket
- Grandview Kids Pediatric Facility
- Brackendale Montessori
- Guinness Park
- St Josephine Bakhita Catholic Elementary School
- Schlegel Villages Millers Creek Seniors Home

HARWOOD AVE N

All outlines and information to be verified by purchaser | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca/mcsg

± 7.4 Acres of Infill Land Designated as Community Area

CBRE's Land Services Group is pleased to offer for sale ± 7.39 acres of development land at 1401 Harwood Ave N in the Town of Ajax. Given Ajax has a fixed urban boundary, the site offers a rare opportunity for infill residential development within a stable, amenity-rich neighbourhood.

In September 2024, the Region of Durham's new Official Plan was approved and redesignated the property from Employment Area to Community Area. The Community Area designation encourages a range of residential, commercial, institutional and public uses. Ajax plans to incorporate the policies from Durham Region's Official Plan into the Town's Official Plan, offering a unique opportunity to collaborate with the Town of Ajax and obtain approvals¹ that reflect any purchaser's preference for built form and yield.

Situated in a neighbourhood with a multitude of amenities, the site is just a 3-minute drive from Rossland Landing, which features retailers such as Longo's and Dollarama, along with numerous restaurants. The property is also a 5-minute drive from the Ajax Sportsplex, Library and Recreation Centre, and is in close proximity to Millers Creek, which provides a trail system connecting to Lake Ontario and multiple parks.

¹ZBLA and Draft Plan of Subdivision and/or Site Plan

OFFER SUBMISSION DATE TO BE ANNOUNCED

THE LISTING TEAM:

LAUREN WHITE*
Executive Vice President
+1 416 495 6223
lauren.white@cbre.com

MIKE CZESTOCHOWSKI**
Vice Chairman
+1 416 495 6257
mike.czestochowski@cbre.com

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Senior Sales Associate
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EVAN STEWART*
Senior Sales Associate
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NICHOLAS WEBSTER
Sales Representative
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nicholas.webster@cbre.com

*Sales Representative **Broker

IN BRIEF

Clarington developing vision and strategy for future of its waterfront

The **Municipality of Clarington** is developing a new vision for its 34-kilometre waterfront along Lake Ontario to ensure that as the town grows, it will serve its residents and visitors as a vibrant, accessible, sustainable space that protects the environment for generations to come.

Members of the public are invited to review presentation materials on Clarington's draft waterfront vision and guiding principles and to participate in an online survey collecting feedback on it. To learn more about the draft vision and principles proposed to guide Clarington's new waterfront strategy and to participate in an online survey on them, please visit the Town website [here](#) by Monday, July 28. 🌱

Clarification

In the June 25 issue of *NRU GTA*, the story "A Call to Action: Royal Architectural Institute of Canada Releases Climate Action Plan for Practitioners" reported the majority of 619 heat-related deaths during the 2021 heat dome event in British Columbia as occurring in private residences. In fact, most of those deaths occurred "indoors," more generally.

Erratum

In the June 25 issue of *NRH GTHA*, the story "Going the Extra Mile" indicated an incorrect number of units that are proposed in the Region of Peel's affordable purpose-built rental development in Caledon. The story should have indicated that the proposed development would include 80 purpose-built rental units, 40 per cent of which will be deeply affordable units. *NRU* regrets the error.

PEOPLE

Metrolinx has appointed **Michael Lindsay** as the new president and chief executive officer (CEO) of the organization, effective July 1. Lindsay has been serving in the role on an interim basis since December 16, 2024, after the December 2024 resignation of previous Metrolinx president and CEO **Phil Verster**. Prior to his tenure with Metrolinx, Lindsay served as **Infrastructure Ontario** president and CEO since November 2020.

City of Mississauga chief administrative officer **Hassaan Basit** has been

appointed the **Province of Ontario**'s first-ever chief conservation executive, effective August 4, 2025. Basit, who has been with Mississauga since May 2024 previously served **Conservation Halton** in a series of increasingly senior roles for over 20 years, culminating in his role as the conservation authority's president and CEO from September 2020 to May 2024. The Province says that the creation of the new chief conservation executive role and Basit's appointment to the position "will support the government's commitment to protect Ontario's

economy by speeding up critical infrastructure and housing development while safeguarding the environment."

The **City of Port Colborne** has appointed **Daniel Rodgers** as its new chief building official (CBO), effective July 7. Rodgers comes to Port Colborne after serving as **Town of Wasaga Beach** general manager of development services and CBO, where he led redevelopment initiatives along the town's waterfront.

The **Region of Waterloo** council has opted to fill the

vacant Kitchener council seat previously held by **Kari Williams** through an application (rather than through a by-election) process. Williams passed away in April following a battle with cancer. Applications to fill the vacant seat will be open on July 1 and will close August 1. Eligible applicants will be offered the opportunity to present their qualifications for the position to regional council at a special meeting on August 14, after which council will vote on their desired candidate. The successful appointee will attend their first meeting as a councillor on August.

Town Clerks

From: Engineering and Construction <engineeringandconstruction@halton.ca>
Sent: Wednesday, July 2, 2025 3:39 PM
Cc: Jones, Lee Anne; Stewart, Nathan; McCauley, Jason; Boere, Eric; Braczek, Marek; Olsen, David; Pawlus, Jacek; Mills, Chris; Beniwal, Brijmohan; Ranalli, Rick; Borchetta, Nancy; Oka, Kiyoshi; Di Tomasso, Dan; Connell, Mark
Subject: [EXTERNAL] Notice of Construction Update – Emergency Services – Bridge and Culvert Rehabilitation Program, Trafalgar Road, south of Cross Avenue, Ward 3, Oakville (PR-3380F)
Attachments: PR-3380F - Notice of Construction-Update Trafalgar south of Cross-EMS 07022025.pdf
Categories: Council Info

Hello,

Please find attached a Notice of Construction Update – Emergency Services – for the Bridge and Culvert Rehabilitation Program, Trafalgar Road, south of Cross Avenue, Ward 3, Oakville (PR-3380F).

Rama Garigipati is the Region's representative on this project and can be reached at 905-464-6060 ext. 7256 or by email at Rama.Garigipati@halton.ca should you have any questions or concerns.

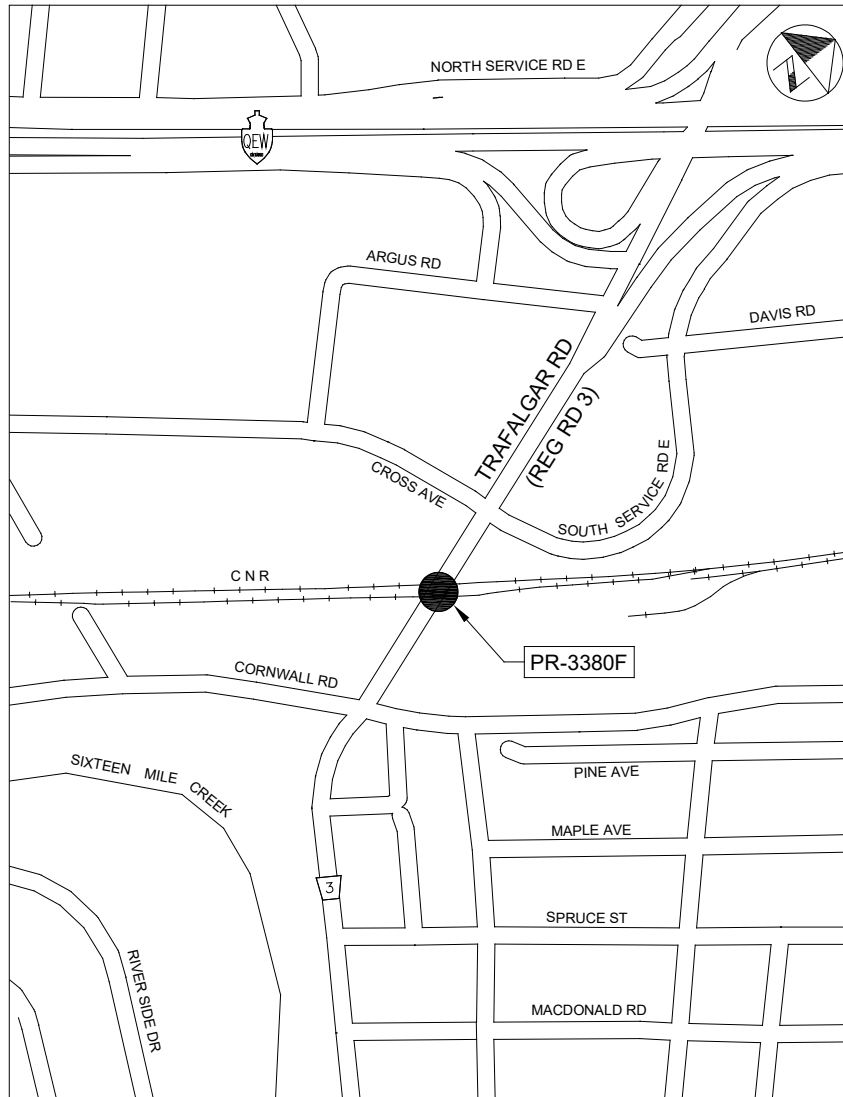
For more information about Regional improvement projects:

- Visit halton.ca
- Sign up to receive email notices and updates
- Email accesshalton@halton.ca or call 311

Thank you

NOTICE OF CONSTRUCTION UPDATE

Bridge and Culvert Rehabilitation Program, Trafalgar Road South of Cross Avenue, Ward 3, in the Town of Oakville



Project Number:
Scheduled Start Date:
Scheduled Completion Date:
Contractor:

PR-3380F
July 2025
September 2025
Belor Construction Ltd.

Project Manager:

Rama Garigipati
905-825-6000 x 7256
Rama.Garigipati@halton.ca



Town Clerks

From: Engineering and Construction <engineeringandconstruction@halton.ca>
Sent: Wednesday, July 2, 2025 3:32 PM
Cc: Jones, Lee Anne; Stewart, Nathan; McCauley, Jason; Boere, Eric; Braczek, Marek; Olsen, David; Pawlus, Jacek; Mills, Chris; Beniwal, Brijmohan; Ranalli, Rick; Borchetta, Nancy; Oka, Kiyoshi; Di Tomasso, Dan; Connell, Mark
Subject: [EXTERNAL] Notice of Construction – Emergency Services – Bridge and Culvert Rehabilitation Program, Trafalgar Road, south of Iroquois Shore Road, Wards 5 and 6, Oakville (PR-3380F)
Attachments: PR-3380F - Notice of Construction-Trafalgar Rd south of Iroquois Shore Rd-EMS 07022025.pdf
Categories: Council Info

Hello,

Please find attached a Notice of Construction – Emergency Services – for the Bridge and Culvert Rehabilitation Program, Trafalgar Road, south of Iroquois Shore Road, Wards 5 and 6, Oakville (PR-3380F).

Rama Garigipati is the Region's representative on this project and can be reached at 905-464-6060 ext. 7256 or by email at Rama.Garigipati@halton.ca should you have any questions or concerns.

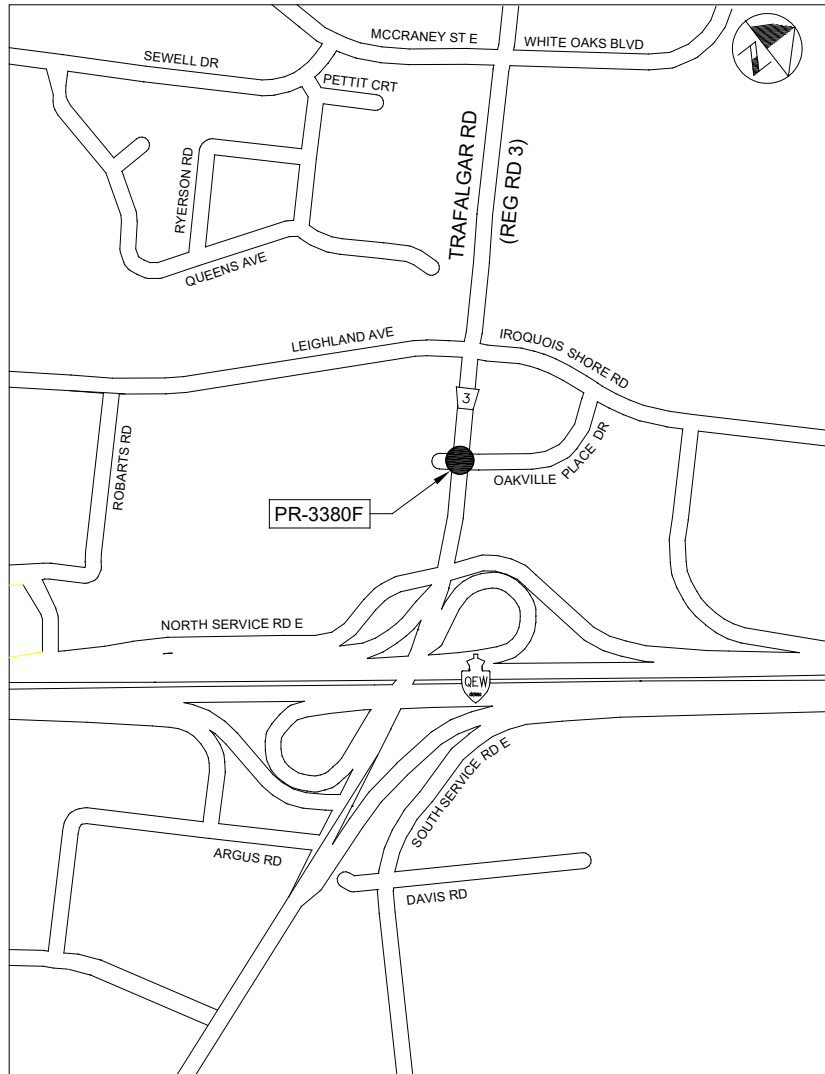
For more information about Regional improvement projects:

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- Sign up to receive email notices and updates
- Email accesshalton@halton.ca or call 311

Thank you

NOTICE OF CONSTRUCTION

Bridge and Culvert Rehabilitation Program, Trafalgar Road South of Iroquois Shore Road, Wards 5, 6, in the Town of Oakville



Project Number:
Scheduled Start Date:
Scheduled Completion Date:
Contractor:

PR-3380F
July 2025
August 2025
Belor Construction Ltd.

Project Manager:

Rama Garigipati
905-825-6000 x 7256
Rama.Garigipati@halton.ca



The Regional Municipality of Halton 2026 Calendar DRAFT

January						
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- Regional Council - 9:30 am
- Council Workshop/Meeting – 9:30 am
- Council Meeting – Agency Budget Presentations – 9:30 a.m.
- Council Meeting – Budget – 9:30 a.m.
- Holiday
- Municipal Election Day
- Inaugural Meeting of 2026-2030 Council
- Start of New Council Term

Audit Committee May 13

January 2027						
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31						



Halton.ca 311



Town Clerks

From: Engineering and Construction <engineeringandconstruction@halton.ca>
Sent: Friday, July 4, 2025 1:58 PM
Cc: Jones, Lee Anne; Stewart, Nathan; McCauley, Jason; Boere, Eric; Braczek, Marek; Olsen, David; Pawlus, Jacek; Mills, Chris; Beniwal, Brijmohan; Ranalli, Rick; Borchetta, Nancy; Oka, Kiyoshi; Di Tomasso, Dan; Connell, Mark; Yousri, Fadi; Ciannavei, Jamie
Subject: [EXTERNAL] Notice of Road Closure – Emergency Services – Water and Wastewater Main Improvements, McCraney Street East & Oxford Avenue, Ward 5, Town of Oakville, PR-3429A
Attachments: PR3429A_NORC_Emerg_Srvc_McCraney_20250704.pdf;
PR3429A_NORC_Emerg_Srvc_Oxford_20250704.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Council Info

Good Afternoon,

Please find the attached Notice of Road Closure – Emergency Services – Water and Wastewater Main Improvements, McCraney Street East & Oxford Avenue, Ward 5, Town of Oakville, PR-3429A.

Fadi Yousri is the Region's representative on this project and can be reached at 289-981-0883 or by email at Fadi.Yousri@halton.ca should you have any questions or concerns.

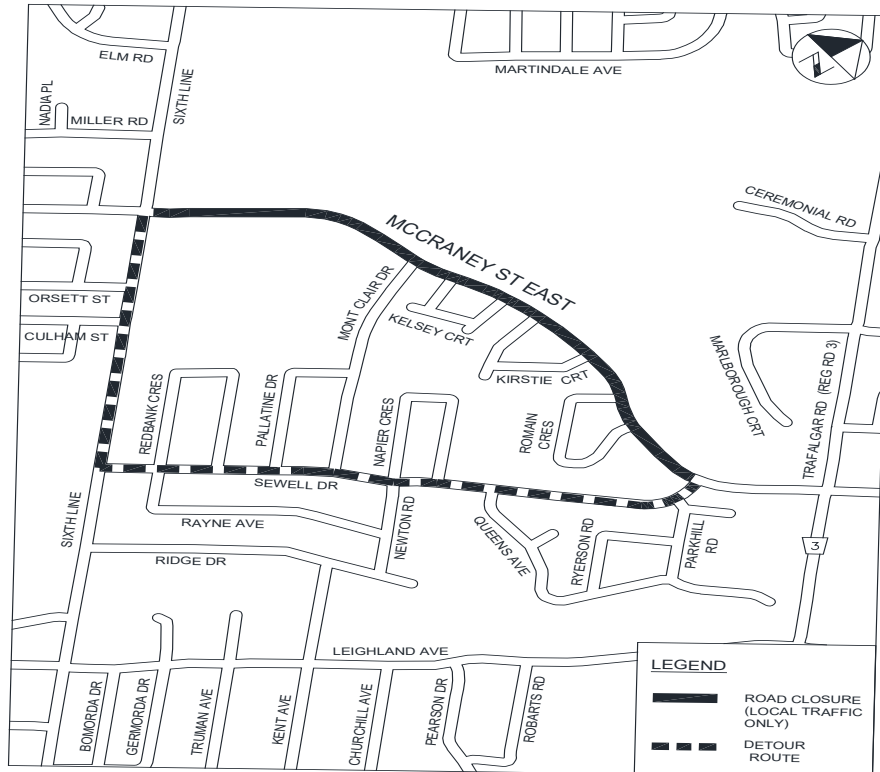
For more information about Regional improvement projects:

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- Sign up to receive email notices and updates
- Email accesshalton@halton.ca or call 311

Thank you.

NOTICE OF ROAD CLOSURE

Watermain and Wastewater Main Improvements, McCraney Street East, Ward 5, Town of Oakville



Contract Number:

WS-3429-24

Scheduled Start Date:

July 2, 2025

Scheduled Completion Date:

September 1, 2025

Contractor:

WORLD QUALITY
CONSTRUCTION INC.

Project Manager:

Fadi Yousri

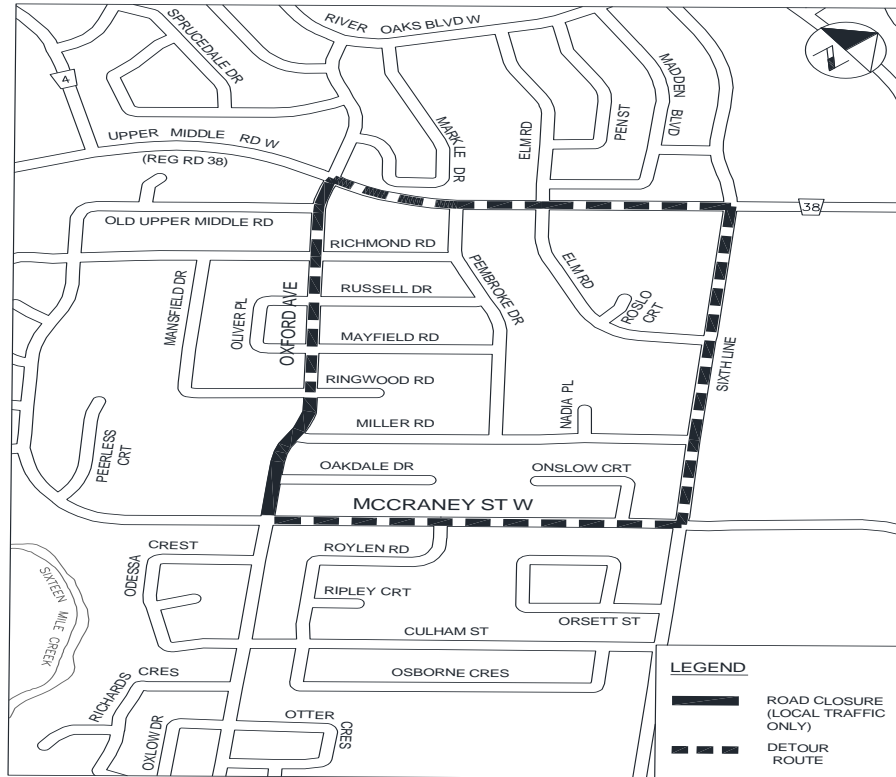
289-981-0883

Fadi.Yousri@halton.ca



NOTICE OF ROAD CLOSURE

Watermain and Wastewater Main Improvements, Oxford Avenue, Ward 5, Town of Oakville



Contract Number:

WS-3429-24

Scheduled Start Date:

July 2, 2025

Scheduled Completion Date:

September 1, 2025

Contractor:

WORLD QUALITY
CONSTRUCTION INC.

Project Manager:

Fadi Yousri

289-981-0883

Fadi.Yousri@halton.ca



Town Clerks

From: AMO Communications <communicate@amo.on.ca>
Sent: Wednesday, July 2, 2025 9:51 AM
To: Town Clerks
Subject: [EXTERNAL] Looking back on AMO's work in 2024

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



AMO's 2024 Annual Report

Dear William,

On behalf of the AMO Board of Directors, AMO is pleased to provide the Association's [2024 Annual Report](#). Please take some time to review what Ontario's municipalities achieve when we work together on shared goals and common challenges.

The Report includes:

- a message from AMO's President, Secretary-Treasurer & Executive Director
- highlights of AMO's work during in 2024
- audited financial statements

[Read the Report](#)

The annual report will form part of the Secretary-Treasurer's report at the AMO Annual General Meeting on Monday, August 18th.



ANNUAL REPORT | 2024

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4 The Value of AMO Membership

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6 2024 Annual Conference

17 Financial Statements

8 AMO's Centres

Message from the AMO President



I am so proud and grateful to have been elected as your AMO President at the 2024 Annual Conference in Ottawa. I want to congratulate all my colleagues who were elected to the AMO Board of Directors. It is such a privilege to serve as AMO President with a tremendous group of talented, engaged, and energetic leaders. I also want to thank everyone who put their names forward to serve on the AMO Board – it shows how important our association and our sector are that so many want to be involved in AMO's work.

2024 was a very productive year for AMO: we celebrated our 125th anniversary as an association; we launched a new brand and visual identity; we signed a new 10-year, \$10 billion agreement with the federal government for the Canada Community-Building Fund; and we persuaded the province to walk back elements of Bill 23 and restored about \$2 billion of annual infrastructure funding.

Of course, we are now all aware of the drama unfolding to the south of our border. As our political and economic context evolves rapidly, AMO's work in 2024 shows the importance of a meaningful partnership between Ontario's municipalities, the province, and the federal government. Every municipality has challenges, and all orders of government need to work together to face them head on. Communities form the foundation of the provincial and national economies – when local communities succeed, Ontario and Canada succeed.

For more than a year, AMO has been calling on the province to sit down with us to talk about outdated fiscal arrangements and innovative ways to fund the infrastructure that underpins the Ontario economy. AMO's call for this conversation has been supported by councils in every part of the province. Our residents are concerned about their quality of life, public safety, and what the future will bring. But there is a real opportunity to build a prosperous and sustainable future for this province if municipalities, Ontario, and the Government of Canada work together as partners.

All of AMO's work is made possible through your active membership with AMO. I also want to thank AMO staff who continue to provide incredible advice and resources to the Board and AMO's member municipalities. The work of AMO staff ensures that AMO continues to be one of the most influential advocacy organizations in the country.

A handwritten signature in black ink that reads 'Robin Jones'.

Robin Jones

*President, AMO
Mayor, Village of Westport*

The Value of AMO Membership

Ontario's 444 municipalities work together through AMO to achieve shared goals and meet common challenges.

AMO works to make municipal governments stronger and more effective.

AMO represents you and the collective voice of municipal government in Ontario, and ensures we are all heard loud and clear.

AMO provides municipal elected officials with the tools to succeed through our policy development, advocacy, membership programs, conferences, and educational programming.

Our members take advantage of educational programming which includes workshops such as enhanced councillor and land use training, negotiating conflict, Indigenous-municipal community building, and many others focused on building essential skills and knowledge for elected municipal officials.

AMO also provides business services that help municipalities. LAS (Local Authority Services) supplies many cost-saving programs and services designed to support municipalities. We also advance municipal employer interests in the OMERS Pension Plan as your sponsor representative through MEPCO (the Municipal Employer Pension Centre of Ontario). We ensure that your voice influences the governance and the administration of the \$138 billion OMERS pension plan.



AMO's website had over
1,167,000
pageviews in 2024.



Subscription to the weekly
AMO Watchfile is currently at
8,800.



Communicating with our members and keeping everyone up to date is just part of the value-added benefit of an AMO membership.

Message from the Executive Director



In 2024, AMO continued to modernize and evolve to meet the needs of our members – Ontario’s municipalities. I am thankful to work with the AMO staff who support Ontario’s communities with the challenges they face. My colleagues deliver programs, services, events, and education with creativity and dedication as they advocate for municipal interests and develop initiatives that benefit municipal councils and employees in their mandates to residents.

As part of our modernization efforts, AMO unveiled a new brand and visual identity at the 2024 AMO Annual Conference, which coincided with AMO’s 125th anniversary. Once again, AMO’s Annual Conference shows that AMO unifies the sector with one voice. It is an important platform for municipal, provincial, and federal representatives to demonstrate partnership and develop solutions in service of Ontarians across the province.

However, AMO is much more than the Annual Conference. In 2024, AMO worked throughout the year on priorities that matter to our members – housing, homelessness, infrastructure, and reconciliation with our Indigenous communities. AMO is also advancing work on strengthening local democracies and supporting municipal staff recruitment and retention. That is in addition to all the events, education, and other programs AMO delivers to members. There are ways to engage with AMO throughout the year, and I encourage you to do so.

I am also grateful to work with the exceptional group of municipal council members and municipal public servants who make up our Board of Directors. Like you, they are community leaders who care deeply about their residents, communities, and the province and who volunteer their time to support AMO’s work on behalf of the municipal sector. They are strong advocates for our sector, and provide meaningful intelligence to AMO staff to inform the work of the association.

I want to thank all our members for your support. I also want to thank the many extraordinary municipal public servants who work with AMO staff to ensure our advocacy, member and business services reflect the best knowledge of your priorities, challenges, and aspirations. I am proud of the significant role AMO has in shaping public policy and supporting members and we are committed to maintaining that role for AMO and the municipal sector.

A handwritten signature in dark ink, appearing to read 'Brian Rosborough', with a stylized, flowing script.

Brian Rosborough
Executive Director



2024 Annual Conference



AMO Annual Conference 2024, Plenary Presentation, "Thinking Differently about Infrastructure"

AMO membership engagement continued to grow in 2024 as the AMO Conference in the City of Ottawa broke a number of records.

- A record **3,300** registered participants
- A new record of **700** delegation meetings between municipal leaders and Cabinet members and opposition party members
- A record number of candidates to serve on AMO's Board with elections for President and for every Caucus
- Main stage plenary content including the Honourable Elizabeth Dowdeswell, Lieutenant Governor of Ontario, Ontario Regional Chief Abram Benedict, Premier Doug Ford, our 5th Women's Leadership Forum, and Wednesday programming dedicated to housing and infrastructure.
- **14** concurrent sessions and six study tours on topics such as the Provincial Policy Statement and Building Code, Indigenous guidance and expectations on land use planning, access to health services, recreation infrastructure, partnering with urban Indigenous organizations, and more.



AMO's Centres

AMO's Enterprise Centre works closely with LAS and ONE Investment to build strategic relationships with partners where there is shared value – the partner succeeds in achieving business goals while AMO/LAS maximizes benefits to members. The Enterprise Centre is led by Judy Dezell.

AMO's Finance and Operations Centre is responsible for managing AMO and AMO-related organizations' accounting, financial systems, risk management, information technology, human resources, website management, information systems and data management. Information is disseminated to AMO membership and the public-at-large via our websites and other digital channels by leveraging our membership database and other tools. The Finance and Operations Centre is led by Afshin Majidi.

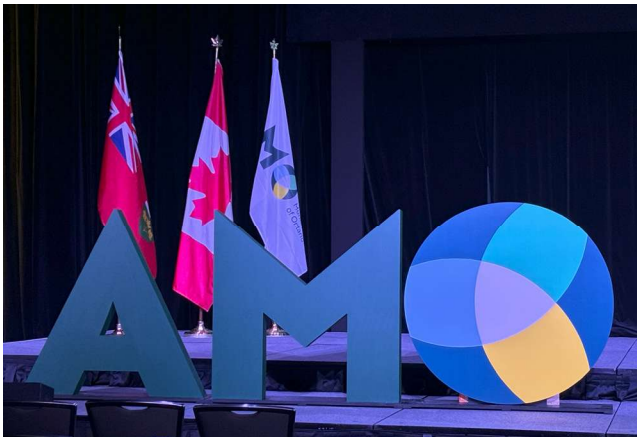
AMO's Membership Centre supports AMO's membership through the development and delivery of events and educational workshops. The Membership Centre also oversees the management and delivery of the Canada Community-Building Fund (CCBF) to Ontario's municipalities. The Membership team leads several AMO Board initiatives including increasing diversity on municipal councils, enhancing understanding and engagement in municipal governance, and approaches to local democracy through the Healthy Democracy Project. The Centre also provides secretariat and conference delivery services for ROMA, the rural section of AMO. The Membership Centre is led by Petra Wolfbeiss.

AMO's Policy Centre conducts research, government relations, policy analysis, and advocacy to ensure that provincial policies and programs respect municipal authority. The Policy Centre is led by Lindsay Jones.

Highlights of AMO's Work in 2024

Brand & Visual Identity

In 2023, AMO undertook work to refresh our brand framework and visual identity. The goal of this project was to support the modernization of the organization and continue to engage our members in AMO's advocacy, programs, and events. AMO's new visual identity began roll-out in 2024 and was fully launched at AMO's 125th anniversary at the Annual Conference in August 2024.



Social and Economic Prosperity Review

In 2023, AMO launched a comprehensive campaign to invite the provincial government to the table to work with municipalities to fix broken provincial-municipal fiscal arrangements.

Municipalities across Ontario are facing increasingly complex challenges, such as tackling homelessness and climate change, without the financial tools to solve them. Building the infrastructure needed to fund unprecedented growth requires new ways of thinking about funding and financing.

In 2024, AMO executed a multi-pronged advocacy and government relations strategy, including presentations to the legislature, submissions and presentations to multiple Ministers, and securing almost 200 resolutions in support of a review. Concrete actions to address broken fiscal arrangements were a core element of a non-partisan public affairs campaign in the lead up to the January 2025 provincial election designed to encourage Ontarians to focus on questions relating to communities and quality of life.

Municipal-Indigenous Relations

AMO continues to strengthen and deepen relationships between municipal and Indigenous organizations and leaders.

In 2024, AMO launched the development of its first-ever Indigenous Reconciliation Action Plan to set out how AMO will advance reconciliation as an organization, and through support to its members. In addition to significant policy and research groundwork, widespread engagement took place with municipalities and Indigenous partners across the province with the support of a First Nations owned and operated consultancy. AMO is well-positioned to launch the Indigenous Reconciliation Action Plan in 2025 – the 10th anniversary of the Truth and Reconciliation Commission Report.

AMO continues its work with key partners at AMO's Indigenous Advisory Council, with the Kee'Way Committee of the Chiefs of Ontario and others to address joint municipal-Indigenous priorities such as land-use planning and gender-based violence.

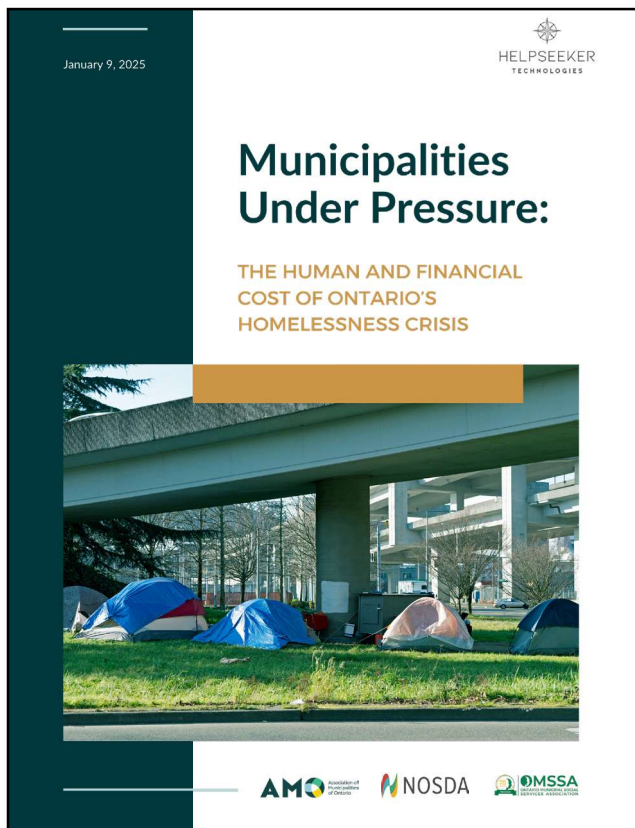
Homelessness

AMO continues to be at the forefront of the conversation homelessness and its devastating impacts on families and communities.

In 2024 AMO released policy papers on Homeless Encampments and the Opioid Crisis, outlining the nuanced municipal perspective on these complex and sensitive issues. These papers were developed in collaboration with partners from health, justice, emergency response, and social services sector. These papers and the accompanying advocacy resulted

in almost \$550 million in provincial investments to create 28 Homelessness and Addiction Recovery Treatment Hubs.

Over the course of 2024, AMO completed a ground-breaking research study that reveals the unprecedented and growing toll of homelessness on individuals, families, communities, and governments. It outlines the risk of inaction and how we can work together toward a solution. The study was conducted by HelpSeeker Technologies, in partnership with AMO, the Ontario Municipal Social Services Association (OMSSA) and the Northern Ontario Service Deliverers Association (NOSDA). AMO's study received widespread media attention across the province for its unprecedented approach and the depth and breadth of its data. AMO provided briefings on findings to provincial and federal ministries, opposition parties, Senators, and think tanks.



Housing and Municipal Infrastructure Water and Wastewater

In 2024, AMO continued to make progress on securing infrastructure funding for municipalities to support housing and growth. Key accomplishments included:

- Successfully securing the walk-back of key elements of Bill 23, including changes to development charges that reinstates an estimated \$2 billion in municipal revenues over 10 years;
- Securing an additional \$1.6 billion in municipal infrastructure funding, including favourable design parameters across a range of infrastructure programs;
- Advocating for greater access to housing-related infrastructure funding for smaller municipalities and securing the roll-out of Building Faster Fund monies for small, rural and northern municipalities;
- Releasing a backgrounder on Municipal Services Corporations and the potential benefits and risks of their application to municipal water and wastewater systems;
- Securing more than \$350 million in at-risk National Housing Strategy funding in the context of faltering federal-provincial relations; and,
- Successfully pressuring the federal government to change program conditions for the Canada Housing Infrastructure Fund related to development charges freeze requirements and ineligibility of upper-tier municipal governments.

AMO facilitated conversations between provincial and municipal staff to inform the design of programs and hosted webinars for municipalities to better understand program details and support successful applications for provincial programs.

Safe and reliable water and wastewater systems are critical to the health of Ontario's growing population. But Ontario's municipalities, which own almost all the province's water and wastewater systems, face major concerns in operating, maintaining and/or expanding them. In 2024, the LAS Board asked if it would be feasible for LAS to offer a water and wastewater utility model to the municipal sector. To develop the feasibility study, LAS convened an expert panel comprising members with experience in water and wastewater, municipal finance, economics, legal issues and public-sector governance. After consultations with municipalities and other key stakeholders, the expert panel concluded that yes, LAS should take the next step required by the Municipal Act and build a business case to create a joint municipal services corporation for water and wastewater. Work on the business case will start in 2025 with eight interested municipalities.

Canada-Community Building Fund

2024 was the first year of the renewed 10-year Canada Community Building Fund (CCBF) agreement. Agreements were signed with all municipalities and AMO transferred nearly \$725 million in 2024, which included \$10.5 million in surplus administration fees. Funds are transferred on behalf of the federal government in support of critical infrastructure projects. Municipalities receiving CCBF funds through AMO have invested more than \$10 billion into nearly 15,000 local projects. Through its CCBF team, AMO also delivers programming that helps the municipal sector make progress in asset management planning, to better inform Councils in identifying infrastructure investment priorities. A commitment to improve

housing supply and affordability was added to the agreement in 2024. AMO is working with municipalities to leverage the CCBF to support housing investments where it makes sense to do so.

AMO Education and Events

AMO continues to evolve its educational programming for its members with more than a dozen offerings aimed at various aspects of municipal leadership. AMO has custom-designed workshops with subject matter experts on topics ranging from land use planning, navigating conflict, communications, strategic planning and community engagement, Indigenous community engagement and much more.

AMO is committed to supporting and advancing our members leadership skills and will continue to develop workshops that meet the emerging needs and realities of local leadership.

AMO also supported the Rural Ontario Municipal Association (ROMA) and Ontario Small Urban Municipalities (OSUM) in developing and delivering their annual conferences.

AMO hosted a two-day housing forum on innovation and funding solutions for municipalities.

Healthy Democracy Project

AMO's Healthy Democracy Project promotes the value and importance of municipal governments in Ontario and Canada's political system and identifies ways that AMO can provide support and resources to candidates that will diversify municipal councils and enhance understanding and encourage participation in municipal government.

In fall 2024, AMO held its inaugural Healthy Democracy Forum drawing more than 155 participants. In addition to municipal Council members, participants included municipal staff, youth and youth serving organizations, municipal organizations and dozens of related sector organizations. The forum included a session dedicated to engaging youth in local democracy and included a report coauthored by AMO and Apathy is Boring on findings and strategies designed for municipalities to engage youth.

In 2024, AMO also released its Municipal Rep Day Program that supports elected officials and teachers to engage youth in learning and discussion on municipal governance.

To support AMO members, a Democratic Solutions Bank has been developed that houses all kinds of innovation and strategies for AMO members to consider in their local engagement work.



Workforce Development Project

The Workforce Development Project supports Ontario's municipalities and AMO by identifying workforce trends, challenges, and opportunities across the municipal sector. The goal is to ensure municipalities have the talent and skills they need to deliver vital services and infrastructure Ontarians rely on.

In 2024, AMO advanced this work with the release of *Careers that build communities: AMO's Municipal Workforce Development Project Roadmap*. The roadmap is informed by the Municipal Employee Survey, which gathered input from more than 30 municipal CAOs and HR professionals, as well as nearly 2,400 municipal employees. It identifies five key priorities to strengthen municipal workforce capacity through improved recruitment, retention, and talent development. To support this, AMO began work on a public affairs campaign designed to shine light on careers in local government. AMO is also expanding partnerships with post-secondary institutions and professional associations to support this work through joint research, advocacy, and programming.



AMO's Municipal Workforce Development Project Roadmap

ONE Investment

As former AMO President Roger Anderson once said, "all municipalities face the same challenges, the difference between the largest and the smallest municipality is the number of zeros." In 2024, municipalities across Ontario faced double digit property tax increases – while new revenue streams remained elusive.

In 2024, interest in the prudent investor standard through ONE Investment's Joint Investment Board (ONE JIB) was strong. The Region of Durham, Municipalities of Clarington and Red Lake, and Township of Central Frontenac joined an existing group of 11 municipalities to employ a long-term investment strategy as a small way to help fund local infrastructure needs. Collectively these 15 municipalities have \$2.2 billion invested in long-term investment strategies to help finance, in part, their local asset management needs. Looking ahead, the pipeline of interest for prudent investor is strong.

Municipal Risk and Insurance

In mid-2022, LAS started a five-year project to gather risk data. 2024 marked the second full year of the project. The data will help inform inter-governmental dialogue on municipal insurance costs, coverage, and liability issues, including joint and several liability. The goal is also to identify and discuss gaps in data that need to be resolved to better understand and disseminate the underlying factors driving municipal insurance challenges.

AMO Board of Directors

The governing body of the Association is the Board of Directors, elected every two years. The Board is comprised of elected and non-elected municipal representatives from across Ontario.

***Indicates member of the AMO Executive Committee**

AMO Board of Directors (as of this Report)

Robin Jones*
President
Mayor, Village of Westport

Dan Chapman
Secretary-Treasurer
CAO, City of Kitchener

Colin Best*
Past-President
Councillor, Region of Halton

Trevor Wilcox*
Past Secretary-Treasurer
General Manager, Corporate
Performance, County of
Simcoe

Association Française des Municipalités de l'Ontario (AFMO)

Michelle Boileau
Maire/Mayor, Ville de/City of
Timmins

County Caucus

Aina DeViet*
Chair, County Caucus
Councillor, Middlesex County

Diane Ballantyne
Councillor, County of
Wellington

Bonnie Clark
Chair, EOWC
Warden, County of
Peterborough

Barbara Dobreen
Councillor, County of Grey

Amy Martin
Chair, WOWC
Mayor, Norfolk County

Meighan Wark
CAO, Huron County

Large Urban Caucus

Dorothy McCabe*
Chair, Large Urban Caucus
Mayor, City of Waterloo

Angela Caputo
Councillor, City of Sault Ste.
Marie

Anna Hopkins*
Chair, Large Urban Caucus
Councillor, City of London

Matt Gaskell
CAO, Town of Whitby

Cam Guthrie
Mayor, City of Guelph

Kieran McKenzie
Councillor, City of Windsor

Marianne Meed Ward
Chair, OBCM
Mayor, City of Burlington

Northern Caucus

Rick Dumas*
Chair, NW Caucus
President, NOMA
Mayor, Town of Marathon

Danny Whalen*
Chair, NE Caucus
President, FONOM
Councillor, City of
Temiskaming Shores

Sally Hagman
Mayor, Town of Blind River

Fred Mota
Mayor, Municipality of Red
Lake

Kristen Oliver
Councillor, City of Thunder Bay

Roger Sigouin
Maire/Mayor, Ville de/Town of
Hearst

Regional and Singer Tier Caucus

Riley Brockington*
Chair, Regional & Single Tier
Caucus
Councillor, City of Ottawa

Marilyn Crawford
Regional Councillor, Town of
Ajax

Tammy Hwang
Councillor, City of Hamilton

Tom Mrakas
Councillor, Region of York

Rhonda Mulcahy
Councillor, Region of Durham

Karen Redman
Chair, MARCO
Chair, Region of Waterloo

Paul Vincente
Councillor, Region of Peel

Rural Caucus

Christa Lowry*

Chair, Rural Caucus
Chair, ROMA
Mayor, Municipality of
Mississippi Mills

Nicole Martin

CAO, Township of Amaranth

Dane Nielsen

Deputy Mayor, Municipality of
Grey Highlands

Natasha Salonen

Mayor, Township of Wilmot

Nathan Townend

Warden, County of Lennox &
Addington

Small Urban Caucus

Lynn Dollin*

Chair, Small Urban Caucus
Mayor, Town of Innisfil

Deb Doherty

Councillor, Town of
Collingwood

Cheraldean Duhaney

Councillor, Town of Bradford
West Gwillimbury

Jamie McGarvey

Chair, OSUM
Mayor, Town of Parry Sound

Sharmila Setaram

Councillor, City of Welland

Amanpreet Singh Sidhu

CAO, City of Orillia

Toronto Caucus

Chris Moise*

Chair, Toronto Caucus
Councillor, City of Toronto

Paul Ainslie

Councillor, City of Toronto

Rachel Chernos Lin

Councillor, City of Toronto

Josh Matlow

Councillor, City of Toronto

Message from the Secretary-Treasurer



I am pleased to report that the Association continues to be in good financial shape. A copy of the audited financial statements for the year ending December 31, 2024, follows this message.

AMO continues to have a strong and consistent membership base. In 2024, AMO had a membership of 420 municipal members - representing 95% of all municipalities. Our membership is strengthened by 40 organizations that are Partners, Associates, Districts and Affiliates. We are pleased to have a working relationship with these unique members as we advance the interests of municipal government.

It has been a privilege to serve AMO as Secretary Treasurer. On behalf of the AMO Board of Directors, I want to express thanks to AMO's members and partners for their commitment to the financial sustainability of AMO and the important work it does. I also want to acknowledge the important work of AMO staff in the successful administration of the organization.

A handwritten signature in black ink that reads "Dan R. Chapman". The script is fluid and cursive.

Dan Chapman
Secretary-Treasurer, AMO
CAO, City of Kitchener

The background is a dark teal color with a grid of dashed white lines. Overlaid on this are various financial data visualizations: a line graph with a purple line and green data points, a bar chart with green bars of varying heights, and several glowing green numbers like '1 000' and '0 000 000'.

Financial Statements

Association of Municipalities of Ontario
Financial Statements
For the year ended December 31, 2024

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Independent Auditor's Report

To the Directors of Association of Municipalities of Ontario

Opinion

We have audited the financial statements of Association of Municipalities of Ontario ("AMO"), which comprise the statement of financial position as at December 31, 2024, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of AMO as at December 31, 2024, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

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 report. We are independent of AMO 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 these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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 AMO'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 AMO or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing AMO'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 these financial statements.



Auditor's Responsibilities for the Audit of the Financial Statements (continued)

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 AMO'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 AMO'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 conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause AMO 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.

We 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.

BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants
Oakville, Ontario
June 21, 2025

Association of Municipalities of Ontario Statement of Financial Position

December 31 **2024** 2023

Assets

Current

Cash	\$ 429,829	\$ 546,902
Accounts receivable (Note 3)	877,112	791,612
Investments (Note 4)	18,117,090	25,109,039
Prepaid expenses	995,078	676,931
	<u>20,419,109</u>	<u>27,124,484</u>

Investment in LAS

	-	100
Long-term investments (Note 5)	615,181	536,120
Property and equipment (Note 6)	1,578,102	1,650,388

\$ 22,612,392 **\$ 29,311,092**

Liabilities and Net Assets

Current

Accounts payable and accrued liabilities (Note 7)	\$ 1,177,098	\$ 1,653,962
Deferred revenue	276,787	185,902
Deferred contributions - projects (Note 8)	311,177	538,424
Deferred rent	145,127	-
Current portion of lease inducement (Note 16)	59,200	-

1,969,389 2,378,288

Deferred contributions - other

	38,727	55,150
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Long-term portion of lease inducement (Note 16)

473,600 -

2,481,716 2,433,438

Net assets

Restricted funds	5,331,973	12,866,666
General funds - unrestricted	9,540,985	9,061,884
Investment in LAS	-	100
Conference self-insurance reserve	1,035,000	868,000
Training reserve	170,616	170,616
Invested in capital assets reserve	1,578,102	1,650,388
Stabilization reserve	2,474,000	2,260,000

20,130,676 26,877,654

\$ 22,612,392 **\$ 29,311,092**

On behalf of the Board:

_____ Director

_____ Director

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

Association of Municipalities of Ontario Statement of Operations

For the year ended December 31

2024 2023

	Canada Community- Building Fund	Other Restricted	Unrestricted	Total	Total
Revenue					
Memberships fees	\$ -	\$ -	\$ 2,422,722	\$ 2,422,722	\$ 2,326,156
Conferences and seminars	-	-	3,376,975	3,376,975	2,926,960
Investment income (Note 17)	-	-	773,768	773,768	798,666
Administration and occupancy (Note 3)	-	-	5,785,221	5,785,221	5,482,365
Other income	-	-	728,561	728,561	1,906,659
Funds received					
Canada Community-Building	716,710,255	-	-	716,710,255	706,833,942
Municipal Asset Management Program	-	35,962	-	35,962	144,922
Community School Alliance (Note 8)	-	250	-	250	11,750
Continuous Improvement Fund Project (CIF) (Note 8)	-	-	-	-	203,699
Waste Diversion Project (Note 8)	-	174,720	-	174,720	337,973
Interest earned on funds received	2,068,902	-	-	2,068,902	1,440,057
	718,779,157	210,932	13,087,247	732,077,336	722,413,149
Expenditures					
General - Administration	-	-	1,866,642	1,866,642	1,607,598
Policy - Administration	2,687,146	-	2,136,067	4,823,213	4,306,370
Corporate services - Administration	-	-	5,764,589	5,764,589	5,742,913
- Conference, seminars and membership centre	-	-	2,532,134	2,532,134	1,852,160
Funds distributed					
Canada Community-Building	713,126,704	-	-	713,126,704	703,300,350
Municipal Asset Management Program	-	35,962	-	35,962	144,922
Community School Alliance (Note 8)	-	250	-	250	11,750
Continuous Improvement Fund Project (CIF) (Note 8)	-	-	-	-	203,699
Waste Diversion Project (Note 8)	-	174,720	-	174,720	337,973
	715,813,850	210,932	12,299,432	728,324,214	717,507,735
Excess of revenue over expenditures	\$ 2,965,307	\$ -	\$ 787,815	\$ 3,753,122	\$ 4,905,414

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

Association of Municipalities of Ontario

Statement of Changes in Net Assets

For the year ended December 31								2024	2023
	Restricted Fund	Unrestricted Funds	Conference Self-Insurance Reserve	Training Reserve	Invested in Capital Assets	Stabilization Reserve	Total	Total	
Balance, beginning of year	\$ 12,866,666	\$ 9,061,984	\$ 868,000	\$ 170,616	\$ 1,650,388	\$ 2,260,000	\$ 26,877,654	\$ 21,972,240	
Excess of revenue over expenditures for the year	2,965,307	787,815	-	-	-	-	3,753,122	4,905,414	
Disbursement of surplus (Note 11)	(10,500,000)	-	-	-	-	-	(10,500,000)	-	
Transfers (Note 2)	-	(308,814)	167,000	-	(72,286)	214,000	(100)	-	
Balance, end of year	\$ 5,331,973	\$ 9,540,985	\$ 1,035,000	\$ 170,616	\$ 1,578,102	\$ 2,474,000	\$ 20,130,676	\$ 26,877,654	

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

Association of Municipalities of Ontario Statement of Cash Flows

For the year ended December 31 **2024** **2023**

Cash provided by (used in)

Operations

Excess of revenue over expenditures	\$ 3,753,122	\$ 4,905,414
Adjustment required to reconcile excess of revenue over expenditures with net cash provided by operating activities		
Amortization of property and equipment	265,744	29,089
Loss on disposal of capital assets	-	1,289
Unrealized gain on long-term investments	(79,061)	(59,927)
Lease inducement	(59,202)	-
Changes in non-cash working capital balances		
Accounts receivable	(85,500)	(156,174)
Prepaid expenses	(318,147)	(176,219)
Accounts payable and accrued liabilities	(476,864)	(375,212)
Deferred revenue	90,885	(12,925)
Deferred contributions - projects	(227,247)	(492,929)
Deferred contributions - other	(16,423)	(8,097)
Deferred rent	145,127	-
	<u>2,992,434</u>	<u>3,654,309</u>

Investing activities

Disbursement of surplus (Note 11)	(10,500,000)	-
Purchase of property and equipment	(193,458)	(1,626,012)
Redemption of investments	15,211,000	5,590,391
Purchase of investments	(8,219,051)	(7,644,472)
	<u>(3,701,509)</u>	<u>(3,680,093)</u>

Financing activity

Lease inducement	<u>592,002</u>	-
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Decrease in cash during the year **(117,073)** **(25,784)**

Cash, beginning of year **546,902** **572,686**

Cash, end of year **\$ 429,829** **\$ 546,902**

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

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

1. Basis of Presentation

Association of Municipalities of Ontario ("AMO") is a not-for-profit organization incorporated, without share capital, under Letters Patent on May 11, 1990 under the Corporations Act (Ontario). The mandate of AMO is to promote, support and enhance strong and effective municipal government in Ontario.

As a not-for-profit organization, AMO is exempt from income taxes provided certain requirements of the Income Tax Act (Canada) are met.

2. Significant Accounting Policies

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations. Accounting standards for not-for-profit organizations require entities to select policies appropriate for their circumstances from choices provided in the specific standards. The following are details of the choices selected by AMO and applied in these financial statements.

Funds

The Restricted fund represents the Canada Community-Building Fund which has specific external restrictions placed on its use by the funder.

The General funds account for AMO's operations and reports unrestricted and externally restricted resources without a specific fund that are not included in the Restricted funds.

The Conference Self-Insurance Reserve was set up to maintain an annual AMO conference self-insurance reserve at 80% of the AMO conference annual costs. The reserve will be adjusted annually based on the budget for the year. The Board approved a transfer of \$167,000 from the Unrestricted Fund to the Conference Self-Insurance Reserve (2023 - \$177,000).

The Training Reserve covers the cost of the development of in-person and online/virtual courses.

The Stabilization Reserve covers for a maximum of six months any costs incurred. Stabilization reserve allows for additional flexibility for the board to ensure continued operations in case of significant interruptions, difficult economic conditions, or in meeting unforeseen obligations. The reserve will be adjusted annually based on the current budget for the year. The Board approved a transfer of \$214,000 (2023 - \$243,000) from General funds - Unrestricted to the Stabilization Reserve.

The Invested in Capital Assets fund represents funds invested in capital assets and is adjusted annually with net increases and decreases in capital expenditures and amortization.

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

2. Significant Accounting Policies (continued)

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 expenditures during the year. Actual results could differ from those estimates.

Financial Instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial instruments are reported at cost or amortized cost less impairment, except long-term investments, which are measured at fair value. Financial assets are tested for impairment when changes in circumstances indicate the asset could be impaired. Transaction costs incurred on the acquisition, sale or issue of financial instruments are expensed for those items remeasured at fair value at each statement of financial position date and charged to the financial instrument for those measured at amortized cost.

Revenue Recognition

AMO follows the restricted fund method for all externally restricted contributions. Under the restricted fund method, externally restricted contributions of the restricted funds are recognized as revenue in the year of receipt. Externally restricted contributions of the general funds are deferred until the year in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue when the amount is reasonably estimated and collection is reasonably assured.

Membership and administration and occupancy fees are recognized as revenue in the period to which the fees relate.

Conferences and seminar revenue is recognized in the period in which the event occurs, or the service is provided.

Fees received in advance of the period to which they relate are recorded as deferred revenue in the statement of financial position.

Investment income is recognized as revenue in the period it is earned. Realized and unrealized gains and losses on long-term investments are included in investment income in the period they arise.

Due to the difficulty in determining the fair value of materials and services contributed to AMO, they are not recognized in the financial statements.

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

2. Significant Accounting Policies (continued)

Property and Equipment

Property and equipment are recorded at cost less accumulated amortization. Amortization is provided on a straight-line basis over the assets' estimated useful lives as follows:

Computer hardware	-	4 years straight-line
Furniture and fixtures	-	5 years straight-line
Leasehold improvements	-	10 years straight-line

Long-lived assets are subject to impairment when events or changes in circumstances indicate that the carrying amount exceeds their fair value. When the carrying amount exceeds the fair value, an impairment loss is recognized as the amount equal to the excess.

Cloud Computing Arrangements

AMO applies the simplification approach to account for expenditures in cloud computing arrangements. The expenditures in the arrangements are treated as supply of services and recognized as an expense as incurred.

Pension

AMO makes contributions on behalf of its employees to Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employer pension plan. The Plan is a defined benefit plan which specifies the amount of retirement benefit to be received by the employees based on the length of service and rates of pay. The plan has net assets of \$138.2 billion per 2024 annual report. The actuarially determined deficit of the OMERS plan on a going concern basis at December 31, 2024 was \$4.3 billion (2023 - \$7.6 billion). As the amount AMO is obligated to contribute under the Plan is not quantifiable, the accounting, presentation and disclosures that would otherwise be required are not determinable. Due to this fact, AMO follows the standards for a defined contribution plan, the details of which are disclosed in Note 13.

Operating and Overhead Expenditures

Certain operating and overhead expenditures are allocated to other expenditure categories based upon reasonable estimates of staff time or costs incurred (Note 14).

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

3. Related Party Transactions

Included in accounts receivable are amounts due from related parties as follows:

	2024	2023
LAS (Note 9(a))	\$ 565,116	\$ 408,445
MEPCO (Note 9(b))	34,459	26,364
ROMA (Note 10)	11,065	-

These amounts are unsecured, repayable on demand and are non-interest bearing.

Included in administration and occupancy fees are administration and occupancy fees charged to:

	2024	2023
LAS (Note 9(a))	\$ 1,095,668	\$ 1,055,232
MEPCO (Note 9(b))	471,274	452,074
ROMA (Note 10)	138,798	130,070

These transactions are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

4. Investments

	2024	2023
One Investment High Interest Savings Account (HISA) bearing interest at bank prime rate less 1.675% (2023 - bank prime rate less 1.735%).	\$ 18,117,090	\$ 25,109,039

5. Long-term Investments

AMO holds long-term investments in the following pooled funds:

	2024	2023
ONE Canadian Equity Portfolio	\$ 408,939	\$ 339,186
ONE Canadian Corporate Bond Portfolio	101,560	97,097
ONE Canadian Government Bond Portfolio	104,682	99,837
	\$ 615,181	\$ 536,120

Association of Municipalities of Ontario Notes to Financial Statements

December 31, 2024

6. Property and Equipment

	2024		2023	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Computer hardware	\$ 424,278	\$ 219,572	\$ 1,595,304	\$ 1,368,350
Furniture and fixtures	401,241	78,951	319,044	-
Leasehold improvements	1,166,910	115,804	1,104,390	-
	\$ 1,992,429	\$ 414,327	\$ 3,018,738	\$ 1,368,350
Net book value		\$ 1,578,102		\$ 1,650,388

In 2023, \$1,423,434 of furniture and fixtures and leasehold improvements were not amortized as they were not yet in use.

7. Accounts Payable and Accrued Liabilities

Included in accounts payable and accrued liabilities are amounts receivable/payable to the government of \$58,172 payable (2023 - \$72,451 receivable).

8. Deferred Contributions - Projects

Deferred contributions – projects are amounts received from parties to carry out specific projects. Funds are recognized as revenue in the period in which the related expenses are incurred. If amounts are not expended, amounts may be refundable.

	Balance beginning of year	Received/ returned/ reallocated in the year	Disbursed and/or recognized in the year	Balance end of year
Community School Alliance	\$ 59,529	\$ (17,222)	\$ 250	\$ 42,057
Continuous Improvement				
Fund project (CIF)	35,055	(35,055)	-	-
Waste Diversion Project	243,840	-	174,720	69,120
Waste Diversion Project				
Wind-up	200,000	-	-	200,000
2024	\$ 538,424	\$ (52,277)	\$ 174,970	\$ 311,177
2023	\$ 1,031,353	\$ 60,493	\$ 553,422	\$ 538,424

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

9. Subsidiaries and Controlled Entities

(a) Local Authority Services ("LAS")

LAS is a not-for-profit organization and is exempt from income taxes, provided certain requirements of the Income Tax Act (Canada) are met. LAS is a wholly owned subsidiary of AMO. The mandate of LAS is to work with municipalities, their agencies, boards and commissions, as well as other organizations of Ontario's broader public sector to assist them in reducing their expenditures and to increase their levels of non-tax revenues through the principle of joint or cooperative procurement efforts.

LAS has not been consolidated in AMO's financial statements. Financial statements of LAS are available on request. A financial summary of LAS as at December 31, 2024 and 2023 and for the years then ended is as follows:

	2024	2023
Financial position		
Total assets	\$ 18,120,507	\$ 16,848,631
Total liabilities	11,922,055	11,085,100
Net assets	\$ 6,198,452	\$ 5,763,531
Results of operations		
Total revenue	\$ 13,324,502	\$ 10,180,580
Total expenditures	12,889,581	10,108,567
Excess of revenue over expenditures	\$ 434,921	\$ 72,013
Cash provided by (used in)		
Operating activities	\$ 878,873	\$ 277,428
Investing activities	(273,992)	(3,180)
Net change in cash	\$ 604,881	\$ 274,248

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

9. Subsidiaries and Controlled Entities (continued)

(b) Municipal Employer Pension Centre Ontario ("MEPCO")

MEPCO is a not-for-profit organization and is exempt from income taxes, provided certain requirements of the Income Tax Act (Canada) are met. AMO is the only member of MEPCO and therefore indirectly controls MEPCO through its membership. The mandate of MEPCO is to fulfill the obligations of the Association and others under the Ontario Municipal Employees Retirement Systems Act, 2006.

MEPCO has not been consolidated in AMO's financial statements. Financial statements of MEPCO are available on request. A financial summary of MEPCO as at December 31, 2024 and 2023 and for the years then ended is as follows:

	2024	2023
Financial position		
Total assets	\$ 1,219,942	\$ 1,225,846
Total liabilities	118,777	104,746
Net assets	\$ 1,101,165	\$ 1,121,100
Results of operations		
Total revenue	\$ 724,589	\$ 720,532
Total expenditures	744,524	627,131
Excess (deficiency) of revenue over expenditures	(19,935)	\$ 93,401
Cash provided by (used in)		
Operating activities	\$ 22,052	\$ 112,389
Investing activity	(62,135)	(48,665)
Net change in cash	\$ (40,083)	\$ 63,724

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

10. Affiliate

Rural Ontario Municipal Association ("ROMA")

ROMA is a not-for-profit organization and is exempt from income taxes, provided certain requirements of the Income Tax Act (Canada) are met. A number of AMO's Board members serve on ROMA's Board of Directors. ROMA brings the rural perspective to the policy work of AMO, focusing on matters which affect rural communities so that they are brought to the attention of provincial and federal governments.

ROMA has not been consolidated in AMO's financial statements. Financial statements of ROMA are available on request. A financial summary of ROMA as at December 31, 2024 and 2023 and for the years then ended is as follows:

	<u>2024</u>	<u>2023</u>
Financial position		
Total assets	\$ 2,100,653	\$ 1,756,460
Total liabilities	1,235,919	1,131,587
Net assets	<u>\$ 864,734</u>	<u>\$ 624,873</u>
Results of operations		
Total revenue	\$ 1,384,678	\$ 1,088,634
Total expenditures	1,144,817	953,962
Excess of revenue over expenditures	<u>\$ 239,861</u>	<u>\$ 134,672</u>
Cash provided by (used in)		
Operating activities	\$ 349,607	\$ 377,065
Investing activity	(324,674)	(371,618)
Net change in cash	<u>\$ 24,933</u>	<u>\$ 5,447</u>

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

11. Restricted Funds

Canada Community-Building Fund (formerly Federal Gas Tax Program)

In 2005, the Government of Canada, the Province of Ontario, AMO and the City of Toronto signed an agreement for federal investment in municipal infrastructure. Since that time, AMO has administered the fund on behalf of the federal government for all municipalities except Toronto. The agreement resulted in federal funds of \$1.453 billion flowing to municipalities from 2005 to 2010. In 2009, the agreement was extended with an additional \$2.361 billion of funds flowing to municipalities over the period 2010-2014. As part of the extended agreement, the administration fee was reduced to 0.5% from 1% to better reflect the related costs.

In 2014, the program was made permanent using a ten-year agreement model with a midterm review. \$3.849 billion flowed to municipalities in Ontario for 2014-2018 based on 2011 population data with AMO continuing to receive up to 0.5% of the amounts it received to administer the funds. In 2014, the AMO Board of Directors decided to establish a restricted reserve to hold \$5,000,000 for wind up of the program and to distribute the balance of \$15,692,043 in surplus administration funds to all municipalities AMO administers funds. In 2018, allocations of \$4.231 billion for 2019-2023 were confirmed to flow to Ontario municipalities based on 2016 population data.

In 2019, there was a one-time doubling of funds by the Government of Canada. Also in 2019, AMO distributed \$12,044,284 in surplus administration fees according to the established allocation model.

In 2021, there was another one-time doubling of the funds. As with the prior top-up, AMO did not take an administration fee. Also, in 2021 the program name was changed from Federal Gas Tax to the Canada Community-Building Fund. This was done to reflect the program's evolution over time and the fact that funds do not come directly from federal gas tax revenues.

In 2024, the program was renewed for ten years with a review in 2027. \$4,701,000 was confirmed to flow for 2024-2028 based on the 2021 population data. Also in 2024, AMO distributed \$10,500,000 in surplus administration funds according to the established allocation model.

12. Capital Disclosures

The capital structure of AMO consists of restricted and unrestricted net assets. The Association manages its capital and makes adjustments to it in light of economic conditions and the risk characteristics of the underlying assets.

AMO's main objective when managing capital is to safeguard its ability to continue as a going concern, so that it can continue to provide the appropriate level of services to the municipalities of Ontario. AMO is subject to externally imposed capital requirements for the Canada Community-Building program and the restricted funds included in the General funds. These funds are invested and administered according to these requirements.

Association of Municipalities of Ontario Notes to Financial Statements

December 31, 2024

13. Pension Plan

AMO contributed \$701,025 (2023 - \$630,490) to OMERS during the year. Of the amount contributed, \$203,367 (2023 - \$179,618) related to employees who worked for AMO's subsidiary, LAS.

14. Allocation of Expenses

Salaries and benefits are allocated based on the percentage of time spent by staff for each program. Expenses such as rent and information technology costs are allocated based on the percentage of the work performed for each program.

Expenses allocated to various funds were as follows:

	2024			
	Canada Community Building Program	CIF	Municipal Asset Management Program	Waste Diversion Project
Salaries and benefits	\$ 1,411,467	\$ -	\$ 6,354	\$ -
Administration expenses	291,293	-	-	-
	\$ 1,702,760	\$ -	\$ 6,354	\$ -
	2023			
	Canada Community Building Program	CIF	Municipal Asset Management Program	Waste Diversion Project
Salaries and benefits	\$ 1,212,975	\$ 70,980	\$ 65,341	\$ 169,857
Administration expenses	333,623	-	-	-
	\$ 1,546,598	\$ 70,980	\$ 65,341	\$ 169,857

Association of Municipalities of Ontario Notes to Financial Statements

December 31, 2024

15. Commitments

The future minimum total annual payments under the terms of the operating lease for equipment and office space base rent for the next five years and thereafter are as follows:

2025	\$ 344,316
2026	350,375
2027	342,738
2028	348,797
2029	353,124
Thereafter	<u>1,621,947</u>
	<u>\$ 3,361,297</u>

16. Lease Inducement

A lease inducement was received as part of the lease agreement for the office space. It is to be applied towards the actual cost of construction of leasehold improvements within the premises. The total inducement received of \$592,002 is being amortized on a straight-line basis over the term of the lease of 10 years.

17. Investment Income

	<u>2024</u>	<u>2023</u>
Interest income	\$ 694,707	\$ 738,739
Unrealized change in market value	<u>79,061</u>	<u>59,927</u>
	<u>\$ 773,768</u>	<u>\$ 798,666</u>

18. Financial Instruments Risks

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows from a financial instrument will fluctuate because of market changes in interest rates. AMO is exposed to interest rate risk on its investments. This risk has not changed from the prior year.

Liquidity risk

Liquidity risk is the risk that AMO will encounter difficulty in meeting the obligations associated with its financial liabilities. AMO is exposed to this risk mainly in respect of its accounts payable and accrued liabilities. AMO reduces exposure to liquidity risk by ensuring that it maintains adequate cash reserves to pay its creditors. The risk has not changed from the prior year.

Association of Municipalities of Ontario

Notes to Financial Statements

December 31, 2024

18. Financial Instruments Risks (continued)

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. AMO's main credit risks relate to its accounts receivable and investments. Based on creditworthiness of AMO's counter parties, no allowance for doubtful accounts is required. The risk has not changed from the prior year.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. AMO is exposed to other price risk through its investments in pooled funds.

It is management's opinion that AMO is not exposed to significant interest rate, liquidity, credit, or other price risk arising from its financial instruments. The risk has not changed from the prior year.

19. Comparative Figures

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted in the current year.

Association of Municipalities of Ontario (AMO)

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Town Clerks

From: LAS <las@las.on.ca>
Sent: Wednesday, July 2, 2025 10:00 AM
To: Town Clerks
Subject: [EXTERNAL] LAS Quarterly Update - Q2

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info

[HOMEPAGE](#) [PRIVACY](#)



Spring Newsletter

Helping communities work better

Our quarterly newsletters help to inform Ontario municipalities about what is happening at LAS (AMO's Business Services).



Announcements

Our new [HealthPRO Canada - Procurement Service](#) supports Ontario municipalities in meeting their healthcare responsibilities through trusted group purchasing contracts in: nutrition and prepared food products, pharmacy and medications, clinical supplies, and pharmacy innovation.

Since 2021, we have hired university co-op students to assist LAS and to provide them with exposure to municipalities and the public sector. This summer we welcome Carter Gillies, a Business Administration student from Wilfrid Laurier University. He will be hosting our AMO Conference promotional videos! Watch them on our [Bluesky](#), [Instagram](#), and [LinkedIn](#) channels.

The LAS-Intact Public Entities [All Risk Management Grant](#) submission deadline was May 1. We received a fantastic response - 38 applications from 32 municipalities. Three winners will be announced at the AMO Conference. Stay tuned.

Our [Group Benefits Service](#) partners with Mosey & Mosey to help municipalities of all sizes save hundreds of dollars each year. Learn more by watching the LAS Group Benefits Overview [webinar](#), and contact [Mosey & Mosey](#) to customize a plan that works for your staff and elected officials.



Training

And then there were two. We have completed two of our four 2025 risk management webinars. Register now for the fall and winter sessions, but don't miss out, you must attend live - these sessions will not be recorded.

- [September 2, 2025](#)
 - [November 25, 2025](#)
-

If you find Freedom of Information confusing, then join an explanation and demonstration webinar on [September 23](#) at 11:00 a.m., hosted by Vayle, our [Freedom of Information \(FOI\) Solutions](#) partner.

Municipalities are aiming to reduce their energy consumption and associated energy costs. Get started on your cost saving and net-zero journey by enrolling your staff in our [Energy Training Workshops](#).



Conferences

Each year, we look forward to engaging with our program partners and participants at the AMO Conference, which runs from August 17 to August 20 in beautiful Ottawa! Visit the LAS and ONE Investment booths on the Sunday and Monday of the conference to see what's new and how we can help your municipality. We will also have treats to share! See you soon!

Thank you to all the delegates who visited our LAS booth at the OSUM, FONOM, MISA, OMAA, and AMCTO conferences this spring season! It was great catching up with you!



Quarterly Tips

Reduce the risk of flooding at your home. As we enter the summer with the potential for significant weather events, be sure to take preventative measures to avoid flooding at your home.

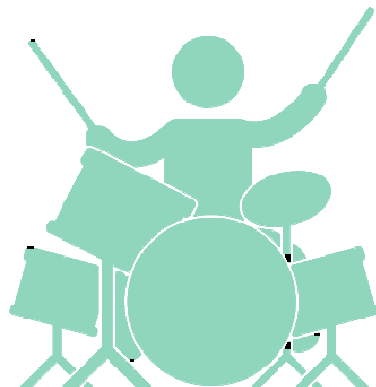
Here are two easy precautions:

- Grade the soil around your home to slope away from your foundation
- Keep rain gutters and downspouts clear and ensure that they drain at least two metres away from your foundation



Smile of the Day

What did the drummer
name his two daughters?





Helping communities work better.

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Town Clerks

From: AMO Communications <communicate@amo.on.ca>
Sent: Thursday, July 3, 2025 10:01 AM
To: Town Clerks
Subject: [EXTERNAL] AMO Watchfile - July 3, 2025

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



July 03, 2025

In This Issue:

- Rural Ontario Development Program opens for applications.
- Provincial consultations on Electricity Transmission Planning.
- Ontario's premier municipal event - AMO 2025 Conference - Register today.
- Check out AMO's pre-conference workshop line up!
- AMO Guide to Delegation Meetings: Be prepared for your ministerial delegations.
- AMO Trade and Tariff Forum - October 24.
- Upgrades needed: Federal deadline for PCB light ballasts.
- Roundtable on Municipal Support Confirmations for Energy Projects.
- OurCare survey open until July 9.
- Feedback Requested – Survey on Gender-Based Violence prevention resource.
- Long Term Care Community Engagement Day Event.
- Careers.

Provincial Matters

The Ministry of Rural Affairs is accepting applications to the modernized Rural Ontario Development (ROD) Program. [Applications are being accepted](#) through four intakes with the first open from June 24 - September 24, 2025.

The provincial government is soliciting feedback on electricity transmission projects including the [Greenstone Line](#), [Windsor to Lakeshore Line](#), [Bowmanville to GTA Line](#), [Orangeville to Barrie Line](#), and [Barrie to Sudbury Lines](#).

Education Opportunities

AMO's 2025 Annual Conference is back in Ottawa. In this unprecedented time, coming together with municipal, provincial and key sector partners is more important than ever. [Register for AMO 2025](#) and [book your accommodations today](#).

AMO strives to provide a full spectrum of learning and engagement at our annual event. This years' [pre-conference sessions](#) include discussion and insights on infrastructure planning, understanding the

threat landscape to municipal leaders and the importance of collaboration across orders of government, emergency preparedness, and municipal revenue generation through sponsorship programs.

AMO's [Guide to Delegation Meetings](#) outlines best practices to help AMO members get the most out of your delegation meetings. You will find advice on the full delegation process, from submitting your request for a delegation, preparing, participating and following-up after your successful meeting.

AMO is holding a forum for its members, key stakeholders and partners to provide a reliable assessment of tariff and trade disruptions and their impact on Ontario municipalities and business sector. Forum discussion and content will include identifying measures to address and mitigate these impacts. This future facing event is an opportunity to build new alliances and relationships across impacted sectors in support of strong and effective economic advocacy. [Register here](#).

LAS

The [Canadian Environmental Protection Act](#) prohibiting the continued use of PCB-containing lighting ballasts comes into effect December 31, 2025. Take advantage of [LAS' Facility Lighting Service](#) for an LED upgrade solution to keep your municipality compliant. Don't wait - [contact Christian](#) to get started.

Municipal Wire*

Join the Pembina Institute's virtual roundtable on July 7 from 12-1 pm to discuss best practices for assessing energy development proposals and granting Municipal Support Confirmations. [To participate, please register online](#).

OurCare is undertaking [a survey](#) to understand people's experiences of primary care. The survey is open until July 9 and elected officials are encouraged to share with their residents.

Municipalities are invited to provide feedback on a research report for [An Equity-Focused Population Health Approach to Gender-based Violence Prevention](#). Their survey closes Friday, July 4. Contact lia.depauw@kflaph.ca with questions.

The [Ontario Long Term Care Association's LTC Community Engagement Day](#) is on September 12, 2025. This annual event invites elected officials to visit long-term care homes in their communities. Contact info@oltca.com to learn more.

Careers

[Database Applications Specialist I, BI & Data Analytics - County of Simcoe](#). Closing Date: July 17, 2025.

[Database Applications Specialist and BI Analytics Specialist III - County of Simcoe](#). Closing Date: July 17, 2025.

[Business Systems Analyst, SAP Finance - County of Simcoe](#). Closing Date: July 17, 2025.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watchfile](#) Tel: 416.971.9856
[Conferences/Events](#)
[Policy and Funding Programs](#)

[LAS Local Authority Services](#)
[MEPCO Municipal Employer Pension Centre of Ontario](#)
[ONE Investment](#)
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From: AMO Communications <communicate@amo.on.ca>
Sent: Friday, July 4, 2025 2:00 PM
To: Town Clerks
Subject: [EXTERNAL] AMO President's Board Update - June 2025

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



AMO President's Update - June 2025

The AMO Board met on June 19th and 20th for its annual retreat and meeting. It was a warm Oktoberfest-in-June Board Meeting, hosted by AMO Secretary-Treasurer Dan Chapman in the City of Kitchener. President Jones welcomed three new Board members: Cam Guthrie (Large Urban Caucus), Josh Matlow (Toronto Caucus), and Kristen Oliver (Northern Caucus).

Watch AMO President, Robin Jones's recap of key board meeting updates below.



Organizational Matters

After 34 years of public service, including the last six years as AMO Executive Director, Brian Rosborough notified the Board of his upcoming retirement. We thank Brian for his service to Ontario's municipal sector and look forward to celebrating our work with him at [AMO's Annual Conference](#) in August.

The Board approved AMO's audited financial statements for 2024. The financial statements are available for members to view as part of AMO's 2024 Annual Report which can be [found here](#).

MPAC Assessment Update

As part of the meeting, the Board heard an update on AMO's advocacy to return to the property assessment cycle. AMO knows that the province's direction that MPAC continue to use 2016 property valuation has resulted in inequity and uncertainty in the property tax system that municipalities rely on. Municipalities bear the brunt of the province's decision and have heard concerns and confusion from their residents and businesses. AMO reconfirmed its commitment to encouraging the province to return to regular assessment cycles as soon as possible, and to work with municipalities to successfully communicate and implement this change.

AMO's Indigenous Reconciliation Action Plan

Strengthening municipal-Indigenous relations and advancing reconciliation remains a key priority of the AMO Board. The Board approved AMO's first Indigenous Reconciliation Action Plan (IRAP), developed through extensive engagement with municipal and Indigenous partners and with the guidance of AMO's Indigenous Advisory Council. The plan includes five action pathways to support AMO and our member municipalities with improving our relationships with Indigenous partners. AMO will launch the IRAP during the AMO Conference and continue to work with the Indigenous Advisory Council and other partners on its implementation.

AMO Infrastructure Research Proposal

The Board approved a new infrastructure research project in support of AMO's future advocacy to the province and federal government about the needs and costs of municipal infrastructure. The research will aim to quantify infrastructure needs with the goal of clarifying our sector's financial barriers to supporting growth and prosperity and strengthening AMO's advocacy for stable, predictable, and adequate infrastructure funding over the long-term.

Other Items

AMO-MPAC Strategic Partnership

AMO will help guide the development and implementation of a standardized housing data portal. This portal aims to consolidate and centralize new housing data and critical metrics across the province to unify the municipal sector in support of addressing Ontario's ongoing housing challenges.

LAS Annual Report

LAS continues to meet the needs of our Ontario communities and shared key accomplishments from 2024 under their strategic plan. As the member of LAS, the AMO Board approved the LAS Annual Report and Financial Statements for 2024.

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Town Clerks

From: AMO Policy <policy@amo.on.ca>
Sent: Friday, July 4, 2025 3:27 PM
To: Town Clerks
Subject: [EXTERNAL] AMO Policy Update – IESO Releases Final LT2 Documents, AMO Hosts Oxford Economics Trade and Tariff Webinar

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



Policy Update - IESO Releases Final LT2 Documents, Trade and Tariff Webinar

IESO Launches Second Long-Term Electricity Procurement

The Independent Electricity System Operator (IESO) has [posted the final documents](#) for the second long-term procurement (LT2) of electricity generation and storage projects. This marks the official launch of LT2 during which municipalities will be asked to make decisions about local support for projects in advance of the project submission deadlines. LT2 is divided into two separate streams with different deadlines. The deadline for Energy Stream projects (e.g. renewable electricity generation) is October 16, 2025. The deadline for Capacity Stream projects (e.g. battery energy storage sites) is December 18, 2025.

The IESO has forwarded [a letter to municipal officials](#) with context about LT2 and the municipal role, and has released a [guide about the requirements](#) for municipalities and developers during the LT2 process. The IESO is also [hosting a webinar](#) on July 10 to review the LT2 guidelines. They are also hosting a [webinar for municipalities and Indigenous communities](#), along with a [dedicated municipal breakout session](#) on July 17.

Earlier this year, AMO released [Guidance Resources for Electricity](#)

[Procurements](#) to support municipalities in their important decision making role as part of the province's ongoing electricity procurements.

AMO to host Trade and Tariff Webinar led by Oxford Economics

In a rapidly shifting trade landscape, understanding macro-economic trends is crucial for our sector's planning and financial sustainability. To support elected officials better navigate this turbulent time, AMO has partnered with Oxford Economics to host a webinar on **July 30, 2025 from 4:00pm – 5:00pm** titled *Navigating Economic Headwinds: Impacts on Municipal Infrastructure & Finance and Local Economies*. The webinar will provide essential context and insights to help municipal elected officials anticipate, explain and adapt to potential challenges and opportunities, particularly concerning critical infrastructure investments. [Register now over Zoom](#). Engagement is limited to the first 500 registrants.

The webinar will include content on:

- Canadian economic outlook with a focus on the global trade war and other key drivers of the forecast
- How Canadian macro trends translate to Ontario and its local economies
- The potential impact of tariffs on municipal infrastructure construction costs
- Q&A with panelists

An online version of this Policy Update is available on the [AMO Website](#).

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From: AMO Events <events@amo.on.ca>
Sent: Saturday, July 5, 2025 8:00 AM
To: Town Clerks
Subject: [EXTERNAL] AMO 2025 Preconference Workshops

Follow Up Flag: Follow up
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Preconference Workshops at AMO 2025

Saturday August 16 – Sunday August 17
City of Ottawa

AMO strives to provide a full spectrum of learning and engagement at our annual event. Below is the list of this year's pre-conference workshops. For more information, [click here](#).

Saturday, August 16

1:00pm - 5:00pm

- **Countering Hate, Social Polarization, and Extremism in Ontario Municipalities - Strong Cities Prevention Academy—Canada:** Charlie Clark (former mayor of Saskatoon), Amy Mack (Canada Research Chair University of Lethbridge), John McCoy (Executive Director of the Organization for the Prevention of Violence)

The Prevention Academy pre-AMO Conference workshop is designed to enable mayors, councillors, and municipal staff to better understand and identify on- and off-line threats, needs and vulnerabilities in their communities and understand how to apply a whole-of-society approach to prevention in their municipalities.

Participants will receive tailored recommendations on how to implement these resources and approaches to prevention in their own municipalities.

Registration: \$50.00

Register Today

1:00pm - 3:30pm

- **Who's Safe: Understanding Responsibility and Liability for Health and Safety on Construction Projects** - Singleton Urquhart Reynolds Vogel LLP, Partners: [James Little](#) and [Catherine Gleason-Mercier](#)

This presentation will focus on:

- Reviewing recent developments in the law regarding health and safety, including principles coming out of *Greater Sudbury (City)* and subsequent cases
- Discussing when and how owners can be liable for health and safety, and considering the implications of breaches of such responsibility and the availability of potential defenses
- Considering the balance between an owner's exercise of its contracted rights to direct the and "assuming control of the project.

Registration: Free

Register Today

Sunday, August 17, 1:30 - 3:00pm

(Pre-registration is not required for the following workshops)

- **Growing Wisely: Planning for Our Community's Future**

Asset management is a holistic approach to infrastructure planning that is based on proactive strategies and efficient investment. It is a tool that helps you plan for the future you want for your community.

This interactive session is relevant to municipalities of various types and sizes tasked with managing demographic changes, service level expectations, and financial sustainability.

- **AMO's Civility and Anti-Harassment Strategy – MASS LBP**

AMO is developing a strategy to combat the incivility and harassment experienced by elected officials and municipal staff in Ontario. The strategy will offer proactive measures to foster safer and more respectful municipal environments as well as practical tools that municipalities can develop to respond effectively when incidents occur.

Join us for a solutions workshop concerning the mistreatment of elected officials and municipal staff.

Sunday, August 17, 3:30 - 5:00pm

(Pre-registration is not required for the following workshops)

- **Municipalities and Corporate Partnerships: The Good, The Bad and the Ugly in Increasing Revenues Without Raising Taxes - Partnership Group: Brent Barootes, President and CEO, Partnership Group – Sponsorship Specialists**

This workshop provides Ontario municipalities of all sizes a better understanding of the benefits, the drawbacks, the issues, and the celebrations associated with corporate partnership and naming right deals of municipalities. The session will explore, explain, and engage in discussion on topics such as:

- Knowing how much money can be raised through donations and sponsorships
- Determining the value of naming rights for your venue or program
- Outsourcing sales of naming rights and sponsorship vs building internal capacity
- Other municipal successes and failures
- Relationship management with local stakeholders
- Risks and rewards

If your municipality is new to the “sponsorship and naming right” game or if you are looking for solutions to fix your existing program, this is the session for you. Come with your questions and your stories.

- **Activating provincial support for emergency preparedness and response - Ministry of Emergency Preparedness & Response**

When disaster strikes, local governments are on the frontlines of keeping their communities safe. But effective emergency management requires strong collaboration and coordination with all levels of government. This session will share how municipalities can work with Ontario's new Ministry of Emergency Preparedness and Response to prepare for and respond to emergencies using Ontario's new one-window approach. It will also cover how to activate Ontario

Corps resources to augment municipal response, access provincial grants, and how Ontario's newly proposed legislation will provide more flexibility and reduce red tape for municipalities.

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Sent: Monday, July 7, 2025 1:00 PM
To: Town Clerks
Subject: [EXTERNAL] Join Us for AMO's 2nd Annual Healthy Democracy Forum – October 18–19 in Toronto

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



AMO's 2nd Annual Healthy Democracy Forum

October 18 – 19, 2025
Westin Harbour Castle Hotel, Toronto, Ontario

The Association of Municipalities of Ontario (AMO) is hosting its 2nd annual Healthy Democracy Forum. The 2025 Forum will focus on two initiatives underway to support AMO's members in the lead up to the 2026 municipal elections and beyond.

The Forum is an initiative of [AMO's Healthy Democracy Project](#), which is a unique project inspired by AMO's Board of Directors in 2022 that is focused on:

- Attracting more diverse candidates to municipal office.
- Promoting more respect for the people engaged in democratic processes.
- Encouraging greater participation in local democracy and an increase in voter turnout.
- Promoting greater civic engagement and greater awareness of the role of municipal government.

Day 1—Strategies to encourage and increase voter turnout, candidate attraction and retention

Saturday, October 18, 2025

Join an interactive day learning about AMO's public affairs campaign that includes approaches, resources and tools to help:

- increase diverse representation across municipal governments
- encourage more people to run or seek re-election for local government
- increase declining voter turnout

Day 2—Promoting civility and confronting harassment in Ontario municipalities

Sunday, October 19, 2025

AMO's Municipal Civility and Anti-Harassment Strategy is focused on supporting AMO members to address the growing incivility, harassment, and threatening behaviour directed at municipal elected officials and staff.

Join an impactful day exploring opportunities, practical tools and resources to prioritize the wellbeing of municipal public servants and foster safer and more respectful municipal environments.

To see how the 1st Annual Healthy Democracy Forum went, [take a look here](#).

Registration

Full Event: \$150.00 +HST

Single Day: \$75.00 +HST

[Register Here](#)

Accommodations

[Westin Harbour Castle](#), 1 Harbour Square, Toronto, M5J 1A6

AMO has secured preferred rates of \$314 per night until September 25, 2025. After that date, rooms may be available at the Westin Harbour Castle at market rate.

[Click here to book your accommodations](#)

Together, let's draft a blueprint to a more engaged, informed, and vibrant local democracy.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Town Clerks

From: AMO Education <events@amo.on.ca>
Sent: Tuesday, July 8, 2025 10:01 AM
To: Town Clerks
Subject: [EXTERNAL] Planning for People in Your Community

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



Unlocking Opportunity through Understanding Human Rights Requirements in Municipal Planning

Land use planning is a complicated matter. AMO is offering this workshop to elected officials as an opportunity to understand planning decisions from a human centered approach.

Our [Unlocking Opportunity through Understanding Human Rights Requirements in Municipal Planning](#) equips councillors with the skills and knowledge necessary to secure funding, build community trust, ensure legal compliance, drive local economic growth and more.

Workshop Date:
September 11, 2025 | 10:00 AM - 1:00 PM

- \$485 + HST per session (Individual registration only. For group rates, contact events@amo.on.ca)
- \$75 + HST cancellation fee

[Register Today](#)

Questions? Reach out to events@amo.on.ca



The Corporation of the Town of Cobourg

Resolution

Honourable Doug Ford, Premier of Ontario
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

Delivered via email

Doug.fordco@pc.ola.org
premier@ontario.ca

July 4, 2025

RE: Ontario's Bill 5 and its Impact on the Local Food System and the Environment

Please be advised that the Town of Cobourg Council, at its meeting held on June 25, 2025, passed the following resolution:

WHEREAS a significant amount of farmland is already lost each year to development pressures; and

WHEREAS food systems depend on healthy ecosystems, which are already under significant threat in Ontario due to a host of human-caused threats to wildlife and habitat; and

WHEREAS Ontario Bill 5 significantly undermines ecological protections and local decision making, both of which are essential to local food systems and food security; and

WHEREAS the existing Provincial Planning Statement emphasizes the need for agricultural impact and environmental assessments; supports broad community consultation; and encourages municipalities to explore alternative areas before developing prime agricultural land; and

WHEREAS development of housing and important resources are possible without sacrificing the long-term health of our food systems, environment, and democratic norms.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Cobourg opposes Bill 5 in its current form, and calls upon the Government of Ontario to



The Corporation of the Town of Cobourg

Resolution

strive to uphold the long-term health of our food systems, environment, and democracy in any future version of this bill; and

FURTHER RESOLVED that this motion be circulated to Premier Doug Ford and all Ontario municipalities.

Sincerely,

A handwritten signature in black ink that reads "Kristina Lepik".

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

cc. All Ontario Municipalities